



WH
WINCHESTER HILLS

SPECIFIC PLAN No. 293

Substantial Conformance No. 8

RIVERSIDE COUNTY, CALIFORNIA

LEAD AGENCY:
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92501

August 2022

WINCHESTER HILLS

Specific Plan No. 293, Amendment No. 5

Substantial Conformance No. 8

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TABLE OF CONTENTS

SUMMARY OF CHANGES 1

I. EXECUTIVE SUMMARY I-1

A. Project Summary I-1

1. Context..... I-1

a. Project Location I-1

b. County of Riverside Plans and Policy Areas I-1

c. Project Background I-1

2. Project Description..... I-5

B. Document Purpose I-7

C. Project Setting..... I-7

1. Regional Setting..... I-7

2. Surrounding Land Uses and Development..... I-7

D. Existing Site Characteristics..... I-8

E. Project Objectives I-10

F. Discretionary Actions and Approvals..... I-11

1. Riverside County Planning Commission..... I-11

2. Riverside County Board of Supervisors..... I-11

II. SPECIFIC PLAN..... II-1

A. Specific Plan Land Use Plan..... II-1

1. Project Description II-1

2. Land Use Development Standards..... II-7

B. Circulation Plan II-12

1. Description II-12

a. Highway 79 Policy Analysis II-16

2. Development Standards II-16

C. Open Space and Parks Plan..... II-19

1. Description II-19

2. Development Standards II-21

3. Permit Thresholds..... II-23

D. Drainage Plan II-24

1. Description II-24

2. Development Standards II-24

E. Water and Sewer Plans..... II-27

1. Water Plan Description II-27

2. Sewer Plan Description II-29

3. Water and Sewer Plan Development Standards II-29

F. Grading Plan..... II-31

1. Description II-31

2. Development Standards II-31

G. Project Phasing Plan..... II-33

- 1. Description II-34
- 2. Phasing Standards..... II-35
- 3. Cost Sharing and Benefit Area Description.....II-35
- H. Landscaping Plan..... II-40
 - 1. Description II-40
 - 2. Development Standards II-40
- I. Comprehensive Maintenance Plan..... II-43
 - 1. Master Homeowners' Association..... II-43
 - 2. Residential Neighborhood Associations II-44
 - 3. Project Roadways..... II-44
 - 4. Open Space and Parks..... II-44
- III. PLANNING AREA DEVELOPMENT STANDARDS III-1**
 - A. Planning Area 1: Commercial III-2
 - 1. Descriptive Summary III-2
 - 2. Land Use and Development Standards III-2
 - 3. Planning Standards..... III-2
 - B. Planning Area 2: Commercial III-4
 - 1. Descriptive Summary III-4
 - 2. Land Use and Development Standards III-4
 - 3. Planning Standards..... III-4
 - C. Planning Area 3: Medium Manufacturing III-5
 - 1. Descriptive Summary III-5
 - 2. Land Use and Development Standards III-5
 - 3. Planning Standards..... III-5
 - D. Planning Area 5: Light Manufacturing..... III-6
 - 1. Descriptive Summary III-6
 - 2. Land Use and Development Standards III-6
 - 3. Planning Standards..... III-6
 - E. Planning Area 6: Commercial III-7
 - 1. Descriptive Summary III-7
 - 2. Land Use and Development Standards III-7
 - 3. Planning Standards..... III-7
 - F. Planning Area 7: Medium Density Residential III-9
 - 1. Descriptive Summary III-9
 - 2. Land Use and Development Standards III-9
 - 3. Planning Standards..... III-9
 - G. Planning Area 8a: Medium High Density Residential III-10
 - 1. Descriptive Summary III-10
 - 2. Land Use and Development Standards III-10
 - 3. Planning Standards..... III-10
 - H. Planning Area 8b: Medium High Density Residential..... III-11
 - 1. Descriptive Summary III-11
 - 2. Land Use and Development Standards III-11
 - 3. Planning Standards..... III-11

I. Planning Area 9a: High Density ResidentialIII-12

 1. Descriptive SummaryIII-12

 2. Land Use and Development StandardsIII-12

 3. Planning Standards.....III-12

J. Planning Area 9b: High Density ResidentialIII-13

 1. Descriptive SummaryIII-13

 2. Land Use and Development StandardsIII-13

 3. Planning Standards.....III-13

K. Planning Area 10a: Open SpaceIII-14

 1. Descriptive SummaryIII-14

 2. Land Use and Development StandardsIII-14

 3. Planning Standards.....III-14

L. Planning Area 10b: Open SpaceIII-15

 1. Descriptive SummaryIII-15

 2. Land Use and Development StandardsIII-15

 3. Planning Standards.....III-15

M. Planning Area 11: ParkIII-16

 1. Descriptive SummaryIII-16

 2. Land Use and Development StandardsIII-16

 3. Planning Standards.....III-16

N. Planning Area 12: Medium Density Residential/School.....III-17

 1. Descriptive SummaryIII-17

 2. Land Use and Development StandardsIII-17

 3. Planning Standards.....III-17

O. Planning Area 15: Medium Density ResidentialIII-18

 1. Descriptive SummaryIII-18

 2. Land Use and Development StandardsIII-18

 3. Planning Standards.....III-18

P. Planning Area 17: Medium Density ResidentialIII-20

 1. Descriptive SummaryIII-20

 2. Land Use and Development StandardsIII-20

 3. Planning Standards.....III-20

Q. Planning Area 18: Very High Density Residential.....III-21

 1. Descriptive SummaryIII-21

 2. Land Use and Development StandardsIII-21

 3. Planning Standards.....III-21

R. Planning Area 19: Medium High Density Residential/SchoolIII-22

 1. Descriptive SummaryIII-22

 2. Land Use and Development StandardsIII-22

 3. Planning Standards.....III-22

S. Planning Area 21: ParkIII-23

 1. Descriptive SummaryIII-23

 2. Land Use and Development StandardsIII-23

 3. Planning Standards.....III-23

T. Planning Area 22: CommercialIII-24

 1. Descriptive SummaryIII-24

- 2. Land Use and Development StandardsIII-24
- 3. Planning Standards.....III-24
- U. Planning Area 25: Open SpaceIII-25
 - 1. Descriptive SummaryIII-25
 - 2. Land Use and Development StandardsIII-25
 - 3. Planning Standards.....III-25
- V. Planning Area 26a: Medium Density ResidentialIII-27
 - 1. Descriptive SummaryIII-27
 - 2. Land Use and Development StandardsIII-27
 - 3. Planning Standards.....III-27
- W. Planning Area 27: Medium Density ResidentialIII-28
 - 1. Descriptive SummaryIII-28
 - 2. Land Use and Development StandardsIII-28
 - 3. Planning Standards.....III-28
- X. Planning Area 28a: Medium Density ResidentialIII-29
 - 1. Descriptive SummaryIII-29
 - 2. Land Use and Development StandardsIII-29
 - 3. Planning Standards.....III-29
- Y. Planning Area 28b: ParkIII-30
 - 1. Descriptive SummaryIII-30
 - 2. Land Use and Development StandardsIII-30
 - 3. Planning Standards.....III-30
- Z. Planning Area 29: Medium Density ResidentialIII-33
 - 1. Descriptive SummaryIII-33
 - 2. Land Use and Development StandardsIII-33
 - 3. Planning Standards.....III-33
- AA. Planning Area 30: Medium Density Residential.....III-34
 - 1. Descriptive SummaryIII-34
 - 2. Land Use and Development StandardsIII-34
 - 3. Planning Standards.....III-34
- BB. Planning Area 32: ParkIII-35
 - 1. Descriptive SummaryIII-35
 - 2. Land Use and Development StandardsIII-35
 - 3. Planning Standards.....III-35
- CC. Planning Area 33: Medium Density Residential.....III-37
 - 1. Descriptive SummaryIII-37
 - 2. Land Use and Development StandardsIII-37
 - 3. Planning Standards.....III-37
- DD. Planning Area 34: Medium Density Residential.....III-38
 - 1. Descriptive SummaryIII-38
 - 2. Land Use and Development StandardsIII-38
 - 3. Planning Standards.....III-38
- EE. Planning Area 35: Medium Density Residential.....III-40
 - 1. Descriptive SummaryIII-40
 - 2. Land Use and Development StandardsIII-40
 - 3. Planning Standards.....III-40

FF. Planning Area 36: School.....III-41

 1. Descriptive SummaryIII-41

 2. Land Use and Development Standards.....III-41

 3. Planning Standards.....III-41

GG. Planning Area 37: ParkIII-43

 1. Descriptive SummaryIII-43

 2. Land Use and Development Standards.....III-43

 3. Planning Standards.....III-43

HH. Planning Area 38a: High Density ResidentialIII-44

 1. Descriptive SummaryIII-44

 2. Land Use and Development Standards.....III-44

 3. Planning Standards.....III-44

II. Planning Area 38b: High Density ResidentialIII-45

 1. Descriptive SummaryIII-45

 2. Land Use and Development Standards.....III-45

 3. Planning Standards.....III-45

JJ. Planning Area 39: High Density ResidentialIII-46

 1. Descriptive SummaryIII-46

 2. Land Use and Development Standards.....III-46

 3. Planning Standards.....III-46

KK. Planning Area 40: High Density ResidentialIII-47

 1. Descriptive SummaryIII-47

 2. Land Use and Development Standards.....III-47

 3. Planning Standards.....III-47

LL. Planning Area 42: CommercialIII-42

 1. Descriptive SummaryIII-42

 2. Land Use and Development Standards.....III-42

 3. Planning Standards.....III-42

MM. Planning Area 43: High Density Residential.....III-50

 1. Descriptive SummaryIII-50

 2. Land Use and Development Standards.....III-50

 3. Planning Standards.....III-50

NN. Planning Area 44: Medium Density Residential.....III-51

 1. Descriptive SummaryIII-51

 2. Land Use and Development Standards.....III-51

 3. Planning Standards.....III-51

OO. Planning Area 45a: Medium Density ResidentialIII-52

 1. Descriptive SummaryIII-52

 2. Land Use and Development Standards.....III-52

 3. Planning Standards.....III-52

PP. Planning Area 45b: Medium Density Residential.....III-53

 1. Descriptive SummaryIII-53

 2. Land Use and Development Standards.....III-53

 3. Planning Standards.....III-53

QQ. Planning Area 46: Medium Density Residential.....III-54

 1. Descriptive SummaryIII-54

- 2. Land Use and Development StandardsIII-54
- 3. Planning Standards.....III-54
- RR. Planning Area 47a: Medium Density ResidentialIII-55
 - 1. Descriptive SummaryIII-55
 - 2. Land Use and Development StandardsIII-55
 - 3. Planning Standards.....III-55
- SS. Planning Area 47b: Medium Density Residential.....III-56
 - 1. Descriptive SummaryIII-56
 - 2. Land Use and Development StandardsIII-56
 - 3. Planning Standards.....III-56
- TT. Planning Area 47c: Low Density ResidentialIII-57
 - 1. Descriptive SummaryIII-57
 - 2. Land Use and Development StandardsIII-57
 - 3. Planning Standards.....III-57
- UU. Planning Area 48a: Open SpaceIII-59
 - 1. Descriptive SummaryIII-59
 - 2. Land Use and Development StandardsIII-59
 - 3. Planning Standards.....III-59
- VV. Planning Area 48b: Open Space.....III-60
 - 1. Descriptive SummaryIII-60
 - 2. Land Use and Development StandardsIII-60
 - 3. Planning Standards.....III-60
- WW. Planning Area 49a: Open SpaceIII-61
 - 1. Descriptive SummaryIII-61
 - 2. Land Use and Development StandardsIII-61
 - 3. Planning Standards.....III-61
- XX. Planning Area 49b: Open SpaceIII-62
 - 1. Descriptive SummaryIII-62
 - 2. Land Use and Development StandardsIII-62
 - 3. Planning Standards.....III-62
- YY. Planning Area 50a: Medium Density ResidentialIII-63
 - 1. Descriptive SummaryIII-63
 - 2. Land Use and Development StandardsIII-63
 - 3. Planning Standards.....III-63
- ZZ. Planning Area 50b: Medium Density ResidentialIII-64
 - 1. Descriptive SummaryIII-64
 - 2. Land Use and Development StandardsIII-64
 - 3. Planning Standards.....III-64
- AAA. Planning Area 50c: Medium High Density ResidentialIII-66
 - 1. Descriptive SummaryIII-66
 - 2. Land Use and Development Standards.....III-66
 - 3. Planning Standards.....III-66
- BBB. Planning Area 50d: Medium Density ResidentialIII-67
 - 1. Descriptive SummaryIII-67
 - 2. Land Use and Development StandardsIII-67
 - 3. Planning Standards.....III-67

CCC. Planning Area 51: Medium Density ResidentialIII-68

 1. Descriptive SummaryIII-68

 2. Land Use and Development StandardsIII-68

 3. Planning Standards.....III-68

DDD. Planning Area 52: Medium Density ResidentialIII-70

 1. Descriptive SummaryIII-70

 2. Land Use and Development StandardsIII-70

 3. Planning Standards.....III-70

EEE. Planning Area 53: High Density ResidentialIII-71

 1. Descriptive SummaryIII-71

 2. Land Use and Development StandardsIII-71

 3. Planning Standards.....III-71

FFF. Planning Area 54a: Commercial.....III-72

 1. Descriptive SummaryIII-72

 2. Land Use and Development StandardsIII-72

 3. Planning Standards.....III-72

GGG. Planning Area 54b: Open Space.....III-74

 1. Descriptive SummaryIII-74

 2. Land Use and Development StandardsIII-74

 3. Planning Standards.....III-74

HHH. Planning Area 55: ParkIII-75

 1. Descriptive SummaryIII-75

 2. Land Use and Development StandardsIII-75

 3. Planning Standards.....III-75

III. Planning Area 56: School.....III-76

 1. Descriptive SummaryIII-76

 2. Land Use and Development StandardsIII-76

 3. Planning Standards.....III-76

JJJ. Planning Area 57: High Density Residential.....III-77

 1. Descriptive SummaryIII-77

 2. Land Use and Development StandardsIII-77

 3. Planning Standards.....III-77

KKK. Planning Area 58: Medium Density ResidentialIII-78

 1. Descriptive SummaryIII-78

 2. Land Use and Development StandardsIII-78

 3. Planning Standards.....III-78

LLL. Planning Area 59: Open Space.....III-79

 1. Descriptive SummaryIII-79

 2. Land Use and Development StandardsIII-79

 3. Planning Standards.....III-79

MMM. Planning Area 60: Medium Density ResidentialIII-80

 1. Descriptive SummaryIII-80

 2. Land Use and Development StandardsIII-80

 3. Planning Standards.....III-80

NNN. Planning Area 61: Medium Density ResidentialIII-81

 1. Descriptive SummaryIII-81

- 2. Land Use and Development StandardsIII-81
- 3. Planning Standards.....III-81
- OOO. Planning Area 62a: ParkIII-82
 - 1. Descriptive SummaryIII-82
 - 2. Land Use and Development StandardsIII-82
 - 3. Planning Standards.....III-82
- PPP. Planning Area 62b: Park.....III-83
 - 1. Descriptive SummaryIII-83
 - 2. Land Use and Development StandardsIII-83
 - 3. Planning Standards.....III-83
- IV. DESIGN GUIDELINESIV-1**
 - A. Purpose and Intent..... IV-1
 - B. Introduction..... IV-2
 - C. Landscape Design Guidelines IV-3
 - 1. Roadway Landscape Guidelines IV-3
 - 2. Community Entry and Perimeter Elements IV-18
 - 3. Walls and Fencing..... IV-30
 - 4. Community Land Use Edge Treatments..... IV-34
 - 5. Trails IV-42
 - 6. Trail Monumentation IV-47
 - D. Architectural Guidelines..... IV-57
 - 1. General Guidelines IV-57
 - 2. Architectural Qualities and Concepts..... IV-57
 - 3. Architectural Design Guidelines IV-64
 - 4. Architecture – Layout and Structure Massing..... IV-65
 - 5. Commercial IV-71
- V. ZONING ORDINANCEV-1**

LIST OF FIGURES

Figure i-1	Approved vs. Proposed Area of Change	4
Figure I-1	Vicinity Map	I-3
Figure I-2	Regional Map	I-4
Figure I-3	Aerial Photograph	I-9
Figure II-1	Specific Plan Land Use Plan.....	II-3
Figure II-2	Circulation Plan	II-13
Figure II-3	Roadway Cross Sections - 1.....	II-14
Figure II-4	Roadway Cross Sections - 2.....	II-15
Figure II-5	Open Space and Parks Plan.....	II-20
Figure II-6	Non-Vehicular Circulation Plan	II-22
Figure II-7	Master Drainage Plan.....	II-25
Figure II-8	Master Water Plan.....	II-28
Figure II-9	Master Sewer Plan	II-30
Figure II-10	Conceptual Phasing Plan.....	II-39
Figure II-11	Conceptual Landscape Plan	II-42
Figure III-1	Planning Areas 1 through 3, 5 and 6.....	III-3
Figure III-2	Planning Areas 7 through 12.....	III-8
Figure III-3	Planning Areas 15 through 19, 21, and 22.....	III-19
Figure III-4	Planning Areas 25, 26a, and 27.....	III-26
Figure III-5	Planning Areas 28a, 28b, 29, and 30.....	III-32
Figure III-6	Planning Areas 32, 33, 45b, and 48b	III-36
Figure III-7	Planning Areas 34, 35, 44, 45a, and 46.....	III-39
Figure III-8	Planning Areas 36 through 40 and 43.....	III-42
Figure III-9	Planning Areas 42, 47a, and 48a.....	III-49
Figure III-10	Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b	III-58
Figure III-11	Planning Areas 50b, 50c, 53 & 62b	III-65
Figure III-12	Planning Areas 51, 52, 59, and 60.....	III-69
Figure III-13	Planning Areas 54a through 58 and 61.....	III-73
Figure IV-1	Circulation Plan	IV-8
Figure IV-2	Urban Arterial Highway (Domenigoni Parkway and Patton Ave) Streetscape	IV-9
Figure IV-3	Arterial Highway (Leon Rd) Streetscape	IV-10
Figure IV-4	Major Highway (Holland Rd) Streetscape.....	IV-11
Figure IV-5	Major Highway (Briggs Rd) Streetscape.....	IV-12
Figure IV-6	Major Highway (Simpson Rd) Streetscape.....	IV-13
Figure IV-7	Secondary Highway (Olive Ave) Streetscape	IV-14
Figure IV-8	Major Highway (Rice Rd) Streetscape.....	IV-15
Figure IV-9	Collector Road Streetscape.....	IV-16
Figure IV-10	Typical Local Streets Streetscape.....	IV-17
Figure IV-11	Conceptual Landscape Plan	IV-20

Figure IV-12	Major Community Entry Monument	IV-21
Figure IV-13	Minor Community Entry Monument	IV-22
Figure IV-14	Neighborhood Entry Monument	IV-23
Figure IV-15	Commercial Entry Monuments 1-3.....	IV-26
Figure IV-16	Commercial Entry Monuments 4-6.....	IV-27
Figure IV-17	Commercial Entry Pavement Options.....	IV-29
Figure IV-18	Walls and Fencing Elevations.....	IV-32
Figure IV-19	Bridge Theme Wall Simulation.....	IV-33
Figure IV-20	Edge Condition – Residential to Salt Creek.....	IV-35
Figure IV-21	Edge Condition – Commercial to Park	IV-36
Figure IV-22	Edge Condition – Open Space to Residential.....	IV-37
Figure IV-23	Edge Condition – High Density Residential to Medium Density Residential	IV-38
Figure IV-24	Edge Condition – Park to School	IV-39
Figure IV-25	Fuel Modification Zone	IV-41
Figure IV-26	Non-vehicular Circulation Exhibit	IV-43
Figure IV-27	Salt Creek Trail	IV-44
Figure IV-28	Pedestrian Paseo.....	IV-45
Figure IV-29	Paseo Detail	IV-46
Figure IV-30	Trail Monumentation.....	IV-48
Figure IV-31	Architectural Elevations – California Ranch.....	IV-55
Figure IV-32	Architectural Elevations – California Contemporary	IV-56
Figure IV-33	Architectural Elevations – California Bungalow.....	IV-57
Figure IV-34	Architectural Elevations – California Cottage	IV-58
Exhibit E	PA 28B Park Conceptual Plan.....	IV-49
Exhibit F	PA 37 Park Conceptual Plan.....	IV-50
Exhibit G	PA 32 Park Conceptual Plan	IV-51
Exhibit H	PA 21 Park Conceptual Plan	IV-52
Exhibit I	PA 11 Park Conceptual Plan	IV-53
Exhibit J	PA 62a and 62b Conceptual Plan	IV-54
Exhibit K-1	PA 55 Conceptual Plan	IV-55
Exhibit K-2	PA 55 Conceptual Plan	IV-56

LIST OF TABLES

Table i-2 Planning Areas 38A, 38B, 39, and 40 – Statistical Comparison 3

Table II-1 Detailed Land Use SummaryII-4

Table II-2 Proposed Changes to County General Plan Roadways.....II-16

Table II-3 Building Permit Threshold..... II-23

Table II-4 Project Phasing Plan.....II-33

Table II-5 Fair Share Allocations.....II-38

Table II-6 Maintenance PlanII-43

SUMMARY OF CHANGES

Substantial Conformance No. 8 to the WINCHESTER HILLS Specific Plan No. 293 (SP293-A5-SC8) proposes to modify the allocation of the approved units within Planning Areas 38A, 38B, 39, and 40 and accommodate modifications to text and graphics within the approved WINCHESTER HILLS Specific Plan No. 293. WINCHESTER HILLS Specific Plan No. 293, Substantial Conformance No. 8 would redistribute 27 of the approved 493 units among the four Planning Areas, with no change to the overall unit count and no change from the High-Density Residential Land Use Designations. No modifications to the configuration, acreage, Land Use Designation, Zoning or total number of units within the four Planning Areas, nor elsewhere within Specific Plan 293, are proposed by Substantial Conformance #8. A detailed summary of each proposed modification within SP293-A5-SC8 is provided on Table i-1 and Table i-2, and depicted on Figure i-1, *Approved vs. Proposed Areas of Change* of this document.

Specifically, SP293-A5-SC8 would re-allocate 27 dwelling units among Planning Areas 38A, 38B, 39, and 40 as follows:

- a. Planning Area 38A (High Density Residential 8-14 du/ac): Increase by 4 units, from 123 units to 127 units, which increases the density from 10.5 du/ac to 10.9 du/ac on 11.7 acres.
- b. Planning Area 38B (High Density Residential 8-14 du/ac): Increase by 12 units, from 100 units to 112 units, which increases the density from 9.8 du/ac to 11.0 du/ac on 10.2 acres.
- c. Planning Area 39: (High Density Residential 8-14 du/ac): Increase by 11 units, from 57 units to 68 units, which increases the density from 10.6 du/ac to 12.6 du/ac on 5.4 acres.
- d. Planning Area 40 (High Density Residential 8-14 du/ac): Decrease by 27 units, from 213 units to 186 units, which decreases the density from 9.5 du/ac to 8.3 du/ac on 22.4 acres.

The reallocation of units proposed by Substantial Conformance No. 8 would not exceed the maximum units permitted for each Planning Area by the approved Land Use Designation and would not exceed the approved total target number of units (493) for Planning Areas 38A, 38B, 39, and 40.

Additionally, SP293-A5-SC8 makes other non-substantive corrections throughout the document to accommodate the proposed substantive modifications.

Table i-1
 SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 8— SUMMARY OF CHANGES

Land Use	Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7			Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 8		
	Acres	Density	Target D.U	Acres	Density	Target D.U.
Residential⁽¹⁾						
Low Density Residential (1/2 acre minimum)	16.3	0.4	6	16.3	0.4	6
Medium Density Residential (2 to 5 du/ac) ⁽²⁾	871.0 (w/o schools) 856.6 (w/schools)	3.9	3,400 (w/o schools) 3,365 (w/schools)	856.6 ⁽²⁾	3.9	3,365 ⁽²⁾
Medium High Density Residential (5-8 du/ac) ⁽³⁾	81.8 (w/o schools) 69.4 (w/schools)	6.2	509 (w/o schools) 435 (w/schools)	69.4 ⁽³⁾	6.2	435 ⁽³⁾
High Density Residential (8-14 du/ac)	109.6	11.0	1,214	109.6	11.0	1,214
Very High Density Residential (14-20 du/ac)	15.2	14.8	225	15.2	14.8	225
Residential Subtotal	1,093.9 (w/o schools) 1,067.1 (w/schools)	4.9	5,354⁽¹⁾ (w/o schools) 5,245 (w/schools)	1,067.1	4.9	5,245⁽¹⁾⁽⁴⁾
Non-Residential						
Commercial	150.1	--	--	150.1	--	--
Medium Manufacturing	14.3	--	--	14.3	--	--
Light Manufacturing	103.8	--	--	103.8	--	--
Open Space	458.0	--	--	458.0	--	--
Parks	75.8	--	--	75.8	--	--
School ⁽⁴⁾	22.2	--	--	49.0 ⁽⁴⁾	--	109 ⁽⁴⁾
NAP	739.8	--	--	739.8	--	--
Roadways	182.8	--	--	182.8	--	--
Non-Residential Subtotals	1,773.6	--	--	1,773.6	--	--
PROJECT TOTALS	2,840.7	--	5,354⁽¹⁾	2840.7	--	5,354⁽¹⁾

(1) Regardless of the development of the school areas, the maximum number of units will be 5,354.
 (2) Planning Area 12 may be developed with school uses or may be developed with residential uses. In the event that PA 12 is developed with residential uses, the MDR land use would increase by 35 units and 14.4 acres for a total of 3,400 units on 871 acres.
 (3) Planning Area 19 may be developed with school uses or may be developed with residential uses. In the event that PA 19 is developed with residential uses, the MHDR land use would increase by 74 units and 12.4 acres for a total of 509 units on 81.8 acres.
 (4) Planning Areas 12 and 19 are designated as school sites, but may be developed with residential uses. Acreage allocated to PAs 12 (14.4 acres) and 19 (12.4 acres) are included in total acreage for school uses. In the event that PAs 12 and 19 are developed with residential uses, the School land use would decrease by 26.8 acres from 49 acres to 22.2 acres. Units allocated to PAs 12 (35 units) and 19 (74 units) would be included in the MDR and MHDR unit count totals (Refer to notes 2 and 3).
 NOTE: Any development above 5,354 dwelling units will require a Supplemental Environmental Impact Report, and a modification to the Specific Plan.

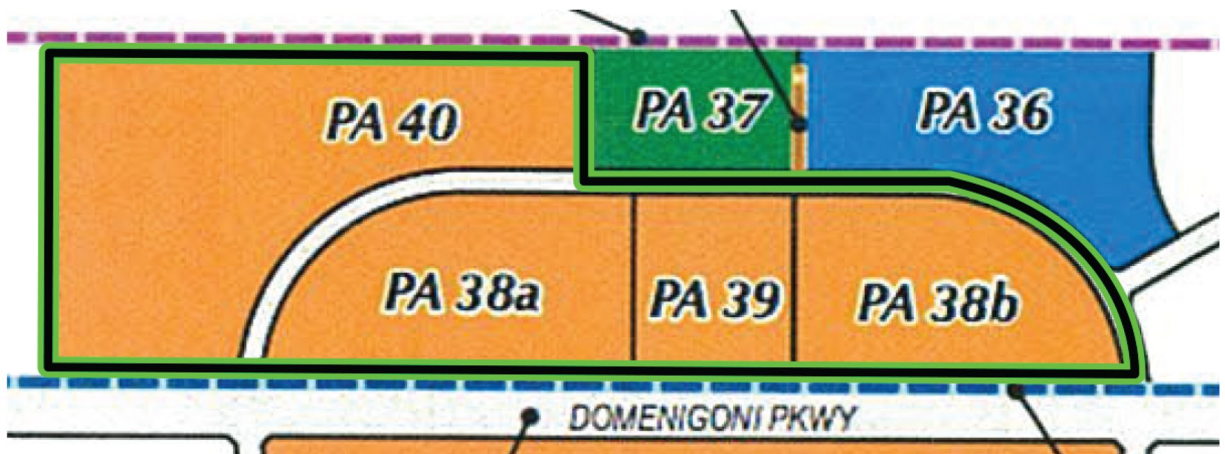
A detailed description of the areas of change within Substantial Conformance No. 8 to Specific Plan No. 293, Amendment No. 5 are provided below.

A. AREAS OF CHANGE – PLANNING AREAS 38A, 38B, 39, and 40





Substantial Conformance No. 8 proposes to redistribute 27 units among PAs 38A, 38B, 39, and 40 as follows: 1) increase the number of residential units in PA 38A from 123 units to 127 units; 2) increase the number of residential units in PA 38B from 100 units to 112 units; 3) increase the number of residential units in PA 39 from 57 units to 68 units; 4) decrease the number of residential units in PA 40 from 213 units to 186 units. The abovementioned changes are summarized in Table i-2 and depicted in Figure i-1.

**Table i-2
PLANNING AREAS 38A, 38B, 39, AND 40 – STATISTICAL COMPARISON**

ADOPTED Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7					PROPOSED Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 8				
PA	LAND USE	ACRES	TARGET DU'S	DENSITY (Du/AC)	P. A.	LAND USE	ACRES	TARGET DU'S	DENSITY (Du/AC)
38A	High Density Residential (8-14 du/ac)	11.7	123	10.5	38A	High Density Residential (8-14 du/ac)	11.7	127	10.9
38B	High Density Residential (8-14 du/ac)	10.2	100	9.8	38B	High Density Residential (8-14 du/ac)	10.2	112	11.0
39	High Density Residential (8-14 du/ac)	5.4	57	10.6	39	High Density Residential (8-14 du/ac)	5.4	68	12.6
40	High Density Residential (8-14 du/ac)	22.4	213	9.5	40	High Density Residential (8-14 du/ac)	22.4	186	8.3



LEGEND

-  Substantial Conformance No. 8 (Area of Change)
-  Regional Trail
-  Class 1 Bike Trail/Regional Trail
-  Paseo/Pedestrian Trail

APPROVED PA s 36, 37, 38a, 38b, 39, 40, and 43 SUMMARY

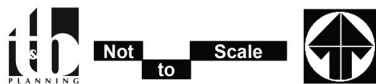
PA	Land Use	Acres	Min. Units	Target Units	Max. Units
38a	HDR (8-14 du/ac)	11.7	94	123	164
38b	HDR (8-14 du/ac)	10.2	82	100	143
39	HDR (8-14 du/ac)	5.4	43	57	76
40	HDR (8-14 du/ac)	22.4	179	213	314
TOTAL		92.2	--	493	--

PROPOSED PA s 38a, 38b, 39, 40, and 43 SUMMARY

PA	Land Use	Acres	Min. Units	Target Units	Max. Units
38a	HDR (8-14 du/ac)	11.7	94	127	164
38b	HDR (8-14 du/ac)	10.2	82	112	143
39	HDR (8-14 du/ac)	5.4	43	68	76
40	HDR (8-14 du/ac)	22.4	179	186	314
TOTAL		92.2	--	493	--

Source(s): Keefer Consulting (11-19-2015)

Figure i-1



Approved vs. Proposed -
Planning Areas 38A, 38B, 39, & 40

I. EXECUTIVE SUMMARY

A. PROJECT SUMMARY

1. CONTEXT

a. Project Location

The 2,840.7-acre WINCHESTER HILLS community is located in the southwestern portion of Riverside County, approximately one mile west of the unincorporated town of Winchester and adjacent to the easterly boundary of the unincorporated community of Menifee in west-central Riverside County (see Figure I-1, *Vicinity Map*). The City of Hemet lies 10 miles to the northeast, the City of Perris is 9 miles to the northwest, and the City of Temecula approximately 14 miles to the south via Highway 79 (see Figure I-2, *Regional Map*). The property is bounded to the east by Leon Road, to the north by the Burlington Northern Santa Fe Railroad line, and by hills to the south and west. Land uses within the project range from varying states of development to active farmland. Residential development of the surrounding area is also in progress, with several Specific Plans approved or in process.

b. County of Riverside Plans and Policy Areas

The project is located in an unincorporated portion of western Riverside County. The governing planning document for the site is the Riverside County Integrated Project (RCIP), which divides the County into several Area Plans and institutes Policy Areas. WINCHESTER HILLS is situated within the 51-square-mile Harvest Valley/Winchester Area Plan. The entire Project site is also located within the Highway 79 Policy Area.

☐ **Harvest Valley/Winchester Area Plan:** WINCHESTER HILLS is subject to the goals and policies set forth in the Harvest Valley/Winchester Area Plan (HVWAP). The HVWAP was adopted by the Riverside County Board of Supervisors on October 7, 2003 and implements the goals of the RCIP by setting forth programs and policies that address the unique concerns and needs within the HVWAP area. The HVWAP encompasses approximately 32,146 acres surrounding the intersection of Highways 74 and 79.

☐ **Highway 79 Policy Area:** WINCHESTER HILLS lies within the Highway 79 Policy Area, and is thus subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. WINCHESTER HILLS has conducted such an analysis and is consistent with the Highway 79 Policy Area requirements.

c. Project Background

The Riverside County Board of Supervisors approved the original WINCHESTER HILLS Specific Plan No. 293 (SP293) and certified its accompanying EIR No. 380 (SCH 1991082004) in 1997. The adopted plan included a mix of residential and non-residential land uses on a 2,065.6-acre project site. At build-out, a maximum of 5,519 homes at densities ranging from 1.0 to 12.0 dwelling units per acre with a gross density of 4.6 dwelling units per acre was planned. Other non-residential land uses included retail, service/manufacturing, parks and greenbelt system, open space, and schools. Since the Specific Plan was adopted, it has been modified eight (8) times. Approval of the first modification, which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and certification of

the accompanying Environmental Addendum (EA 38611), occurred in 2004. The second modification, Amendment No. 3, which modified Planning Areas 25, 26 and 27, also occurred in 2004.

The next three modifications, Substantial Conformance Nos. 3, 4, and 5, were approved in 2005, and modified buildings heights and park construction phasing conditions.

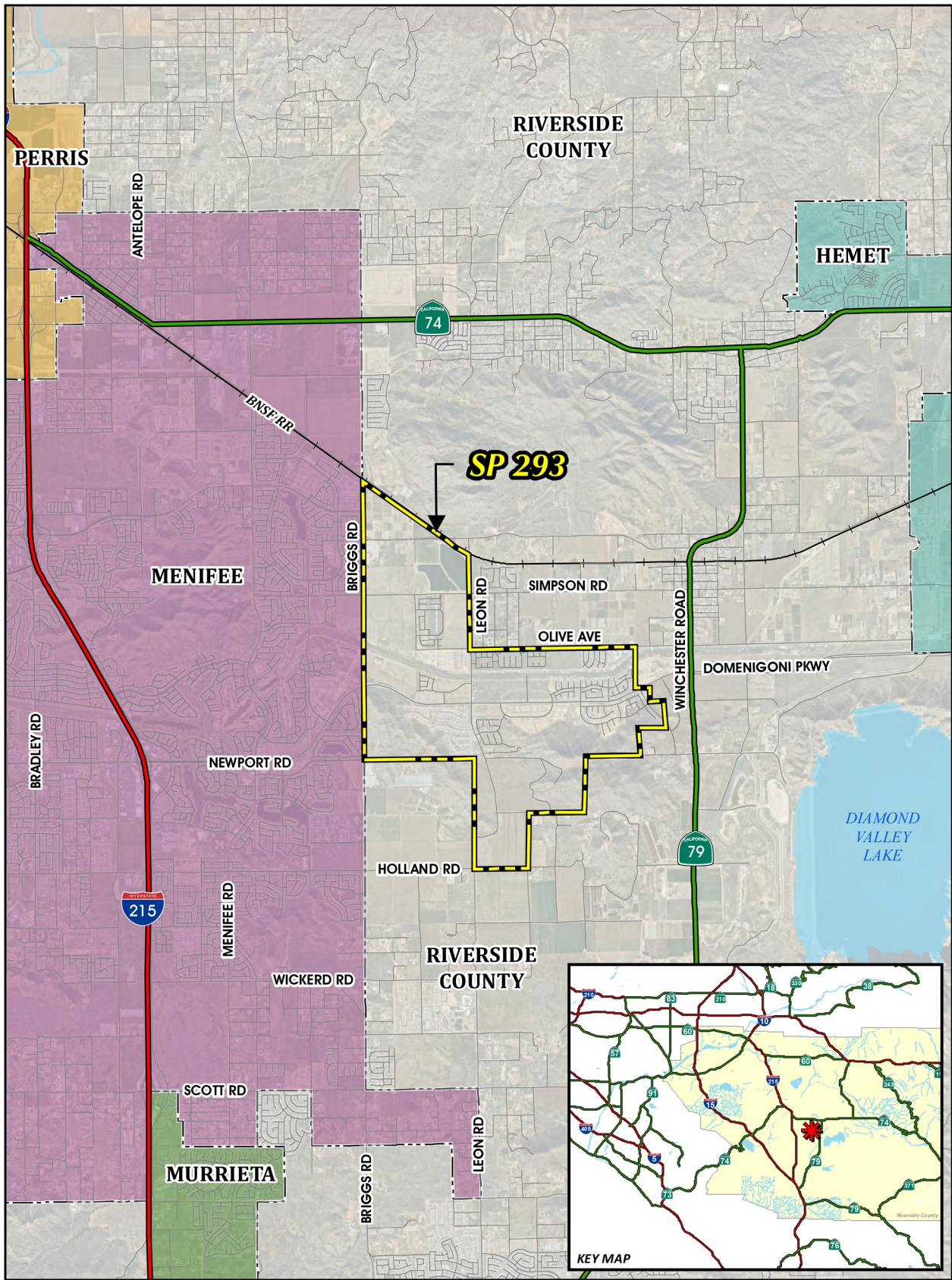
The sixth modification, Amendment No. 5, which revised the financing mechanisms and park phasing conditions, and, modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B, occurred in 2009.

The seventh modification, Substantial Conformance No. 6, which consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.

The eighth and most recent modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also re-incorporated critical elements, including the transfer of units between development areas, permit thresholds and the provision of parks, the Project Phasing Plan, the Cost Sharing and Benefit Area Description, and the Fair Share Allocation into the Specific Plan, which were previously omitted by Substantial Conformance No. 6.

This Substantial Conformance No. 8 is limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and no modification to the High-Density Residential Land Use Designations. No modifications to the configuration, acreage, Land Use Designation, Zoning or total number of units within the four Planning Areas, nor elsewhere within Specific Plan 293, are proposed. A detailed discussion of the proposed modifications is included in the *Summary of Changes*.

WINCHESTER HILLS

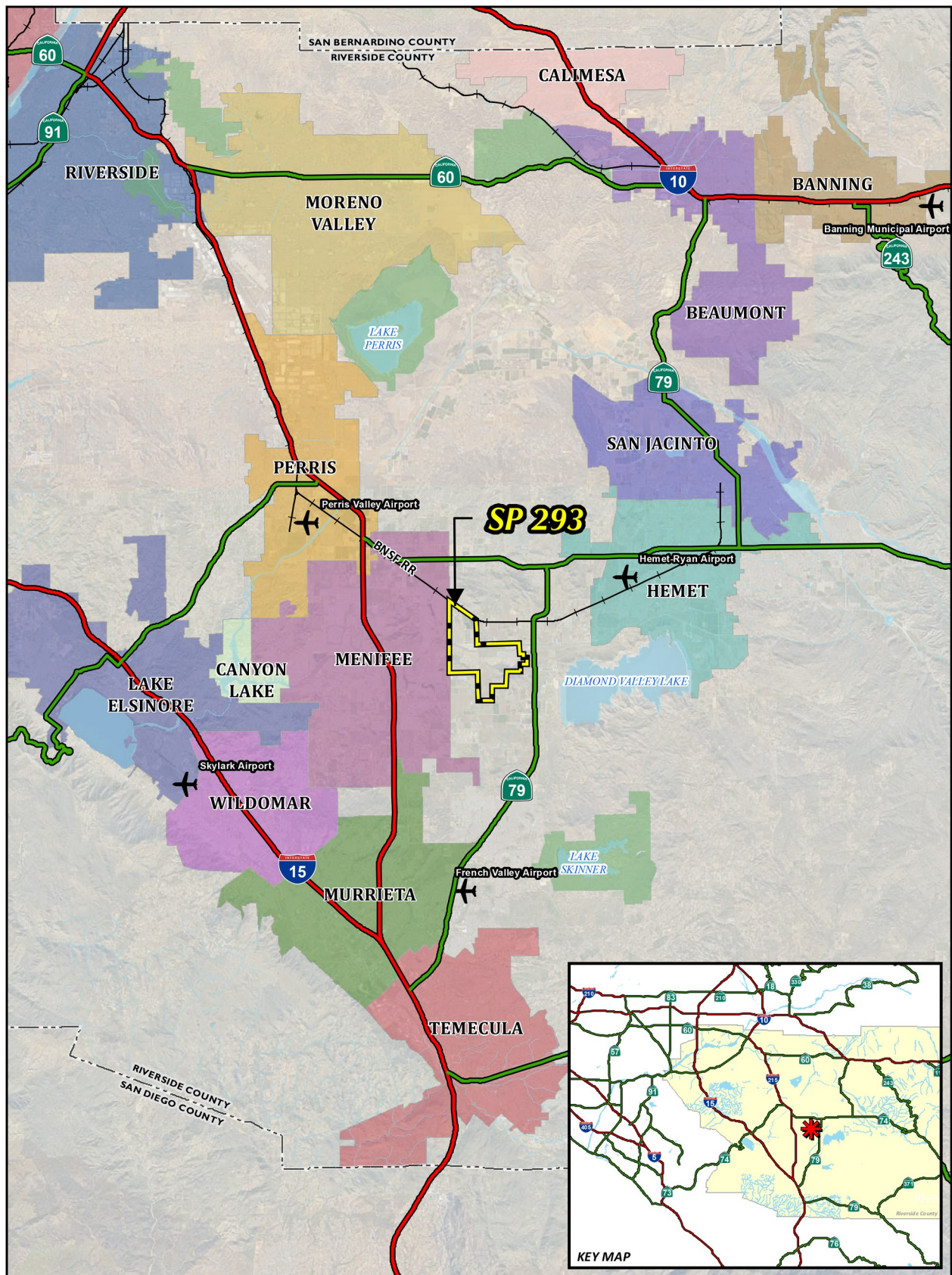


Source(s): ESRI, RCLMA (2021), Riverside County (2022)

Figure I-1



WINCHESTER HILLS



Source(s): ESRI, RCLMA (2021), Riverside County (2022)

Figure I-2



2. PROJECT DESCRIPTION

WINCHESTER HILLS Specific Plan Amendment No. 5 modified planning area boundaries, dwelling units and land uses within the adopted Specific Plan No. 293 and its subsequent amendments. The Specific Plan ensures that the project will be developed in a coordinated manner. Infrastructure and public services, both on-site and off-site, are planned to accommodate the build out requirements of WINCHESTER HILLS, ensuring that the County's standards for orderly growth are implemented. Design guidelines and development standards contained within the Specific Plan Amendment create a cohesive community identity, while providing flexibility to accommodate future market demands.

WINCHESTER HILLS will provide a wide range of amenities including: 150.1 acres of commercial uses, 103.8 acres of light manufacturing, 14.3 acres of medium manufacturing, four (4) elementary schools on 49.0 acres, eight parks totaling 75.8 acres, and 458 acres of open space.

The residential component of the Specific Plan Amendment provides for 5,245 target units be constructed on 1,067.1 acres with a target residential density of 4.9 dwelling units per acre (du/ac); or, in the event that Planning Areas 12 and 19 are developed as residential land uses, a maximum of 5,354 units may be constructed on 1,093.9 acres. Planning Areas 12 and 19, may be developed with a total of 109 dwelling units (included as part of the maximum number of units within the WINCHESTER Hills Specific Plan), if the School District does not elect to purchase the sites. At build-out, the gross density of the project site will be 4.9 du/ac if the maximum of 5,354 homes are constructed. WINCHESTER HILLS has been designed to accommodate an affordable range of housing opportunities to attract a broad spectrum of potential homebuyers.

A total of 182.8 acres is devoted to major circulation. Roadways to be improved as part of the proposed project include: McCall/Grand Boulevard, Leon Road, Domenigoni Parkway, Olive Avenue, Simpson Road, Rice Road, Briggs Road, and Holland Road.

The WINCHESTER HILLS Specific Plan will be phased in a logical sequence, in response to market demands. A total of three development phases are planned through project build-out. Development of the on-site parks and school sites will occur concurrently with residential development according to the Public Facilities Plan section of the Specific Plan.

A land use summary for WINCHESTER HILLS, presenting the proposed land uses, acreages, densities, and dwelling units by planning area is provided in Table I-1, *Land Use Summary*.

WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 8 (SP293-A5-SC8) requests to modify the allocation of the approved units within Planning Areas 38A, 38B, 39, and 40. Substantial Conformance No. 8 is also intended to accommodate modifications to text and graphics within the approved WINCHESTER HILLS Specific Plan No. 293.

A summary of the land use categories is listed below:

- Low Density Residential (LDR 1-2 ac min.):** A target of 6 dwelling units on 16.3 acres are designated Low Density Residential. Minimum lot size for homes within the LDR classification is 20,000 s.f.

- Medium Density Residential (MDR 2-5):** A target of 3,365 dwelling units on 856.6 acres are designated Medium Density Residential. In the event that PA 12 is developed with residential uses, the MDR land use would increase by 35 units and 14.4 acres for a total of 3,400 MDR units on 871 acres. A planning area may include a variety of lot sizes, as long as the density of the project is no larger than 5 du/ac.
- Medium High Density Residential (5-8):** A target of 435 dwelling units on 69.4 acres are designated Medium High Density Residential. In the event that PA 19 is developed with residential uses, the MHDR land use would increase by 74 units and 12.4 acres for a total of 509 MHDR units on 81.8 acres. A planning area may include a variety of lot sizes, as long as the density of the project is no larger than 8 du/ac.
- High Density Residential:** A target of 1,214 dwelling units on 109.6 acres are designated High Density Residential.
- Very High Density Residential:** A target of 225 dwelling units on 15.2 acres are designated Very High Density Residential.
- Commercial:** 150.1 acres of the Specific Plan is designated for Commercial land uses.
- Medium Manufacturing:** 14.3 acres of the Specific Plan is designated for Medium Manufacturing land uses.
- Light Manufacturing:** 103.8 acres of the Specific Plan is designated for Light Manufacturing land uses.
- Parks:** 75.8 acres of the Specific Plan is designated for park land uses. There are a total of eight park sites within the Specific Plan.
- Open Space:** 458.0 acres of the Specific Plan is designated for open space land uses.
- School:** There are four school sites within the Specific Plan. In total, 22.2 acres of the Specific Plan is designated for elementary school land uses. Additionally, 26.8 acres are designated as MHDR/School and MDR/School, with a total of 109 dwelling units. If the school district chooses not to build either of the schools within two years following approval of the final map for the Planning Area, the sites will be developed with residential land uses.
- Roadways:** 182.8 acres of the Specific Plan is dedicated to roadways.

The total project acreage is 2,840.7 acres (including 739.8 acres within the project boundary that are not a part of Specific Plan No. 293) and the maximum dwelling unit count for WINCHESTER HILLS shall be 5,354 dwelling units (see Table I-1, *Land Use Summary*, and Table II -1, *Detailed Land Use Summary*). This Substantial Conformance incorporates changes from previous approvals within Specific Plan No. 293 as well as proposed modifications to text and exhibits. This document is intended to provide a comprehensive, up-to-date document for WINCHESTER HILLS Specific Plan No. 293.

B. DOCUMENT PURPOSE

The purpose of WINCHESTER HILLS Specific Plan is to establish a land development plan for the WINCHESTER HILLS planned community. The project site encompasses a total of 2,840.7 acres, located within the Winchester Valley area of unincorporated Riverside County, California.

The proposed project is a request for a finding of substantial conformance to the WINCHESTER HILLS Specific Plan No. 293, which was originally adopted by the Riverside County Board of Supervisors on October 28, 1997. Substantial Conformance No. 8 seeks to modify the allocation of the approved units within Planning Areas 38A, 38B, 39, and 40.

WINCHESTER HILLS Specific Plan No. 293, as currently amended, provides the County of Riverside, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements the Riverside County Integrated Project (RCIP).

C. PROJECT SETTING**1. REGIONAL SETTING**

The project site is located in the Harvest Valley/Winchester Area Plan of western Riverside County. This area is surrounded by the Santa Ana Mountains to the west and the San Jacinto Mountains to the east. The Santa Ana Mountains physically separate western Riverside County from Orange County and the Pacific coast, with a limited number of roads traversing the mountains.

Southwestern Riverside County is served principally by four freeways. Major east-west circulation is provided by the Riverside Freeway (SR-91) and the Moreno Valley Freeway (SR-60). These freeways connect the area to Los Angeles and Orange Counties to the west and Palm Springs to the east. Major north-south circulation is provided by the Corona Freeway (I-15) and the Escondido Freeway (I-215). These freeways connect the project area to Escondido and San Diego to the south and Riverside and San Bernardino to the north.

WINCHESTER HILLS is located approximately 2.5 miles east of I-215. On- and off-ramps providing access to the project from I-215 exist at Domenigoni Parkway, Scott Road, and McCall Boulevard. SR-79 (Winchester Road) is an important north-south regional transportation link located approximately 2.3 miles to the east.

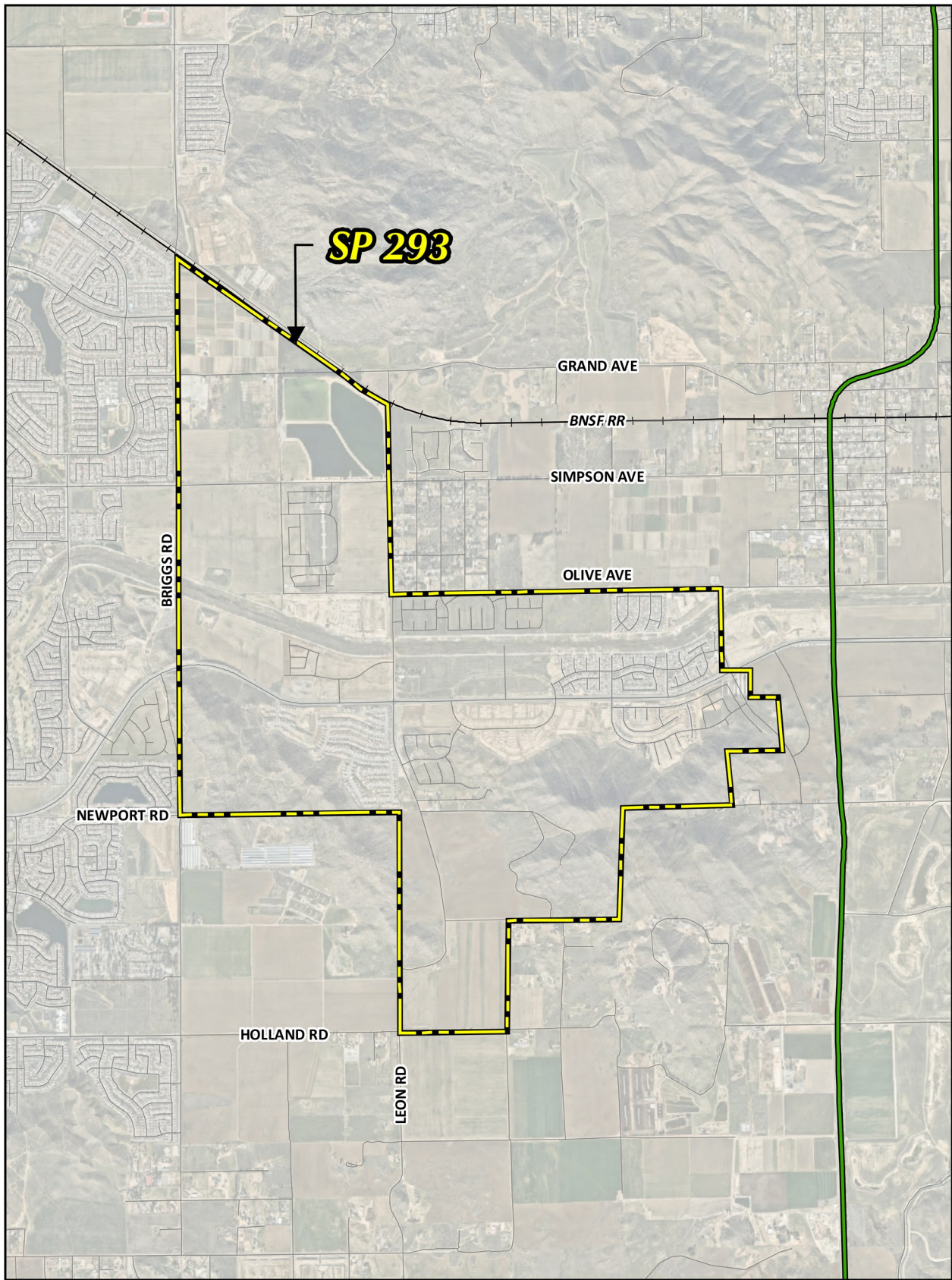
2. SURROUNDING LAND USES AND DEVELOPMENT

The project lies in an urbanizing area of western Riverside County, north of the City of Menifee, east of the City of Perris, and west of the City of Hemet. The Winchester community is to the east of the project and the Sun City community is to the west. The project area is primarily surrounded by undeveloped land, agricultural land uses, and residential land uses. Although a substantial portion of the land surrounding the property remains undeveloped, several adopted specific plans exist in the vicinity of the project. These specific plans include Menifee North (SP No. 260), Menifee Village (SP No. 158), and Menifee Valley Ranch (SP No. 301).

Regionally based commercial and office uses, including grocery stores, banks, restaurants and employment centers are planned within a two-mile radius, as evidenced by projects such as the Menifee North Specific Plan. Residents of WINCHESTER HILLS will benefit from living within close proximity to these multi-functional centers.

D. EXISTING SITE CHARACTERISTICS

WINCHESTER RANCH includes land in various stages of development as well as vacant and agricultural land (see Figure I-3, *Aerial Photograph*). Historically, most of the property has been used for agricultural purposes such as dry farming. The site contains varied terrain consisting of a flat valley floor, gentle foothills, and rugged hillsides, some exceeding 25% in slope. The most rugged terrain lies in the southeast corner, where rocky outcrops climb to a high point of 2,211 feet in elevation, some 700 feet above the valley floor. The lowest elevation is 1,450 feet above mean sea level. Although small areas of the site have been altered by cultivation, drainage of the northern portion of the site trends generally toward the south while drainage of the southern portion is toward the north. There are numerous dirt roads present on-site, trending east-west and north-south. Simpson Road crosses the northern portion of the property in an east to west direction. The Salt Creek Flood Control Channel traverses the central portion of the site in an east to west direction.



Source(s): ESRI, RCTLMA (2021)

Figure I-3



E. PROJECT OBJECTIVES

WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5 (Substantial Conformance No. 8) has been prepared to provide a cohesive community identity, while simultaneously allowing for flexibility to accommodate future market demands. Issues that have been thoroughly examined and considered include: RCIP goals and objectives, local community goals, market acceptance, economic viability, engineering feasibility, and development phasing, together with a sensitive design approach relative to environmental conditions. In order to ensure the functional integrity, environmental compatibility, and positive aesthetic effect of the Specific Plan, planning goals and objectives were established and subsequently supported with thorough analysis. With these specific planning goals in mind, this Specific Plan:

- Provides land uses consistent with those provided in the Harvest Valley/Winchester Area Plan.
- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for, protection of health and safety, and the promotion of the neighborhoods, community, and region.
- Considers topographic, geologic, hydrologic, and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- Ensures a well-balanced community with a high quality of life by incorporating residential, commercial, industrial, educational, recreational, park, and open space uses into a master-planned development.
- Implements housing type diversity by providing a variety of detached single family and multi-family housing types that will be marketable within the evolving economic profile of the Winchester area of Riverside County.
- Establishes a project-wide circulation system that meets regional and local transportation needs and accommodates a variety of transportation modes.
- Encourages mobility options by providing an extensive network of sidewalks and/or bicycle paths within expanded landscaped parkways adjacent to all major project roads.
- Provides a system of public and community facilities, including four elementary school sites, open space/recreation, and eight parks to support development in an efficient and timely manner as well as meet the needs of project residents and residents of surrounding communities.
- Establishes commercial centers for shopping, schools, and parks within walking distance of residential neighborhoods.
- Reinforces the community identity through articulation of design elements such as architecture, landscaping, streetscapes, walls, fencing, signage, and entry monumentation.
- Uses creative site planning concepts to provide variety and quality in community streetscenes.
- Incorporates native and drought tolerant plant materials in landscaping whenever possible to conserve water resources.

- Develops a community that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.
- Integrates with the character of the surrounding communities of Homeland, Romoland, Menifee, Sun City, and Winchester, and establishes development that results in logical coordinated growth.

F. DISCRETIONARY ACTIONS AND APPROVALS

The Riverside County Planning Department is the Lead Agency for WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5 (Substantial Conformance No.8), under whose authority this Specific Plan Amendment has been prepared. This document will be used by the Riverside County Planning Department in connection with the following decisions:

1. RIVERSIDE COUNTY PLANNING DIRECTOR

- Recommendation to the Planning Commission regarding approval of Specific Plan No. 293, Substantial Conformance No. 8, by Planning Commission action.

2. RIVERSIDE COUNTY PLANNING COMMISSION

- Approval of Specific Plan No. 293, Substantial Conformance No. 8 via public hearing.

3. RIVERSIDE COUNTY PLANNING DIRECTOR

- A copy of the Notice of Decision shall be mailed to Applicant, no later than 15 days after Planning Commission decision.
- A copy of the Notice of Decision shall be filed with the Clerk of the Board of Supervisors, no later than 15 days after Planning Commission decision.

II. SPECIFIC PLAN

A. SPECIFIC PLAN LAND USE PLAN

1. PROJECT DESCRIPTION

Upon completion, the WINCHESTER HILLS Specific Plan project will consist of a high quality residential community, primarily composed of residential, commercial, industrial, educational, recreational, park, and open space land uses on 2,840.7 acres as depicted in Figure II-1, *Specific Plan Land Use Plan*. When fully developed, 5,245 dwelling units will be built in WINCHESTER HILLS with various residential product types designed to meet the needs of the housing market in the urbanizing Winchester area of Riverside County. If the school district elects not to develop a school site on Planning Area 12, which is entitled for 35 units and Planning Area 19, which was previously designated as a school site, but was released by the school district and subsequently entitled for 74 units, the maximum total number of units will increase to 5,354 dwelling units when fully developed. These residences will be divided among a range of lot sizes shown on Table II-1, *Detailed Land Use Summary*. While the overall project density is 4.9 dwelling units per acre, the density of the residential planning areas ranges between 0.4 to 14.8 dwelling units per acre for a net residential density of 4.9 dwelling units per acre.

Non-residential land uses consist of commercial centers, manufacturing, schools, natural open space, parks and recreation areas totaling 1.033.8 acres. Additional uses include greenbelts, drainage detention areas, trails, roadway paseos and major roads. These uses directly support residential neighborhoods, provide employment opportunities, and serve as the essential public amenities and facilities needed to achieve a well-balanced plan.

Specific information on each of the planning areas within WINCHESTER HILLS is provided in Table II-1, *Detailed Land Use Summary*, and within Section III, Planning Area Development Standards.

The proposed land uses within WINCHESTER HILLS are as follows:

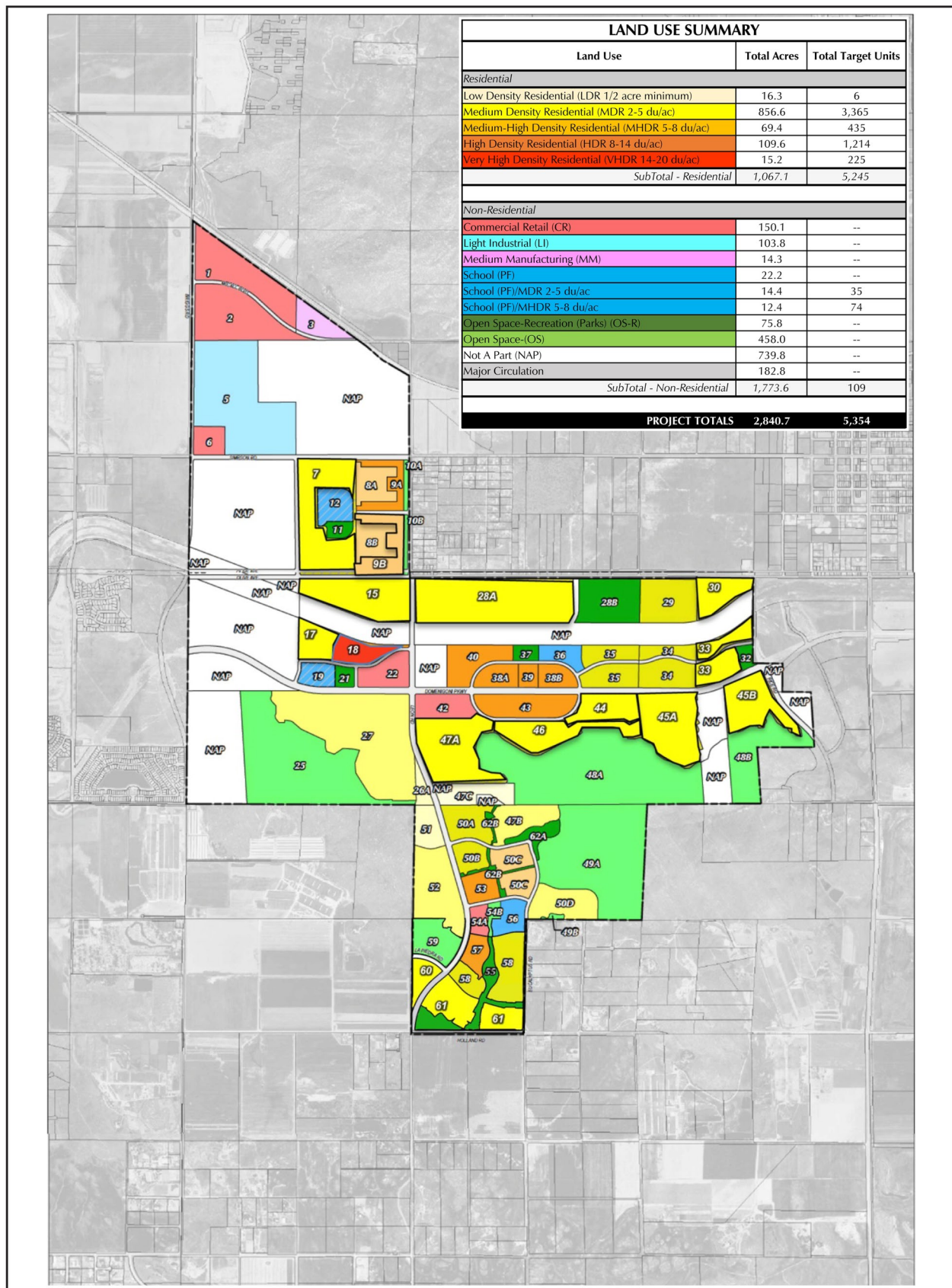
Residential

In conformance with project goals, a variety of attached and detached single-family housing styles, sizes and values are proposed, appealing to a wide range of future WINCHESTER HILLS residents. Residential planning areas account for 1,067.1 acres of the project, containing 5,245 dwelling units. An additional 109 dwelling units on 26.8 acres are situated within MHDR/School and MDR/School planning areas. The housing mix falls within five General Plan density ranges: Low, Medium (2-5 du/ac), Medium High (5-8 du/ac), High (8-14 du/ac), and Very High (14-20 du/ac) Density Residential. The range of product types is described as follows:

- **Low Density Residential lots (1/2 acre minimum lot size)** consist of a target of 6 dwelling units on a total of 16.3 acres. These units are proposed for Planning Area 47c.
- **Medium Density Residential (2 - 5 dwelling units per acre)** consist of 3,365 dwelling units on a total of 856.6 acres. These units are proposed for Planning Areas 7, 15, 17, 26a, 27, 28a, 29, 30, 33, 34, 35, 44, 45a, 45b, 46, 47a, 47b, 50a, 50b, 50d, 51, 52, 58, 60, and 61. If Planning Area 12 is developed with residential uses, an additional 35 units would be added to this designation for a total of 3,400 Medium Density units on 871.0 acres.

- **Medium High Density Residential (5 – 8 dwelling units per acre)** consist of 435 dwelling units on a total of 69.4 acres. These units are proposed for Planning Areas 8a, 8b, 9b, and 50c. If Planning Area 19 is developed with residential uses, an additional 74 units would be added to this designation for a total of 509 units on 81.8 acres.
- **High Density Residential (8 – 14 dwelling units per acre)** consists of 1,214 dwelling units on a total of 109.6 acres. These units are proposed for Planning Areas 9a, 38a, 38b, 39, 40, 43, 53, and 57.
- **Very High Density Residential (14 – 20 dwelling units per acre)** consists of a target of 225 dwelling units on a total 15.2 acres. These units are proposed for Planning Area 18 and the target density is 14.8 du/ac.

WINCHESTER HILLS



Source(s): Pangaea Land Consultants (06-12-2009)

Figure II-1

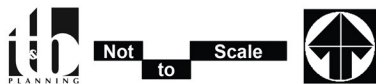


TABLE II-1 DETAILED LAND USE SUMMARY

Planning Area	Land Use Designation	Density	Acreages	Min DUs in PA	Target Units	Max DUs in PA
Residential Land Uses						
7	Medium Density Residential	2-5 du/ac	58.1	116	243	291
8a	Medium High Density Residential	5-8 du/ac	15.9	80	99	127
8b	Medium High Density Residential	5-8 du/ac	16.3	82	95	130
9a	High Density Residential	8-14 du/ac	13.7	110	118	164
9b	Medium High Density Residential	5-8 du/ac	15.7	79	119	126
12 ⁽¹⁾	Medium Density Residential/School	2-5 du/ac	14.4	29	35	72
15	Medium Density Residential	2-5 du/ac	44.7	103	186	257
17	Medium Density Residential	2-5 du/ac	15.6	31	58	63
18	Very High Density Residential	14-20 du/ac	15.2	213	225	304
19 ⁽¹⁾	Medium High Density Residential/School	5-8 du/ac	12.4	50	74	80
26a	Medium Density Residential	2-5 du/ac	5.6	11	14	28
27	Medium Density Residential	2-5 du/ac	114.9	230	379	575
28a	Medium Density Residential	2-5 du/ac	84.3	169	346	422
29	Medium Density Residential	2-5 du/ac	30.4	61	141	152
30	Medium Density Residential	2-5 du/ac	18.4	37	82	92
33	Medium Density Residential	2-5 du/ac	25.0	50	104	125
34	Medium Density Residential	2-5 du/ac	27.8	56	131	139
35	Medium Density Residential	2-5 du/ac	27.5	55	127	138
38a	High Density Residential	8-14 du/ac	11.7	94	127	164
38b	High Density Residential	8-14 du/ac	10.2	82	112	143
39	High Density Residential	8-14 du/ac	5.4	43	68	76
40	High Density Residential	8-14 du/ac	22.4	179	186	314
43	High Density Residential	8-14 du/ac	27.3	218	378	382
44	Medium Density Residential	2-5 du/ac	21.3	43	86	107
45a	Medium Density Residential	2-5 du/ac	45.2	90	178	226
45b	Medium Density Residential	2-5 du/ac	31.3	63	136	157
46	Medium Density Residential	2-5 du/ac	32.7	65	120	164
47a	Medium Density Residential	2-5 du/ac	52.3	105	192	262
47b	Medium Density Residential	2-5 du/ac	21.3	43	61	107
47c	Low Density Residential	½ ac min	16.3	n/a	6	33
50a	Medium Density Residential	2-5 du/ac	19.7	39	93	99
50b	Medium Density Residential	2-5 du/ac	11.1	22	56	56
50c	Medium High Density Residential	5-8 du/ac	21.5	108	122	172
50d	Medium Density Residential	2-5 du/ac	24.3	49	82	122
51	Medium Density Residential	2-5 du/ac	13.3	27	33	67
52	Medium Density Residential	2-5 du/ac	41.1	82	144	206
53	High Density Residential	8-14 du/ac	11.6	93	139	162
57	High Density Residential	8-14 du/ac	7.3	58	86	102
58	Medium Density Residential	2-5 du/ac	30.1	60	151	155

60	Medium Density Residential	2-5 du/ac	9.0	18	34	45
61	Medium Density Residential	2-5 du/ac	51.6	103	188	258
Residential Sub-Totals			1,093.9⁽¹⁾	3,246	5,354⁽¹⁾	--
Non-Residential Land Uses						
1	Commercial Retail	--	46.3	--	--	--
2	Commercial Retail	--	51.3	--	--	--
3	Medium Manufacturing	--	14.3	--	--	--
5	Light Industrial	--	103.8	--	--	--
6	Commercial Retail	--	11.0	--	--	--
10a	Open Space	--	2.8	--	--	--
10b	Open Space	--	2.8	--	--	--
11	Park	--	5.0	--	--	--
21	Park	--	4.9	--	--	--
22	Commercial Retail	--	17.6	--	--	--
25	Open Space	--	116.8	--	--	--
28b	Park	--	32.9	--	--	--
32	Park	--	4.4	--	--	--
36	School	--	10.2	--	--	--
37	Park	--	5.0	--	--	--
42	Commercial Retail	--	17.6	--	--	--
48a	Open Space	--	153.1	--	--	--
48b	Open Space	--	39.9	--	--	--
49a	Open Space	--	118.6	--	--	--
49b	Open Space	--	1.2	--	--	--
54a	Commercial Retail	--	6.3	--	--	--
54b	Open Space	--	2.6	--	--	--
55	Park	--	8.4	--	--	--
56	School	--	12.0	--	--	--
59	Open Space	--	20.2	--	--	--
62a	Park	--	8.8	--	--	--
62b	Park	--	6.4	--	--	--
N.A.P.	Not a Part	--	739.8	--	--	--
Roads	Major Circulation	--	182.8	--	--	--
Non-Residential Sub-Totals			1,746.8⁽¹⁾			

PROJECT TOTALS ¹			2,840.7	3,246	5,354	--
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1. If PA 12 and PA 19 are developed as school sites, the total residential area is reduced to 1,067.1 acres, the total residential yield decreases to 5,254 du, and the total non-residential area is increased to 1,773.6 acres.

Commercial

A total of 150.1 acres (Planning Areas 1, 2, 6, 22, 42, and 54a) of the WINCHESTER HILLS community is dedicated to commercial land uses. Community retail land uses shall be located in Planning Areas 1 and 2; neighborhood centers are located in Planning Areas 6, 22, and 42; and Planning Area 54a may be developed with convenience commercial land uses.

 Manufacturing

Both Light Industrial and Medium Manufacturing zoning is allocated in Planning Areas 5 and 3, respectively, for a total of 118.1 acres. Light Industrial and Manufacturing land uses shall occur on 103.8 acres, and Medium Manufacturing land uses shall occur on 14.3 acres.

 Schools

Elementary school sites occupy a total of 49.0 acres in WINCHESTER HILLS. Two elementary schools, comprising 22.2 acres, are planned in Planning Areas 36 and 56. Where appropriate, the school sites will be located adjacent to proposed park sites to enable the schools to take advantage of additional recreational and joint use opportunities.

Two other elementary schools sites were planned in Planning Areas 12 and 19, comprising 26.8 acres; however, subsequent to Substantial Conformance No. 6, the potential school site in Planning Area 19 has been approved for Medium High Density Residential with 74 units on 12.4 acres. The 14.4-acre school site in Planning Area 12 is proposed as an elementary school site. However, if the Romoland School District chooses not to use the site to build an elementary school, Planning Areas 12 would be developed with Medium Density Residential use. A total of 35 units would be developed on the site at a target density of 2.4 du/ac.

 Parks

Eight parks, totaling 75.8 acres are provided in Planning Areas 11, 21, 28b, 32, 37, 55, 62a and 62b. The parks offer a variety of active and passive recreational opportunities to serve the residents of WINCHESTER HILLS. For Planning Area 11, a 5.0-acre park is proposed adjacent to the elementary school in Planning Area 12. In Planning Area 21, a 4.9 acre park is located contiguous to the elementary school in Planning Area 19 (now approved for medium high density homes). Planning Area 28b provides a 32.9 acre park adjacent to medium density homes in Planning Area 29. In Planning Area 37, a 5.0-acre park is proposed next to the elementary school in Planning Area 36. Planning Area 32 provides for a 4.4-acre park adjacent to the medium density homes in Planning Area 33. In Planning Area 62a, an 8.8 acre park is proposed adjacent to open space in Planning Area 49. Planning Area 62b is a 6.4-acre park which will provide trails within landscaped greenbelts, connecting adjacent land uses. Wider portions may contain amenities such as tot lots, playing courts, or sitting areas. Lastly, for Planning Area 55, a 20.0-acre park consisting of active and passive areas along with paseos, trails and circulation is proposed between the residential uses in Planning Areas 57, 58 and 61. Parks are discussed in detail in Section IV, *Design Guidelines*.

 Open Space

A total of 458.0 acres of open space is provided within WINCHESTER HILLS. In these areas, trails and other passive recreational uses may be provided. Information will be provided on these areas in detail in Section IV, *Design Guidelines*.

❑ Major Roads

WINCHESTER HILLS includes the construction of 182.8 acres of major roadways. The Riverside County Master Plan of Streets and Highways as modified by the WINCHESTER HILLS Specific Plan Amendment No. 5 will adequately serve future traffic volumes for the region. On-site traffic is conveyed by a hierarchical circulation system consisting of an urban arterial (152' R.O.W.), modified arterial (130.5' R.O.W.), major (118' R.O.W.), secondary (100' R.O.W.), collector (74' R.O.W.), enhanced local (66' R.O.W.), and local roads (56' R.O.W.). Rights-of-way will range in width from 152 feet to 56 feet.

2. LAND USE DEVELOPMENT STANDARDS

In order to ensure the orderly and sensitive development of the land uses proposed within WINCHESTER HILLS, mitigation measures and procedures have been created for each planning area. Specific planning area standards, discussed in detail in Section III, will assist in accommodating the proposed development and provide adequate transitions among the neighboring uses.

In addition to these planning area guidelines, project-wide development standards have also been prepared that will assist in effectively implementing the proposed development. These project-wide development standards are:

1. The total Specific Plan area shall be developed with a maximum of 5,354 dwelling units on 2,840.7 acres, as illustrated on Figure II-1, *Specific Plan Land Use Plan*. General permitted uses will include residential, commercial, manufacturing, parks, recreation, schools, open space, and major roads as delineated on the Specific Land Use Plan and on the individual planning area figures (Figures III-1 through III-13). A target number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area, as long as the residential density range has not been exceeded. In no case shall the total number of dwelling units within WINCHESTER HILLS exceed 5,354.

If a transfer of dwelling units is proposed between planning areas, the Master Developer or his Assignee shall be responsible for providing the County with a Development Transfer Status Report at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a. Specific Plan Planning Area allocation of dwelling units.
- b. Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
- c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The Development Transfer Status Report must demonstrate that the total number of dwelling units for the project will not exceed 5,354 and that the total number of dwelling units to be entitled within any particular planning area will not exceed its Specific Plan allocation by more than ten percent.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The Development Transfer Status Report shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits the Development Transfer Status Report with the application for an implementing subdivision.

2. Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and the WINCHESTER HILLS Specific Plan Amendment No. 5 Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
3. Standards relating to signage, landscape, parking and other related design elements will conform to the Zoning Ordinance of the County of Riverside (i.e., Ordinance No. 348). When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will exceed the zoning ordinance requirements. A Change of Zone will be processed concurrently with this Specific Plan Amendment.
4. All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
5. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460. This Specific Plan Amendment conforms to State laws.
6. Except for the Specific Plan Zone Ordinance adopted concurrently with Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
7. A land division filed for the purpose of phasing or financing shall not be considered an implementing development. If the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
8. Common areas identified in the Specific Plan Amendment shall be owned and maintained as follows:
 - a. A permanent master maintenance organization may be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and

- maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c. The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
9. The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.
 10. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
 11. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
 12. Development applications that incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
 13. If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
 14. Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.
 15. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.

16. Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by the WINCHESTER HILLS Specific Plan (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. Unless specifically approved by a public entity having jurisdiction over park and recreation requirements, such acreage shall not be less than that set forth in Figure II-1, *Land Use Plan* and the Table II-1, *Detailed Land Use Summary*.
17. Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
18. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a. Circulation for pedestrians, vehicles, and police patrols.
 - b. Lighting of streets and walkways.
 - c. Visibility of doors and windows from the street and between buildings, where practical.
 - d. Fencing heights and materials which are developer's responsibility.
19. The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:
 - a. Lighted addresses.
 - b. Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
20. Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to individuals with disabilities.
21. It is anticipated that maintenance associations, if formed, will be established as follows: the master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
22. Construction of certain public facilities and infrastructure requirements (such as schools, sewers, water, and roadways) may be financed through a community facilities district (CFD) or similar public financing mechanism. Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
23. A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.

24. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.
25. All buildings shall be constructed with fire-retardant roofing material, as described in Section 1503 of the Uniform Building Code.
26. Flag lots shall not be permitted within WINCHESTER HILLS unless approved by the Planning Director and the Fire Department.
27. The use of passive solar heating techniques is encouraged within the project where feasible. Passive systems involve design elements such as orienting buildings properly, planting tree types to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.

B. CIRCULATION PLAN

1. DESCRIPTION

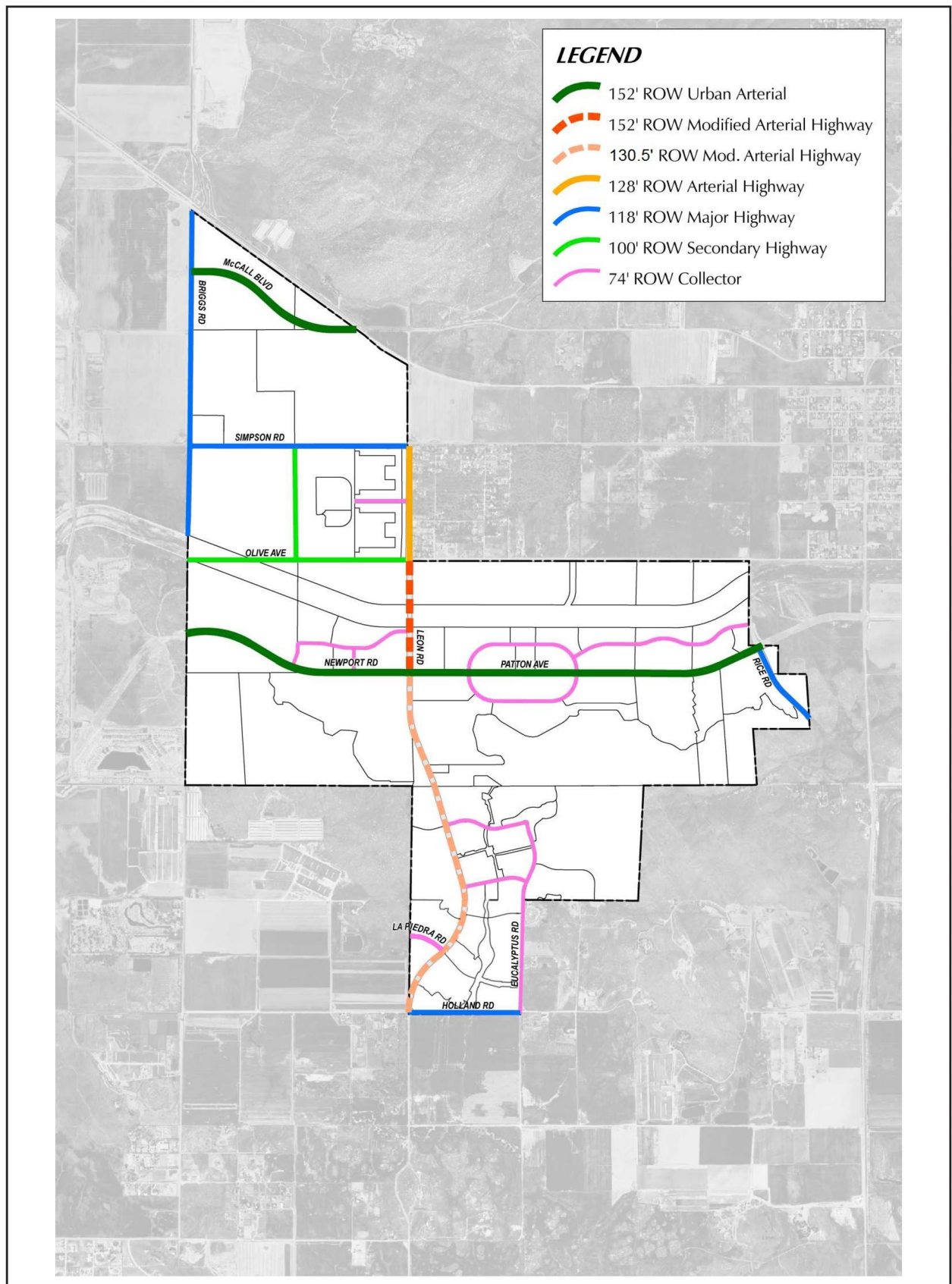
The Circulation Plan, illustrated on Figure II-2, *Circulation Plan*, shows a system of highways and collector streets that provide direct and convenient access to individual residential, commercial, and industrial land uses. The WINCHESTER HILLS Circulation Plan also provides efficient connections to significant transportation corridors, such as Interstate 215 and State Highway 79.

Primary access to WINCHESTER HILLS is provided by McCall Boulevard, Domenigoni Parkway, Leon Road, Briggs Road, Olive Avenue, Simpson Road, and Rice Road. An efficient on-site roadway network has been designed to accommodate circulation through the project area. Primary north-south circulation through WINCHESTER HILLS is provided by Leon Road. Primary east-west circulation is provided by McCall Boulevard, Olive Avenue, Domenigoni Parkway/Patton Avenue, and Simpson Road.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential neighborhoods, commercial sites, manufacturing sites, schools, and parks through a safe and efficient network of roadways. A hierarchical system of roadway classifications has been established within the Circulation Plan in accordance with the RCIP Circulation Element. Roadway classifications consist of: expressway corridor, urban arterial, major highway, secondary highway, enhanced collector, collector, and local roadways. Roadway cross sections are depicted on Figure II-3, *Roadway Cross Sections -1*, and Figure II-4, *Roadway Cross Sections - 2*.

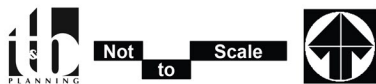
Transportation infrastructure funding may be provided through a combination of developer financing, community facilities or assessment district bond sales, and developer fees. The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the County of Riverside.

The RCIP Circulation Element depicts existing and County-planned roads that run through the WINCHESTER HILLS project area. The designations for these roads and their proposed designation in WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5 are presented in Table II-2, *Proposed Changes to County General Plan Roadways*. These modifications to the Arterial Highway standards for Leon Road accommodate a 15.5-foot trail easement on one side of the roadway. Located within this easement shall be a 12-foot decomposed granite trail per Valley-wide standards.

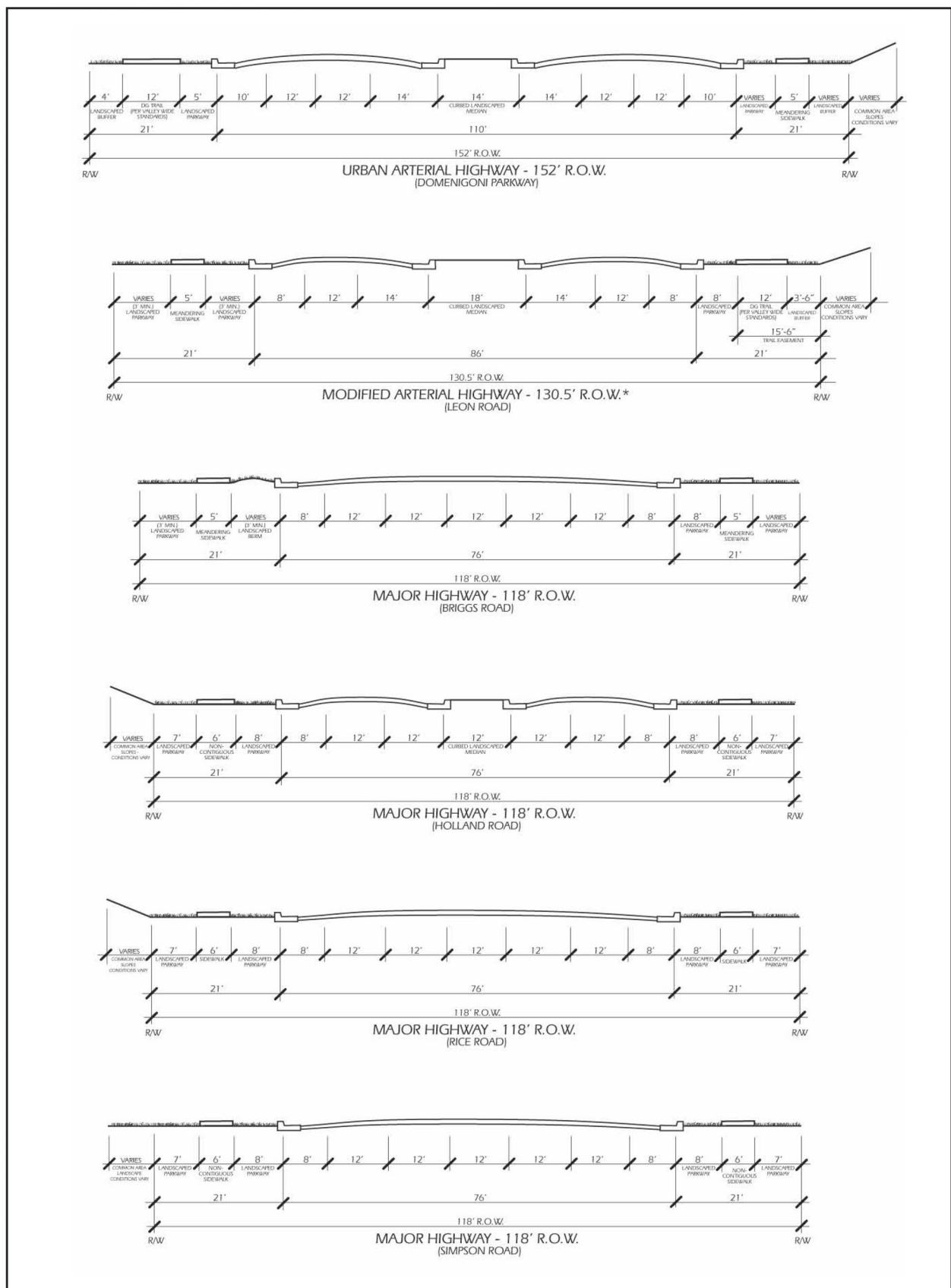


Source(s): Pangaea Land Consultants (10-20-2015)

Figure II-2

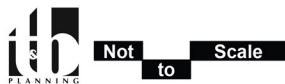


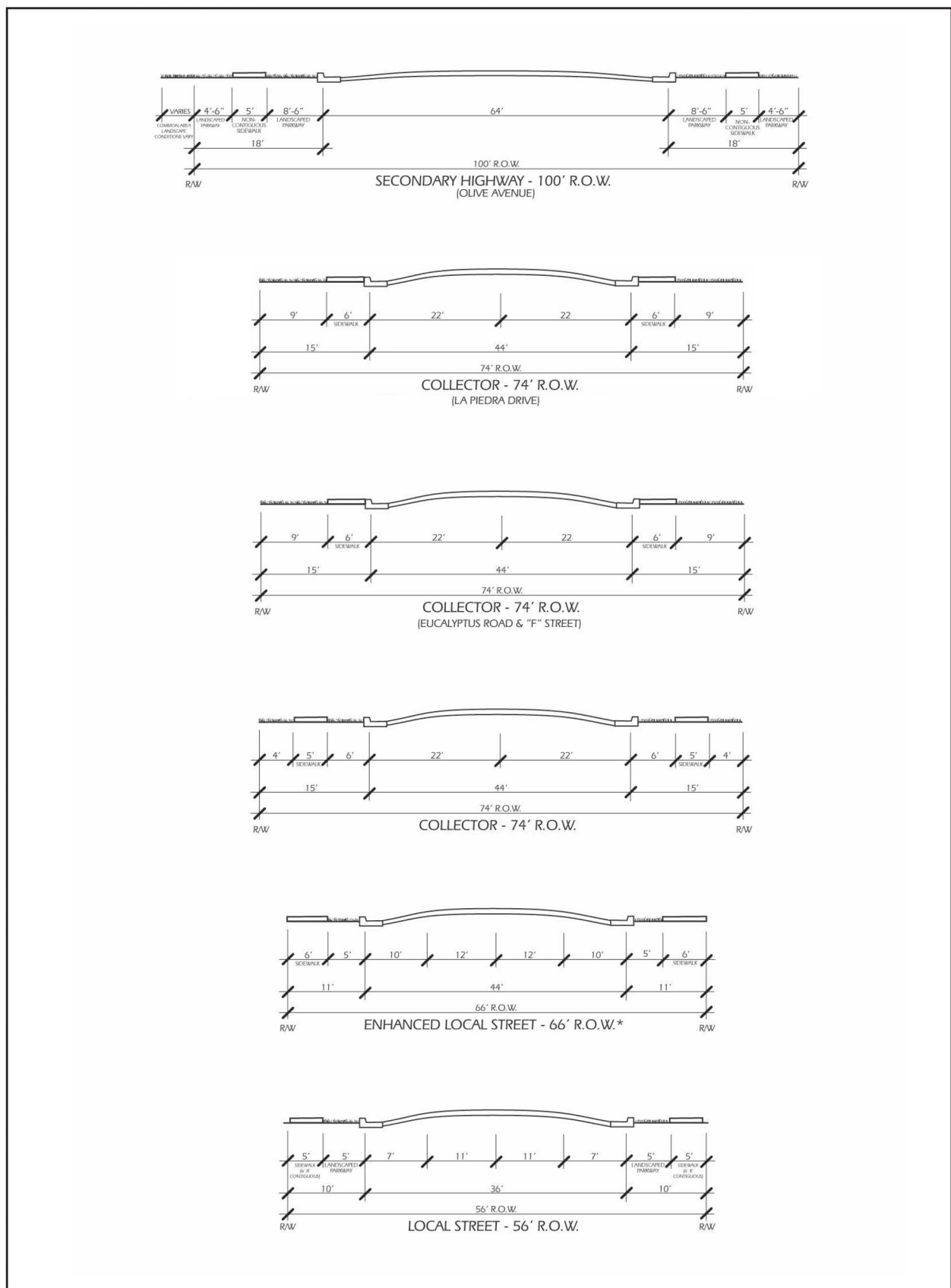
WINCHESTER HILLS



Source(s): Van Dyke LLP, Webb & Associates (Leon Road) (10-20-2015)

Figure II-3





Source(s): Van Dyke LLP, Webb & Associates (74' & 66' ROW) (10-20-2015)

Figure II-4

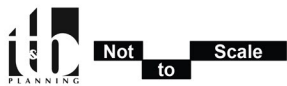


TABLE II-2 PROPOSED CHANGES TO COUNTY GENERAL PLAN ROADWAYS

ROADWAY NAME	GENERAL PLAN CIRCULATION ELEMENT CLASSIFICATION	WINCHESTER HILLS SPECIFIC PLAN NO. 293 AMENDMENT NO. 5 PROPOSED CLASSIFICATION
Leon Road (from Holland Road to Simpson Road)	Arterial Highway - 128' ROW	Modified Arterial Highway – 130.5' ROW

Proposed circulation improvements to be constructed as part of the WINCHESTER HILLS project include:

- McCall/Grand Boulevard – construct from Briggs Road to Leon Road
- Leon Road – construct from Simpson Road south to Holland Road
- Domenigoni Parkway – construct from Briggs Road east to Highway 79
- Olive Avenue – construct from Briggs Road east to Rice Road
- Simpson Road – construct from Briggs Road east to Leon Road
- Rice Road – construct from Olive Avenue south to realigned Domenigoni Parkway
- Briggs Road – construct from intersection with AT&SF rail way south to Domenigoni Parkway
- Holland Road – construct from Leon Road east to the easterly edge of the Specific Plan

a. Highway 79 Policy Analysis

WINCHESTER HILLS lies within the Highway 79 Policy Area, and is thus subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. WINCHESTER HILLS has conducted such an analysis and is consistent with the Highway 79 Policy Area requirements.

2. DEVELOPMENT STANDARDS

1. On-site roads within WINCHESTER HILLS will be constructed in a hierarchical roadway classification system as follows:
 - a. Urban Arterial (152-foot R.O.W.)
 - b. Modified Arterial Highway (130.5-foot R.O.W.)
 - c. Arterial Highway (128-foot R.O.W.)
 - d. Major Highway (118-foot R.O.W.)
 - e. Secondary Highway (100-foot R.O.W.)
 - f. Collector (74-foot R.O.W.)
 - g. Enhanced Local (66-foot R.O.W.)
 - h. Local (56-foot R.O.W.)

2. Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Parcel Maps shall design the street system shown thereon.

3. All roadways intersecting four-lane roadways or greater shall be constructed in accordance with Standard 103, Ordinance 461 from the four-lane roadway to the nearest intersection.
4. All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
5. All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
6. No textured pavement accents will be allowed within the County right-of-way.
7. Mid-block crosswalks are not allowed.
8. Driveways/access points – No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
9. Drainage – This Specific Plan proposes no facilities to be maintained, with the exception of facilities within the road right-of way, by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be private or Flood Control District facilities or the responsibility of a maintenance entity acceptable to the Flood Control District.
10. Commercial – Per the General Plan, neighborhood commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.
11. School/Parks – The Project shall comply with the Transportation Department's policy regarding streets adjacent to school and park sites, which requires a minimum of a 66-foot right-of-way (Standard 103).
12. Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Transportation Department. Landscaping within parkways is indicated as landscape development zones (LDZs) on Figure II-3, *Roadway Cross Sections*.
13. All bike trails developed as part of this Specific Plan should be designated as Class II bikeways, located within roadway rights-of-way in accordance with the standards contained within Chapter 1000 of the most recent version of the California Department of Transportation Highway Design Manual.
14. All commercial developments within WINCHESTER HILLS shall be required to provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation. Bike racks shall be provided pursuant to all applicable County regulations, codes, and ordinances.
15. Heavy through-traffic volumes shall be eliminated from residential neighborhoods. Major roadways shall be constructed as limited-access roadways. Residential neighborhoods shall be served by smaller residential roadways.
16. Landscape requirements shall be in accordance with the Roadway Landscape Treatments as

depicted in Section IV, Design Guidelines.

17. Major roadway improvements may be financed through an assessment district, community facilities district, or similar financing mechanism.
18. All areas of WINCHESTER HILLS shall be required to participate in benefit district and/or other fee programs to implement General Plan roadway segments.
19. All roads within the Specific Plan boundary shall be constructed to appropriate full or half-width standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval by the Director of Transportation.
20. The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
21. The project shall comply with the conditions and requirements set forth by the County Transportation Department.
22. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by the County of Riverside. The required format for each report shall be determined by the County of Riverside, and shall include an evaluation of peak hour conditions at intersections significantly impacted by each phase of development. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.
23. The improvements needed to maintain the County service level standards shall be required to be in place or fully funded and scheduled for construction prior to occupancy of the relevant development phase.
24. Curvilinear streets are required in the interiors of subdivisions where parcels of land lend themselves to curvilinear street design.
25. The use of short cul-de-sac streets is strongly encouraged in order to create a small neighborhood feeling for residents. However, no cul-de-sacs streets shorter than 200 feet measured to center of bulb are allowed. Also, no cul-de-sac streets longer than 1,320 feet shall be permitted.
26. "T" intersections are a preferred design alternative to "four-way" intersections wherever two local streets or a collector and a local street intersect.

C. OPEN SPACE AND PARKS PLAN

1. DESCRIPTION

An important element of the WINCHESTER HILLS Specific Plan Amendment is the Open Space and Parks Plan. The plan provides a variety of recreational opportunities which all residents of the Winchester Hills community may enjoy. The project proposes areas for active and passive recreational opportunities, including 458.0 acres of open space, eight parks totaling 75.8 acres, detention areas, landscaped greenbelts, paseos and open space. In all, 533.8 acres of the community have been set aside for open space and park uses. The parks are included in Table II-3, Project Phasing Plan located under Section G. Project Phasing.

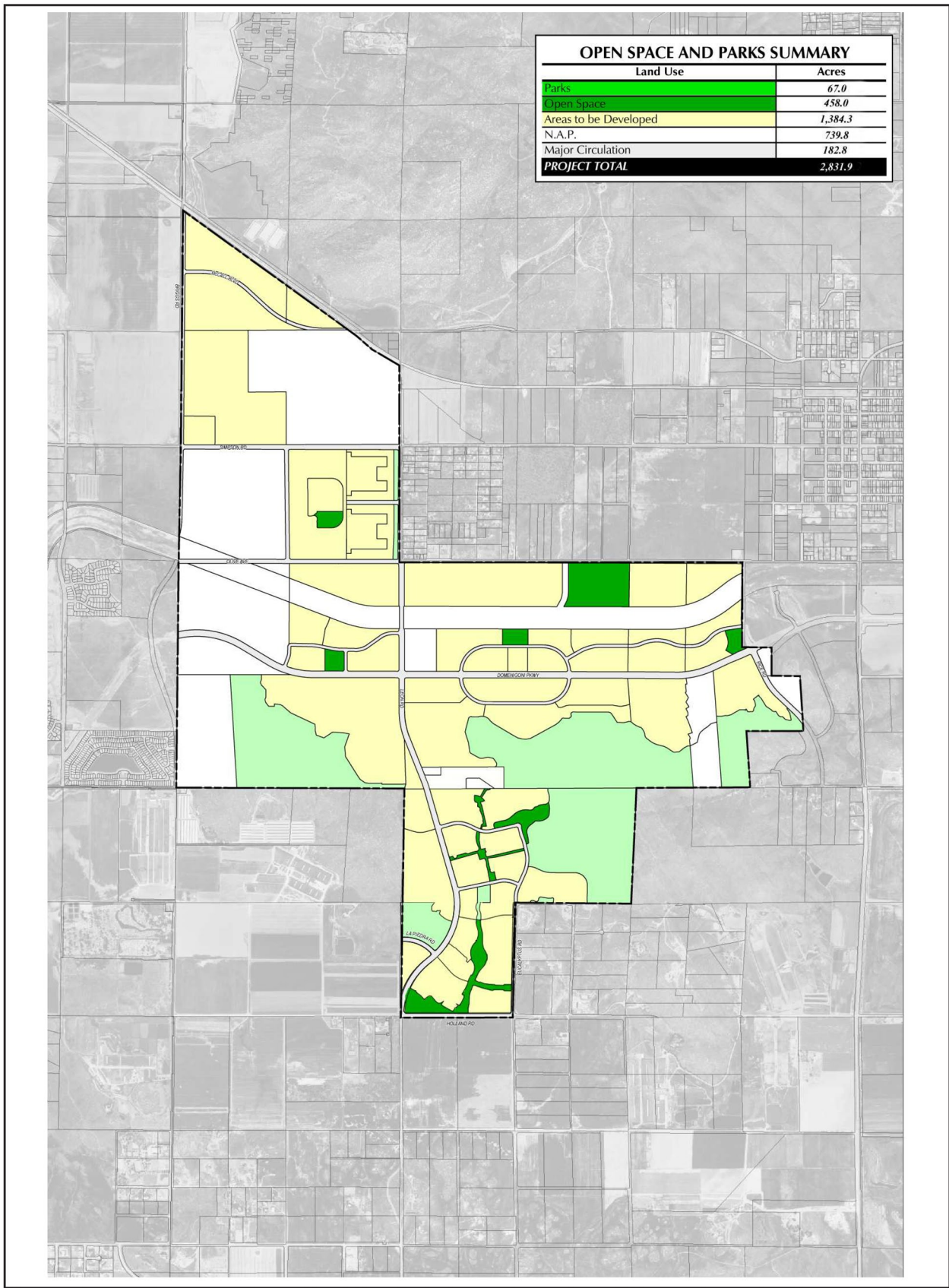
The overall Open Space and Parks Plan concept is illustrated on Figure II-5, *Open Space and Parks Plan*. Descriptions of each of the open space and recreation elements for WINCHESTER HILLS follow.

Parks

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act standards, as expressed in Ordinance No. 460, Section 10.35. Using a population factor of 3.01 persons per single-family dwelling unit (which is derived from the County's Ordinance No. 460, Section 10.35), the maximum of 5,354 dwelling units proposed for WINCHESTER HILLS under Specific Plan Amendment No. 5 would generate fewer residents than the 6,157 dwelling units approved for development under Specific Plan Amendment No. 4. Additionally, Specific Plan Amendment No. 5 proposes to increase the amount of parkland from 57.6 acres to 75.8 (eight parks as opposed to six parks). Therefore, Specific Plan Amendment No. 5 is compliant with Quimby Act requirements. At the discretion of the school district, recreation facilities adjacent to schools also may be available for community use during non-school hours, which would increase the amount of recreational facilities available to project residents. In addition to these required areas, the project also provides another 458.0 acres of land devoted to open space, which would provide passive recreational opportunities.

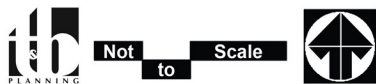
Eight parks totaling 75.8 acres are planned for Planning Areas 11, 21, 28b, 32, 37, 55, 62a, and 62b. The parks will offer a variety of active and passive recreational opportunities. A variety of park types and uses are planned so as to accommodate project residents and surrounding communities. These consist of a sports park in Planning Area 28b, a community park in Planning Area 62a, and neighborhood parks in Planning Areas 11, 21, 32, 37, 55 and 62b. Exact amenities for the parks will be determined by Valley-wide Recreation and Park District, County Service Area (CSA), County Service District (CSD), or other similar public or private entity at the time subdivision maps are proposed. The parks should include facilities such as:

- Athletic fields (baseball, softball and soccer)
- Sand volleyball courts
- Picnic Facilities
- Basketball courts
- On-site parking
- Tot lots



Source(s): Pangaea Land Consultants (11-19-2015)

Figure II-5



- Night sports lighting (sports park only)
- Restrooms (sports park only)
- Shade tree plantings and rolling turf areas

Preliminary designs have been prepared for each park based on Valley-wide Recreation and Park District criteria and input. Specific specialty sports provided for in the sports park in Planning Area 28b may include open-field sports such as soccer, football, baseball, and softball, as well as court games such as tennis, basketball and volleyball. All the parks are discussed in further detail in Section IV, *Design Guidelines*.

Parks may also be provided within planning areas designated for residential land uses. These parks will be evaluated on an individual basis by Riverside County, Valley-wide Recreation and Park District, CSA, CSD, or any other necessary public entity and the conditions of approval will be determined at the time that the implementing development applications are submitted to the County.

Open Space

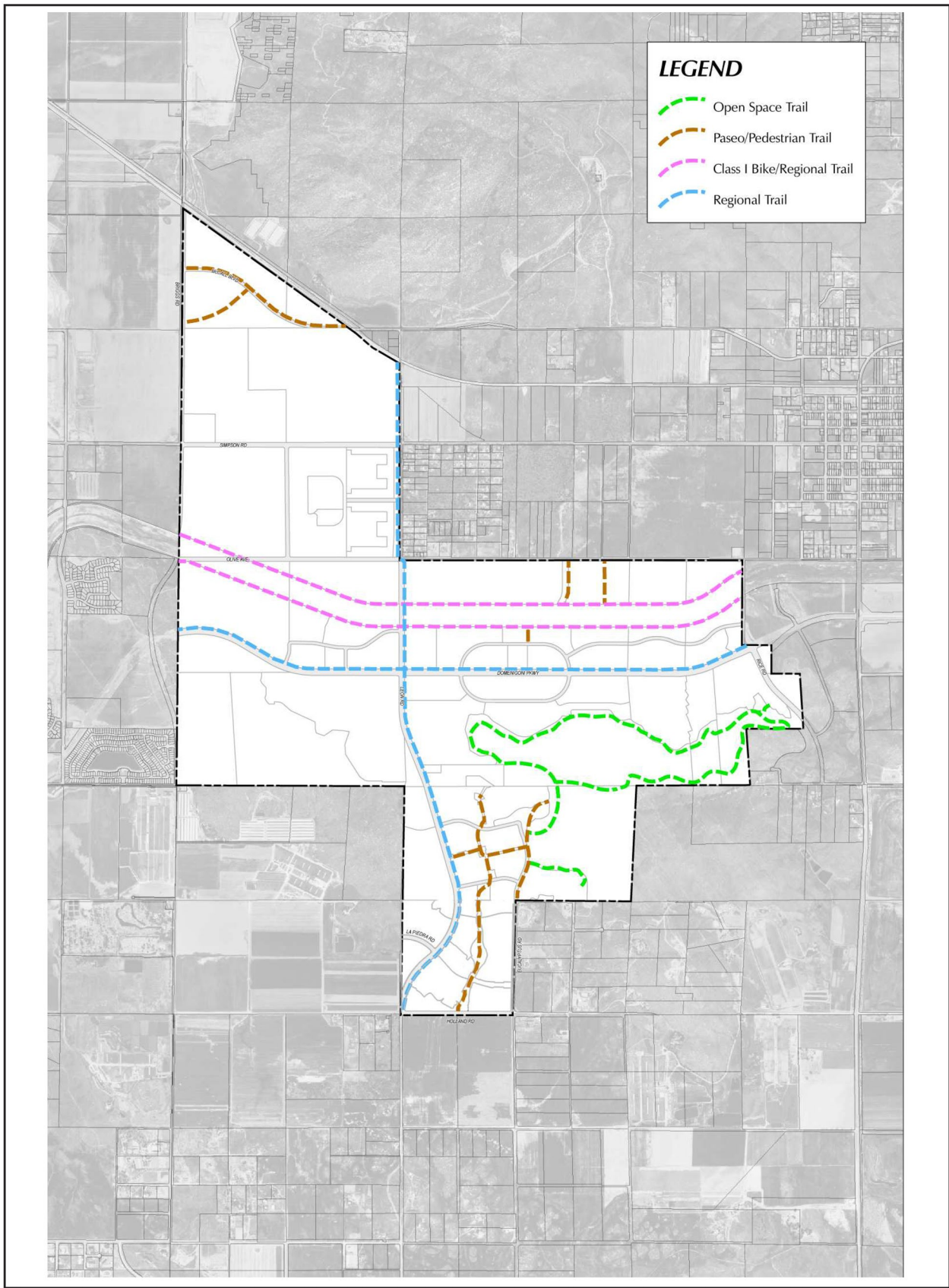
A total of 458.0 acres is proposed as open space within WINCHESTER HILLS. Open space areas are classified as natural open space, open space/meadows, greenbelts, and roadway paseos. Open space is planned for Planning Areas 10a, 10b, 25, 48a, 48b, 49a, 49b, 54b, and 59. Planning Areas 10a and 10b both consist of a 2.8-acre narrow strip of land on the easterly boundary of Planning Areas 9a and 9b. Planning Area 25 provides for 116.8 acres of open space in the western portion of the project site to preserve the steep terrain in this area. In Planning Areas 48a, 49a, and 49b, open space is proposed to preserve the steep terrain of the area consisting of 153.1, 118.6 and 1.2 acres, respectively. Within Planning Area 48b, 39.9 acres of open space is planned along the eastern boundary of WINCHESTER HILLS. Planning Area 59 provides for 20.2 acres of open space along the western boundary of the community in the southern portion of the Project site. Finally, Planning Area 54B provides for 2.6 acres of open space separating commercial and school uses.

Open space areas may remain in a natural state to preserve the natural aesthetic resources of the community, or be developed with passive recreational uses such as trails and paseos. Trails and paseos are graphically depicted in Figure II-6, *Non-Vehicular Circulation Plan*. All open space areas are discussed further in Section IV, *Design Guidelines*.

2. DEVELOPMENT STANDARDS

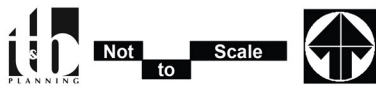
1. All property within the WINCHESTER HILLS Specific Plan area is located within County Service Area (CSA) 146 and 152; however, the property may be annexed into the Valley-wide Recreation and Park District, CSD, or into some other similar public or private entity capable of maintaining open space and park areas. The determination of which entity or entities will eventually maintain the open space and park areas in WINCHESTER HILLS will be determined at the time that the implementing development applications are submitted to the County.
2. The community park and all neighborhood parks within WINCHESTER HILLS shall be owned and maintained for the benefit of all residents within the community. Ownership and maintenance of all recreational facilities will be the responsibility of a Master Homeowners' Association, the Valley-wide Recreation and Park District, CSA, CSD, or a similar mechanism. The maintenance mechanism shall be selected at the time that the implementing development application is submitted.

WINCHESTER HILLS



Source(s): Pangaea Land Consultants (11-19-2015)

Figure II-6



3. All parks within WINCHESTER HILLS shall be developed by the Master Developer or a merchant builder.
4. All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
5. All recreational facilities will provide parking in accordance with Riverside County and Valley-wide Recreation and Park District standards.
6. Landscaping within recreation and open space areas will be further governed by both the *Landscaping Plan*, Section III.A-9, and *the Design Guidelines*, Section IV of this Specific Plan Amendment.
7. The project is subject to fees for neighborhood and community park facilities, in accordance with the County's and/or local park district's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the relevant entity for all public park land and improvements provided by the developer.
8. Development applications which incorporate common areas shall be reviewed with conceptual design plans for the common area. Such plans shall specify the location and extent of landscaping, structures, and circulation (vehicular or pedestrian), and shall indicate areas that will be irrigated.

3. Permit Thresholds

1. Parks within the Specific Plan shall be constructed according to the permit thresholds established in Table II-3, *Building Permit Threshold*.

TABLE II-3 BUILDING PERMIT THRESHOLD

PLANNING AREA	ACRES	BUILDING PERMIT THRESHOLD
37	5	750
21 or 32	4.9 or 5	1500
21 or 32	4.9 or 5	2000
11	5	3000*
55	5	4000*
28b	32.7	phase 1 completed by 3000
		phase 2 completed by 4000
62a	8.8	4500*
62b	6.4	4500*

* Unless modified by implementing project conditions

D. DRAINAGE PLAN

1. DESCRIPTION

Existing Conditions

WINCHESTER HILLS is located within the Salt Creek Area Drainage Plan. Storm water is currently conveyed in natural unconfined floodplains and channels due to the limited flood control improvements in the area. Currently, the Salt Creek Area Drainage Plan does not provide for any drainage improvements in this area. The topographic maps indicate that the project drains towards the Salt Creek Drainage Channel.

Proposed Improvements

Offsite drainage areas have been designated to be collected with offsite improvements. The major offsite improvement planned for this area is the Salt Creek Flood Control Channel.

On-site drainage basins will not be provided since the project proposes to construct storm drain systems that will connect to the Salt Creek Flood Control Channel and other off-site drainage routes. Other on-site drainage improvements include the double 84" Leon Road Storm Drain system, which will be designed and constructed by the Riverside County Transportation Department as part of the Domenigoni Parkway Improvements. Figure II-7, *Master Drainage Plan*, depicts the future storm drain systems that will be constructed as part of the project.

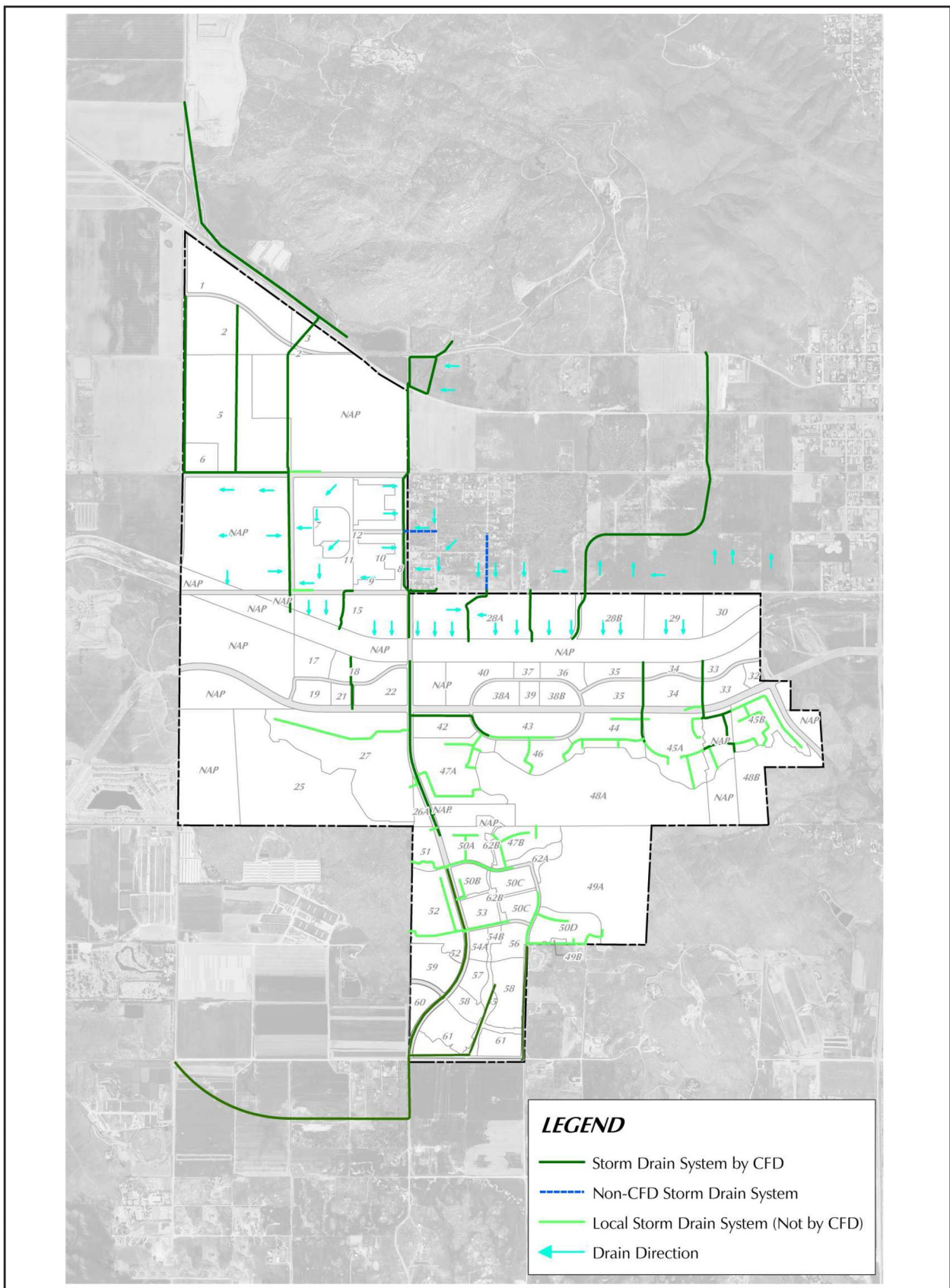
The Drainage Plan is conceptual in nature and may be modified at the time of final development. Furthermore, additional drainage facilities may be required based on detailed hydrologic and hydraulic studies that will be prepared with detailed development plans.

The runoff generated by the areas to remain as open space will be collected with the use of concrete ditches and storm drain systems. The Project will not utilize de-silting basins to capture the offsite runoff, since fifty to sixty percent (50-60%) of the mountainous offsite area consists of rock outcroppings and little sediment transport is expected.

Several options exist for maintenance of the drainage facilities and detention basins. RCFC & WCD will maintain major backbone drainage and flood control facilities provided they meet District design, construction and maintenance standards. Drainage facilities within public streets will be maintained either by RCFC & WCD or Riverside County Transportation Department, subject to the agreements between the two agencies. RCFC & WCD may consider policy changes to expand its role in maintenance of interim facilities. If necessary, one or more property owners associations may also be formed to provide maintenance of facilities that are not maintained by public agencies.

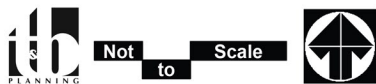
2. DEVELOPMENT STANDARDS

1. All storm drain facilities will be designed in accordance with Riverside County Flood Control and Water Conservation District design standards to provide protection from a one-hundred (100) year storm.



Source(s): Pangaea Land Consultants, Webb & Associates (11-19-2015)

Figure II-7



All drainage and storm drain facilities will be maintained by the Riverside County Flood Control District, a community financing mechanism such as a County Service Area, a County Service District or Homeowners Association.

2. All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.
3. A mapped floodplain is impacted by this project, therefore, the applicant shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the Project is exempt from these requirements prior to recordation of the individual tracts which impact the mapped flood plain. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.
4. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.
5. Specific Plan 293 is located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

E. WATER AND SEWER PLANS

WINCHESTER HILLS is within the Eastern Municipal Water District's (EMWD) service area for water, reclaimed water, and sewer. Descriptions of the plans for each system are provided below.

1. WATER PLAN DESCRIPTION

EMWD will be the provider of domestic water through build-out of WINCHESTER HILLS. The Project site is within two water pressure zones: The 1627 Pressure Zone in the northern portions of the Project site, and the 1752 Pressure Zone in the southern portions of the Project site. The existing domestic waterlines, shown on Figure II-8, *Master Water Plan*, are owned and operated in accordance with EMWD's Regional Facilities Plan.

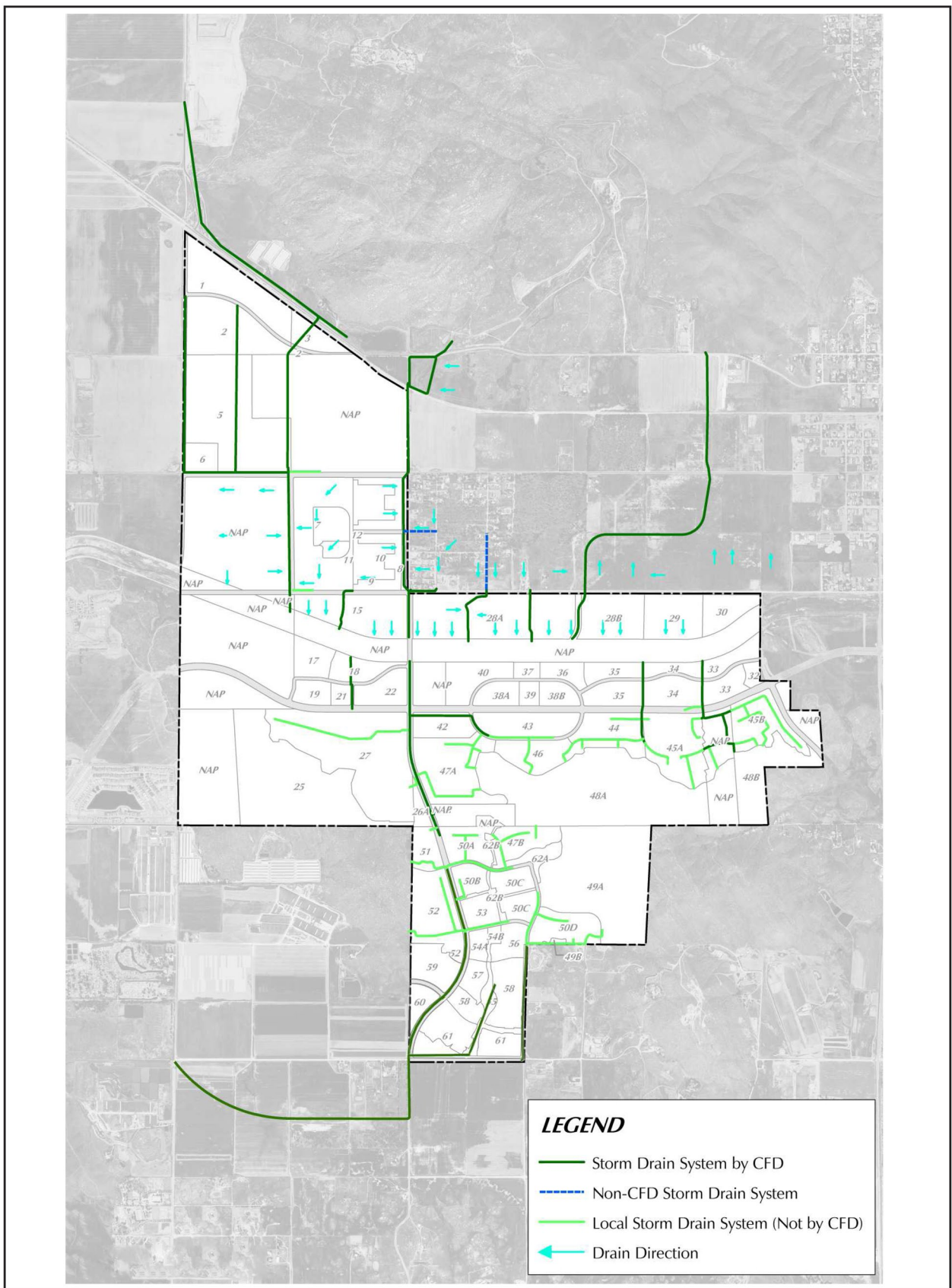
The majority of water storage for the Project will be provided by a proposed water tank located in the open space area of Planning Area 25. Several existing EMWD water lines are present within and adjacent to the project site, as shown on Figure II-8, *Master Water Plan*. Existing EMWD water lines include: a 12" main in Leon Road from Patton Road to Grand Avenue north of the Project; a 12" line in Briggs Road north of Simpson Road; a 12" line in the right-of-way of La Ventana Road between Simpson Road and Grand Avenue, and a 24" line in the right-of-way of Simpson Road between Briggs Road and Rice Road, where the line becomes a 36" line. Area residents are currently served by the Menifee reservoir (#77) and the Cawston Reservoir (#79).

The proposed on-site lines, shown on Figure II-8, *Master Water Plan*, include 18", 16" and 12" lines connecting to the individual planning areas to existing on-site and off-site water lines. Most in-tract systems will utilize eight-inch pipelines forming looped systems to insure service integrity. All facilities will be located in street rights-of-way whenever possible. The on-site systems will be integrated with the EMWD Master Plan to form a reliable supply network for the Winchester/Menifee area.

A booster station will be located in the park in Planning Area 32 in order to increase the water pressure in the 1627 Pressure Zone lines.

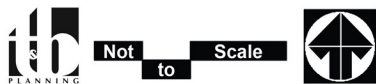
Final pipeline design will ensure that facilities are sized to provide the maximum daily flow plus required fire flows (determined by the Fire Marshall) with a minimum residual pressure of twenty pounds per square inch (20 psi).

Reclaimed water will be provided to the site by the existing 24" line in the right-of-way of Leon Road. A 24" reclaimed water line will be provided in the Olive Avenue right-of-way between Leon Road and Adams Avenue.



Source(s): Pangaea Land Consultants (11-19-2015)

Figure II-8



2. SEWER PLAN DESCRIPTION

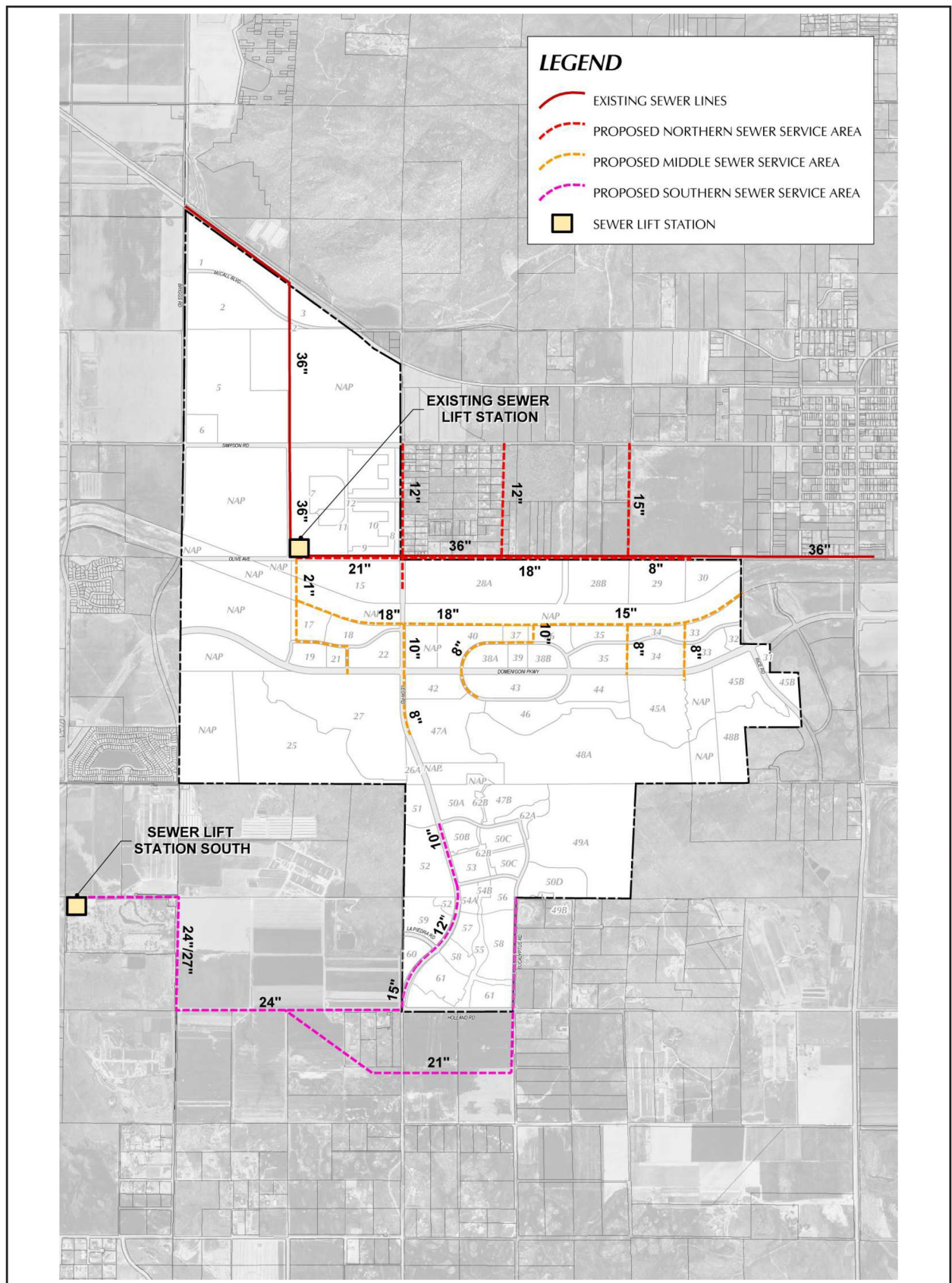
On- and off-site improvements are necessary prior to providing adequate service to the project site. WINCHESTER HILLS is located within the Winchester Regional Water Reclamation Facility (WRWRF) waste watershed area. Sewage generated from the project site will be conveyed to the Winchester Regional Water Reclamation Facility. The facility will treat water from the Project area as well as areas to the east, including a portion of the City of Hemet. A series of planned trunk lines will enable EMWD to divert flows to the newly expanded Perris Valley RWRF and the Sun City RWRF. The proposed wastewater collection facilities which will serve the project area are shown on Figure II-9, *Master Sewer Plan*.

Existing sewer lines, shown on Figure II-9, *Master Sewer Plan*, include a 36" main line in La Ventana Road from the northern boundary of the Project site to Olive Avenue which connects to a 36" main line in Olive Avenue that extends offsite in an easterly direction. A sewer lift station exists at the intersection of La Ventana Road and Simpson Road.

The Project site directs flows in the northern portions of the Project site toward the Olive Road sewer line using 8" to 18" gravity lines. Flows are then directed to offsite to the east of the Project site. The southern portion of the Project site will direct flows to a proposed offsite sewer lift station east of the Project site using 10" to 27" gravity lines.

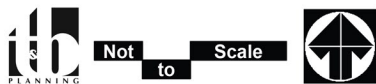
3. WATER AND SEWER PLAN DEVELOPMENT STANDARDS

1. All lines shall be designed per Eastern Municipal Water District Standards.
2. The location of facilities will conform to County of Riverside and Eastern Municipal Water District standards.
3. Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and Eastern Municipal Water District.
4. The design of Regional Facilities shall conform to the current EMWD Master Plan of Facilities.
5. All water and sewer lines shall be placed underground and inspected per the policies of the Eastern Municipal Water District.
6. Any design of off-site facilities shall be coordinated with affected property owners.
7. The design of all water facilities shall provide fire protection to the satisfaction of the Fire Department of the County of Riverside.
8. The water and sewer plans, as shown in the exhibits are conceptual in nature. Specific details of the water and sewer plans for WINCHESTER HILLS will be specified in the implementing entitlement documents for each planning area.



Source(s): Pangaea Land Consultants (11-19-2015)

Figure II-9



F. GRADING PLAN

1. DESCRIPTION

Grading within WINCHESTER HILLS is tailored to the existing topography of the project site. The flat and gently sloping area of the Project adjacent to Salt Creek will be raised above the Salt Creek Flood Plain and will be drained towards Salt Creek. The fill material from the grading to improve Salt Creek will be placed in this area. The gently sloping area north of Simpson Road will require minimum grading to join the existing contours on the west, north and east sides while the south portion of this area will be raised to join the grading in the Salt Creek Flood Plain. Contour grading techniques are preferred, as these techniques minimize impacts to the natural topography of the site.

The southern portion of the WINCHESTER HILLS Specific Plan contains steep slopes, which will be contained in the open space areas to maintain the natural features and to eliminate potential drainage problems from grading. The gently sloping and mildly sloping foothill portions of this area will be graded to join the grading in the Salt Creek Flood Plain and blended to join the existing steeper slopes in the open space.

Individual tracts within WINCHESTER HILLS are responsible for providing grading plans pursuant to the standards listed below.

2. DEVELOPMENT STANDARDS

1. All grading activities shall conform to Riverside County standards, shall be in substantial conformance with the overall Conceptual Grading Plan.
2. Grading shall conform to Riverside County regulations. If County requirements conflict with the project's Conceptual Grading Plan, the County regulations shall take precedence.
3. Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process may be requested for Planning Department approval. The Grading Plan for each planning area should be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible.
4. Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.
5. The graded form shall reflect natural terrain, where practical.
6. Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.

7. County Subdivision Ordinance No. 460 and County Land Use Ordinance No. 348 will be observed regarding garage building and yard setback requirements.
8. All streets shall have a gradient not to exceed 15%.
9. The toes and tops of all slopes higher than ten feet (10') shall be rounded with curves and radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
10. Where cut and fill slopes are created higher than ten feet (10'), detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
11. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
12. Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.
13. Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.
14. If any historic or prehistoric remains are discovered during grading, a qualified archeologist shall be consulted to ascertain their significance.

G. PROJECT PHASING PLAN

1. DESCRIPTION

WINCHESTER HILLS is to be developed in three (3) phases over an approximate 7-year to 15-year period, in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure. The development phasing is illustrated on Figure II, *Conceptual Phasing Plan*.

Table II-4 PROJECT PHASING PLAN

PLANNING AREA	LAND USE	DENSITY	ACREAGE	DUS
Phase I				
15	MDR	2-5 du/ac	44.7	186
17	MDR	2-5 du/ac	15.6	58
18	VHDR	14-20 du/ac	15.2	225
19	School/MHDR	5-8 du/ac	12.4	74
21	Park	--	4.9	--
22	Commercial Retail	--	17.6	--
28a	MDR	2-5 du/ac	84.3	346
28b	Park	--	32.9	--
29	MDR	2-5 du/ac	30.4	141
--	Circulation	--	47.0	--
Phase I Totals			305.0	956 (1,030*)
Phase II				
27	MDR	2-5 du/ac	114.9	379
30	MDR	2-5 du/ac	18.4	82
32	Park	--	4.4	--
33	MDR	2-5 du/ac	25.0	104
34	MDR	2-5 du/ac	27.8	131
35	MDR	2-5 du/ac	27.5	127
36	School	--	10.2	--
38a	HDR	8-14 du/ac	11.7	127
38b	HDR	8-14 du/ac	10.2	112
43	HDR	8-14 du/ac	27.3	378
44	MDR	2-5 du/ac	21.3	86
45a	MDR	2-5 du/ac	45.2	178
45b	MDR	2-5 du/ac	31.3	136
46	MDR	2-5 du/ac	32.7	120
47a	MDR	2-5 du/ac	52.3	192
--	Circulation	--	58.7	--
Phase II Totals			518.9	2,152
Phase III				
1	Commercial Retail	--	46.3	--
2	Commercial Retail	--	51.3	--
3	Medium Manufacturing	--	14.3	--
5	Light Manufacturing	--	103.8	--
6	Commercial Retail	--	11.0	--
7	MDR	2-5 du/ac	58.1	243
8a	MHDR	5-8 du/ac	15.9	99

PLANNING AREA	LAND USE	DENSITY	ACREAGE	DUS
8b	MHDR	5-8 du/ac	16.3	95
9a	HDR	8-14 du/ac	13.7	118
9b	MHDR	5-8 du/ac	15.7	119
10a	Open Space	--	2.8	--
10b	Open Space	--	2.8	--
11	Park	--	5.0	--
12	School/MDR	2-5 du/ac	14.4	35
25	Open Space	--	116.8	--
26a	MDR	2-5 du/ac	5.6	14
37	Park	--	5.0	--
39	HDR	8-14 du/ac	5.4	68
40	HDR	8-14 du/ac	22.4	186
42	Commercial Retail	--	17.6	--
47b	MDR	2-5 du/ac	21.3	61
47c	LDR	½ ac min	16.3	6
48a	Open Space	--	153.1	--
48b	Open Space	--	39.9	--
49a	Open Space	--	118.6	--
49b	Open Space	--	1.2	--
50a	MDR	2-5 du/ac	19.7	93
50b	MDR	2-5 du/ac	11.1	56
50c	MHDR	5-8 du/ac	21.5	122
50d	MDR	2-5 du/ac	24.3	82
51	MDR	2-5 du/ac	13.3	33
52	MDR	2-5 du/ac	41.1	144
53	HDR	8-14 du/ac	11.6	139
54a	Commercial Retail	--	6.3	--
54b	Open Space	--	2.6	--
55	Park	--	8.4	--
56	School	--	12.0	--
57	HDR	8-14 du/ac	7.3	86
58	MDR	2-5 du/ac	30.1	151
59	Open Space	--	20.2	--
60	MDR	2-5 du/ac	9.0	34
61	MDR	2-5 du/ac	51.6	188
62a	Park	--	8.8	--
62b	Park	--	6.4	--
--	Circulation	--	77.1	--
Phase III Totals			1,277.0	2,137 (2,172*)
--	NAP	--	739.8	--
PROJECT TOTAL			2,840.7	5,245(5,354*)

*Total number of dwelling units if Residential/School land uses in Planning Areas 12 and 19 are not developed with School uses.

2. PHASING STANDARDS

1. Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
2. Each planning area shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
3. Construction of the development permitted hereby, including recordation of final sub-division maps, may be done progressively in stages, in Phase I, II, or III, provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
4. The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development.

3. COST SHARING AND BENEFIT AREA DESCRIPTION

1. Agreements among Property Owners for Funding and Construction of Infrastructure are a critical component to the Winchester Ranch; therefore, Cost Sharing Agreements will be prepared for the benefit of those certain real properties in the County of Riverside (the "County") for the Funding of Infrastructure for each Planning Area as outlined in Specific Plan Amendment 293A5. It is understood that Cost Share Agreements shall be executed prior to Final Map and that those tracts that have been entitled to Final Map shall not be able to secure building permits until participation is fulfilled.
2. Each Owner plans to develop the Owner's Property as one or more separate development projects pursuant to the adopted Specific Plan Winchester Ranch (SPA293A5) or as amended herein. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD which are to include but not limited to the following improvements; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right-of-way and fees. Additionally, there will be shared costs within the Winchester Ranch for both CFD and Non-CFD Infrastructure Improvements necessary within Winchester Ranch.

3. The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. The Owners acknowledge that some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements. Such factors as the timing of development of each Project, cost savings and construction management efficiencies may dictate that an Owner design, permit and/or construct a CFD or Non-CFD Improvement in which case the cooperation of other Owners shall be required. Each Property Owner has the opportunity to participate within a CFD; however, if a Property Owners chooses not to participate within the CFD Program, then the Property Owner shall be required to either deposit Cash into an Escrow account created by the Programs Manager to the benefit of the County of Riverside or post a Letter of Credit issued to the County of Riverside per their requirements for the funding of their fair share of the required CFD Infrastructure. Non-CFD Improvements shall not be funded by CFD Bond Proceeds and shall be secured by each Property Owner's payment obligations as stated herein. These obligations may be secured by either a Corporate Guaranty, a Deed of Trust, a Letter of Credit or by posting Cash to an Escrow Account for the funding of their fair share of the Non-CFD Improvements. An Owner may replace one form of security with another form satisfying the requirements of said Agreements. The purposes of these Agreements are to provide for 1. the allocation of the costs of the Improvements among the Owners; 2. the advance of funds for the costs of the CFD or Non-CFD Improvements by the Owners; 3. the cooperation of the Owners in the design, permitting and construction of the Improvements; and 4. to require security for each Owner's payment obligations relating to the Improvements. All parties who sign the Non-CFD fair share agreement shall do so in a reasonably timely manner that does not hinder the other participants from proceeding and must participate in the actual funding of the work as well as the construction required for said infrastructure. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein. Property Owners who do not meet said requirements shall not be issued a Final Map until said participation is remedied.
4. Regional Building Permit-Park Fee Agreement shall be required amongst the Property Owners, hereinafter known as the "Owners" within this Specific Plan 293 and each Property Owner shall be required to execute said Agreement as "Owners," and each individually, as an "Owner" along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD"). It is understood that each Owner owns a portion of that certain real property in the County of Riverside hereinafter known as the "County", more specifically described as the Winchester Specific Plan 293 (the "Specific Plan").
5. The Specific Plan requires that approximately 32.9 acres of real property (Planning Area 28b) located on Olive Avenue within the Winchester Ranch and incorporated herein, be delivered to VWRPD as a Regional Park, as more specifically described therein as Condition 100.PLANNING 004 or as described within Specific Plan 293A5, Section II, Page 38, item number 4. The Regional Park Property is currently owned by Community Park 124, LLC, a California limited liability company

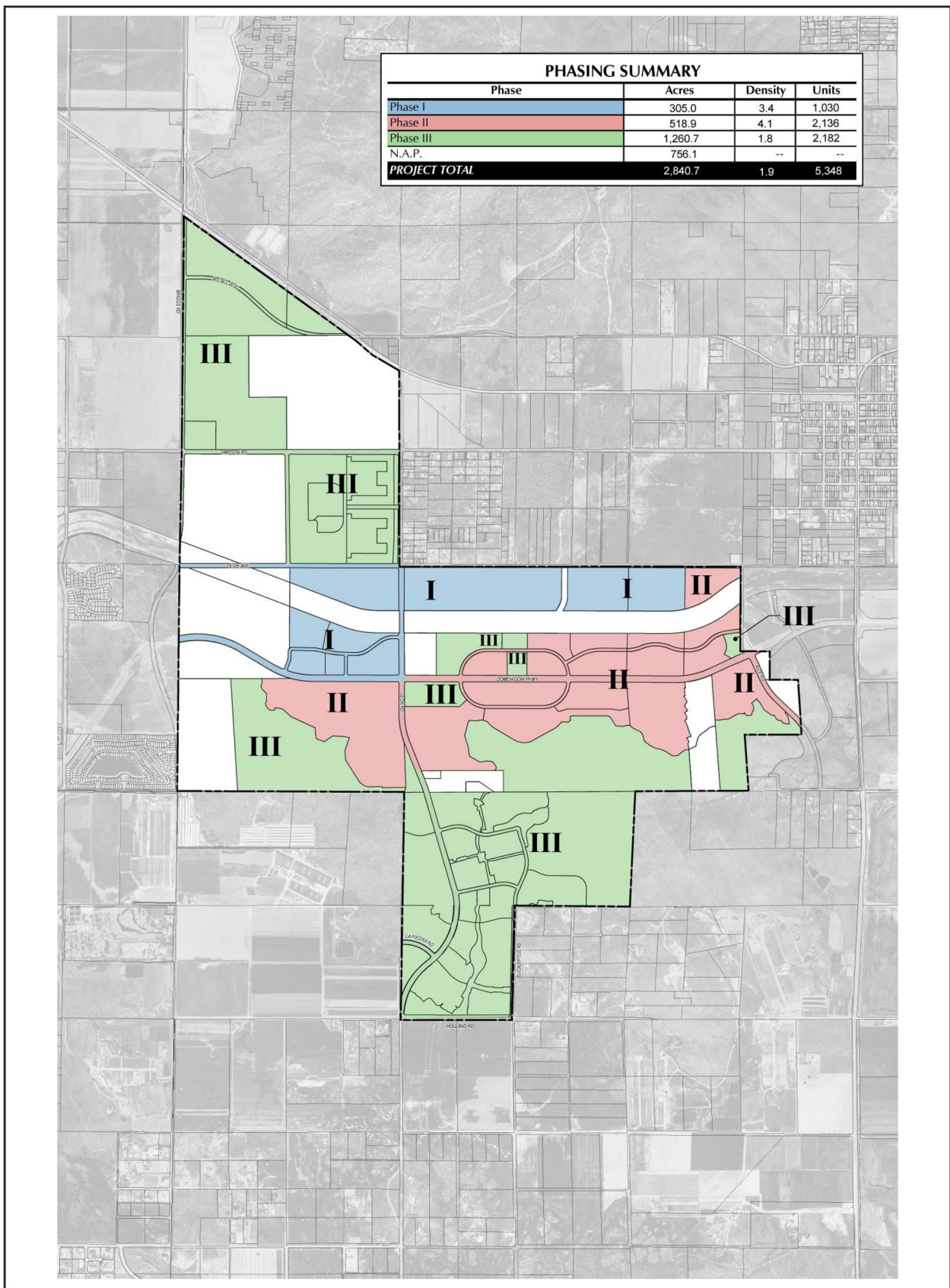
("CP124"), which will be a Party to the Agreement. The Property Owners desire to share the burden of satisfying the Specific Plan Condition by spreading the costs of satisfying said condition over all of the Permits being issued within the Specific Plan.

6. The Property Owners within Specific Plan 293 shall agree to execute an Agreement for (i) the process by which the Parties will cooperate with each other to pay the Park Fees, (ii) the process by which the Parties will request the issuance of Permits within the Specific Plan, (iii) the process by which CP124 will convey title to the Regional Park to VWRPD, (iv) the process by which a Programs Manager will coordinate the release of the Park Fees to VWRPD, and (v) the process by which VWRPD will cause the County to issue Permits. VWRPD has agreed to cooperate and cause the requirements of the Specific Plan to be modified as shall be set forth in the Agreement.
7. It is the Property Owners intent to retain a mutual Programs Manager to collect the Park Fees, keep records, notify VWRPD regarding the status of payment of Park Fees by each Owner, and make the First Payment and the Final Payment to VWRPD on behalf of the Property Owners.
8. The Owners contend that the mutual obligations, covenants and security instruments provided pursuant to these Agreements, shall be entirely separate and not joint obligations notwithstanding the interdependence of the Owners' development objectives or the fact that the Owners may all be parties to such agreements that the Owners shall be neither partners nor joint venturers nor subject to fiduciary duties to each other and that, unless expressly stated in said Agreements or such other agreements, the Owners shall have no actual or apparent authority to act on behalf of each other in any dealings with the County, VWRPD, the Receiving Public Agency or any other third party.

Table II-5 FAIR SHARE ALLOCATIONS

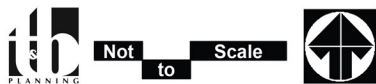
Each respective property shall carry their fairshare percentage of improvements within their Area of Benefit. These Improvements include, but are not limited to: Water, Sewer, Reclaimed Water, Storm Drain, Basin Acquisition, Right-of-Way Acquisition, Major Roads, Traffic Signals, Bridges, Local Roads, Regional Park, 5 Acre Parks, Trails, Monumentation, and Dry Utilities.

BENEFIT AREA	NO. OF UNITS	RELATIVE FAIRSHARE PERCENTAGE
THESE PERCENTAGES ARE APPROXIMATED AND CANNOT BE GUARANTEED		
CFD 2007-12 (WINCHESTER PARKSIDE)		
TR 30808-1	104	8.8%
TR 30808-2	140	11.5%
TR 30808	102	9.2%
TR 31100	240	23.3%
TR30266	243	10.3%
TR 30322-1	141	11.2%
TR 31632	82	6.7%
TR 30989	<u>202</u>	<u>19.0%</u>
	1254	100.0%
CFD 2007-13 (WINCHESTER CREEKSIDE)		
TR 30266	283	24.9%
TR 30322	131	14.9%
TR 31632	104	9.1%
TR 30809, 32816 & 32817	<u>616</u>	<u>51.1%</u>
	1134	100.0%
CFD 2007-14 (WINCHESTER HILLS)		
TR 31892	384	21.8%
TR 30806	192	13.6%
TR 30807	206	18.4%
TR 31142	178	18.4%
TR 31141	68	5.5%
TR 31633	136	7.7%
TR 33145	<u>378</u>	<u>14.6%</u>
	1542	100.0%
CFD 2007-15 (WINCHESTER TRAILS)		
TR 31099	207	12.2%
TR 31537	580	36.0%
TR 34677	420	20.6%
TR 31101	191	10.4%
TR 32394	127	7.5%
Grand 62 (no Tract Assigned)	<u>225</u>	<u>13.4%</u>
	1750	100.0%
CFD 2007-16 (WINCHESTER PRAIRIE)		
TR 30976 & 30977	705	54.9%
TR 32318	<u>474</u>	<u>45.1%</u>
	1179	100.0%
CFD 2007-17 (WINCHESTER MEADOWS)		
Sattler (no Tract Assigned)	600	63.4%
Tracy (no Tract Assigned)	<u>380</u>	<u>36.6%</u>
	980	100.0%



Source(s): Pangaea Land Consultants, Webb & Associates (11-19-2015)

Figure II-10



H. LANDSCAPING PLAN

1. DESCRIPTION

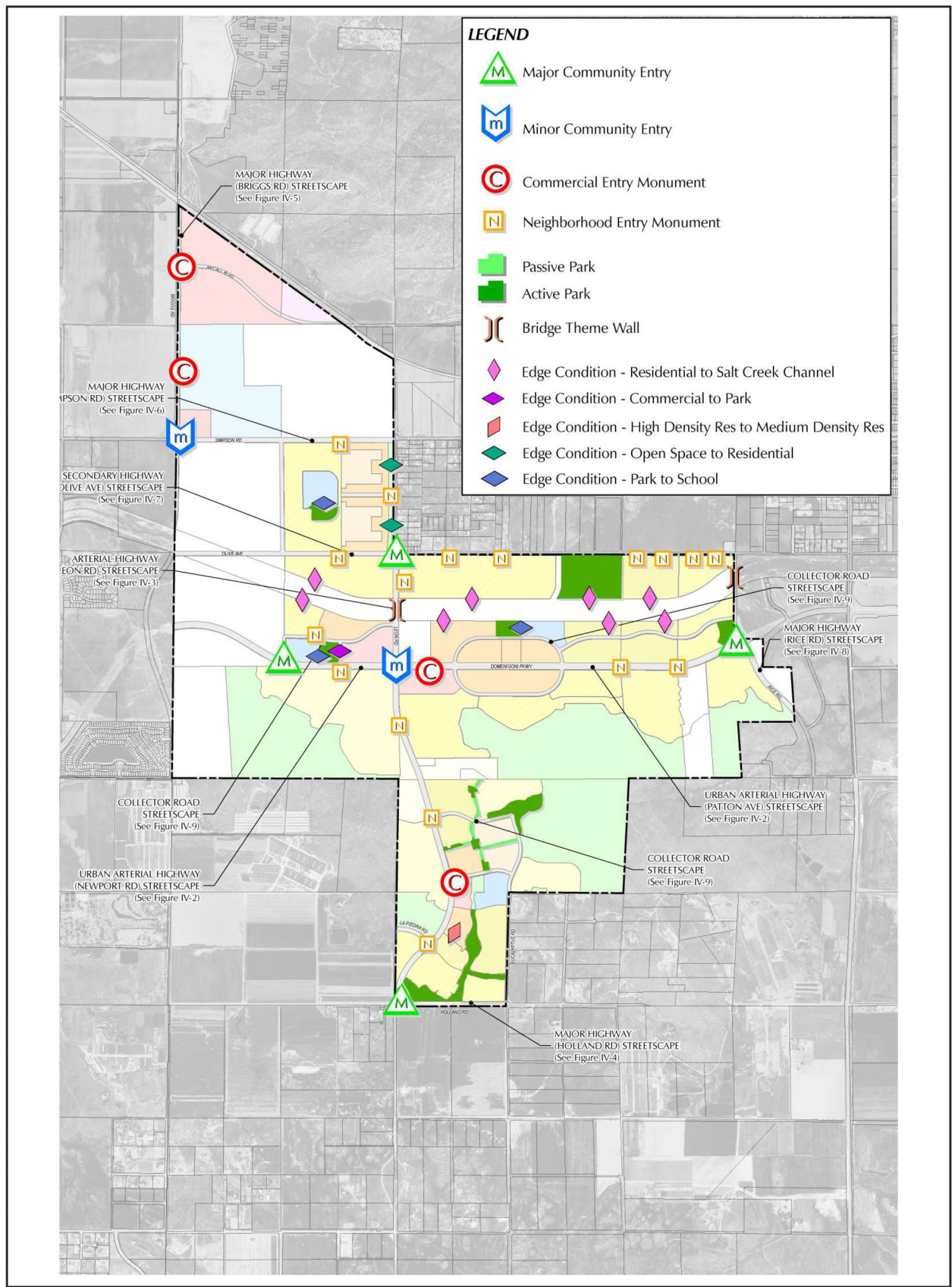
The landscaping plan provides a general description and development standards for the landscaping concept for WINCHESTER HILLS. A more detailed description of the landscaping concept is provided in Section IV, Design Guidelines. The Landscaping Plans, illustrated on Figure II-11, *Conceptual Landscaping Plan*, have been designed to produce a visually pleasing, water conservative, and energy enhancing development through the use of landscape flora and materials consistent with the soils and temperature gradients of the Winchester Valley and surrounds.

Monumentation at the major intersections of access to WINCHESTER HILLS will create definition of entering the community, while lesser monumentation at community entries will provide residents and visitors with a sense of belonging and direction while within the community. Entry monumentation will provide initial definition for the site at key access points. Once within the WINCHESTER HILLS community, monumentation will continue to be used at all key intersections. The entries and intersections will be developed in a hierarchical format that reinforces a sense of place within the community. Primary community entries will lead to secondary community entries which in turn lead to neighborhood entries. Neighborhood entries will provide initial identification for each residential planning area.

2. DEVELOPMENT STANDARDS

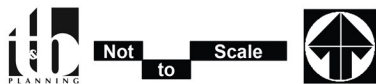
1. Prior to construction, all landscaping programs for planting areas and roadways will be prepared by a qualified landscape architect in accordance with this section and with Section IV.C., "Landscape Design Guidelines", with sufficient detail to allow review by County decision-making departments.
2. All improvements under this landscaping plan shall be made with quality materials and intended to perform subject to the weather, use and incidental wear to which outside improvements are typically subjected.
3. The landscaping design for the roadways, entries, parks and other public areas will include trees, shrubs and ground cover which are drought-tolerant, and compatible with the natural vegetation on-site, wherever feasible.
4. All landscaping in public and semi-public areas will be subject to water-efficient landscape requirements, and such areas will be fitted with a reclaimed water system to supply reclaimed water for irrigation.
5. The applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.
6. At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for entire Specific Plan, and shall include provisions for maintenance of landscaped areas within the Plan.

7. For further landscape development standards, please refer to Section IV.D "Landscape Design Guidelines".



Source(s): Pangaea Land Consultants (11-19-2015)

Figure II-11



I. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of maintenance districts and associations is important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, a County Service Area (CSA), Valley-wide Park and Recreation District, Community Service District (CSD), and/or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with County agencies. For a summary of maintenance responsibilities see Table II-4, *Maintenance Plan*.

Table II-6 MAINTENANCE PLAN

	HOMEOWNERS ASSOCIATION	VALLEY-WIDE PARK AND RECREATION DISTRICT, A CSA, OR OTHER PUBLIC OR QUASI-PUBLIC AGENCY	RIVERSIDE COUNTY	EMWD	SCHOOL DISTRICT
Landscape Parkways		✓			
Street Lighting		✓	✓		
Public Streets			✓		
Sidewalks and Hardscape		✓	✓		
Storm Drains (in roads)			✓		
Public Sewer/Water				✓	
Project Signage	✓	✓	✓		
Parks		✓			
Trails and Paseos		✓			
Common Open Space	✓	✓			
School Sites					✓

1. MASTER HOMEOWNERS' ASSOCIATION

A Master Homeowner's Association is neither anticipated nor required, but is an accepted mechanism for maintenance if desired by the builder or developer. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation

systems and landscape areas. Areas of responsibility may include open space, project signage, private recreation facilities, and landscape areas located along the project roadways.

2. RESIDENTIAL NEIGHBORHOOD ASSOCIATIONS

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential common open space areas and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

3. PROJECT ROADWAYS

All public project roadways and private streets will be designed and constructed to standards acceptable to the County. All public roadways will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors. Parkway greenbelts (otherwise referred to as LDZ's) will be maintained either by a CSA, Valley-wide Park and Recreation District, a Master Homeowners' Association, or other maintenance entity.

4. OPEN SPACE AND PARKS

Any open space or park areas not directly associated with a particular neighborhood will be the responsibility of a County Service Area (CSA), Valley-wide Park and Recreation District, a Master Homeowners' Association, or a similar public/quasi-public agency for maintenance.

Common areas identified in the specific plan shall be owned and maintained as follows:

1. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
2. Unless otherwise provided for, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
3. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).
4. If the permanent master maintenance organization referenced above is a public organization, the developer shall comply with the following condition:
 - a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements

which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents and fees to the Planning Department, which documents shall be reviewed by the office of the County Counsel:

- b. A declaration of covenants, conditions and restriction; and
- c. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
- d. A deposit equaling 3 hours of the current hourly fee for Review of Covenants, Conditions & Restriction established pursuant to Ordinance No. 671 at the time the above documents are submitted to the Planning Department for review by County Counsel.
- e. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' attached hereto. The decision to require activation of the property owners' association to unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such 'common area,' shall manage and continuously maintain such 'common area' and shall not sell or transfer such 'common area,' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of an maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area.'

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

- f. Once approved, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with a copy retained for the file.
5. If the permanent master maintenance organization referenced above is a private organization, the developer shall comply with the following condition:

Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents and fees to Planning Department, which documents shall be subject to the approval of that department and the Office of the County Counsel:

- a. A declaration of covenants, conditions and restriction; and,
- b. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
- c. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restriction established pursuant to Ordinance No. 671 at the time the above documents are submitted to the Planning Department for review by County Counsel.
- d. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, manage and continuously maintain the 'common area,' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended or property de-annexed there from absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area.'

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

- e. Once approved, the declaration of covenants, conditions, and restrictions shall be recorded by the Planning Department with a copy retained for the file.

III. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for WINCHESTER HILLS have been established at three levels: Specific Plan, which were addressed in Section II; Design Guidelines, which are provided in Section IV; and Planning Area Development Standards, to which this section is devoted.

Planning areas were formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product, and relationship to surrounding topography.

The planning area graphics for this section were derived from Figure II-1, *Specific Land Use Plan*. Table II-1, *Detailed Land Use Summary*, describes the specific uses planned for each planning area. The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV, *Design Guidelines*, it is anticipated that actual lotting will not be determined until the tract map stage.

An updated Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan Amendment 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.

A. PLANNING AREA 1: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 1, as depicted in Figure III-1, *Planning Areas 1 through 3, 5, and 6*, provides for the development of a 46.3-acre commercial center at the northeast corner of the intersection of Briggs Road and McCall Boulevard.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Primary access to Planning Area 1 shall be provided from McCall Boulevard and Briggs Road. Limited access will occur within minimum distances from the major intersections adjacent to the Planning Area, as required by the Transportation Department.
- 2) Development in Planning Area 1 shall take note of the easement required by EMWD for an underground sewer trunkline located just south of the existing railroad tracks. All restrictions placed by EMWD for such easement shall be enforced, and it shall be the responsibility of the development interest to abide by same.
- 3) Integration of uses is encouraged. Retail, office and other commercial use may occur in the same building when applicable building and safety, fire, and other codes are met.
- 4) Streetscapes shall be provided as depicted in Figure IV-5, *Major Highway (Briggs Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 5) A commercial entry monument shall be provided within this planning area, as depicted in Figure IV-15, *Commercial Entry Monument 1-3*, Figure IV-16, *Commercial Entry Monument 5-6*, and Figure IV-17, *Commercial Entry Pavement Options*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan	II.E: Water & Sewer Plans
II.B: Circulation Plan	II.F: Grading Plan
II.C: Open Space & Parks Plan	II.G: Phasing Plan
II.D: Drainage Plan	II.H: Landscaping Plan
	II.I: Comprehensive Maintenance Plan

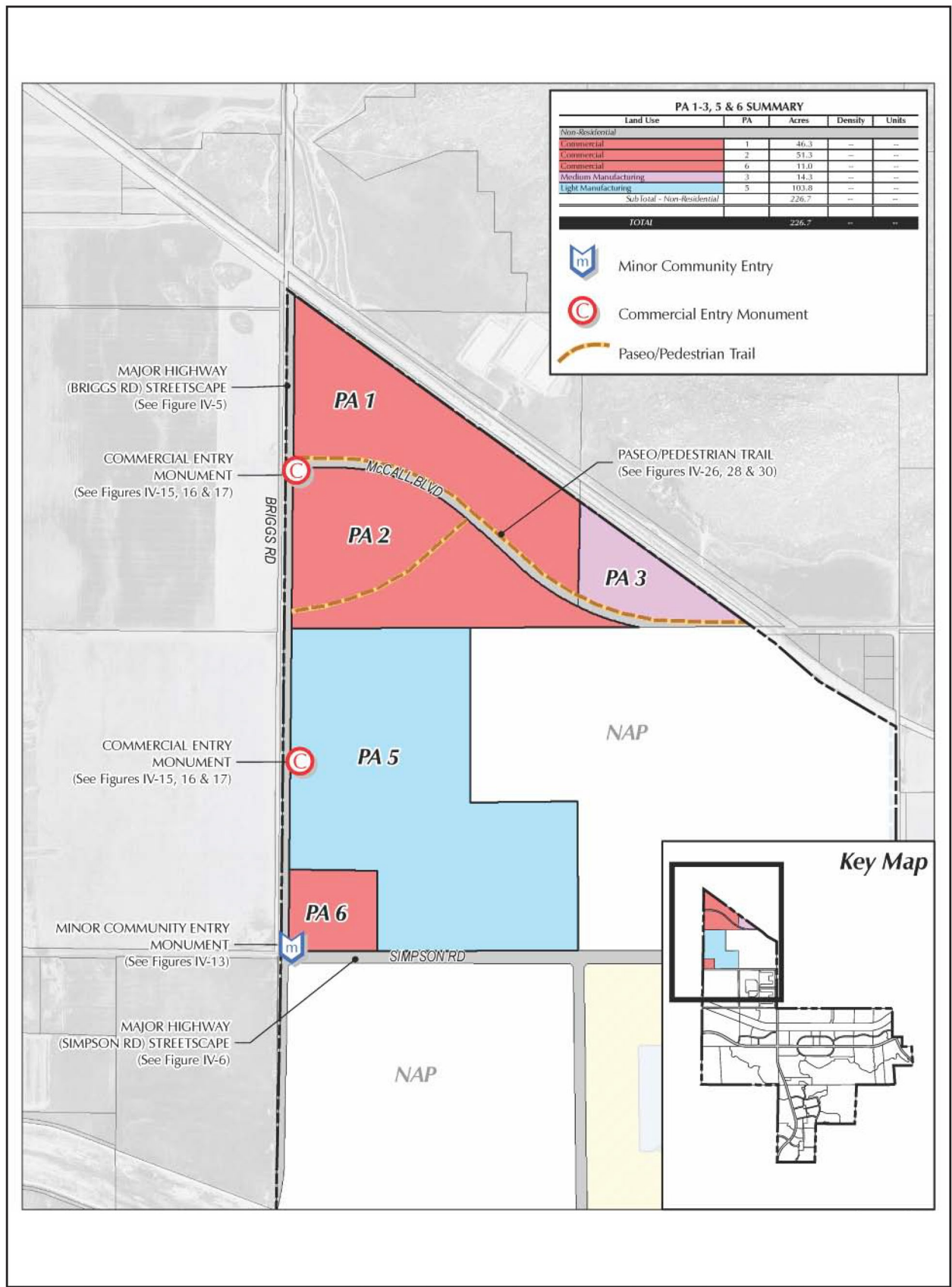
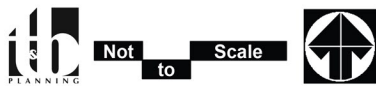


Figure III-1



B. PLANNING AREA 2: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 2, as depicted in Figure III-1, *Planning Areas 1 through 3, 5, and 6*, provides for the development of a 51.3-acre commercial center at the southeast corner of the intersection of Briggs Road and McCall Boulevard.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Primary access to Planning Area 2 shall be provided from McCall Boulevard and Briggs Road. Limited access will occur within minimum distances from the major intersections adjacent to the Planning Area, as required by the Transportation Department.
- 2) Development shall take note of the easement required by EMWD for an underground sewer trunkline located just south of the existing railroad tracks. All restrictions placed by EMWD for such easements shall be enforced, and it shall be the responsibility of the development interest to abide by same.
- 3) Integration of mixed uses is encouraged within Planning Area 2. Retail, office and other commercial use may occur in the same building when applicable building and safety, fire, and other codes are met.
- 4) Streetscapes shall be provided as depicted in Figure IV-5, *Major Highway (Briggs Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 5) A commercial entry monument shall be provided within this planning area, as depicted in Figure IV-15, *Commercial Entry Monument 1-3*, Figure IV-16, *Commercial Entry Monument 5-6*, and Figure IV-17, *Commercial Entry Pavement Options*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

C. PLANNING AREA 3: MEDIUM MANUFACTURING

1. DESCRIPTIVE SUMMARY

Planning Area 3, as depicted in Figure III-1, *Planning Areas 1 through 3, 5, and 6*, provides for the development of 14.3 acres of medium manufacturing land uses, located north of McCall Boulevard in the northwest portion of the community. The Planning Area will provide employment opportunities for residents of WINCHESTER HILLS and surrounding communities. Typical uses provided by this Planning Area may include manufacturing, fabrication, assembly, warehousing and outdoor storage.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____ (See Specific Plan Zone Ordinance Tab).

3. PLANNING STANDARDS

- 1) Primary access to Planning Area 3 shall be provided from McCall Boulevard and Matthews Road. Limited access will occur within minimum distances from the major intersections adjacent to the Planning Area, as required by Transportation Department.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

D. PLANNING AREA 5: LIGHT MANUFACTURING**1. DESCRIPTIVE SUMMARY**

Planning Area 5, as depicted in Figure III-1, *Planning Areas 1 through 3, 5, and 6*, provides for the development of 103.8 acres of light manufacturing land uses, located north of Simpson Road and east of Briggs Road in the northwest portion of the community. The Planning Area will provide employment opportunities for residents of WINCHESTER HILLS and surrounding communities. Typical uses will include: manufacturing, fabrication, assembly, offices, warehousing, and research and development services.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____ (See Specific Plan Zone Ordinance Tab).

3. PLANNING STANDARDS

- 1) Primary access to Planning Area 5 shall be provided from Briggs Road and Simpson Road. Limited access shall occur within minimum distances from the major intersections adjacent to the Planning Area, as required by the Transportation Department.
- 2) Streetscapes shall be provided as depicted in Figure IV-5, *Major Highway (Briggs Road) Streetscape*, Figure IV-6, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A commercial entry monument shall be provided within this planning area, as depicted in Figure IV-15, *Commercial Entry Monument 1-3*, Figure IV-16, *Commercial Entry Monument 5-6*, and Figure IV-17, *Commercial Entry Pavement Options*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

E. PLANNING AREA 6: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 6, as depicted in Figure III-1, *Planning Areas 1 through 3, 5, and 6*, provides for the development of an 11.0-acre commercial center at the northeast corner of the intersection of Briggs Road and Simpson Road.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 6 shall be provided from Simpson Road and Briggs Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-5, *Major Highway (Briggs Road) Streetscape*, Figure IV-6, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

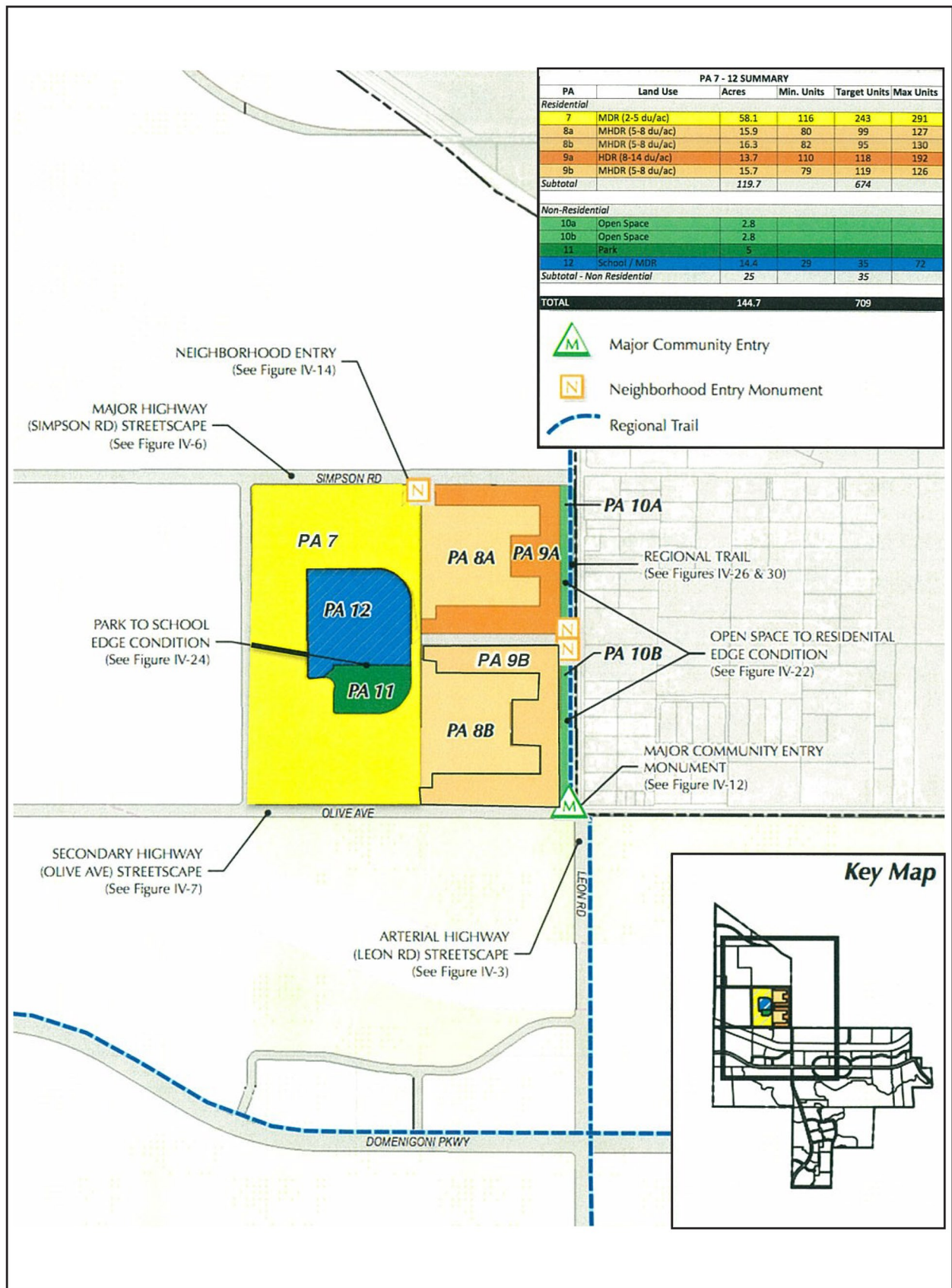
II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

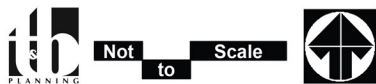
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Keefer Consulting (11-19-2015)

Figure III-2



F. PLANNING AREA 7: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 7, as depicted on Figure III-2, *Planning Areas 7 through 12*, provides for the development of 58.1 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area consist of single family units on minimum lot sizes of 6,000 square feet. This planning area will contain a target of 243 dwelling units at a target density of 4.2 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 7 shall be provided from Simpson Road, La Ventana Road, and Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Major Highway (Simpson Road) Streetscape*, Figure IV-7, *Secondary Highway (Olive Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

G. PLANNING AREA 8A: MEDIUM HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 8a, as depicted on Figure III-2, *Planning Areas 7 through 12*, provides for the development of 15.9 acres devoted to Medium High Density Residential (5-8 du/ac) land uses. Homes within this planning area are single family units on minimum lot sizes of 4,500 square feet. This planning area will contain a target of 99 dwelling units at a target density of 6.2 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 8a shall be provided from local streets connecting to Simpson Road.
- 2) Designs for Planning Areas 8A and 8B shall incorporate a minimum of 2-acres of local neighborhood park or recreation facilities.
- 3) Streetscapes shall be provided as depicted in Figure IV-7, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 4) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

H. PLANNING AREA 8B: MEDIUM HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 8b, as depicted on Figure III-2, *Planning Areas 7 through 12*, provides for the development of 16.3 acres devoted to Medium High Density Residential (5-8 du/ac) land uses. Homes within this planning area are single family units on minimum lot sizes of 4,500 square feet. This planning area will contain a target of 95 dwelling units at a target density of 5.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 8b shall be provided from local streets connecting to Olive Avenue.
- 2) Designs for Planning Areas 8A and 8B shall incorporate a minimum of 2 acres of local neighborhood park or recreation facilities.
- 3) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

I. PLANNING AREA 9A: HIGH DENSITY RESIDENTIAL

1. DESCRIPTIVE SUMMARY

Planning Area 9a, as depicted on Figure II-2, *Planning Areas 7 through 12*, provides for the development of 13.7 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are single family units with a minimum lot size of 3,000 square feet. This planning area will contain a target of 118 dwelling units at a target density of 8.4 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 9a shall be provided from Simpson Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent Medium Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 5) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 6) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

J. PLANNING AREA 9B: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 9b, as depicted on Figure II-2, *Planning Areas 7 through 12*, provides for the development of 15.7 acres devoted to High Density Residential (5-8 du/ac) land uses. Homes within this planning area are single family units with a minimum lot size of 3,000 square feet. This planning area will contain a target of 119 dwelling units at a target density of 7.5 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 9b shall be provided from Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-12, *Minor Community Entry Monument*.
- 5) An edge condition shall be provided between this planning area and adjacent Medium Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 6) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 7) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 8) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 9) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 10) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 11) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

K. PLANNING AREA 10A: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 10a, as depicted in Figure III.B-2, *Planning Areas 7 through 12*, provides for 2.8 acres to remain as open space, which will support flood control channel uses and feature regional trails. This area is a narrow strip of land sited adjacent to the eastern portion of Planning Area 9a on the eastern boundary of the Project.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) A neighborhood entry monument is provided at the southern boundary of Planning Area 10A as illustrated in Figure IV-14, *Neighborhood Entry Monument*.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

L. PLANNING AREA 10B: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 10b, as depicted in Figure III-2, *Planning Areas 7 through 12*, provides for 2.8- acres to remain as open space, which will support flood control channel uses and feature regional trails. This area is a narrow strip of land sited adjacent to the eastern portion of Planning Area 9b on the eastern boundary of the Project.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) A neighborhood entry monument is provided at the northern boundary of Planning Area 10b as illustrated in Figure IV-14, *Neighborhood Entry Monument*.
- 2) A minor community entry monument is provided in this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 3) Streetscapes shall be provided as depicted in Figure IV-6, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

M. PLANNING AREA 11: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 11, as depicted in Figure III-2, *Planning Areas 7 through 12*, provides for the development of a 5.0-acre park. This area is sited adjacent to the school site in Planning Area 12 and may include athletic fields, courts, open turf areas, a tot lot or similar amenities.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Plans for the park in Planning Area 11 will be provided in conjunction with individual projects.
- 2) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent school site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

N. PLANNING AREA 12: MEDIUM DENSITY RESIDENTIAL/SCHOOL

1. DESCRIPTIVE SUMMARY

Planning Area 12, as depicted in Figure III-2, *Planning Areas 7 through 12*, provides for the development of a 14.4-acre elementary school under the jurisdiction of the Romoland School District. The school site is located adjacent to a proposed park site to enable the schools to take advantage of additional recreational and joint use opportunities.

If within 2 years of approval of the final map for this Planning Area, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning Area 12 with single family residential uses. If the residential alternative is implemented, this Planning Area will provide for the development of 14.4 acres devoted to Medium High Density Residential (2-5 du/ac) land uses. Homes within this planning area consist of single-family units with a minimum lot size of 7,200 s.f. This planning area will contain a target of 35 dwelling units at a target density of 2.4 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 12 shall be provided from local streets. Roadway treatments for local streets are illustrated in Figure IV-10.
- 2) The elementary school will be constructed by the Romoland School District.
- 3) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 4) An edge condition shall be provided between this planning area and adjacent park, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

O. PLANNING AREA 15: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 15, as depicted on Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of 51.4 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 4,000 s.f. lots. This planning area will contain a target of 245 dwelling units at a target density of 4.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 15 shall be provided from Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 5) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition – Residential to Salt Creek*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) An edge condition shall be provided between this planning area and adjacent Medium Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

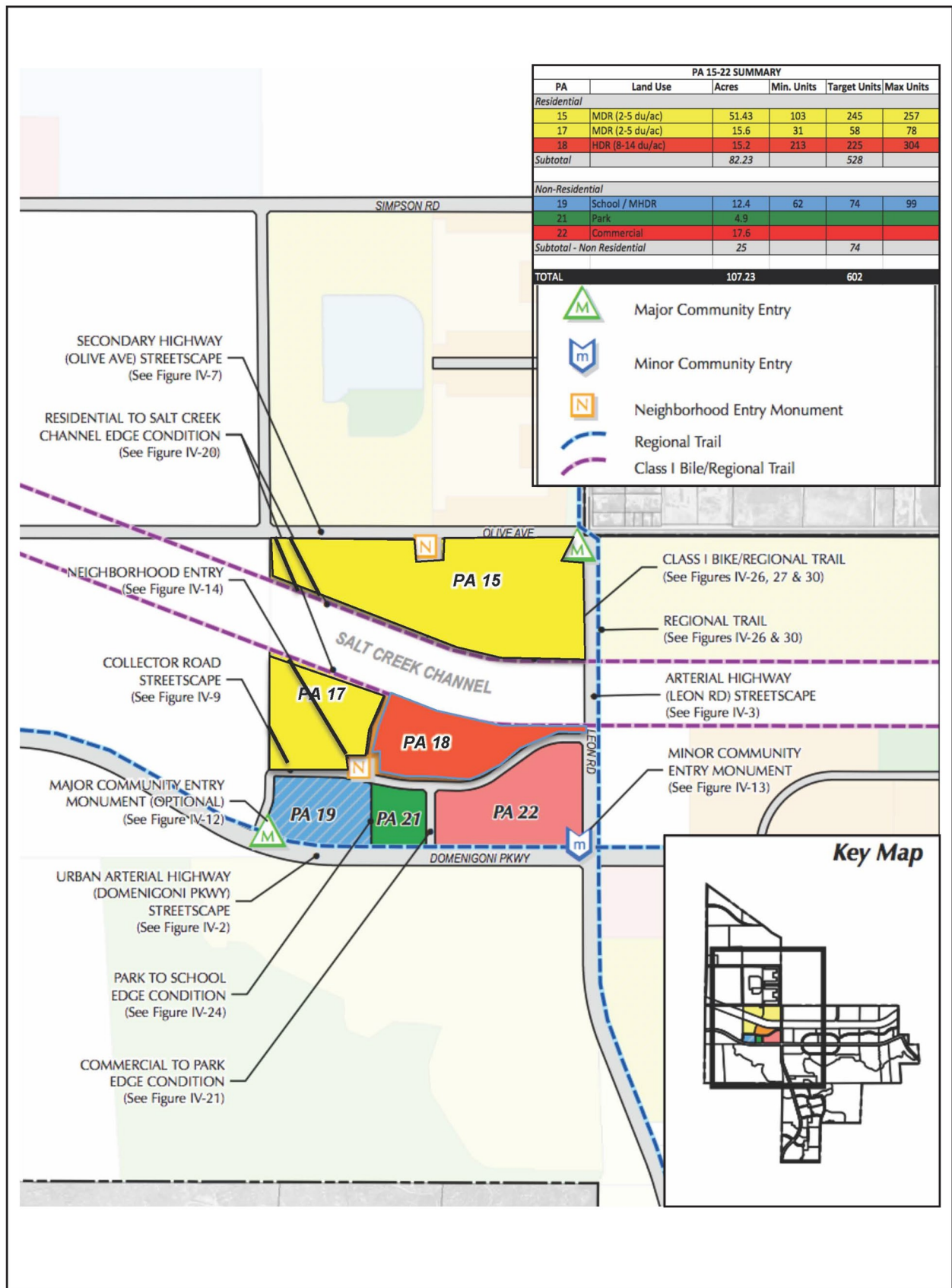
II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

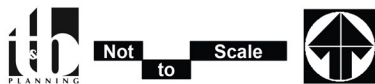
II.I: Comprehensive Maintenance Plan

WINCHESTER HILLS



Source(s): Kiefer Consulting (11-19-2015)

Figure III-3



P. PLANNING AREA 17: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 17, as depicted on Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of 15.6 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 58 dwelling units at a target density of 3.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 17 shall be provided from Domenigoni Parkway and Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition – Residential to Salt Creek*.
- 5) An edge conditions shall be provided between this planning area and adjacent High Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

Q. PLANNING AREA 18: VERY HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 18, as depicted on Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of 26.5 acres devoted to Very High Density Residential (14-20 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 225 dwelling units at a target density of 14.8 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 18 shall be provided from local roads connecting to Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Major Highway (Simpson Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 5) An edge conditions shall be provided between this planning area and adjacent High Density Residential land uses, as depicted in Figure IV-23, *Edge Condition –High Density Residential to Medium Density Residential*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

R. PLANNING AREA 19: MEDIUM HIGH DENSITY RESIDENTIAL/SCHOOL**1. DESCRIPTIVE SUMMARY**

Planning Area 19, as depicted in Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of a 12.4-acre elementary school under the jurisdiction of the Menifee School District.

If within 2 years of approval of the final map for this Planning Area, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning Area 19 with single family residential uses. If the residential alternative is implemented, this Planning Area provides for the development of 12.4 acres devoted to Medium High Density Residential (5-8 du/ac) land uses. Homes within this planning area consist of single-family units with minimum lot sizes of 3,500 s.f. This planning area will contain a maximum of 74 dwelling units at an average density of 6.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) The elementary school will be constructed by the Romoland School District.
- 2) If the School District does not elect to acquire all or a portion of Planning Area 19 for school purposes, then the developer has the option to develop the planning area with Medium High Density Residential land uses with a maximum of 74 units.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent park, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

S. PLANNING AREA 21: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 21, as depicted in Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of a 4.9-acre park. This area is sited adjacent to the school site proposed in Planning Area 19.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning area 21 will be provided by Domenigoni Parkway and local streets.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent school site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

T. PLANNING AREA 22: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 22, as depicted in Figure III-3, *Planning Areas 15 through 19, 21, and 22*, provides for the development of a 17.6-acre commercial center at the northwest corner of the intersection of Domenigoni Parkway and Leon Road.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 22 shall be provided from Domenigoni Parkway and Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

U. PLANNING AREA 25: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 25, as depicted in Figure III-4, *Planning Areas 25, 26a, and 27*, provides for 116.8-acres to remain as natural open space. This area is sited in the southwestern portion of the community adjacent to Planning Area 27. EMWD proposes to build a water storage tank in the hilly portion of Planning Area 25 to serve the residents of WINCHESTER HILLS.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) An edge condition shall be provided between this planning area and adjacent Medium Density Residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space to Residential*.
- 2) Fuel management zones shall be provided between this planning area and residential land uses, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

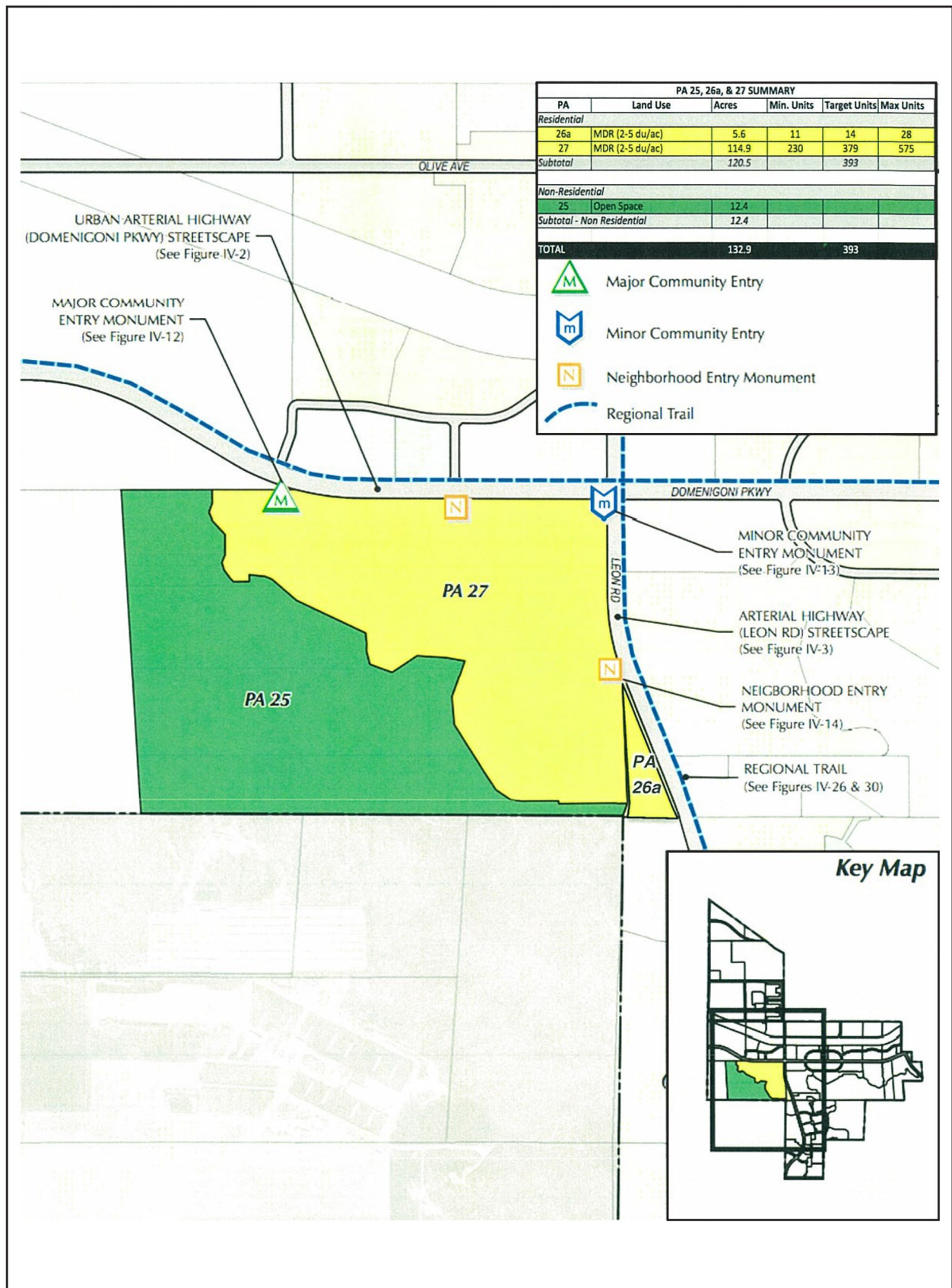
II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

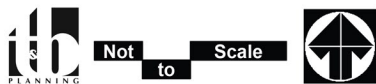
II.I: Comprehensive Maintenance Plan

WINCHESTER HILLS



Source(s): Kiefer Consulting (11-19-2015)

Figure III-4



V. PLANNING AREA 26A: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 26a, as depicted on Figure III-4, *Planning Areas 25, 26a, and 27*, provides for the development of 5.6 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 7,200 s.f. lots with a target density of 2.5 du/ac. This planning area will contain a target of 14 dwelling units.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 26a shall be provided from Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

W. PLANNING AREA 27: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 27, as depicted on Figure III-4, *Planning Areas 25, 26a, and 27*, provides for the development of 114.9 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 7,200 s.f. lots. This planning area will contain a target of 379 dwelling units at a target density of 3.3 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 27 shall be provided from Leon Road and Domenigoni Parkway.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 3) A minor community entry monuments shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

X. PLANNING AREA 28A: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 28a, as depicted on Figure III-5, *Planning Areas 28a, 28b, 29, and 30*, provides for the development of 84.3 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 346 dwelling units at a target density of 4.1 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 28a shall be provided from Leon Road and Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A major community entry monument shall be provided within this planning area, as depicted in Figure IV-12, *Major Community Entry Monument*.
- 4) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 5) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition – Residential to Salt Creek*.
- 6) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

Y. PLANNING AREA 28B: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 28b, as depicted in Figure III-5, *Planning Areas 28a, 28b, 29, and 30*, provides for the development of a 32.9-acre sports park. This area is sited in the central portion of the Project site adjacent to the Salt Creek Flood Channel.

Specific amenities provided within Planning Area 28b may include open-field sports such as soccer, football, baseball, and softball, as well as court games such as tennis, basketball and volleyball.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 28b will be provided by Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

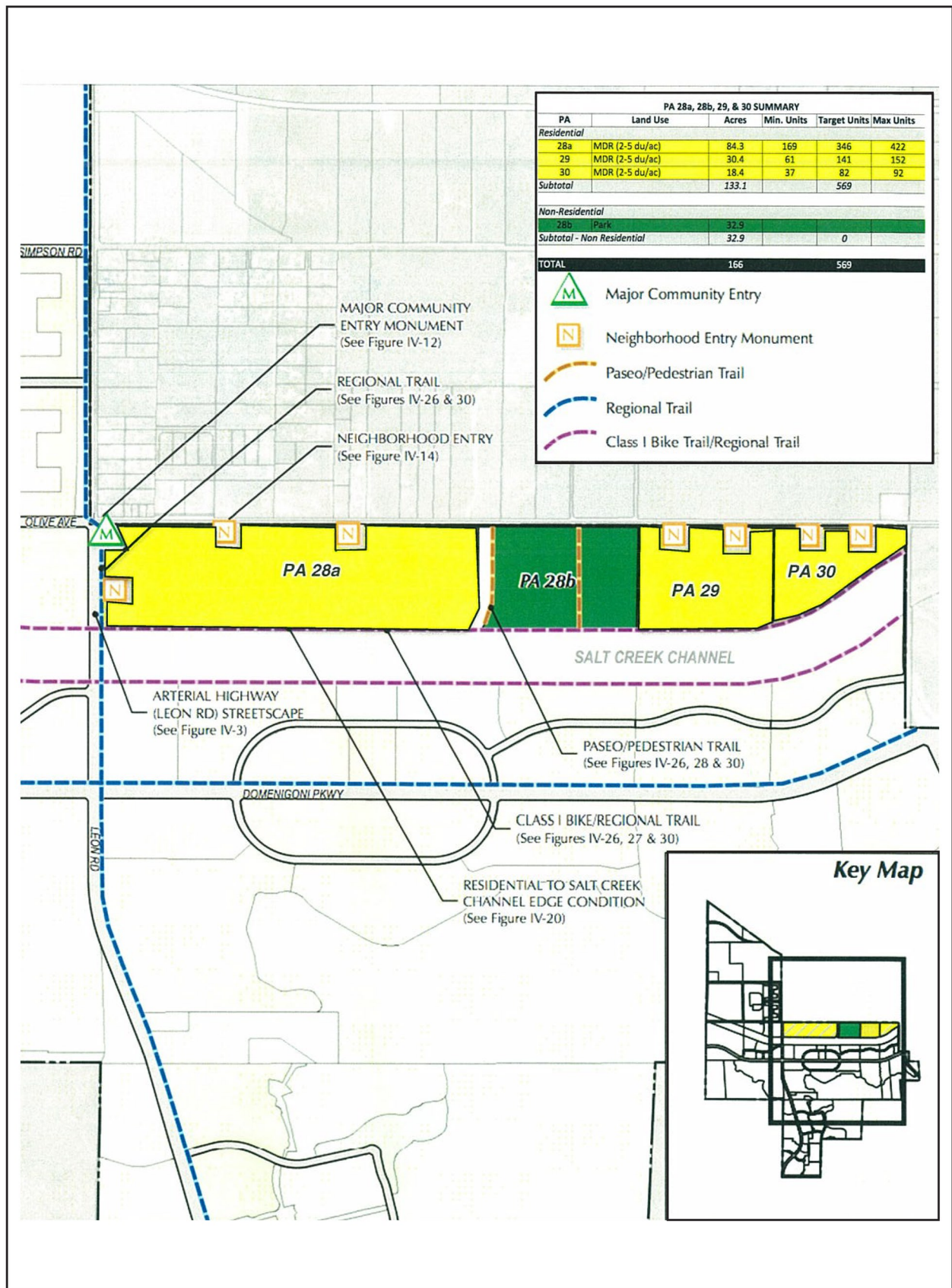
II.A: Specific Land Use Plan	II.E: Water & Sewer Plans
II.B: Circulation Plan	II.F: Grading Plan
II.C: Open Space & Parks Plan	II.G: Phasing Plan
II.D: Drainage Plan	II.H: Landscaping Plan
	II.I: Comprehensive Maintenance Plan
- 8) Detailed Park Plans shall be submitted to and approved by the Planning Department and the Valley-wide Recreation and Parks District (VWRPD) or other entity set forth in the Planning Department's condition entitled "*SP – Common Area Maintenance*" prior to the issuing of the 500th building permit within the Specific Plan. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

The Specific Plan requires that approximately 32.9 acres of real property (Planning Area 28b) located on Olive Avenue within the Winchester Ranch and incorporated herein, be

delivered to VWRPD as a Regional Park, as more specifically described therein as Condition 100.PLANNING 004 or as described within **Specific Plan 293A5, Section II, Page 38, item number 4**. The Regional Park Property is currently owned by Community Park 124, LLC, a California limited liability company (“CP124”), which will be a Party to the Agreement. The Property Owners desire to share the burden of satisfying the Specific Plan Condition by spreading the costs of satisfying said condition over all of the Permits being issued within the Specific Plan.

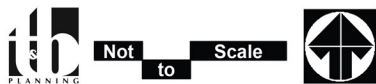
The Property Owners within Specific Plan 293 shall agree to execute an Agreement for (i) the process by which the Parties will cooperate with each other to pay the Park Fees, (ii) the process by which the Parties will request the issuance of Permits within the Specific Plan, (iii) the process by which CP124 will convey title to the Regional Park to VWRPD and (iv) the process by which a Programs Manager will coordinate the release of the Park Fees to VWRPD, and (v) the process by which VWRPD will cause the County to issue Permits. VWRPD has agreed to cooperate and cause the requirements of the Specific Plan to be modified as shall be set forth in the Agreement.

It is the Property Owners intent to retain a mutual Programs Manager to collect the Park Fees, keep records, notify VWRPD regarding the status of payment of Park Fees by each Owner, and make the First Payment and the Final Payment to VWRPD on behalf of the Property Owners.



Source(s): Keefer Consulting (11-19-2015)

Figure III-5



Z. PLANNING AREA 29: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 29, as depicted on Figure III-5, *Planning Areas 28a, 28b, 29, and 30*, provides for the development of 30.4 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 141 dwelling units at a target density of 4.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 29 shall be provided from Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition – Residential to Salt Creek*.
- 4) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

AA. PLANNING AREA 30: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 30, as depicted on Figure III-5, *Planning Areas 28a, 28b, 29, and 30*, provides for the development of 18.4 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 82 dwelling units at a target density of 4.5 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 30 shall be provided from Olive Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-7, *Secondary Highway (Olive Avenue) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

BB. PLANNING AREA 32: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 32, as depicted in Figure III-6, *Planning Areas 32, 33, 45b, and 48b*, provides for the development of 4.4-acre park site. This park may include amenities such as picnic facilities, ball fields, walkways, and parking.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 32 will be provided by Domenigoni Parkway/Patton Avenue and 'A' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-8, *Major Highway (Rice Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

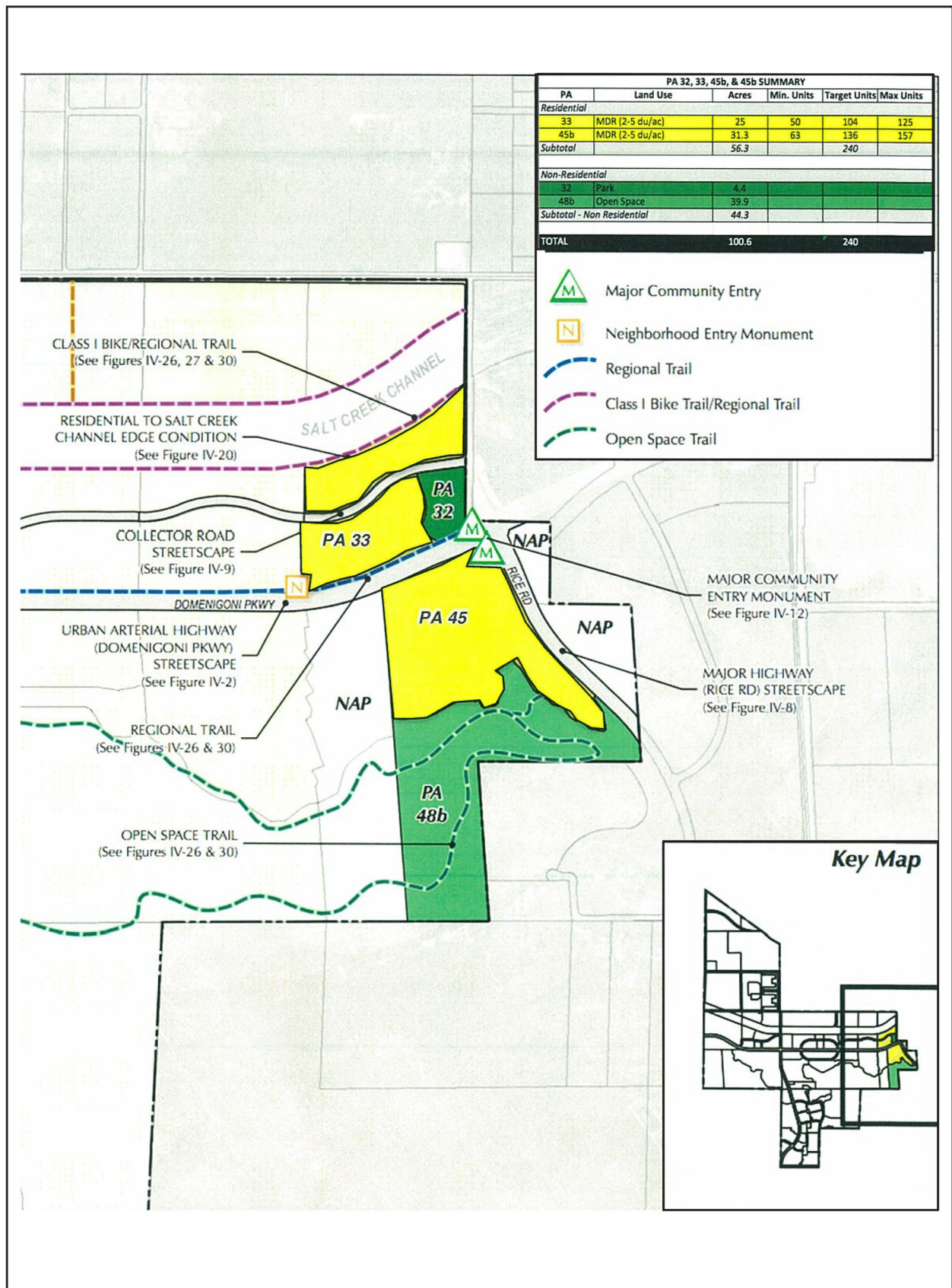
II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

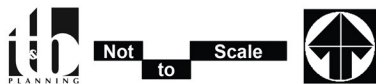
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Kiefer Consulting (11-19-2015)

Figure III-6



CC. PLANNING AREA 33: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 33, as depicted on Figure III.B-6, *Planning Areas 32, 33, 45b, and 48b*, provides for the development of 25.0 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 104 dwelling units at a target density of 4.2 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 33 shall be provided from Domenigoni Parkway, Rice Road, and "A" Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

DD. PLANNING AREA 34: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 34, as depicted on Figure III-7, *Planning Areas 34, 35, 44, 45a, and 46*, provides for the development of 27.8 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 131 dwelling units at a target density of 4.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 34 shall be provided from Domenigoni Parkway and "A" Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

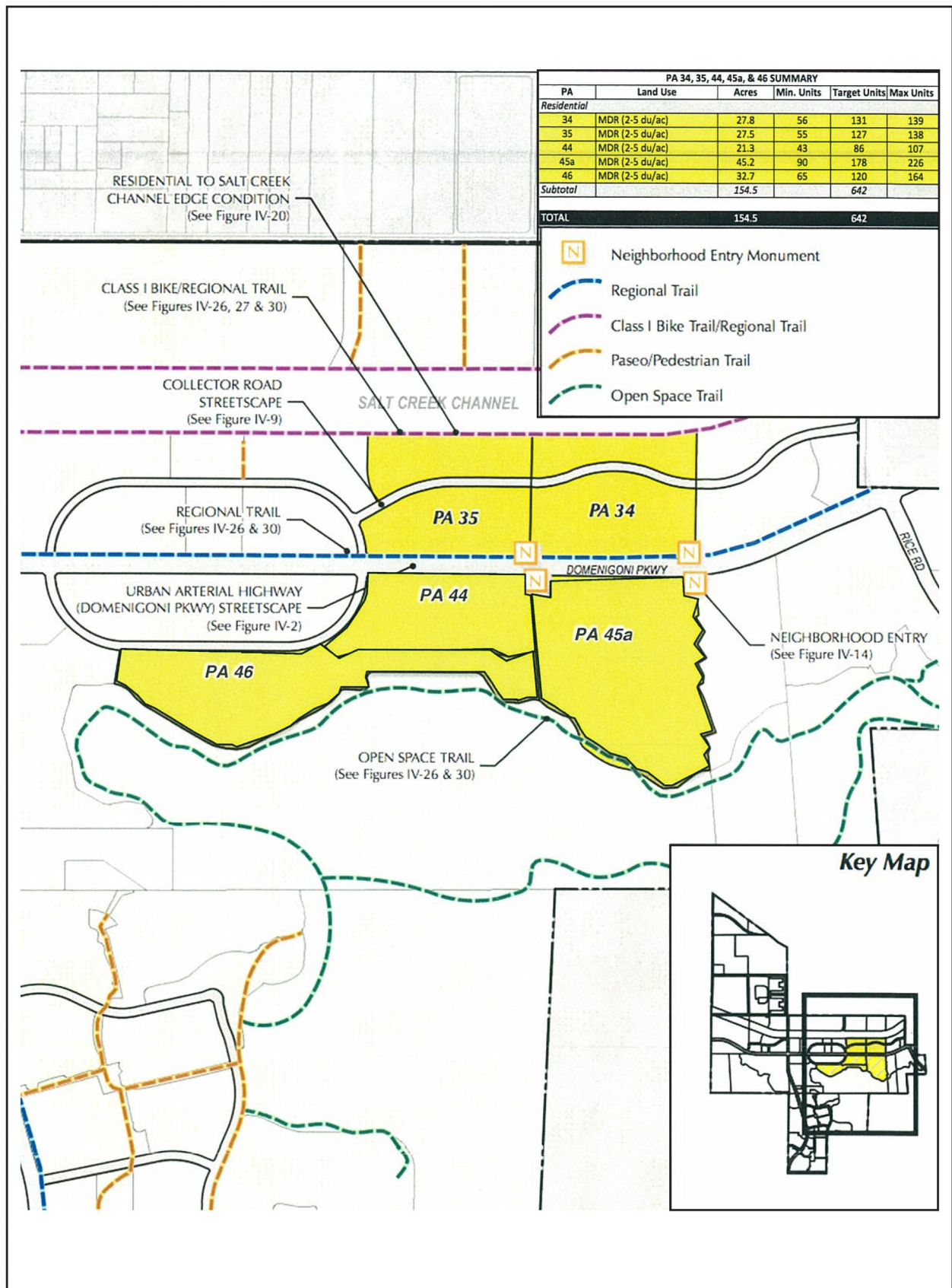
II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

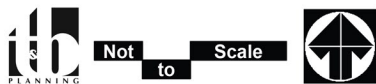
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Keefer Consulting (11-19-2015)

Figure III-7



EE. PLANNING AREA 35: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 35, as depicted on Figure III-7, *Planning Areas 34, 35, 44, 45a, and 46*, provides for the development of 27.5 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 127 dwelling units at a target density of 4.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 35 shall be provided from “B” Street and Domenigoni Parkway.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A Neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

FF. PLANNING AREA 36: SCHOOL**1. DESCRIPTIVE SUMMARY**

Planning Area 36, as depicted in Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of a 10.2-acre elementary school under the jurisdiction of the Menifee School District. The school site is located adjacent to a proposed park site to enable the school to take advantage of additional recreational and joint use opportunities.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 36 shall be provided from Street "B".
- 2) The elementary school will be constructed by the School District to its standards and those requirements of the County, in addition to Specific Plan Standards.
- 3) If the School District does not elect to acquire all or a portion of Planning Area 36 for school purposes, then the developer has the option to develop the planning area with Medium High Density Residential land uses with a maximum of 61 units.
- 3) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 4) An edge condition shall be provided between this planning area and adjacent park site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

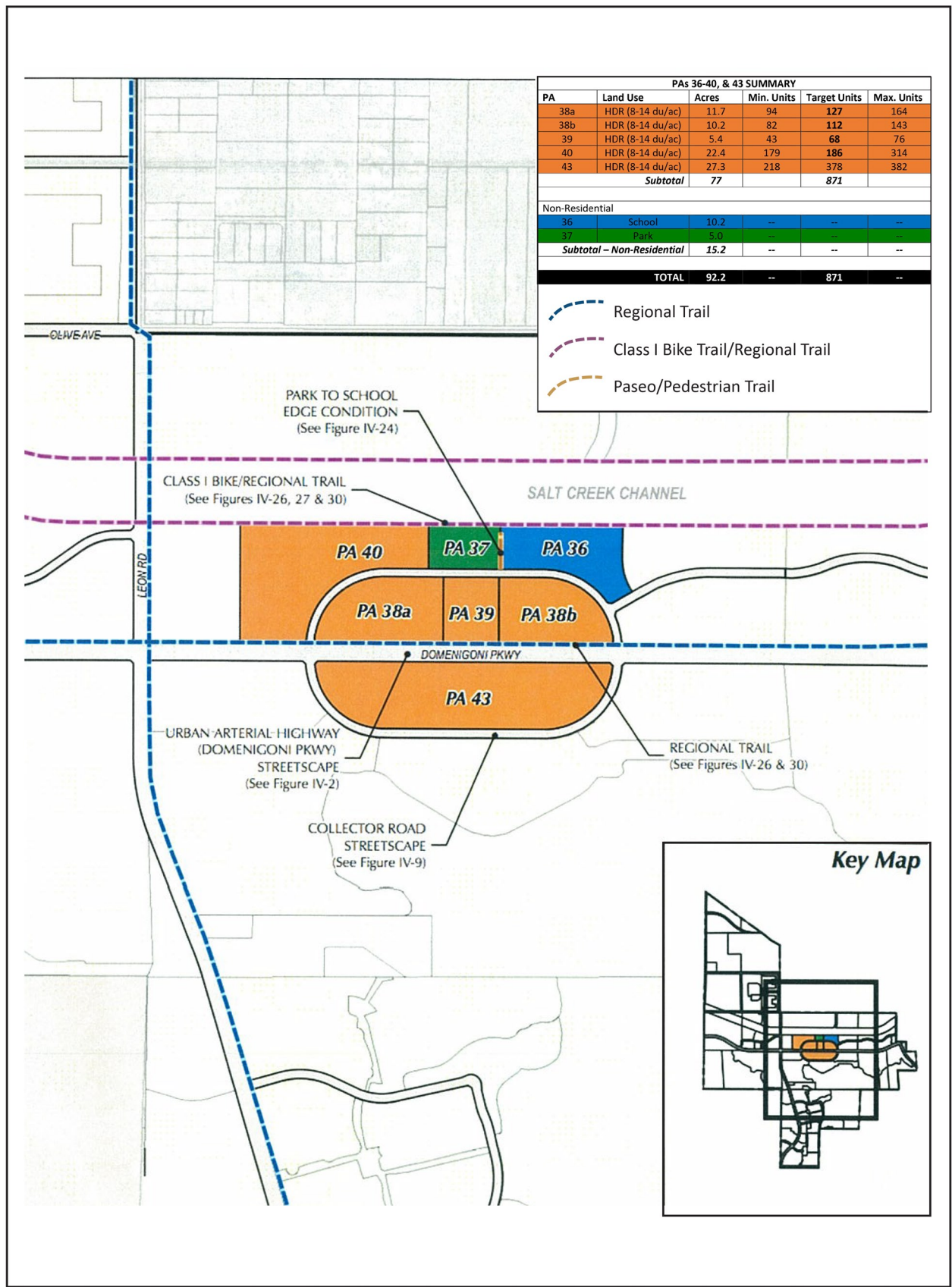
II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

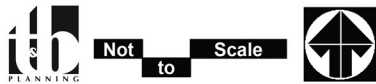
II.I: Comprehensive Maintenance Plan

WINCHESTER HILLS



Source(s): Keefer Consulting (11-19-2015)

Figure III-8



Planning Areas 36 through 40 and 43

GG. PLANNING AREA 37: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 37, as depicted in Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of a 5.0-acre park. This area is sited adjacent to the Salt Creek Flood Control Channel and contiguous to the elementary school planned in Planning Area 36.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 37 will be from Street 'B'.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent school site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

HH. PLANNING AREA 38A: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 38a, as depicted on Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of 11.7 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 127 dwelling units at a target density of 10.9 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 38a shall be provided from 'B' Street and Domenigoni Parkway.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

II. PLANNING AREA 38B: HIGH DENSITY RESIDENTIAL

1. DESCRIPTIVE SUMMARY

Planning Area 38b, as depicted on Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of 10.2 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 112 dwelling units at a target density of 11.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 38B shall be provided from 'B Street and Domenigoni Parkway.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

JJ. PLANNING AREA 39: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 39, as depicted on Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of 5.4 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 68 dwelling units at a target density of 12.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 39 shall be provided from 'B' Street and Domenigoni Parkway
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

KK. PLANNING AREA 40: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 40, as depicted on Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of 22.4 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 186 dwelling units at a target density of 8.3 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 40 shall be provided from 'B' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent Salt Creek Channel, as depicted in Figure IV-20, *Edge Condition –Residential to Salt Creek*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

LL. PLANNING AREA 42: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 42, as depicted in Figure III-9, *Planning Areas 42, 47a, and 48a*, provides for the development of a 17.6-acre commercial center at the southeast corner of the intersection of Patton Avenue and Leon Road.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 42 shall be provided from Domenigoni Parkway and Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A minor community entry monument shall be provided within this planning area, as depicted in Figure IV-13, *Minor Community Entry Monument*.
- 4) Commercial entry monument shall be provided within this planning area, as depicted in Figure IV-15, *Community Entry Monument 1-3*, Figure IV-16, *Commercial Entry Monuments 4-6*, and Figure IV-17, *Commercial Entry Pavement Options*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

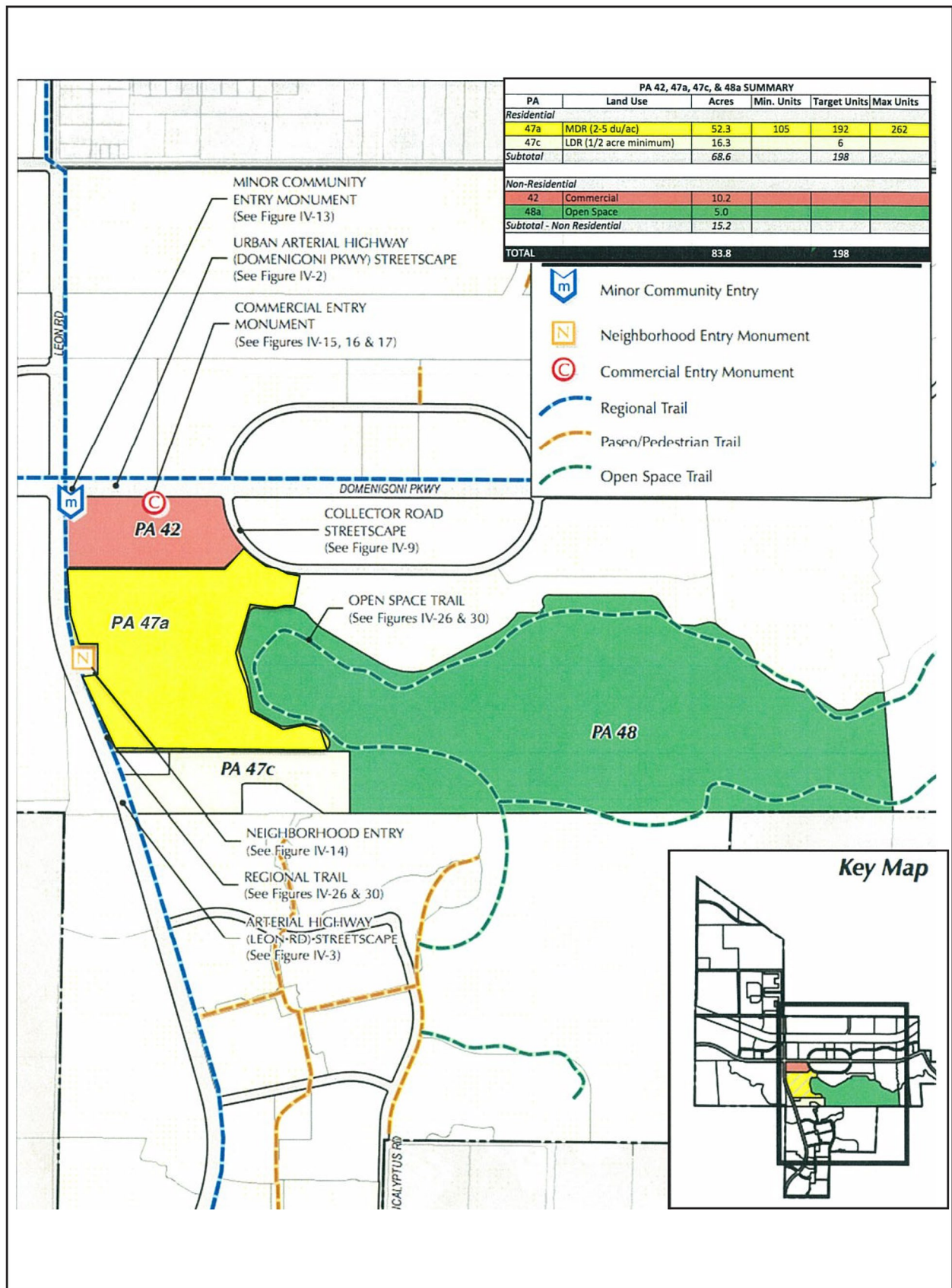
II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

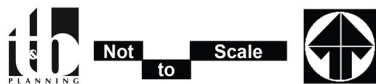
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Keefer Consulting (11-19-2015)

Figure III-9



MM. PLANNING AREA 43: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 43, as depicted on Figure III-8, *Planning Areas 36 through 40 and 43*, provides for the development of 27.3 acres devoted to High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 378 dwelling units at a target density of 13.8 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 43 shall be provided from Domenigoni Parkway and 'A' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 4) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

NN. PLANNING AREA 44: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 44, as depicted on Figure III-7, *Planning Areas 34, 35, 44, 45a, and 46*, provides for the development of 21.3 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 86 dwelling units at a target density of 4.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 44 shall be provided from "A" Street and Domenigoni Parkway.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

OO. PLANNING AREA 45A: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 45a, as depicted on Figure III-7, *Planning Areas 34, 35, 44, 45a, and 46*, provides for the development of 45.2 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 178 dwelling units at a target density of 3.9 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 45A shall be provided from Patton Avenue.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Neighborhood entry monuments shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

PP. PLANNING AREA 45B: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 45b, as depicted on Figure III-6, *Planning Areas 32, 33, 45b, and 48b*, provides for the development of 31.3 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 136 dwelling units at a target density of 4.3 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 45B shall be provided from Rice Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-2, *Urban Arterial Highway (Domenigoni Parkway and Patton Avenue) Streetscape*, Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A major community entry monument shall be provided within this planning area, as depicted in Figure IV-12, *Major Community Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

QQ. PLANNING AREA 46: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 46, as depicted on Figure III-7, *Planning Areas 34, 35, 44, 45a, and 46*, provides for the development of 32.7 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 120 dwelling units at a target density of 3.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 46 shall be provided from 'A' Street and Beeker Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

RR. PLANNING AREA 47A: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 47a, as depicted on Figure III-9, *Planning Areas 42, 47a, and 48a*, provides for the development of 52.3 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 192 dwelling units at a target density of 3.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 47a shall be provided from Leon Road and "A" Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

SS. PLANNING AREA 47B: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 47b, as depicted on Figure III-10, *Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for the development of 21.3 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 7,200 s.f. lots. This planning area will contain a target of 61 dwelling units at a target density of 2.9 du/ac. Planning Area 47b abuts the open space planned in Planning Areas 48a and 49a and the park planned in Planning Area 62a.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 47b shall be provided from 'I' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

TT. PLANNING AREA 47C: LOW DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 47c, as depicted on Figure III-10, *Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for the development of 16.3 acres devoted to Low Density Residential land uses. Homes within this planning area are single-family units on minimum 20,000 s.f. lots. This planning area will contain a target of 6 dwelling units at a target density of 0.4 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 47c shall be provided from Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

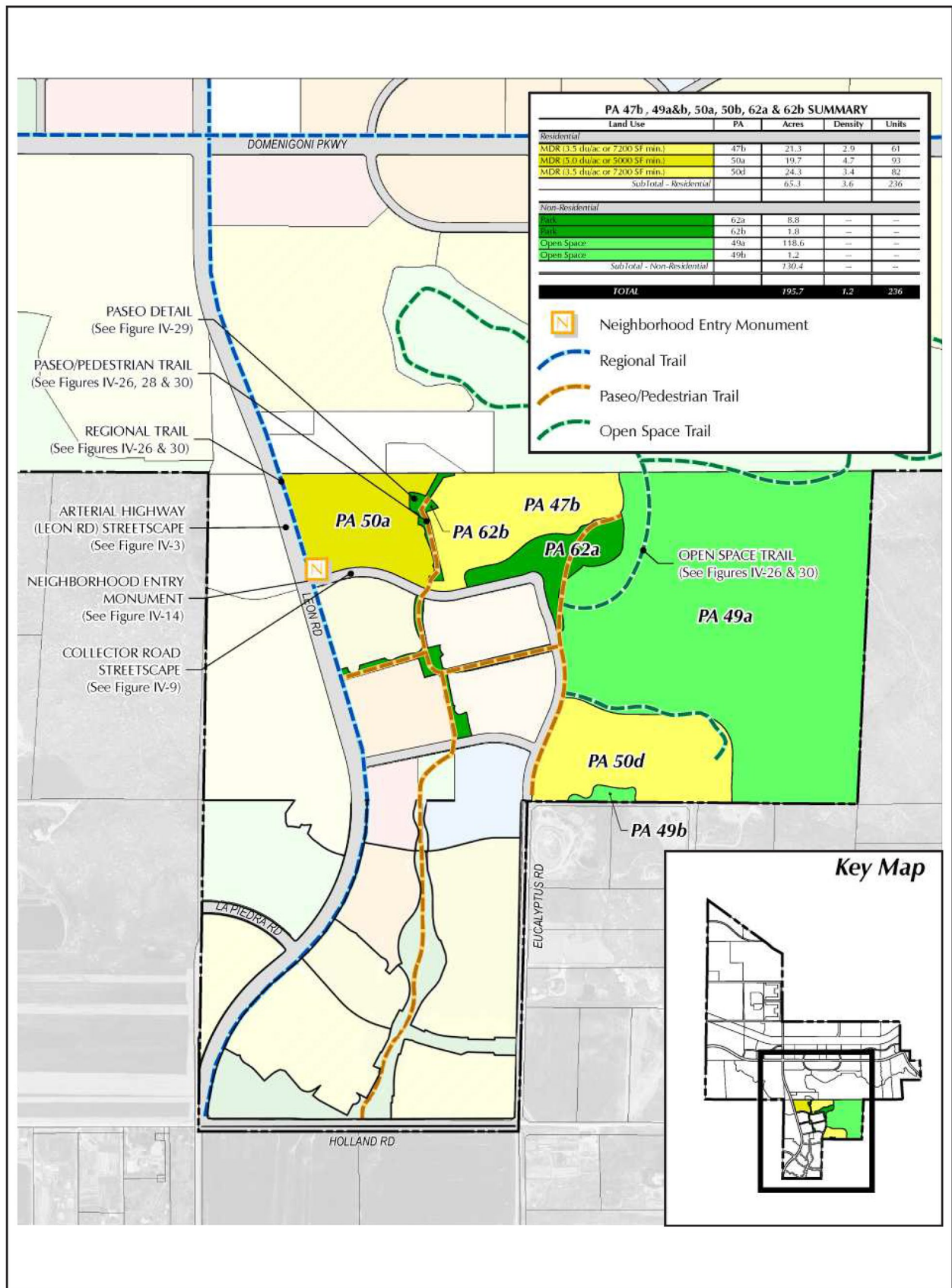
II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

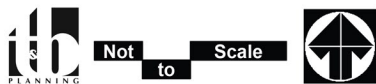
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Pangaea Land Consultants (11-19-2015)

Figure III-10



Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b

UU. PLANNING AREA 48A: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 48A, as depicted in Figure III-9, *Planning Areas 42, 47a, and 48a*, provides for 153.1 acres to remain as natural open space. This area is sited in the southeastern portion of the Project site. An open space trail system is planned in Planning Area 48a which will connect with a trail system in Planning Areas 48b and 49a to form a loop throughout the open space planned in the three Planning Areas.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 2) An edge condition shall be provided between this planning area and adjacent residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 3) Fuel management zones shall be provided between this planning area and residential land uses, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

VV. PLANNING AREA 48B: OPEN SPACE

1. DESCRIPTIVE SUMMARY

Planning Area 48b, as depicted in Figure III-6, *Planning Areas 32, 33, 45b, and 48b*, provides for 39.9-acres to remain as natural open space. This area is sited in the southeastern corner of the Project site. An open space trail system is planned in Planning Area 48b which will connect with a trail system in Planning Areas 48a and 49a to form a loop throughout the open space planned in the three Planning Areas.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Streetscapes shall be provided as depicted in Figure IV-8, *Major Highway (Rice Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 2) An edge condition shall be provided between this planning area and adjacent residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 3) Fuel management zones shall be provided between this planning area and residential land uses, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

WW. PLANNING AREA 49A: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 49a, as depicted in Figure III-10, *Planning Areas 47b, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for 118.6 acres to remain as natural open space. This area is sited in the southeastern corner of the community. An open space trail system is planned in Planning Area 49a that will connect with a trail system in Planning Areas 48a and 48b to form a loop throughout the open space planned in the three Planning Areas.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 2) An edge condition shall be provided between this planning area and adjacent residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 3) Fuel management zones shall be provided between this planning area and residential land uses, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

XX. PLANNING AREA 49B: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 49b, as depicted in Figure III-10, *Planning Areas 47b, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for 1.2 acres to remain as natural open space. This area is sited in the southeastern corner of the community.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Streetscapes shall be provided as depicted in Figure IV-10, *Typical Local Street Streetscape*.
- 2) An edge condition shall be provided between this planning area and adjacent residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 3) Fuel management zones shall be provided between this planning area and residential land uses, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

YY. PLANNING AREA 50A: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 50a, as depicted on Figure III-10, *Planning Areas 47b, 49a, 49b, 50a, 50d, 62a, and 62b* provides for the development of 19.7 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 93 dwelling units at a target density of 4.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 50a shall be provided from "I" Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

ZZ. PLANNING AREA 50B: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 50b, as depicted on Figure III-11, *Planning Areas 50b, 50c, 53, and 62B*, provides for the development of 11.1 acres devoted to Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 56 dwelling units at a target density of 5.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 50b shall be provided from 'I' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

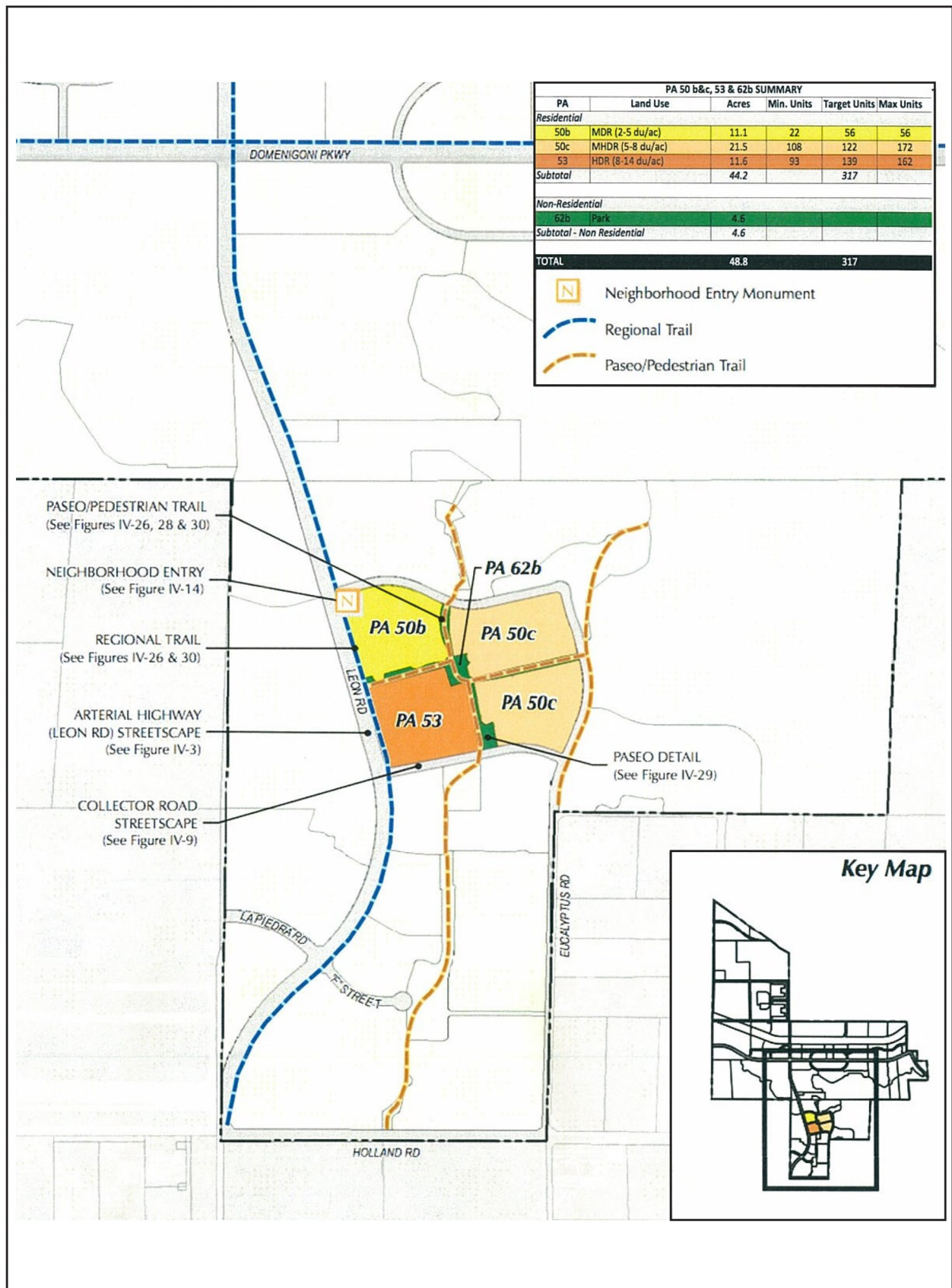
II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

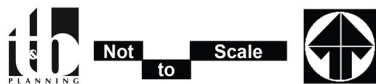
II.I: Comprehensive Maintenance Plan

WINCHESTER HILLS



Source(s): Keefer Consulting (11-19-2015)

Figure III-11



AAA. PLANNING AREA 50C: MEDIUM HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 50c, as depicted on Figure III-11, *Planning Areas 50b, 50c, 53, and 62B*, provides for the development of 21.5 acres devoted to Medium High Density Residential (5-8 du/ac) land uses. Homes within this planning area are single-family units on minimum 4,500 s.f. lots. This planning area will contain a target of 122 dwelling units at a target density of 5.7 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 50c shall be provided from 'I' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

BBB. PLANNING AREA 50D: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 50d, as depicted on Figure III-10, *Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for the development of 24.3 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 7,200 s.f. lots. This planning area will contain a target of 82 dwelling units a target density of 3.4 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 50d shall be provided from Eucalyptus Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

CCC. PLANNING AREA 51: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 51, as depicted on Figure III-12, *Planning Areas 51, 52, 59, and 60*, provides for the development of 13.3 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 7,200 s.f. lots. This planning area will contain a target of 33 dwelling units at a target density of 2.5 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 51 shall be provided from Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

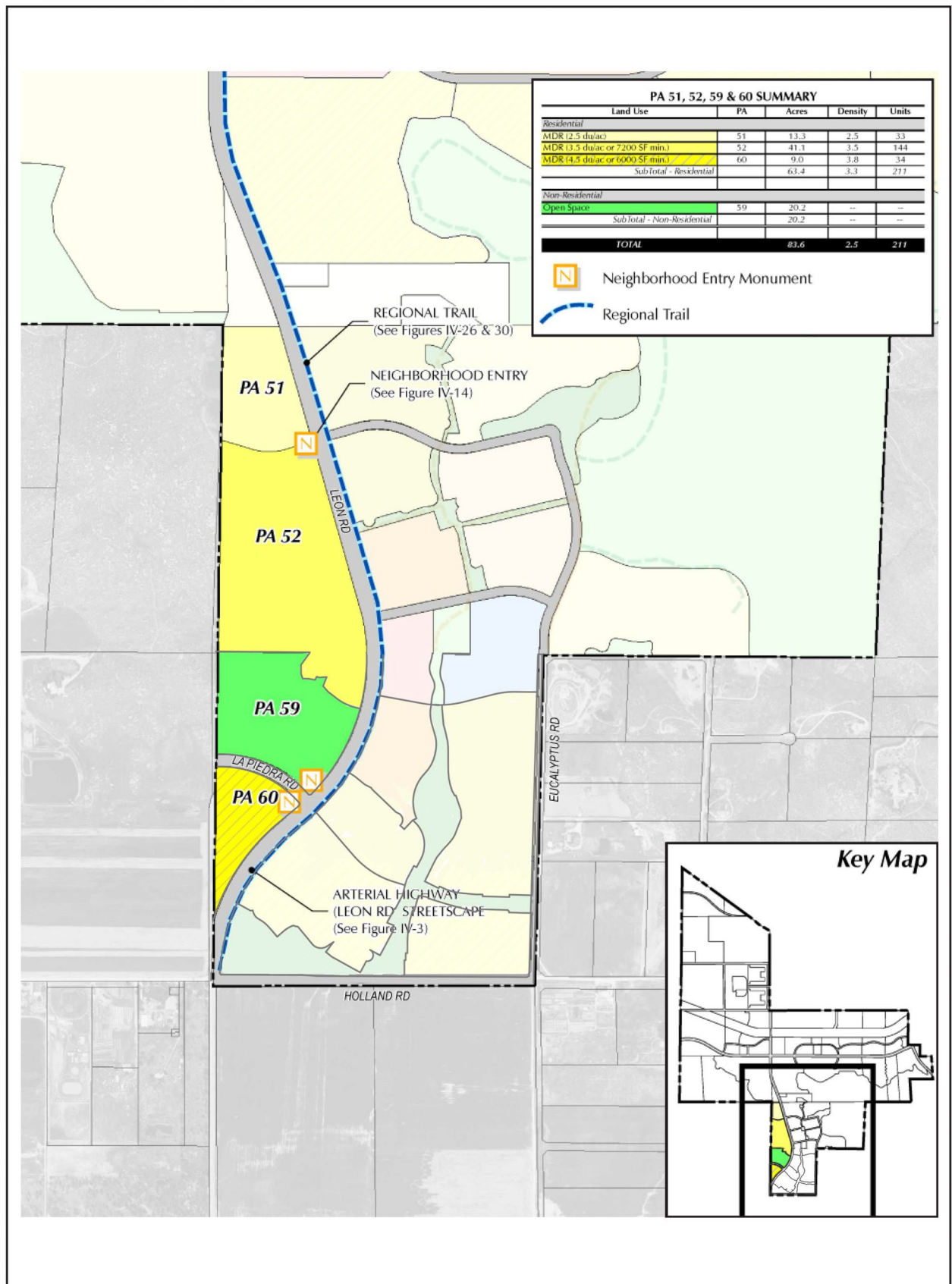
II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

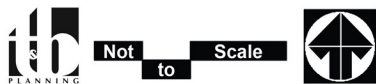
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Pangaea Land Consultants (11-19-2015)

Figure III-12



DDD. PLANNING AREA 52: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 52, as depicted on Figure III-12, *Planning Areas 51, 52, 59, and 60*, provides for the development of 41.1 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 6,000 s.f. lots. This planning area will contain a target of 144 dwelling units at a target density of 3.5 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 52 shall be provided from Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

EEE. PLANNING AREA 53: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 53, as depicted on Figure III-11, *Planning Areas 50b, 50c, 53, and 62b*, provides for the development of 11.6 acres of High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of 139 dwelling units at a target density of 12.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 53 shall be provided from Leon Road and 'GG' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and adjacent open space, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 4) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Buildings shall be oriented to front on Leon Road and the greenbelt paseo, (Planning Area 62B). Where it possible the use of walls and fences along Leon Road shall be avoided.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

FFF. PLANNING AREA 54A: COMMERCIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 54a, as depicted in Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of a 6.3-acre commercial center in the southern portion of the community adjacent to Leon Road.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 54a shall be provided from Leon Road and 'GG' Street.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A commercial entry monument shall be provided within this planning area, as depicted in Figure IV-15, *Commercial Entry Monument 1-3*, Figure IV-16, *Commercial Entry Monument 5-6*, and Figure IV-17, *Commercial Entry Pavement Options*.
- 4) An edge condition shall be provided between this planning area and the adjacent park, as depicted in Figure IV-21, *Edge Condition – Commercial to Park*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

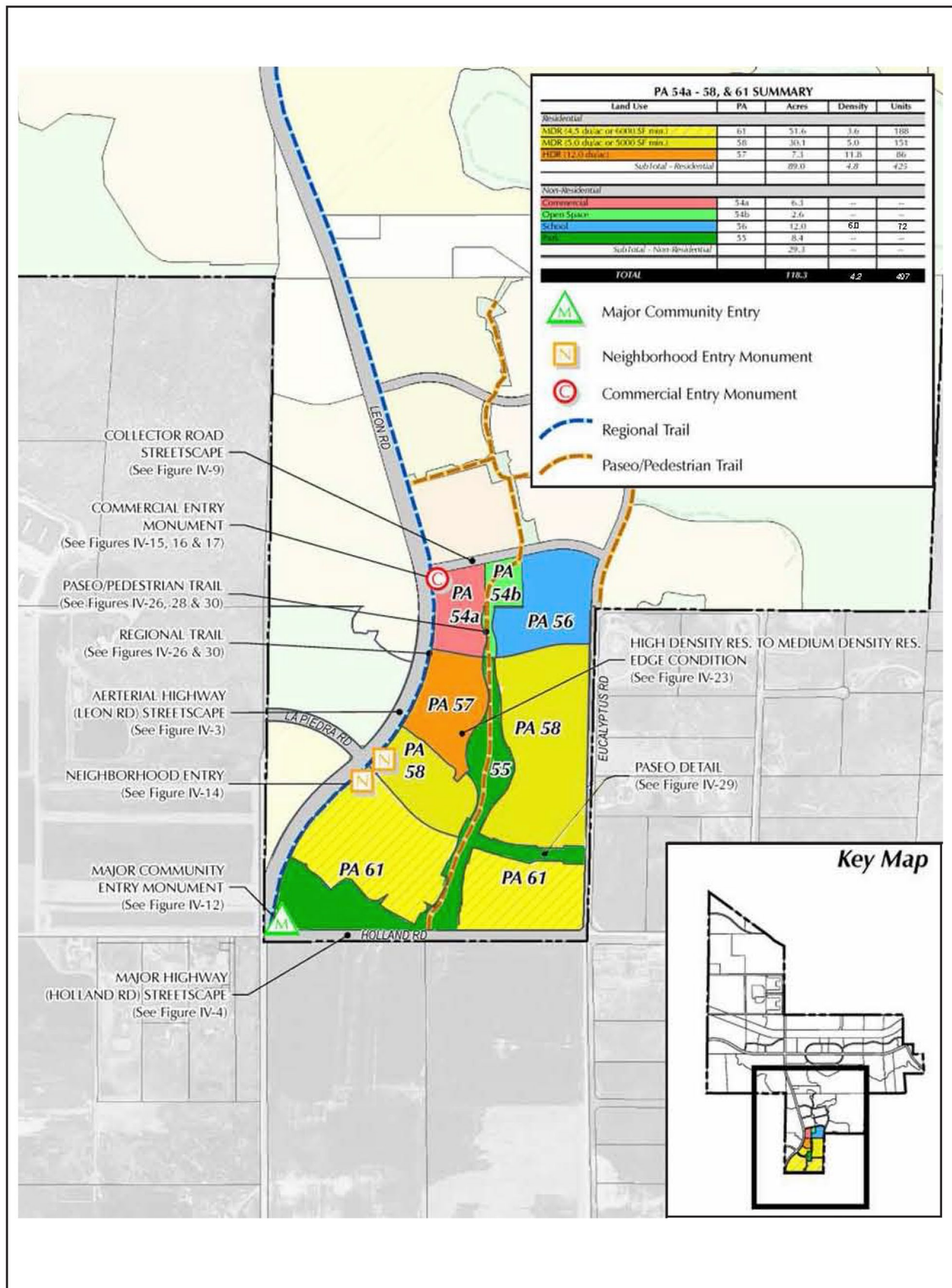
II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

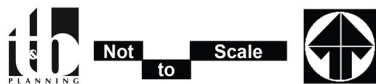
II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan



Source(s): Pangaea Land Consultants (11-19-2015)

Figure III-13



GGG. PLANNING AREA 54B: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 54b, as depicted in Figure III-13, *Planning Areas 54a through 58 and 61*, provides for 2.6 acres to remain as natural open space. This area is sited in the southern portion of the Project site, between school and commercial land uses. An open space trail system is planned in Planning Area 54b which will connect with a trail system in Planning Areas 55 and 62b.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Primary access to Planning Area 54b shall be provided via a collector road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) An edge condition shall be provided between this planning area and the adjacent commercial land uses, as depicted in Figure IV-21, *Edge Condition – Commercial to Park*.
- 4) An edge condition shall be provided between this planning area and the adjacent school site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

HHH. PLANNING AREA 55: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 55, as depicted in Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of a 20.0-acre park. This area is sited in the southern portion of the community.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 55 is provided from Leon Road, Holland Road, and Eucalyptus Road via internal roads.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, Figure IV-10, *Typical Local Street Streetscape*, and Figure IV-10A, *Modified Local Street with Median*.
- 3) Paseos shall be constructed as depicted in Figure IV-29A, *Modified Paseo and Circulation Detail*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

III. PLANNING AREA 56: SCHOOL

1. DESCRIPTIVE SUMMARY

Planning Area 56, as depicted in Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of a 12.0-acre school under the jurisdiction of the Menifee School District that will serve grades K through 5.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 56 shall be provided from 'GG' Street.
- 2) The elementary school will be constructed by the Menifee School District.
- 3) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 4) An edge condition shall be provided between this planning area and the adjacent school site, as depicted in Figure IV-24, *Edge Condition – Park to School*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 6) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 7) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 8) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

JJJ. PLANNING AREA 57: HIGH DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 57, as depicted on Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of 9.7 acres of High Density Residential (8-14 du/ac) land uses. Homes within this planning area are multi-family (attached or detached) units. This planning area will contain a target of 93 dwelling units at a target density of 9.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 57 shall be provided from Leon Road via a local road between Planning Areas 57 and 54a.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-10, *Typical Local Street Streetscape*, and Figure IV-10A, *Modified Local Street with Median*.
- 3) An edge condition shall be provided between this planning area and adjacent Medium Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 4) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail* and Figure IV-29A, *Modified Paseo and Circulation Detail*.
- 5) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 6) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 7) Buildings shall be oriented to internal paseos and the park paseo, (Planning Area 55). Buildings shall avoid fronting or backing onto Leon Road and the use of walls and fences along Leon Road shall be required for noise attenuation.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

KKK. PLANNING AREA 58: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 58, as depicted on Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of 34.7 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 4,000 s.f. lots. This planning area will contain a target of 165 dwelling units at a target density of 4.8 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 58 shall be provided via a local road between Leon Road and Eucalyptus Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-10, *Typical Local Street Streetscape*, and Figure IV-10A, *Modified Local Street with Median*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent High Density Residential land uses, as depicted in Figure IV-23, *Edge Condition – High Density Residential to Medium Density Residential*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail* and Figure IV-29A, *Modified Paseo and Circulation Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

LLL. PLANNING AREA 59: OPEN SPACE**1. DESCRIPTIVE SUMMARY**

Planning Area 59, as depicted in Figure III-12, *Planning Areas 51, 52, 59, and 60*, provides for 22.2 acres to remain as natural open space. This area is sited in the southern portion of the community adjacent to Leon Road.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) A roadway landscape treatment, as shown on Figure IV-3, is planned along Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) An edge condition shall be provided between this planning area and adjacent residential land uses, as depicted in Figure IV-22, *Edge Condition – Open Space and Residential*.
- 5) Fuel management zones shall be provided between this planning area and open space, as depicted in Figure IV-25, *Fuel Modification Zone*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

MMM. PLANNING AREA 60: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 60, as depicted on Figure III-12, *Planning Areas 51, 52, 59, and 60*, provides for the development of 9.7 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 5,000 s.f. lots. This planning area will contain a target of 35 dwelling units at a target density of 3.6 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 60 shall be provided from Leon Road and La Piedra Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

NNN. PLANNING AREA 61: MEDIUM DENSITY RESIDENTIAL**1. DESCRIPTIVE SUMMARY**

Planning Area 61, as depicted on Figure III-13, *Planning Areas 54a through 58 and 61*, provides for the development of 33.2 acres of Medium Density Residential (2-5 du/ac) land uses. Homes within this planning area are single-family units on minimum 4,000 s.f. lots. This planning area will contain a target of 166 dwelling units at a target density of 5.0 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 61 shall be provided via local road which connect to Leon Road, Holland Road, and Eucalyptus Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-3, *Arterial Highway (Leon Road) Streetscape*, Figure IV-9, *Collector Road Streetscape*, Figure IV-10, *Typical Local Street Streetscape*, and Figure IV-10A, *Modified Local Street with Median*.
- 3) A major community entry monument shall be provided in this planning area, as depicted in Figure IV-12, *Major Community Entry Monument*.
- 4) A neighborhood entry monument shall be provided in this planning area, as depicted in Figure IV-14, *Neighborhood Entry Monument*.
- 5) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail* and Figure IV-29A, *Modified Paseo and Circulation Detail*.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

OOO. PLANNING AREA 62A: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 62a, as depicted in Figure III-10, *Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for the development of an 8.8-acre park. This area is sited in the southern portion of the Project site adjacent to Planning Area 49a.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 62a will be from collector roads and local roads via Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

PPP. PLANNING AREA 62B: PARK**1. DESCRIPTIVE SUMMARY**

Planning Area 62b, as depicted in Figure III-10, *Planning Areas 47b, 47c, 49a, 49b, 50a, 50d, 62a, and 62b*, provides for the development of a 6.4-acre recreation area with greenbelts and paseos. This area is sited in the southern portion of the community, between differing residential land uses.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 62b shall be provided from collector roads and local roads via Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-9, *Collector Road Streetscape*, and Figure IV-10, *Typical Local Street Streetscape*.
- 3) Paseos shall be constructed as depicted in Figure IV-29, *Paseo Detail*.
- 4) Walls and fencing shall be provided as depicted in Figure IV-18, *Wall and Fencing Elevations*.
- 5) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, *Non-Vehicular Circulation Plan*.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.E: Water & Sewer Plans

II.B: Circulation Plan

II.F: Grading Plan

II.C: Open Space & Parks Plan

II.G: Phasing Plan

II.D: Drainage Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These Design Guidelines are intended to maintain a high quality development approach and a consistent design theme to create a cohesive, aesthetically pleasing environment for the WINCHESTER HILLS community.

More specifically, the purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan Amendment area will develop in accordance with the high quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan Amendment area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan Amendment boundaries, and
- To provide development guidelines which permit the WINCHESTER HILLS Specific Plan Amendment area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent Specific Plan areas that may be currently under review or proposed in the future.

The Design Guidelines provided herein are intended to be flexible. They are subject to modification over time so as to allow for response to unanticipated conditions, such as changes in taste, community desires and the marketplace, or significant changes within adjacent planning areas within the WINCHESTER HILLS Specific Plan. Yet, it is critical that these guidelines are followed in a manner consistent with this design theme in order to create a unified concept while providing the opportunities for diversity and visual interest which are so apparent in the most successful residential communities in Riverside County.

B. INTRODUCTION

The Design Guidelines section consists of three principal components: Community Elements, Landscape Guidelines and Architectural Design Guidelines. These components define the design concept, physical character, and theme of WINCHESTER HILLS, and will be addressed in more detail within the Design Guidelines.

The Community Elements are comprised of the key project components such as project theme, project entries and theme intersections, streetscapes, community walls and fences, land use transitions, and parks. The Landscape Design Guidelines present general requirements relative to community commercial, outdoor lighting, irrigation, plant material guidelines, planting, horticultural soils test requirements, and maintenance. The plant palette provides a specific list of plants that are compatible with the community design theme. The plant lists are organized by community elements and by streetscape themes. The Architectural Design Guidelines articulate the characteristics of the built environment. Elements such as architectural theme, building massing and scale, materials and colors, and site planning guidelines combine to form a distinctive identity that defines WINCHESTER HILLS as a high quality living environment.

The WINCHESTER HILLS Residential Design Guidelines establish the basis and criteria for evaluation of plans and specifications in accordance with the terms of the community's CC&Rs. All conditions or materials set forth in these Design Guidelines and/or CC&Rs are subject to the reasonable discretion of the Design Review Board, which will make a final determination in good faith.

The photographs, sketches and other graphic representation in these Design Guidelines are offered only as general visual aids in understanding the basic intent of the Design Guidelines. The photographs and graphics are not intended to represent any actual building or parcel design.

The design components presented in this document are provided for informational purposes and are to be used in identifying the desired design composition for the residential buildings within WINCHESTER HILLS. It is not the intent of these Design Guidelines to require that all the represented design components be incorporated into the design proposals as shown. Rather, they are provided as a palette of character defining elements that should be reflected in the residential housing design proposals.

Builders and their architects, planners and landscape architects are encouraged to utilize creativity and imagination when developing exciting design proposals which will be implemented within WINCHESTER HILLS.

C. LANDSCAPE DESIGN GUIDELINES

1. ROADWAY LANDSCAPE GUIDELINES

The roadway landscape design guidelines detailed in this section establish a reference for the hardscape and planting of public rights-of-way and common areas. The guidelines include descriptions and illustrative plans which reflect the quality image that the WINCHESTER HILLS Specific Plan is intended to establish. The guidelines recognize and encourage the use of landscaping to complement and enhance project architecture. Of primary importance to the landscape development character is the creation of a community theme that reinforces several goals: traffic safety, functional circulation, and a definition of neo-traditional patterns through the incorporation of broad boulevards, well-shaded pedestrian walkways, and paseos that connect transit stops and commercial areas to residential areas.

The WINCHESTER HILLS community is accessible from several roadways as illustrated in the Figure IV-I, Circulation Plan. The primary entrance to the site will be from Winchester Road (SR-79). Other points of entry include Rice Road, Olive Avenue, Domenigoni Parkway, Simpson Road and Leon Road.

The roadways within the WINCHESTER HILLS Specific Plan are designed to reflect the hierarchy of circulation corridors proposed for the project. The landscape character of the streets in the project is designed to reflect the project's landscape theme and character. The attached exhibits provide a conceptual depiction of the desired streetscape elements along project roadways. A description of the landscape concept for project roadways is provided below.

a. Domenigoni Parkway Right-of-way and Landscape Zone

The landscape program contained in the Specific Plan roadway for Domenigoni Parkway has been designed to provide for a visual statement - a "sense of being in and belonging to a rural place" - as well as to promote cohesiveness with the master planned community, and to serve as a functional pedestrian corridor.

Domenigoni Parkway is designated as an Arterial Urban Highway with a 152-foot right-of-way with raised landscaped median and is also designed to serve non-vehicular activity associated with the neighborhood commercial center. Domenigoni Parkway will also carry traffic through the Specific Plan area, and will be planted with a limited number of the same species of trees, so that a unified and distinctive quality image is portrayed. The roadway fronts the neighborhood centers and residential neighborhoods, and is the main east-west roadway crossing the Specific Plan area. As depicted in the Figure IV-2, Urban Arterial Highway (Newport Rd and Patton Ave) Streetscape, design criteria for this roadway are as follows:

- A 14-foot curbed median landscaped with natural boulders and flowering shrubs and grasses separating two 48-foot wide roadways.
- On the north side of the street, a 5-foot landscaped parkway with an equestrian theme fence separates the roadway from a 12-foot trail. An additional 4-foot landscaped parkway will buffer adjacent residences.
- On the south side of the street, a landscaped parkway varied in width (3-foot minimum) with an equestrian theme fence will separate the roadway from a 5-foot meandering sidewalk. The theme fence will occur intermittently along Domenigoni Parkway according to the Walls and Fencing Master Plan. An additional landscaped parkway (3-foot minimum) will buffer adjacent residences.

- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way shall also receive a similar treatment.
- Block privacy walls will separate common areas/rights-of-way from private lots. Walls will be located on private lots.
- Right-of-way, median and slope trees shall consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Rural Windrow" Plant Palette.

b. Leon Road Right-of-way and Landscape Zone

The landscape development associated with the Specific Plan Roadway along Leon Road has been designed to provide a strong visual statement of entry into this master planned community, and to serve as a functional pedestrian corridor from the residential neighborhoods in the south to the commercial/industrial area in the north.

As depicted in Figure IV-3, Arterial Highway (Leon Rd) Streetscape. Leon Road is a proposed Modified Urban Arterial Highway with a variable right-of-way ranging from 128-foot right-of-way and a curbed, landscaped median. In the southern portion of the site, Leon Road transitions to a Major Highway with a 100-foot right-of-way. The following design criteria for Leon Road are conceptual in nature, and actual right-of-way widths and parkway configurations vary according to location:

- An 18-foot curbed median landscaped with natural boulders and flowering shrubs or perennials separating two 34-foot wide roadways.
- On the west side of the street, a landscaped parkway varied in width (3-foot minimum) with an equestrian theme fence separating the roadway from a 5-foot meandering sidewalk. The theme fence will occur intermittently along Leon Road according to the Walls and Fencing Master Plan. An additional landscaped parkway (3-foot minimum) will buffer adjacent residences.
- On the east side of the street, a 5-foot landscaped parkway with an equestrian theme fence (within the right-of way) separates the roadway from a 12-foot trail. An additional 3.5-foot landscaped parkway will buffer adjacent residences. (A 15.5' wide trail easement shall be provided for the trail and landscape buffer).
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive a similar treatment.
- Block privacy walls will separate common areas from private lots. Walls will be located on the private lots.
- Right-of-way, median and slope trees shall consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Rural Windrow" Plant Palette.

c. Holland Road Right-of-way and Landscape Zone

Holland Road is designated as a Major Highway and has a 118-foot right-of-way. Holland Road is situated along the southern boundary of the site and runs east-west. Figure IV-4, Major Highway (Holland Rd) Streetscape, depicts design criteria for the roadway, which are as follows:

- A 12-foot curbed landscaped median separating two 32-foot roadways bordered on both sides by a 6-foot non-contiguous sidewalk and a 15-foot landscaped parkway.
- Block privacy walls will separate common areas from private lots. Walls will be located on private lots.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive the same treatment.
- Right-of-way, median and slope trees will consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Evergreen Grove" Plant Palette.

d. Briggs Road Right-of-way and Landscape Zone

Briggs Road is a Major Highway with a 118-foot right-of-way as shown on the Briggs Road Exhibit depicted in Figure IV-5, Major Highway (Briggs Rd) Streetscape. Briggs Road runs north-south and borders the western portion of the Winchester Hills Specific Plan. Landscaping elements for this roadway include the following features:

- A 76-foot wide roadway bordered on one side by a 5-foot non-contiguous sidewalk separated from the road by an 8-foot landscaped parkway. A landscaped parkway of varied width occurs between the sidewalk and private residences.
- The alternate side includes a landscaped berm (3-foot minimum) contiguous to the road with varying heights per the acoustical analysis. A 5-foot meandering sidewalk and a landscaped parkway (3-foot minimum) between the sidewalk and private residence is included adjacent to the berm.
- Block privacy walls will separate common areas from private lots. Walls will be located on private lots.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive the same treatment.
- Right-of-way, common area and common area slope trees will consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Evergreen Grove" Plant Palette.

e. Simpson Road Right-of-way and Landscape Zone

Simpson Road is designated as a Major Highway with a 118-foot right-of-way. Simpson Road borders the northern portion of the site and runs east-west. As illustrated in Figure IV-6, Major Highway (Simpson Rd) Streetscape, landscape features for this roadway include the following:

- A 76-foot wide roadway bordered on both sides by 6-foot non-contiguous sidewalks and 15-foot parkways landscaped with wildflowers and native grasses.
- Block privacy walls will separate common areas from private lots. Walls will be located in private lots.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive a similar treatment.
- Right-of-way, common area and common area slope trees shall consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees in accordance with the "Evergreen Grove" Plant Palette.

f. Olive Avenue Right-of-way and Landscape Zone

The landscape development associated with the Specific Plan roadway along Olive Avenue and other Secondary Highways has been designed to provide for continuity with the design of the arterial roadways within the community.

As depicted in Figure IV-7, Secondary Highway (Olive Avenue) Streetscape, the roadway is designated as a Secondary Highway and has a 100-foot right-of-way. The design criteria for Secondary Highways are conceptual in nature and actual parkway configurations vary according to location:

- A 64-foot roadway bordered on both sides by 8-foot 6-inch landscaped parkways, 5-foot non-contiguous sidewalks and 4-foot 6-inch landscaped parkways.
- Block privacy walls will separate right-of-way/common areas from private lots. Walls will be located on private lots.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive a similar treatment.
- Right-of-way and common area trees shall consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Rustic Orchard" Plant Palette.
- Where Olive Avenue right-of-way lies outside the boundary of the Specific Plan, standard roadway landscape criteria will apply.

g. Rice Road Right-of-way and Landscape Zone (Major Highway)

The on-site portion of Rice Road is classified as a Major Highway having a 118-foot right-of-way as depicted in Figure IV-8, Major Highway (Rice Rd) Streetscape. Landscape features of Major Highways include the following:

- A 76-foot wide roadway bordered on both sides by 8-foot landscaped parkways, 6-foot sidewalks and additional 7-foot landscaped parkways.

- Block privacy walls will separate common areas from private lots. Walls will be located on private lots.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive a similar treatment.
- Right-of-way and common area trees shall consist of both Valley-Wide Approved Plant List and Zone Appropriate Theme Trees consistent with the "Evergreen Grove" Plant Palette.

i. Typical Collector Roads Right-of-way and Landscape Zone

The landscape concept associated with the Specific Plan roadway along Collector Roads has been designed to provide a strong sense of community character and serve as a functional pedestrian corridor. Collector Roads have a 74-foot right-of-way with sidewalks and landscaping on either side of the undivided road. The design criteria identified below and depicted in Figure IV-9, Collector Road Streetscape, are conceptual in nature and actual parkway configurations vary according to location:

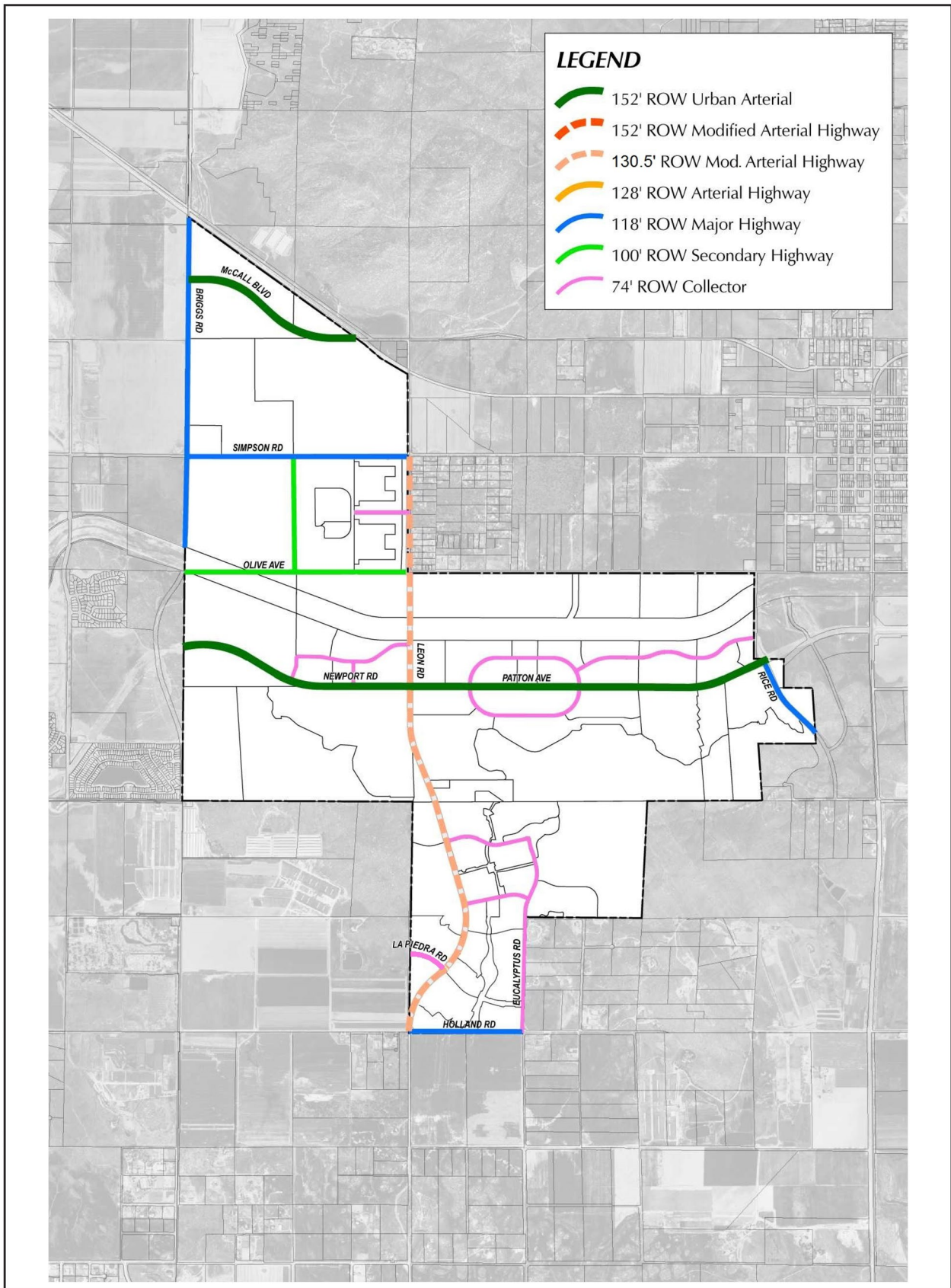
- Five-foot parkway-separated sidewalks along both sides of the roadway.
- A 10-foot landscaped parkway, separated into 4-foot and 6-foot segments by the sidewalk, inside the right-of way on both sides of the roadway. Landscaping includes trees from the Valley-Wide Approved Plant List as well as Zone Appropriate Theme Trees consistent with the collector road street tree palette.
- Where down slopes to the right-of-way occur, the landscaped slope will be incorporated as common area using a similar plant palette as the adjacent right-of-way landscape. Flat common area lots adjacent to rights-of-way will receive a similar treatment.
- A block privacy wall to separate common area slope from adjacent residences. Walls will be located on private lots.

j. Typical Local Streets

The landscape program associated with the Specific Plan roadways along the local streets has been designed to provide for continuity with the design of the arterial roadways within the Specific Plan. The local streets are proposed 56-foot rights-of-way, and are planned to serve the activity of the residential neighborhood centers. As illustrated in Figure IV-10, Typical Local Street Streetscape, the design criteria for Collector streets are as follows:

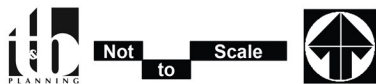
- A 36-foot roadway bordered on each side by a 6-foot sidewalk (if contiguous) or 5-foot sidewalk (if non-contiguous) and 4-foot or 5-foot parkway.
- The homeowner shall be responsible for maintenance of the landscaped parkway.

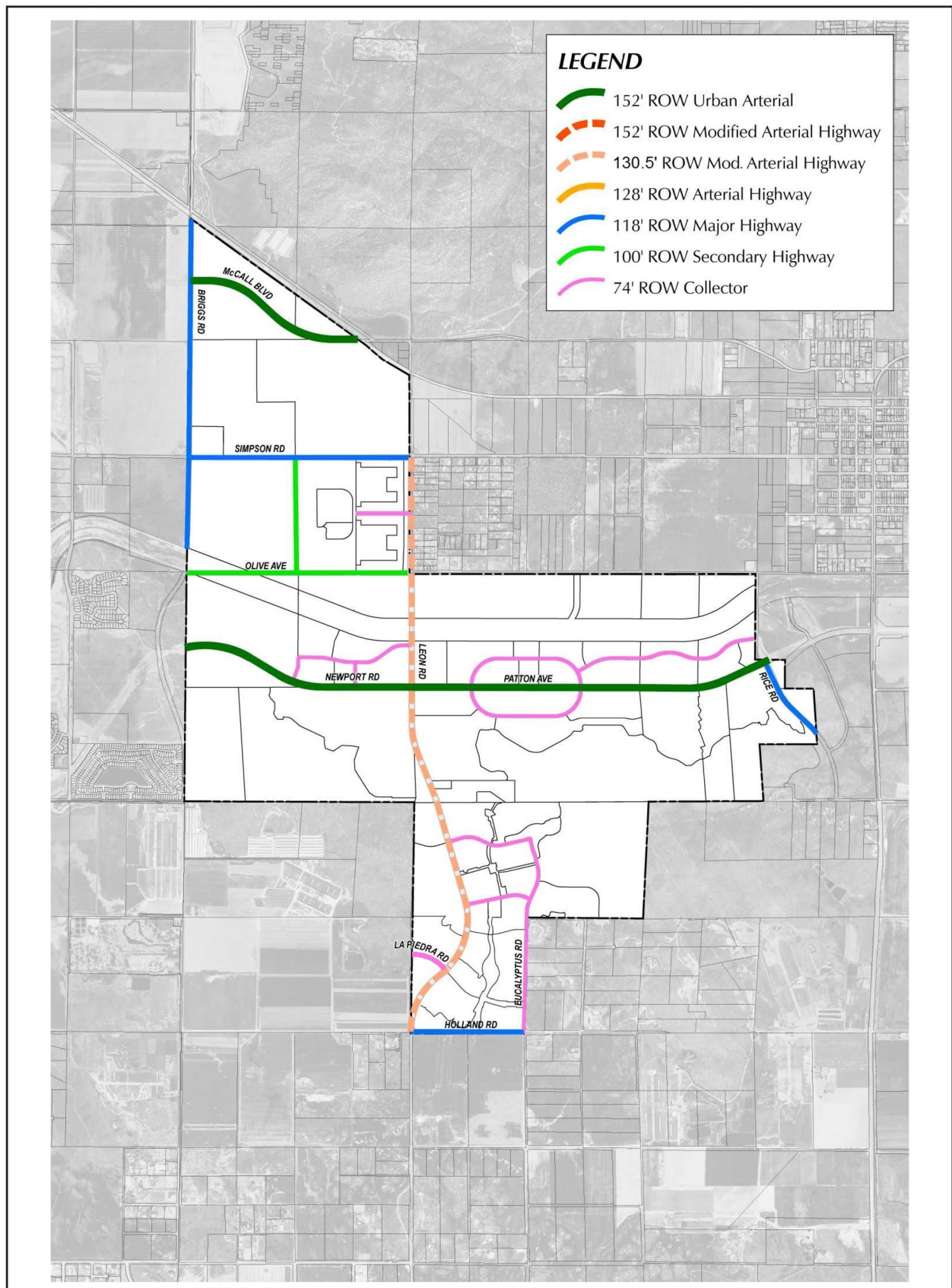
Local roads will be separated into three landscape classifications: Leafy Green, Natural or Flowering. The parkways of these roads will be landscaped with the selected plant materials for each designation in accordance with the project Plant Palette.



Source(s): Pangaea Land Consultants (10-20-2015)

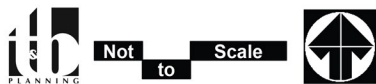
Figure IV-1



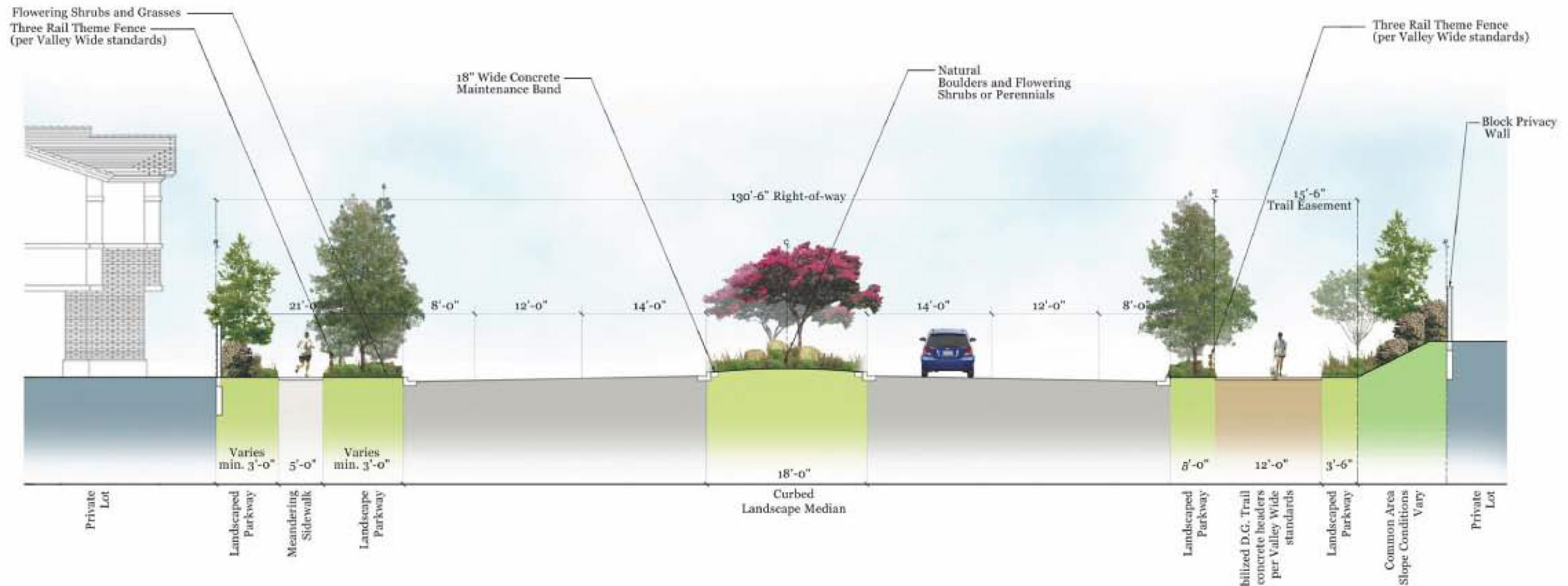


Source(s): Pangaea Land Consultants (10-20-2015)

Figure IV-2



Urban Arterial Highway (Domenigoni Parkway and Patton Ave) Streetscape



Leon Road: 130'-6" Right-of-way

Arterial Urban Highway: Rural Windrow

Street Trees and Slope Trees (All 24" Box)

- Fraxinus oxycarpa 'Raywood' – Raywood Ash
- Liquidamber styraciflus 'Festival' or 'Burgandy' - Sweet Gum
- Arbutus unedo – Strawberry Tree

Median Trees (All 24" Box)

- Arbutus unedo – Strawberry Tree
- Lagerstroemia indica - Crape Myrtle (red or purple)
- Liquidamber styraciflus 'Festival' or 'Burgandy' Sweet Gum

Large Shrubs (All 5 Gallon) Border along Tract Walls

- Escallonia fradesii - Pink Escallonia
- Juniperus chinensis 'Sea Green' - Sea Green Juniper
- Ligustrum japonicum 'Texanum' – Texas Privet
- Photinia fraseri – Fraser's Photinia

Small Shrubs / Groundcovers

- Abelia grandiflora 'prostrata' - Abelia
- Convolvulus mauritanicus – Ground Morning Glory
- Diets vegeta - Fortnight Lily
- Phormium tenax – New Zealand Flax
- Lavandula angustifolia - English Lavender
- Myoporum parvifolium 'Pink'
- Nerium Oleander 'Petitie Pink' - Dwarf Pink Oleander

Accents

- Hesperaloe parviflora – Red Yucca
- Muhlenbergia rigida – Purple Muhly Deer Grass

Vines (10' O.C.) (All 1 Gallon) along Tract Walls

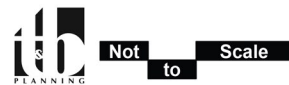
- Parthenocissus tricuspidata – Boston Ivy

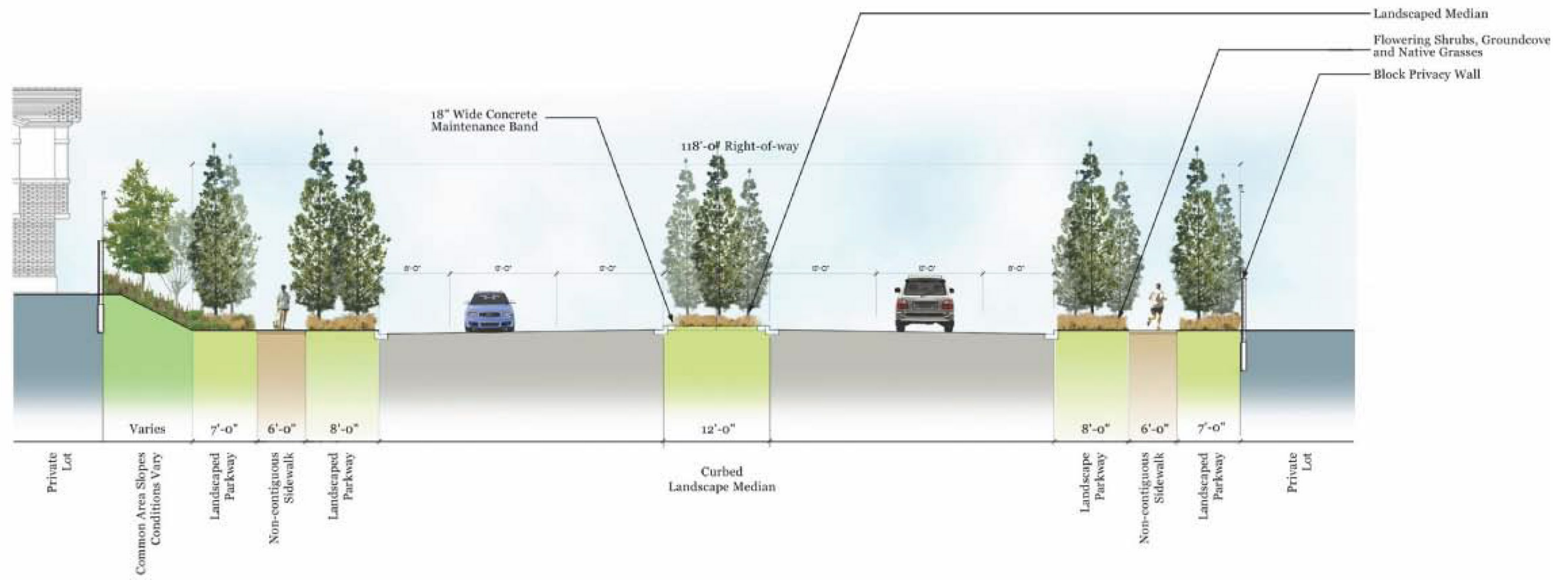
** Plant Material subject to Valley-Wide review during final design*

The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-3





Holland Road: 118' Right-of-way

Major Highway: Evergreen Grove

Right of Way and Common Area Trees:
(Min. 24" Box)

- Fraximus oxycarpa 'Raywood'
- Quercus agrifolia
- Rhus lancea

Median Trees:
(Min. 24" Box)

- Quercus agrifolia
- Rhus lancea
- Lagerstroemia indica
- Prunus spp.

Common Area Slope Trees
(Min. 15 Gal.)

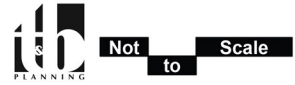
- Callistemon viminalis
- Lagerstroemia indica
- Pistacia chinensis
- Prunus spp.
- Quercus agrifolia
- Rhus lancea

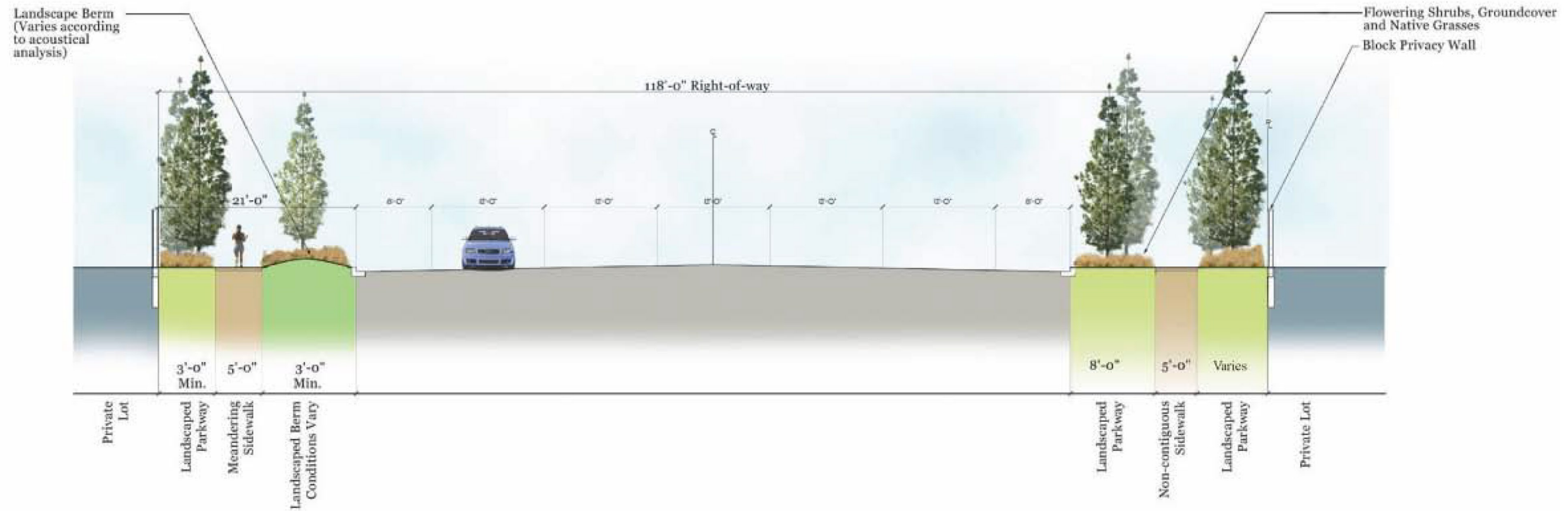
*Valley-Wide Approved Plant List

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-4





Briggs Road: 118' Right-of-way

Major Highway: Evergreen Grove

Right of Way and Common Area Trees:
(Min. 24" Box)

- Fraxinus oxycarpa 'Raywood'
- Quercus agrifolia
- Rhus lancea

Common Area Slope Trees
(Min. 15 Gal.)

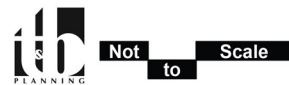
- Callistemon viminalis
- Lagerstroemia indica
- Pistacia chinensis
- Prunus spp.
- Quercus agrifolia
- Rhus lancea

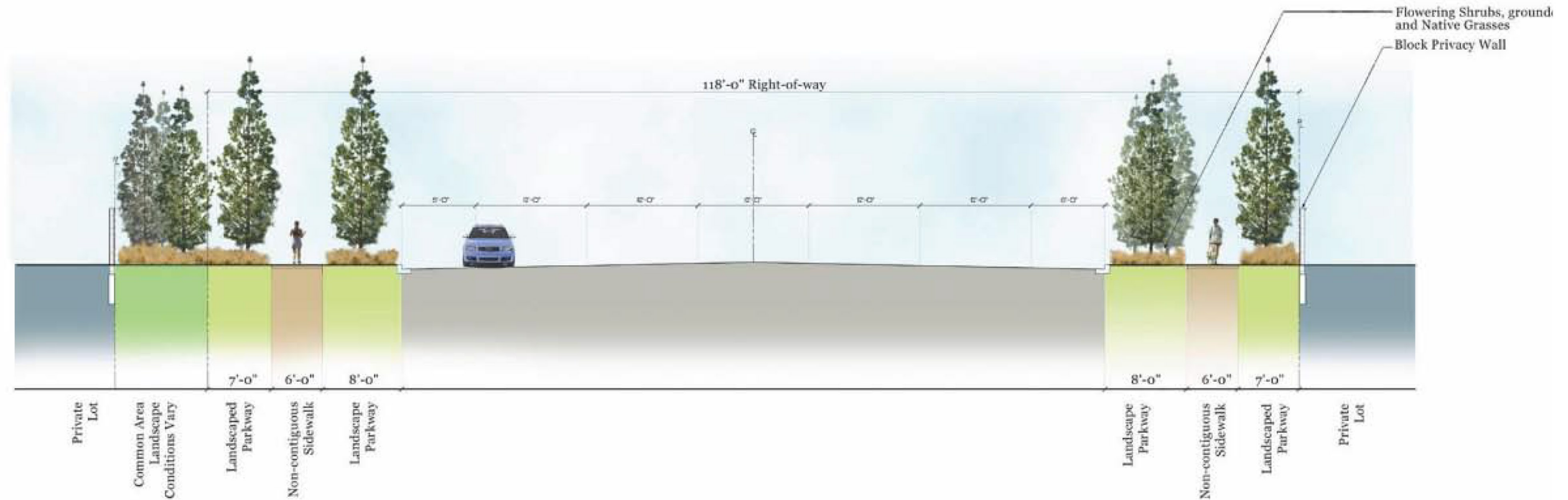
*Valley-Wide Approved Plant List

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-5





Simpson Road: 118' Right-of-way

Major Highway: Evergreen Grove

Right of Way and Common Area Trees:
(Min. 24" Box)

- Fraxinus oxycarpa 'Raywood'
- Quercus agrifolia
- Rhus lancea

Common Area Slope Trees
(Min. 15 Gal.)

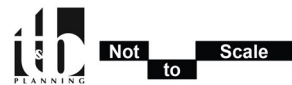
- Callistemon viminalis
- Lagerstroemia indica
- Pistacia chinensis
- Prunus spp.
- Quercus agrifolia
- Rhus lancea

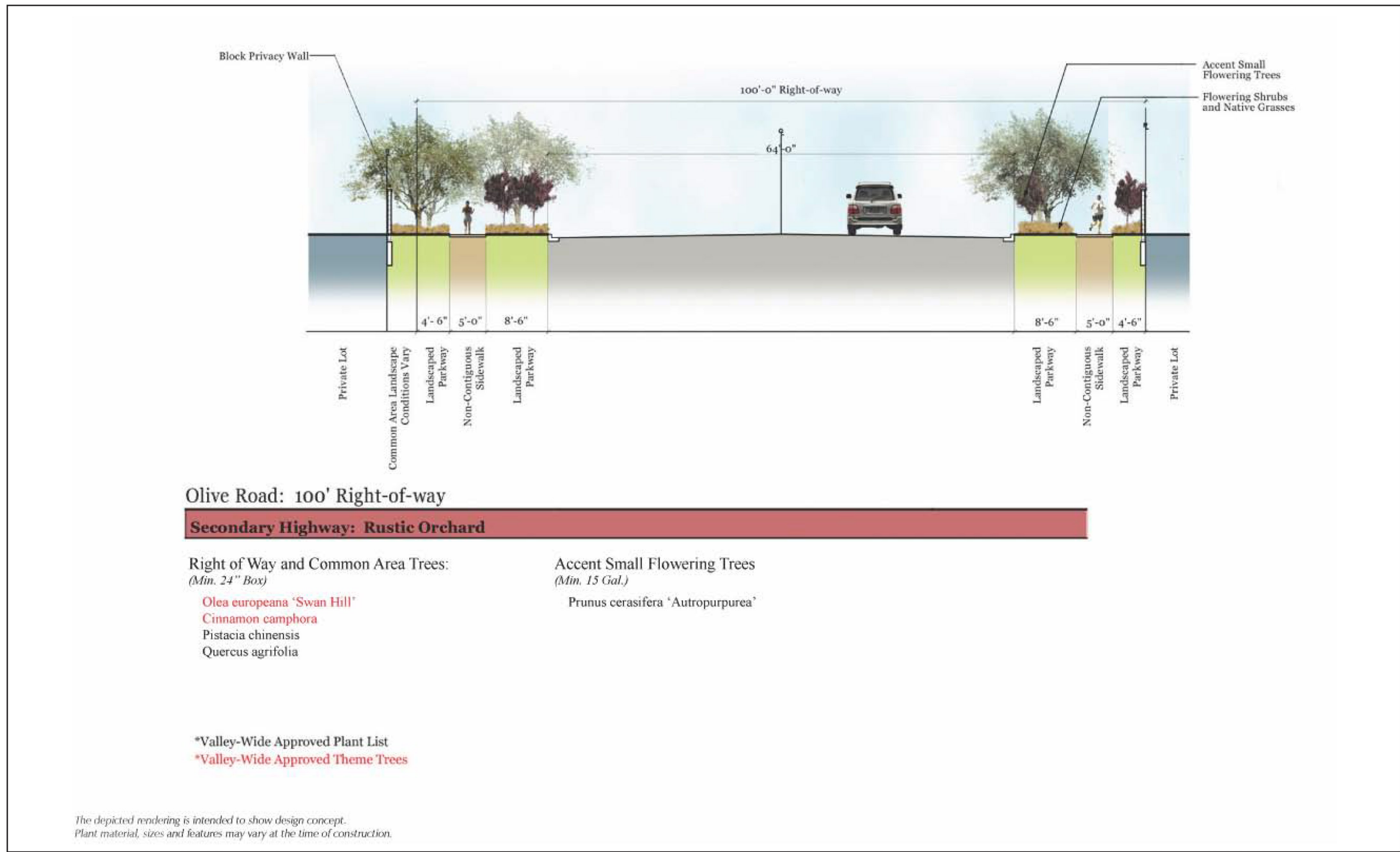
*Valley-Wide Approved Plant List

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

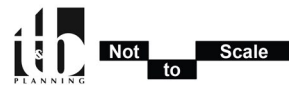
Figure IV-6

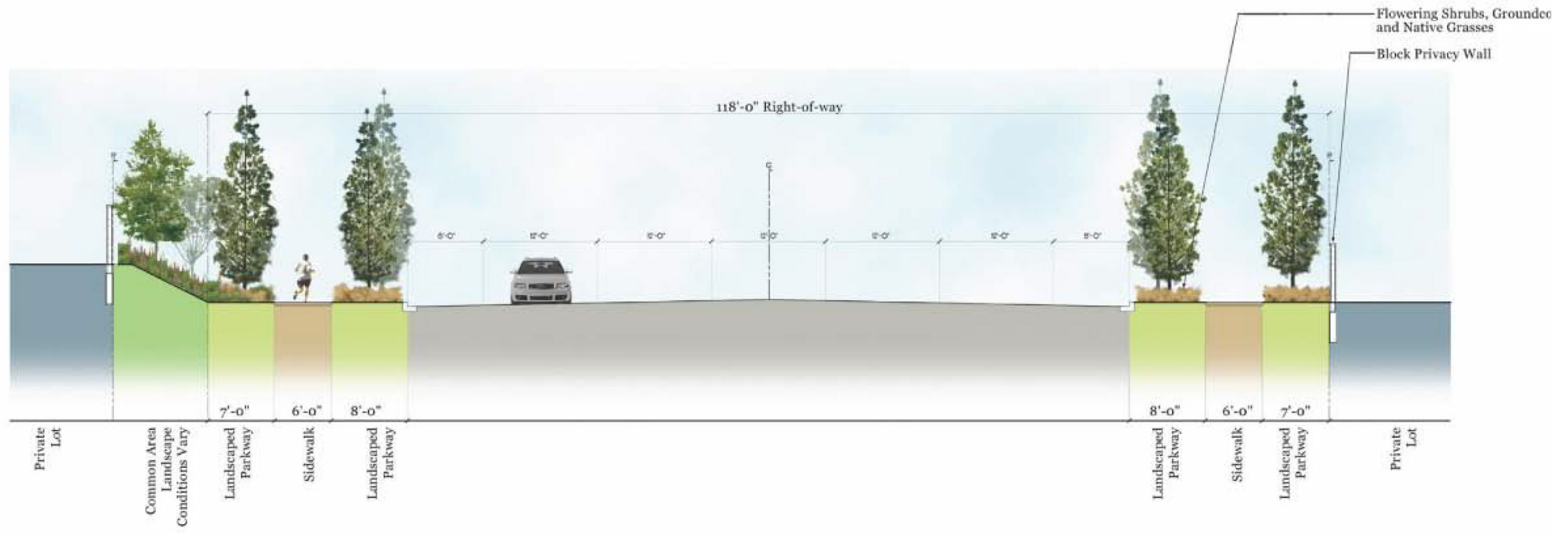




Source(s): Van Dyke LLC (11-19-2015)

Figure IV-7





Rice Road: 118' Right-of-way

Major Highway: Evergreen Grove

Right of Way and Common Area Trees:
(Min. 24" Box)

- Fraxinus oxycarpa 'Raywood'
- Quercus agrifolia
- Rhus lancea

Common Area Slope Trees:
(Min. 15 Gal.)

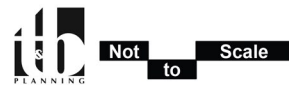
- Callistemon viminalis
- Lagerstroemia indica
- Pistacia chinensis
- Prunus spp.
- Quercus agrifolia
- Rhus lancea

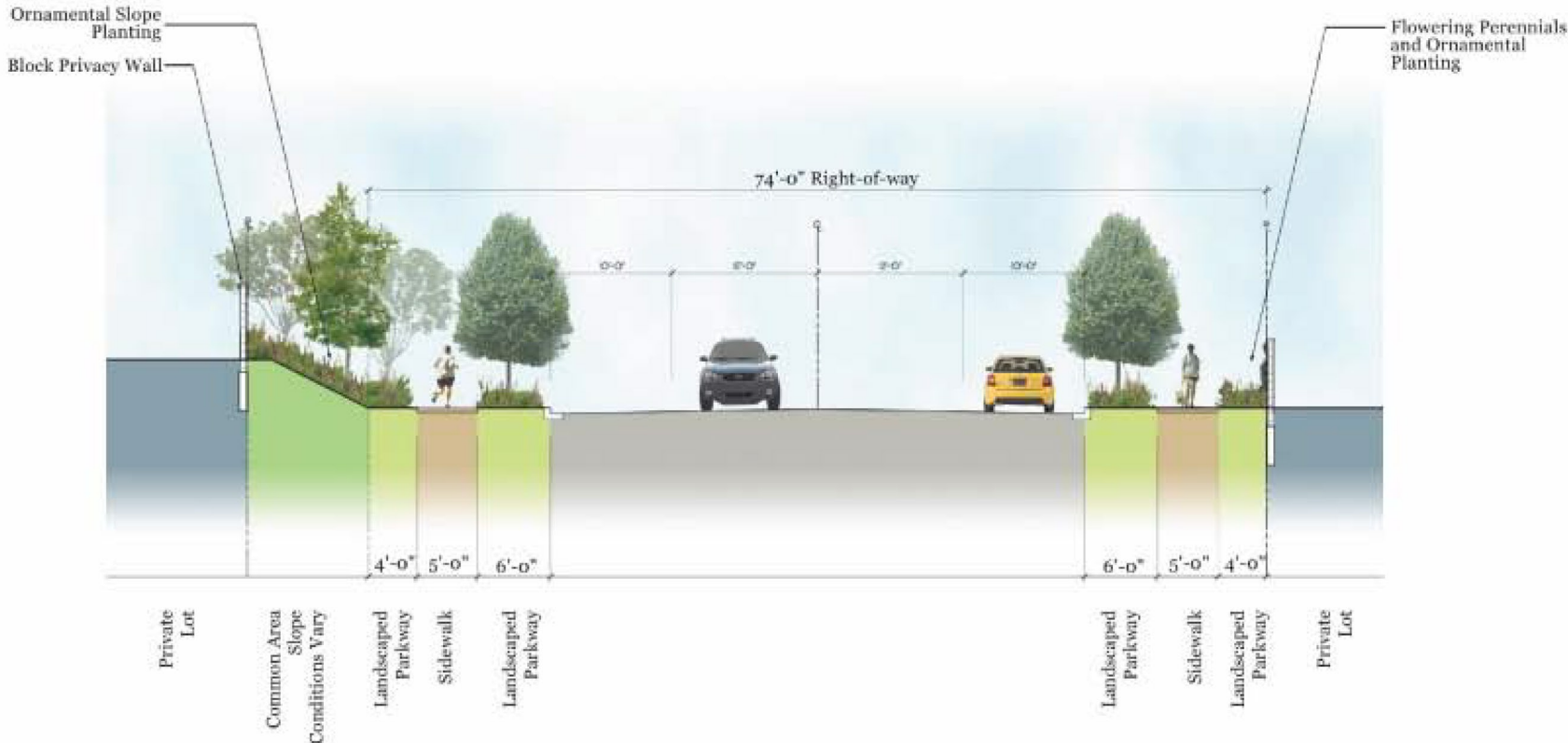
*Valley-Wide Approved Plant List

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-8





Collector Roads: 74' Right-of-Way

Collector Road: Natural

Right of Way (Min. 24" Box) and
Common Area Trees: (Min. 15 Gal.)

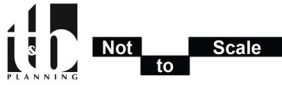
- Fraxinus oxycarpa 'Raywood'
- Platinus acerifolia 'Bloodgood'
- Liquidambar styraciflua 'Festival' or 'Burgandy'
- Brachychiton populneus
- Pyrus kawakami
- Olea europaea 'Swan Hill'
- Arbutus unedo

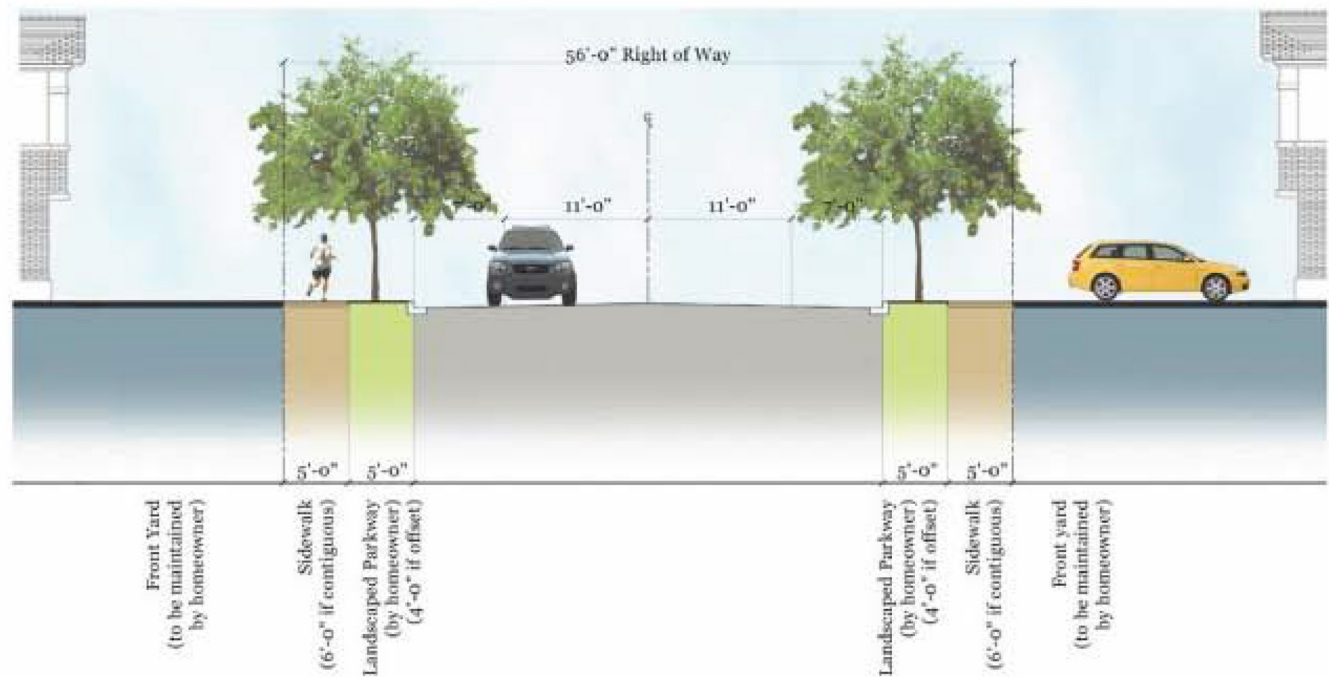
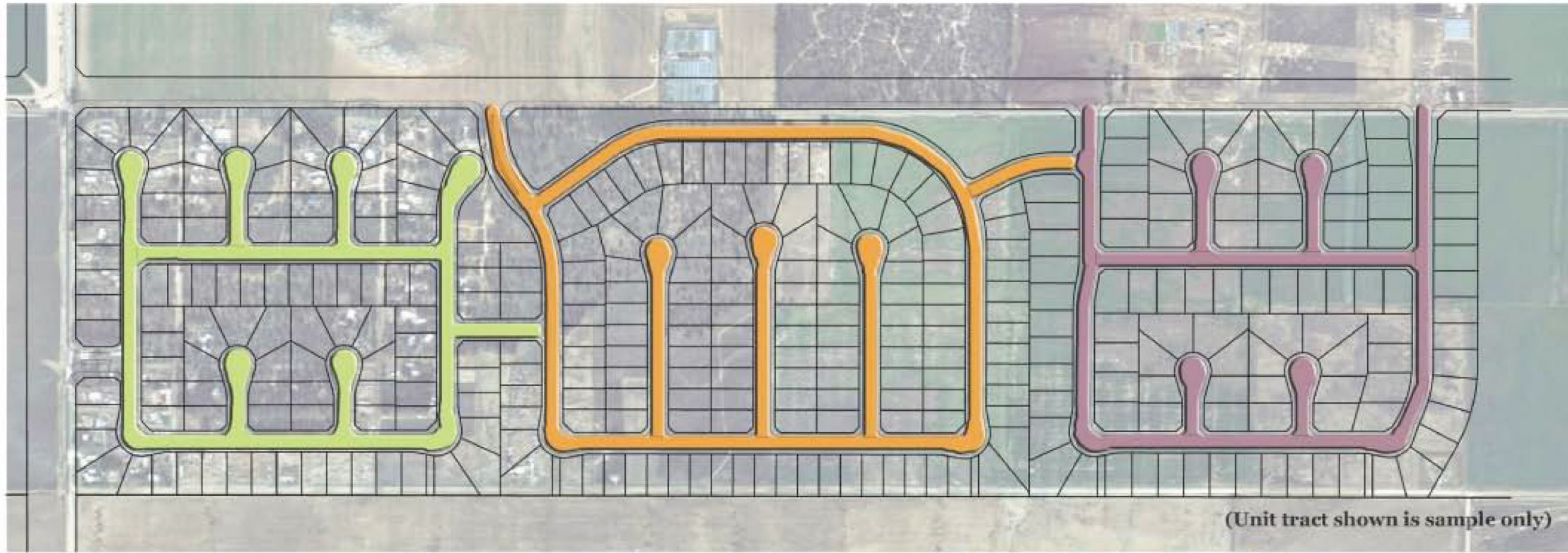
*Valley-Wide Approved Plant List
*Valley-Wide Approved Theme Trees

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-9





Local Road A: Leafy Green (Min. 24" Box)

- Cinnamomum camphora
- Magnolia grandiflora
- Liquidambar styraciflua 'Burgundy'
- Fraxinus uhdei

Local Road B: Natural (Min. 24" Box)

- Fraxinus oxycarpa 'Raywood'
- Geijera parvifolia
- Rhus lancea
- Pistacia chinensis
- Olea europea 'Swan Hill'

Local Road C: Flowering (Min. 24" Box)

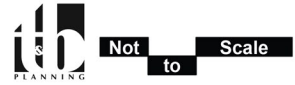
- Callistemon viminalis
- Prunus cerasifera
- Lagerstroemia indica (Red or Purple)
- Magnolia grandiflora

Note:
Unit Tracts may be one of three lists
or a combination of each list.

The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-10



2. COMMUNITY ENTRY AND PERIMETER ELEMENTS

The landscape concept for WINCHESTER HILLS includes numerous elements, which are anticipated to establish a distinctive project identity. These elements include project entries, where coordination of decorative elements and careful selection of plant materials combine to form a cohesive project image that enhances the aesthetic experience for both residents and visitors.

The WINCHESTER HILLS landscape concept identifies entry treatments at key project intersections. These entry statements establish a "sense of place" and "sense of arrival" into the WINCHESTER HILLS community as well as providing direction to visitors. The community entries blend hardscape, landscape, and signage into a consistent visual statement that reinforces the WINCHESTER HILLS identity.

The WINCHESTER HILLS community utilizes both monument and pavement entry statements. The location of all monument types within WINCHESTER HILLS can be found on Figure IV-I, Conceptual Landscape Plan.

a. Entry Monumentation

Entry monumentation consists of a thematic blend of construction materials, landscaping features and identifying signage that will provide strong landmarks to reinforce the rural community character of WINCHESTER HILLS. A hierarchy of thematic concept entries has been included which consists of the following:

- Major Community Entry Monumentation
- Minor Community Entry Monumentation
- Neighborhood Entry Monumentation
- Commercial Entry Monumentation

b. Major Community Entry Monumentation

Major Community Entry Monumentation illustrated in Figure IV-12, Major Community Entry Monument, provides the initial opportunity for identification for the WINCHESTER HILLS Specific Plan. Major Community monuments are located at the main entrance for residents and visitors, and act as the gateway to the community ahead. As such, they will convey a "welcoming" character, setting the tone for the community. Components of the Community Entry Monuments include but are not limited to the following:

- Masonry walls with manufactured stone veneer. Radius configuration and wall heights per graphic exhibits.
- Rustic wrought iron style sign mounted to the stone façade
- Rustic planting around stone walls with decorative boulders
- Large specimen trees arranged around stone walls

Major entry monumentation shall be placed at three major intersections within the WINCHESTER HILLS community: Patton Avenue and Rice Road, Leon Road and Holland Road and Leon Road and Olive Avenue. (Optional locations are provided along Domenigoni Parkway to accommodate dynamic marketing needs.)

c. Minor Community Entry Monumentation

Minor Community Entry Monuments illustrated in Figure IV-13, Minor Community Entry Monument. Minor Community Entry Monument are designed to be similar to the Major Community Entry Monuments with slightly smaller logos. These entries retain the overall community atmosphere which the major entry

monumentation seeks to achieve. Elements of the Minor Community Entries shall include but not be limited to:

- Masonry walls with manufactured stone veneer. Radius configuration and wall heights per graphic exhibits.
- Rustic wrought iron style logo mounted to the stone façade
- Rustic planting around stone walls with decorative boulders
- Large specimen trees arranged around stone walls
- A Minor Community Entry Monument shall be provided at the intersection of Domenigoni Parkway and Leon Road on all 4 corners of the intersection.

d. Neighborhood Entry Monumentation

One set of Neighborhood Entry Monuments shall be placed at entry points to residential neighborhoods from Collector Roads or Major Highways. Additional monumentation may be used at the discretion of the builder/developer. The locations of required neighborhood entry monumentation are illustrated on Figure IV-11, Conceptual Landscape Plan.

Neighborhood Entry Monuments provide a visual reference point for both residents and visitors and are intended to allow for flexibility and interpretation based on the individual developer's needs. Figure IV-14, Neighborhood Entry Monument, illustrates four options for neighborhood entry monuments, which are described below. Options for Neighborhood Entry Monumentation include but are not limited to:

Option 1:

- 4-foot high masonry wall with manufactured stone veneer
- Concrete cap with light sandblast finish
- Rustic wrought iron style neighborhood signage anchored to stone wall façade
- Wagon wheel attached to stone wall or footing
- Weathered steel (style) Winchester Ranch logo set in cap

Option 2:

- 4-foot high pre-cast or Cast-in-place wall with textured relief finish
- Stone cap
- Neighborhood signage imprinted into precast wall face
- On-site boulders arranged around wall
- Wrought iron (style) Winchester Ranch logo and decorative rail set in cap

Option 3:

- 4-foot high masonry wall with manufactured stone veneer
- Stone or pre-cast Concrete Cap
- Wrought iron (style) neighborhood signage and decorative rail set in cap
- Weathered steel (style) Winchester Ranch logo anchored to stone wall facade

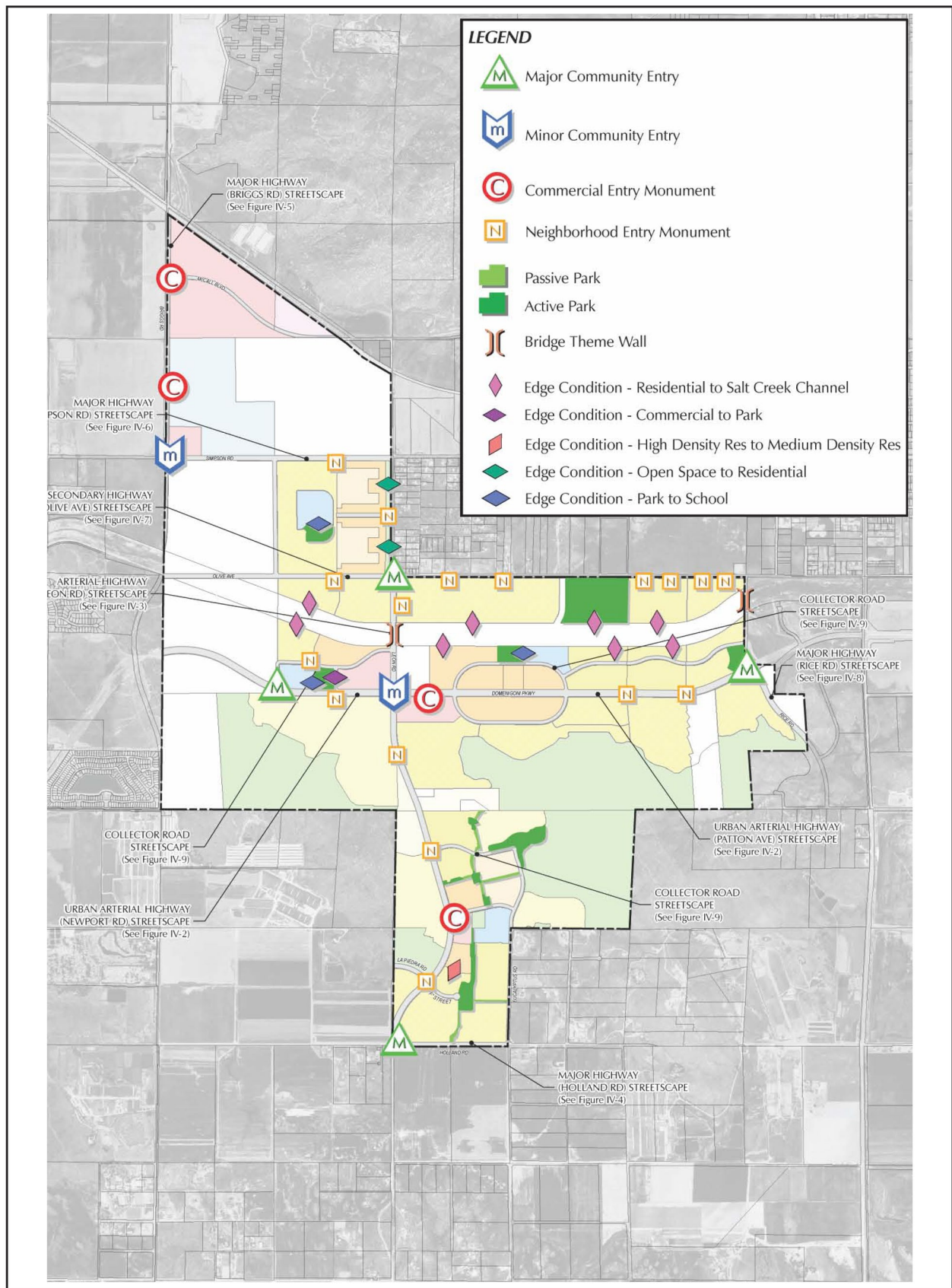
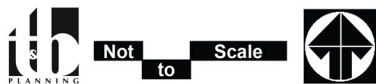
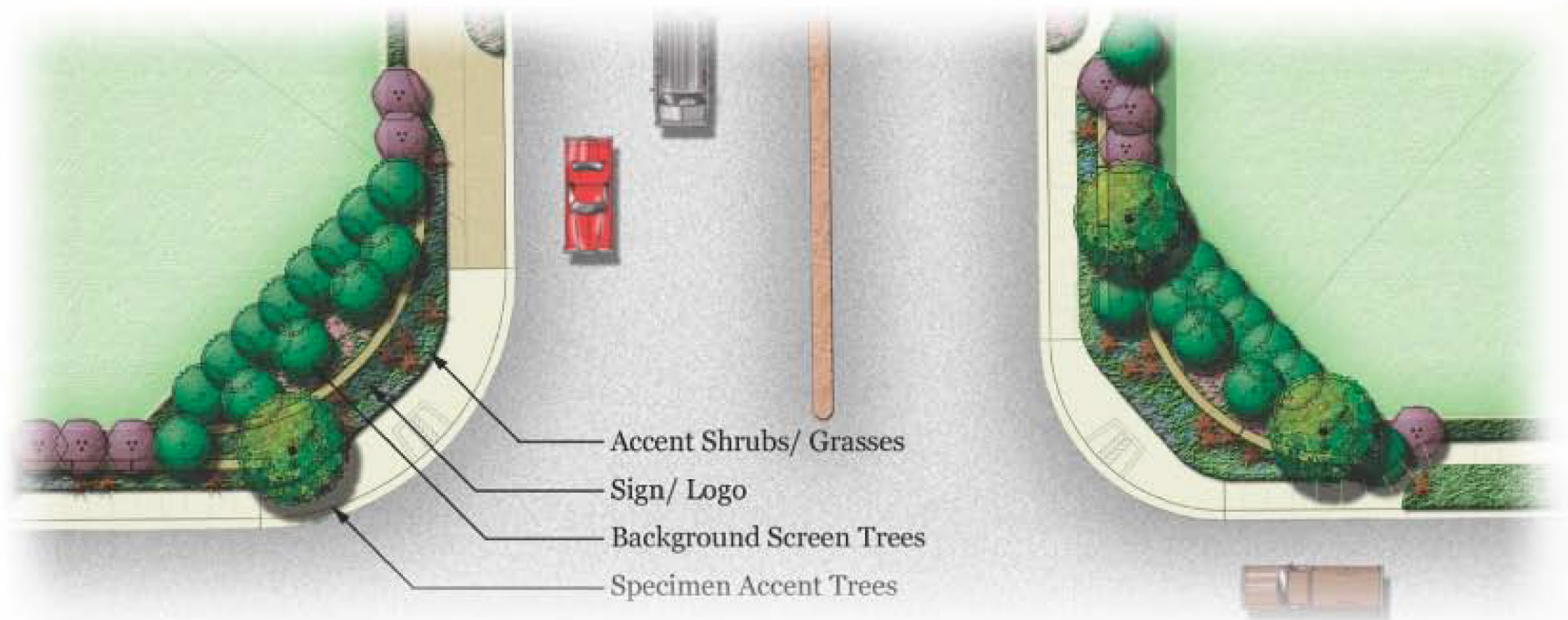


Figure IV-11





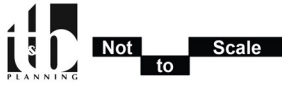
- Major Community Entry Monument:
- Masonry walls with manufactured stone veneer
 - Rustic wrought iron style logo
 - Rustic planting around stone walls
 - Large specimen trees
 - Accent Boulders



*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-12



Minor Community Entry Monument

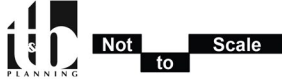
- Masonry walls with manufactured stone veneer in gently sloped landscape
- Rustic wrought iron style logo mounted to the stone facade
- Rustic planting around stone walls with decorative boulders
- Large specimen trees arranged around stone walls



*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-13





Option 1

- 4' high masonry wall with manufactured stone veneer
- Concrete cap with light sandblast finish
- Rustic wrought iron style neighborhood signage, anchored to stone wall facade
- Wagon wheel attached to stone wall
- Weathered steel Winchester Ranch logo set in cap



Option 2

- 4' high precast wall with textured relief finish
- Stone cap
- Neighborhood signage imprinted into precast wall face
- On-site boulders arranged around wall
- Wrought iron style Winchester Ranch logo and decorative rail set in cap



Option 3

- 4' high masonry wall with manufactured stone veneer
- Stone or Pre-cast Concrete Cap
- Wrought iron style neighborhood signage and decorative rail set in cap
- Weathered steel Winchester Ranch logo anchored to stone wall facade



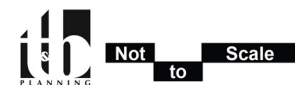
Option 4

- 4' high masonry wall with manufactured stone veneer
- Two 5' high pilasters with manufactured stone veneer
- Stone or Pre-cast Concrete Cap
- Wood post and beam structure
- Wrought iron style neighborhood signage suspended from wood beam
- Weathered steel Winchester Ranch logo anchored to stone pilaster facade

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-14



Option 4:

- 4-foot high masonry wall with manufactured stone veneer
- Two 5-foot high pilasters with manufactured stone veneer
- Stone or pre-cast Concrete Cap
- Wood post and beam structure
- Wrought iron (style) neighborhood signage suspended from wood beam
- Weathered steel (style) Winchester Ranch logo anchored to stone pilaster facade

e. Commercial/Retail Entry Monumentation

Commercial Entry Monuments provide direction and information to residents and visitors within the WINCHESTER HILLS development. The locations of required Commercial Entry Monumentation are illustrated in Figure IV-1 I, Conceptual Landscape Plan. Commercial Entry Monumentation should be consistent with the project theme and should promote the community identity. Monuments should be clearly visible and legible and should not disrupt the project character. Options for Commercial Entry Monumentation include but are not limited to:

Option 1 depicted in Figure IV-15, Commercial Entry Monument Options 1-3:

- 25-foot high stone veneer clock tower with shingle roof structure
- Rusted wrought iron style signage hung from tower ledge
- Commercial signage hung from extended wooden beam
- Village name engraved in wood ledge and painted
- 5-foot high masonry wall with stone veneer and precast cap wrapping around monument tower
- Rustic garden planting around stone walls with decorative boulders
- Wagon wheel at stone wall base (optional)
- Large specimen tree behind stone wall
- Textural backdrop planting behind wall
- Sign lighting source from beneath deck of tower

Option 2 depicted in Figure IV-15, Commercial Entry Monument Options 1-3:

- 32-foot high Victorian style tower with shingle roof structure
- Decorative wrought iron style features in roof peak
- Commercial signage anchored to tower structure with Winchester Signage above vendor names
- 5-foot high masonry wall with stone veneer and precast cap wrapping around monument tower
- Rustic garden planting around stone walls with decorative boulders
- Wagon wheel at stone wall base (optional)
- Large specimen trees arranged behind stone walls
- Textural backdrop planting behind wall
- Sign lighting source in the tower roof structure

Option 3 depicted in Figure IV-15, Commercial Entry Monument Options 1-3:

- 23-foot high square stone tower with wood and rusted wrought iron (style) signage structure
- Commercial signage inset in stone tower
- 5-foot high masonry wall with stone veneer and precast cap wrapping around monument tower
- Rustic garden planting around stone walls with decorative boulders

- Wagon wheel at stone wall base (optional)
- Large specimen tree behind stone wall
- Textural backdrop planting behind wall
- Sign lighting source hidden in the landscape at base of tower

Option 4 depicted in Figure IV-16, Commercial Entry Monument Options 4-6:

- 25-foot high stone veneer clock tower with single roof structure
- Rusted wrought iron signage hung from tower ledge
- Commercial signage hung from extended wooden beam
- Village name engraved in wood ledge and painted
- 5-foot high masonry wall with stone veneer and precast cap wrapping around the monument
- Rusting garden planting around stone walls with decorative boulders
- Wagon wheel at stone wall base
- Large specimen tree behind stone wall
- Textural backdrop planting behind wall
- Sign lighting source from beneath the deck of the tower

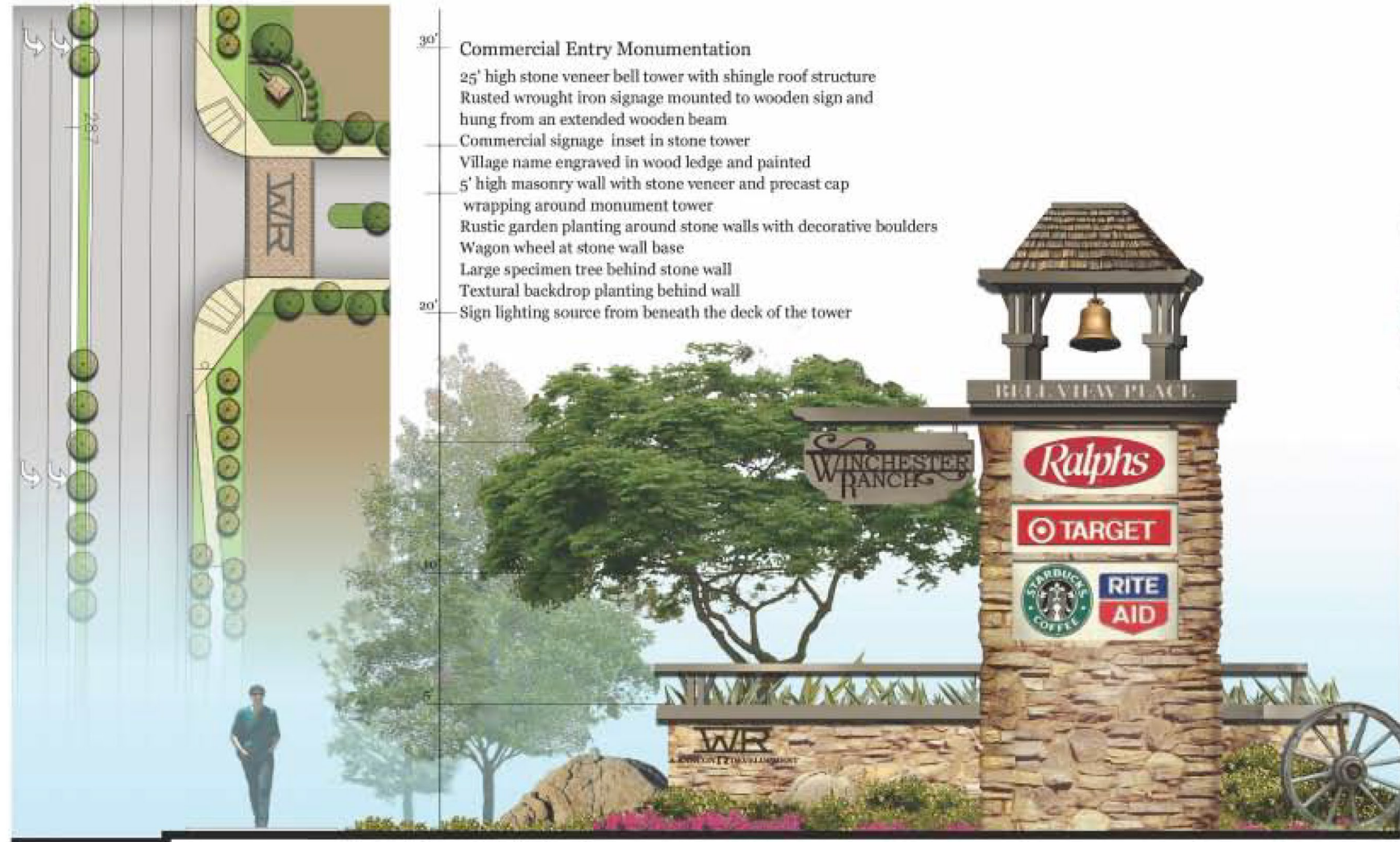
Option 5 depicted in Figure IV-16, Commercial Entry Monument Options 4-6:

- 28-foot high water tower with rusted wrought iron signage hung from tower roof
- Commercial signage anchored to tower structure
- 5-foot high stone wall wrapping around monument tower
- Rustic garden planting around stone walls with decorative boulders
- Woodcrete wagon wheel at stone wall base
- Large specimen tree behind stone wall
- Textural backdrop planting behind wall
- Sign lighting source from beneath the deck of the tower

Option 6 depicted in Figure IV-16, Commercial Entry Monument Options 4-6:

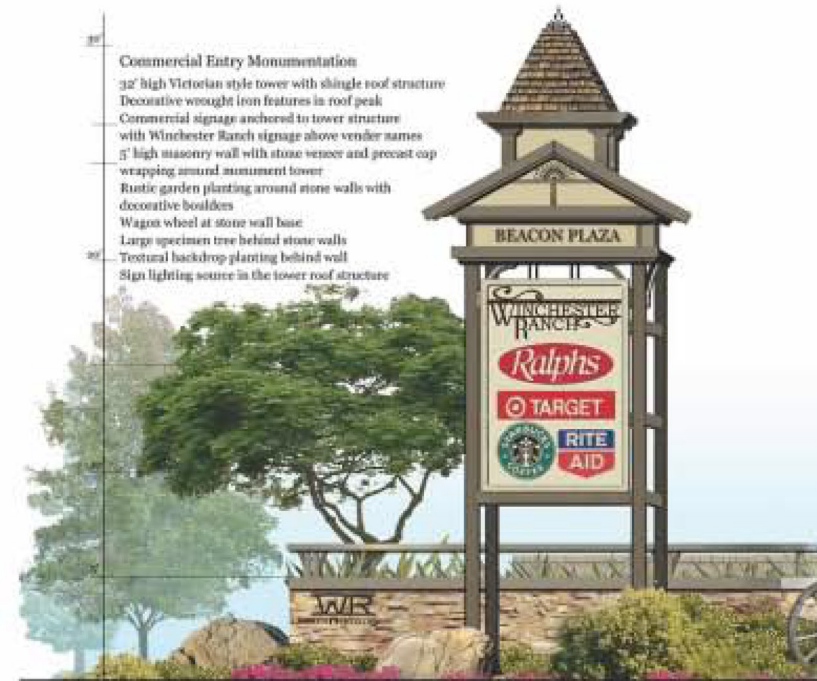
- 32-foot high clock tower with shingle roof structure
- Rusted wrought iron style signage anchored to clock tower structure
- 5-foot high stone wall wrapping around monument tower
- Rustic garden planting around stone walls with decorative on-site boulders
- Woodcrete wagon wheel at stone wall base
- Large specimen trees arranged around stone walls
- Sign lighting source from beneath the deck of the tower.

Commercial Entry Monuments will occur at the entry to retail and commercial locations throughout the WINCHESTER HILLS community. The commercial developer may choose any of the monument options, however, no monument may be used more than once within the area.



- Commercial Entry Monumentation**
- 25' high stone veneer bell tower with shingle roof structure
 - Rusted wrought iron signage mounted to wooden sign and hung from an extended wooden beam
 - Commercial signage inset in stone tower
 - Village name engraved in wood ledge and painted
 - 5' high masonry wall with stone veneer and precast cap wrapping around monument tower
 - Rustic garden planting around stone walls with decorative boulders
 - Wagon wheel at stone wall base
 - Large specimen tree behind stone wall
 - Textural backdrop planting behind wall
 - Sign lighting source from beneath the deck of the tower

Option 1



- Commercial Entry Monumentation**
- 32' high Victorian style tower with shingle roof structure
 - Decorative wrought iron features in roof peak
 - Commercial signage anchored to tower structure with Winchester Ranch signage above vendor names
 - 5' high masonry wall with stone veneer and precast cap wrapping around monument tower
 - Rustic garden planting around stone walls with decorative boulders
 - Wagon wheel at stone wall base
 - Large specimen tree behind stone walls
 - Textural backdrop planting behind wall
 - Sign lighting source in the tower roof structure

Option 2



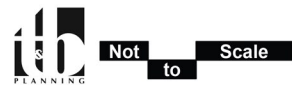
- Commercial Entry Monumentation**
- 23' high square stone tower with wood and rusted wrought iron signage structure
 - Commercial signage inset in stone tower
 - 5' high masonry wall with stone veneer and precast cap wrapping around monument tower
 - Rustic garden planting around stone walls with decorative boulders
 - Wagon wheel at stone wall base
 - Large specimen tree behind stone wall
 - Textural backdrop planting behind wall
 - Sign lighting source hidden in the landscape at the base of the tower

Option 3

The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLC (11-19-2015)

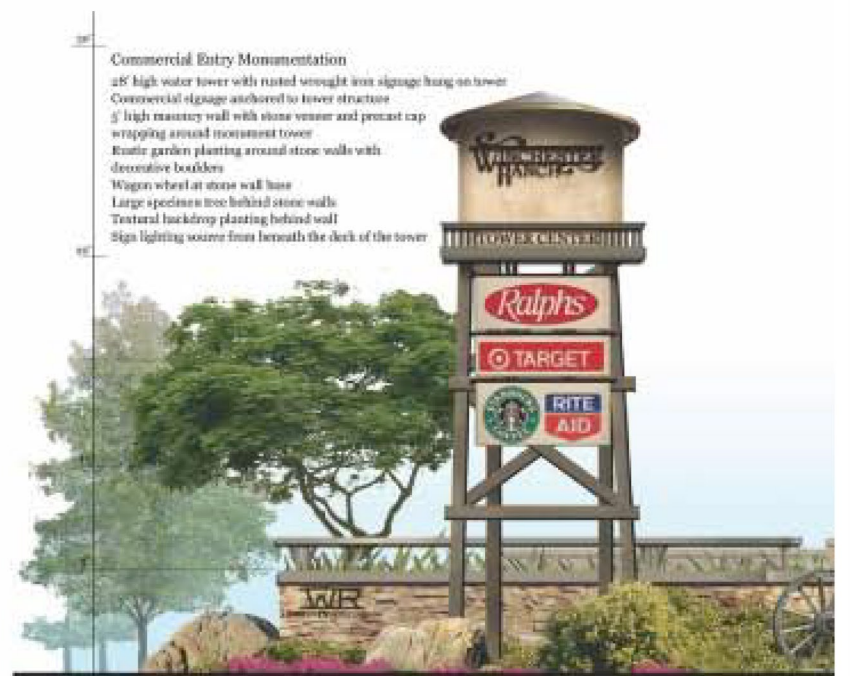
Figure IV-15





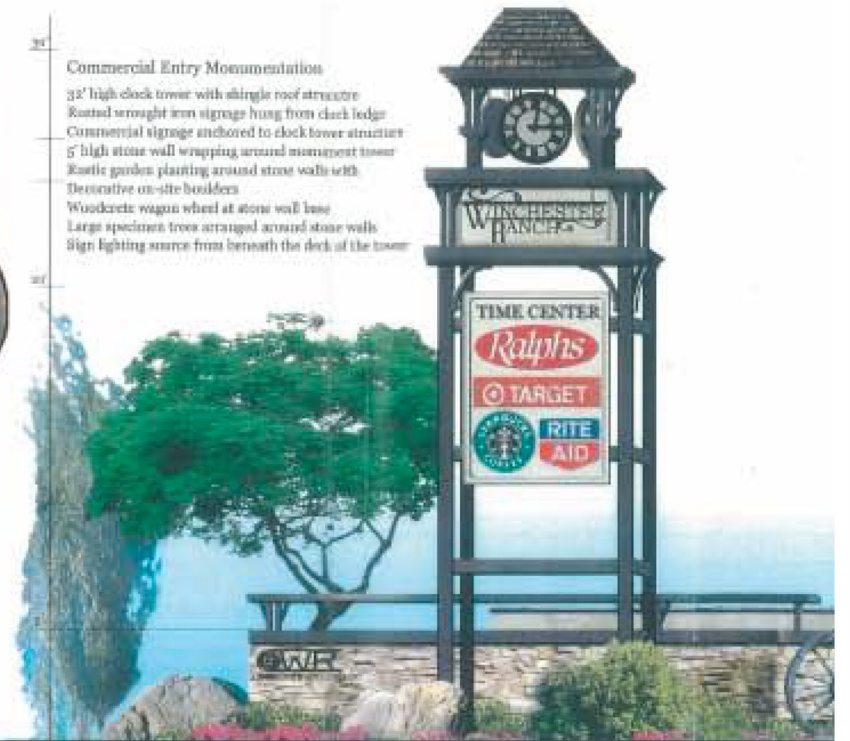
- Commercial Entry Monumentation**
- 25' high stone veneer clock tower with shingle roof structure
 - Rusted wrought iron signage hung from tower ledge
 - Commercial signage hung from extended wooden beam
 - Village name engraved in wood ledge and painted
 - 5' high masonry wall with stone veneer and precast cap wrapping around monument tower
 - Rustic garden planting around stone walls with decorative boulders
 - Wagon wheel at stone wall base
 - Large specimen tree behind stone wall
 - Textural backdrop planting behind wall
 - Sign lighting source from beneath the deck of the tower

Option 4



- Commercial Entry Monumentation**
- 28' high water tower with rusted wrought iron signage hung on tower
 - Commercial signage anchored to tower structure
 - 5' high masonry wall with stone veneer and precast cap wrapping around monument tower
 - Rustic garden planting around stone walls with decorative boulders
 - Wagon wheel at stone wall base
 - Large specimen tree behind stone wall
 - Textural backdrop planting behind wall
 - Sign lighting source from beneath the deck of the tower

Option 5



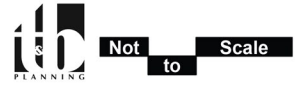
- Commercial Entry Monumentation**
- 32' high clock tower with shingle roof structure
 - Rusted wrought iron signage hung from clock ledge
 - Commercial signage anchored to clock tower structure
 - 5' high stone wall wrapping around monument tower
 - Rustic garden planting around stone walls with decorative on-site boulders
 - Woodcrete wagon wheel at stone wall base
 - Large specimen trees arranged around stone walls
 - Sign lighting source from beneath the deck of the tower

Option 6

The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-16



f. Commercial Entry Pavement

Commercial Entry Pavement will accompany Commercial Entry Monumentation throughout the project, located outside the right-of-way, inside the commercial entrance drives. This treatment will further identify commercial areas and promote the project theme. Options for Commercial Entry Pavement are depicted in Figure IV-17, Commercial Entry Pavement Options, and are described below.

Option 1:

- Winchester Ranch logo in colored concrete, separate pour with light sandblast finish
- Top-seeded exposed aggregate in natural concrete at entry
- Entry pavement edged with tumbled concrete pavers

Option 2:

- Large aggregate rock seeded in natural concrete
- Winchester Ranch logo enhanced with small seeded aggregate in natural concrete, separate pour
- Paving edged in small seeded aggregate to match logo, separate pour

Option 3:

- Dark tumbled pavers at entry
- Winchester Ranch logo in light tumbled pavers
- Small seeded aggregate in natural concrete at edges

Option 4:

- Tumbled brick with running bond pattern at entry
- Winchester Ranch logo in dark tumbled brick with running bond pattern
- Entry pavement edged with tumbled brick in soldier course pattern to match logo



Commercial Entry Pavement
 Winchester Ranch logo in colored concrete, separate pour with light sandblast finish.
 Top-seeded exposed aggregate in natural concrete.
 Entry pavement edged with tumbled concrete pavers.



Option 1

Commercial Entry Pavement
 Large aggregate rock seeded in natural concrete.
 Winchester Ranch logo enhanced with small seeded aggregate in natural concrete, separate pour.
 Paving edged in small seeded aggregate to match logo, separate pour.



Option 2

Commercial Entry Pavement
 Dark tumbled pavers at entry.
 Winchester Ranch logo in light tumbled pavers.
 Small seeded aggregate in natural concrete at edges.



Option 3

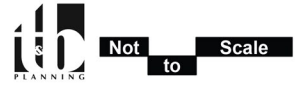
Commercial Entry Pavement
 Tumbled brick with running bond pattern at entry.
 Winchester Ranch logo in dark tumbled brick, running bond pattern.
 Entry pavement edged with tumbled brick in soldier course pattern to match logo.



Option 4

Source(s): Van Dyke LLC (11-19-2015)

Figure IV-17



3. WALLS AND FENCING

The purpose of walls and fences is to assist in the establishment of project identity and promote the project theme while providing an aesthetically enhanced buffer for adjacent property owners. Walls and fencing will be provided on a variety of levels appropriate to the location in which they are placed, and will comply with community wall and fence elevations, as depicted in Figure IV-18, *Wall and Fencing Elevations*. Wall and fencing types include block walls, view fences, split wall/view fences, 3-rail vinyl theme fences and pilasters.

Walls shall not exceed six feet in height unless necessary for noise mitigation or if approved by the Planning Department.

Fencing and walls are to be provided by the builder(s) of the neighborhood at the time of development and as required by the Conditions of Approval. Perimeter project walls are to be built as each area of the project is developed.

The following standards shall apply to all walls and fences within the WINCHESTER HILLS community:

- Walls and fences shall be consistent with or complementary to the materials and/or colors used throughout the project.
- Block walls along the side and rear yards of residential lots, if used, shall return to the house at the side yard. Gates shall be wood or wrought iron or other material determined acceptable by the Planning Department.
- Permitted wall and fence materials within private areas include stone veneer, split face CMU block, wrought iron, concrete, tubular steel, and weathered steel. Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against wind or sound.
- No fence or wall shall be charged with electricity for security or other reasons.
- No fence or wall shall include barbed wire, razor wire, or other types of wire, metal, or glass unless approved as part of a Conditional Use Permit for commercial uses.

a. Block Walls and Pilasters

A solid masonry wall with pilasters will be used in areas where privacy or common area views dictate. Pilasters shall occur at all property lines, changes in vertical and horizontal direction and at intervals appropriate to the length of wall run. When designated to be installed on the property line between two residential properties, the centerline of block wall pilasters should be positioned on the property line with a permanent marker denoting the property line location for homeowner fence alignment purposes. As illustrated in Figure IV-18, *Wall and Fencing Elevations*, block walls and pilasters will be designed as described below:

- Integral color, split face CMU block wall (facing common areas, smooth or split-face facing private homeowner areas)
- Integral color CMU cap with 1" overhang on each wall face
- Integral color split face CMU pilaster
- Integral color CMU pilaster cap or pre-cast cap
- *Color: "La Paz" manufactured by RCP Block and Brick
- Provide 1 gal. Parthenocissus Tricuspidata vines along all tract walls facing common areas at 10' spacing typical

b. View Fences

View fences will be utilized in areas where view opportunities exist and protection from common maintenance is assured. These fences may be used to define property boundaries or create exterior privacy. As illustrated in the Wall and Fencing Elevations Exhibit, these fences will be designed as follows:

- Tubular steel full view fence
- Powder-coated black

c. Split Wall/View Fence

Split wall/view fencing will be provided in locations where some privacy is necessary, but a view is also desirable, such as areas adjacent to a park or greenbelt. These structures combine project walls and fencing to create a combination wall featuring the following

- Tubular steel full view fence
- Powder-coated black
- Integral color, split face CMU block wall
- Integral color split face CMU or battered stone pilaster
- Integral color CMU pilaster cap or pre-cast cap

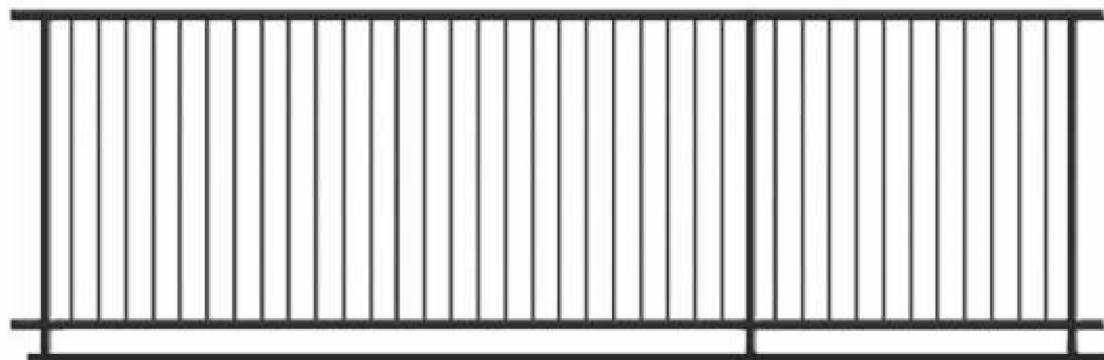
d. 3-Rail Vinyl Theme Fences

Theme fences will be located along Salt Creek and arterial road parkways. They shall be composed of vinyl rails, consistent with the project identity. As shown in the Wall and Fencing Elevations Exhibit, theme fences will be designed as follows:

- 3-Rail Vinyl Theme Fence per Valley Wide Recreation and Park District Standard Landscape Specifications and Design Guidelines, dated November 2004.

e. Bridge Theme Walls

Bridge theme walls shall be provided at two locations within the project as shown on the Wall and Fencing Master Plan: where Leon Road and Rice Road cross Salt Creek. As illustrated in Figure IV-19, Bridge Theme Wall Simulation, these walls will be designed with stone veneer walls and pilasters, enhanced concrete barriers, decorative light posts, and railings consistent with the WINCHESTER HILLS community.



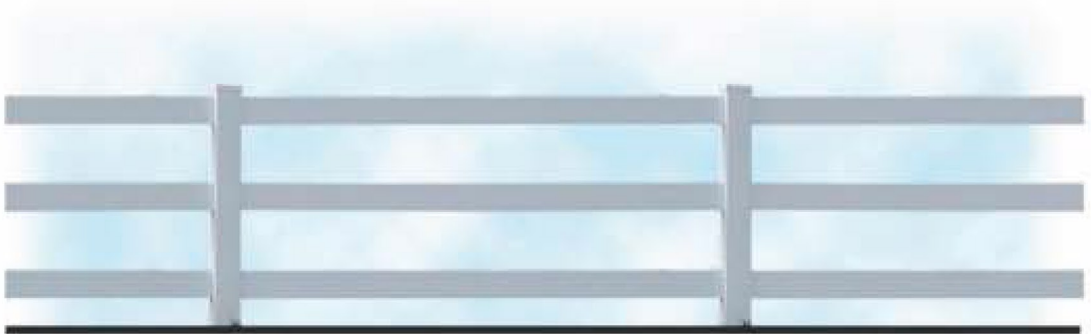
View Fence
Tubular Steel Full View Fence
Powder-Coated Black



Block Wall & Pilaster
Integral Color, Split Face CMU Block Wall (Facing Common Areas)
Integral Color CMU Cap With 1" Overhang On Each Wall Face
Integral Color Split Face CMU Pilaster
Integral Color CMU Pilaster or Pre-cast Concrete Cap
(* Color: "La Paz" Manufactured by RCP Block and Brick)
(Note: Provide 1 Gal. Parthenocissus Tricuspidata Vines Along All Tract Walls Facing Common Areas at 10' Spacing Typical)



Split Wall/View Fence
2' Split Face Block With Wall Cap
3' Tubular Stainless Steel View Fence
Battered Stone Veneer Pilaster With Concrete Cap in Accent Areas

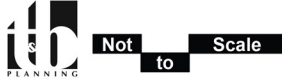


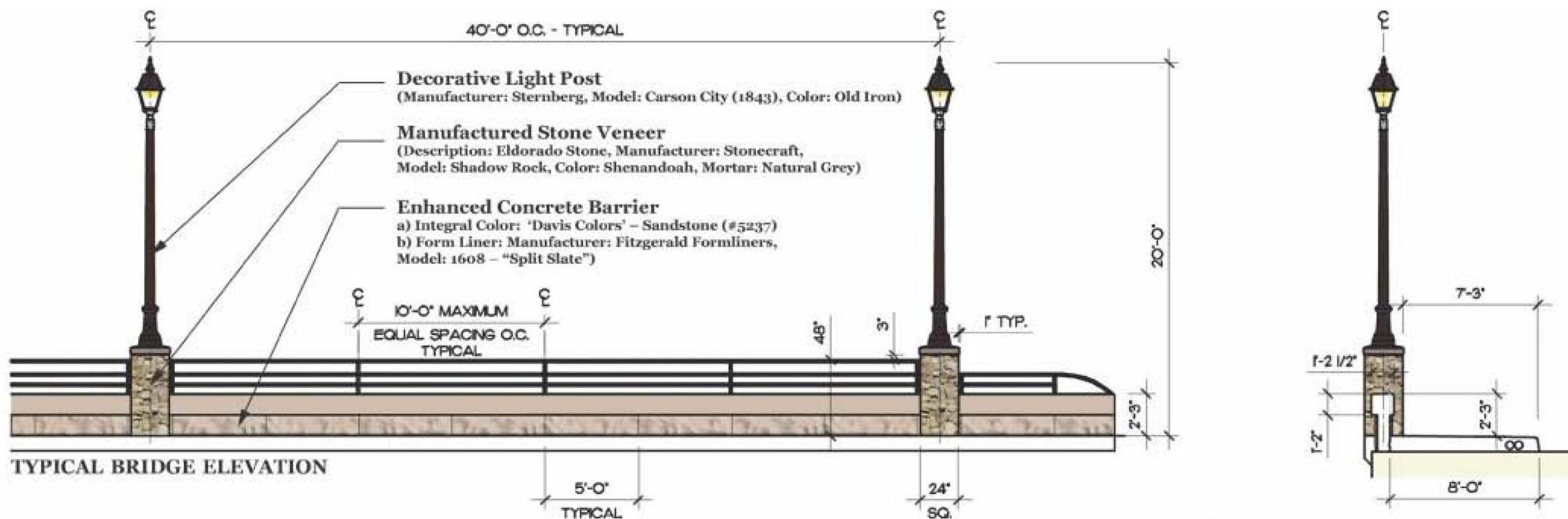
3-Rail Vinyl Theme Fence
Per Valley Wide Recreation & Park District
Standard Landscape Specifications & Design Guidelines

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

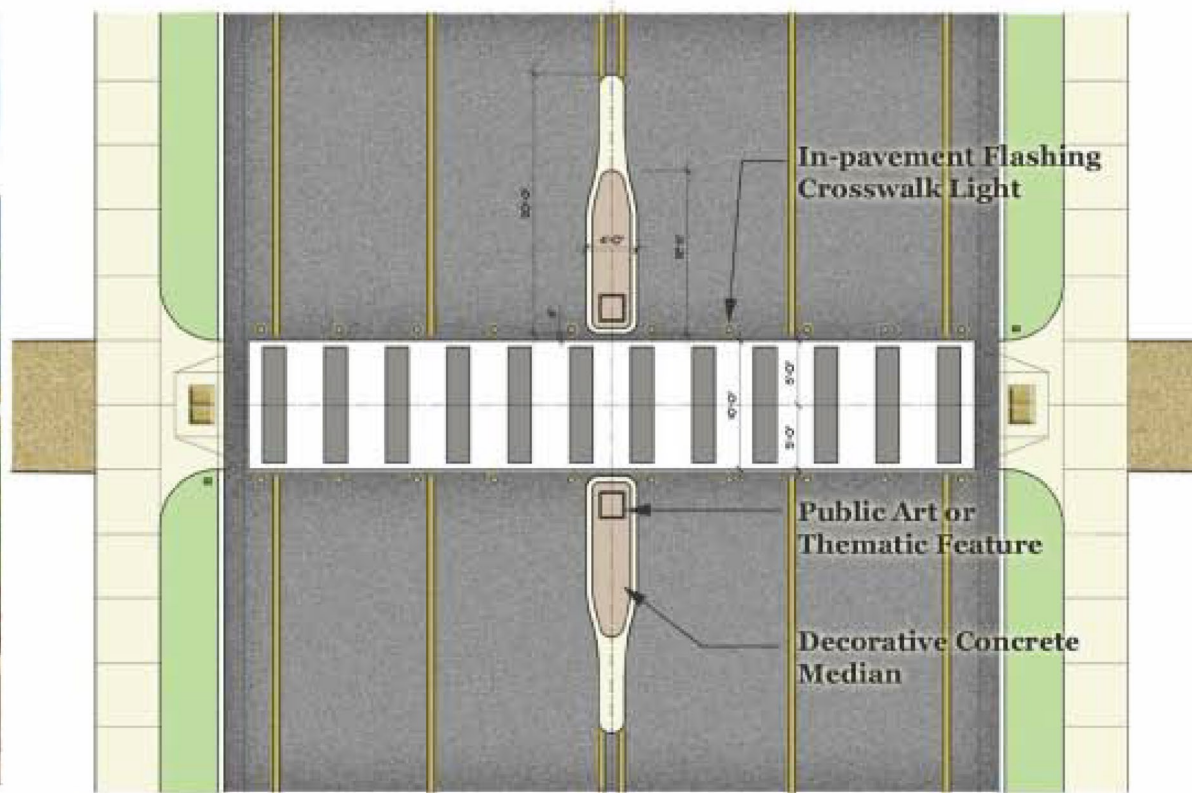
Source(s): Van Dyke LLC (11-19-2015)

Figure IV-18



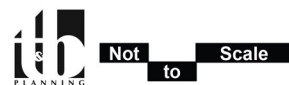


TYPICAL BRIDGE VIEW
NOTE: This condition applies to Leon Road and Rice Road crossings over Salt Creek.



Source(s): Van Dyke LLP (11-19-2015)

Figure IV-19



4. COMMUNITY LAND USE EDGE TREATMENTS

Salt Creek runs east-west through the core of the WINCHESTER HILLS project and provides a unique amenity for the project. The WINCHESTER HILLS Specific Plan promotes Salt Creek as both a recreational and aesthetic feature by incorporating several standards for edge treatment into the design guidelines.

a. Residential to Salt Creek Land Use

Where Salt Creek adjoins residential land uses, special attention will be given to the area separating the two as illustrated in Figure IY-20, Edge Condition - Residential to Salt Creek. Edge treatments for this area will include a 20-foot minimum access road and multi-use recreational corridor, and a 13' shrub and tree landscape zone. The Salt Creek corridor will be separated from private lots by a partial block wall/retaining block walls and view fence. A 10' minimum setback will separate residential sites from the Salt Creek corridor.

b. Commercial to Park Land Use

Where commercial land uses adjoin parks, special attention will be given to the area separating the two as illustrated in Figure IY-21, Edge Condition - Commercial to Park. Edge treatments for this area will include a 10' minimum landscape buffer on each side of a Community Theme Wall per the fencing plan.

c. Open Space to Residential Land Use

Where the open space land uses in Planning Areas IOA and 108 abut Leon Road and residential lots, an edge condition shall be provided as conceptually depicted in Figure IY-22, Edge Condition - Open Space to Residential. This circumstance locates a 15' service road/regional trail between residences and a landscaped drainage basin. Beyond the drainage basin lies open space and a landscaped parkway containing a sidewalk, which provides a buffer for residences from Leon Road.

d. High Density Residential to Medium Density Residential Land Use

Where the High-Density Residential land uses in Planning Area 57 abut the Medium Density Residential land uses in Planning Area 58, an edge condition shall be provided as conceptually depicted in Figure IY-23, Edge Condition - High Density Residential to Medium Density Residential. This interface provides a fence separating the uses, with a minimum setback of 20' for the multi-family residences and 15' for the single-family residences.

e. Park to School Land Use

Where the school land uses in Planning Area 56 abut the park land uses in Planning Area 55, an edge condition shall be provided as conceptually depicted in Figure IY-24, Edge Condition - Park to School. This condition allows for open access between the two areas, with landscaping and a walkway located around the perimeter of the park.

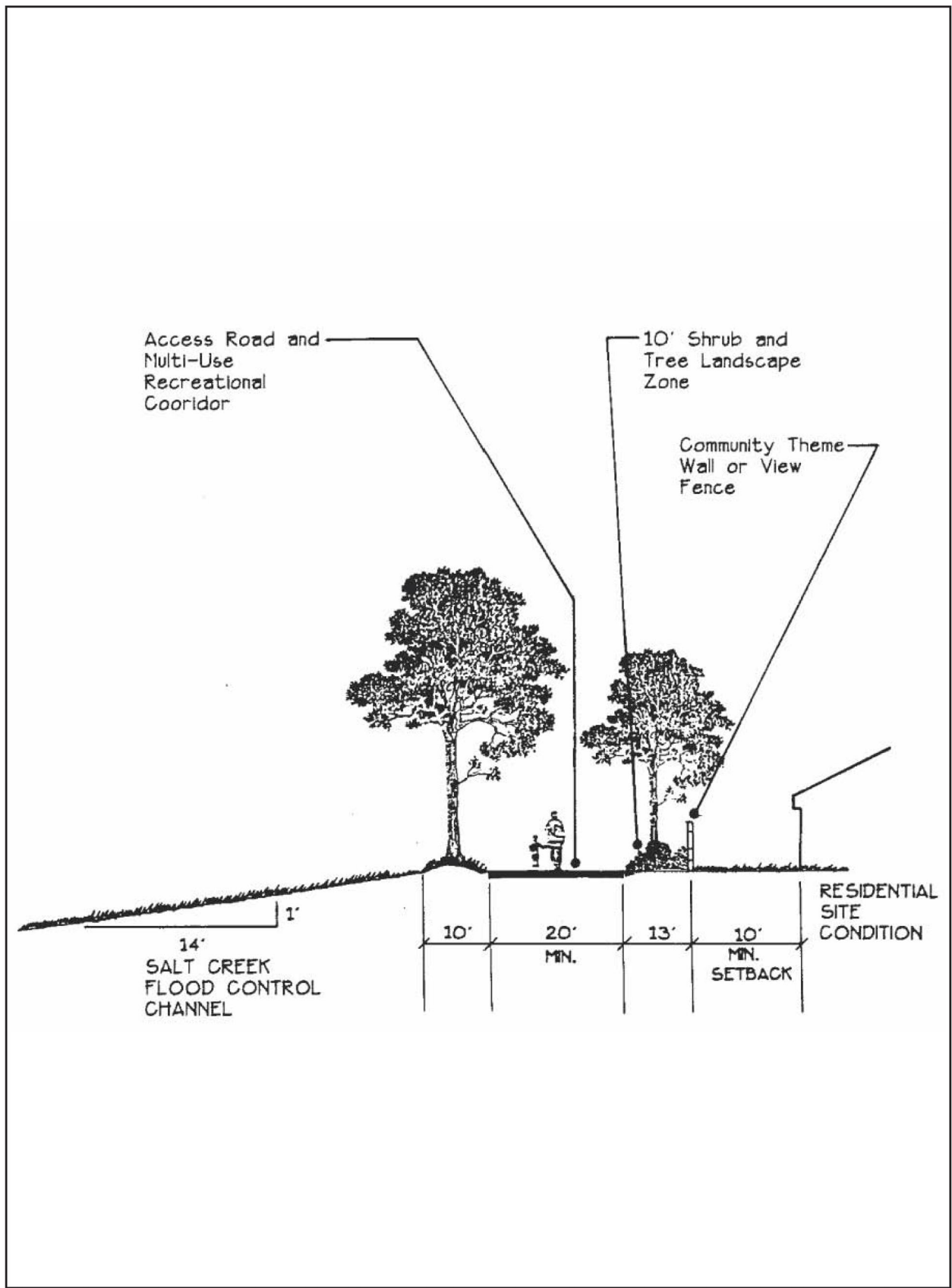
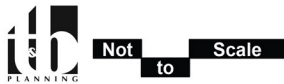


Figure IV-20



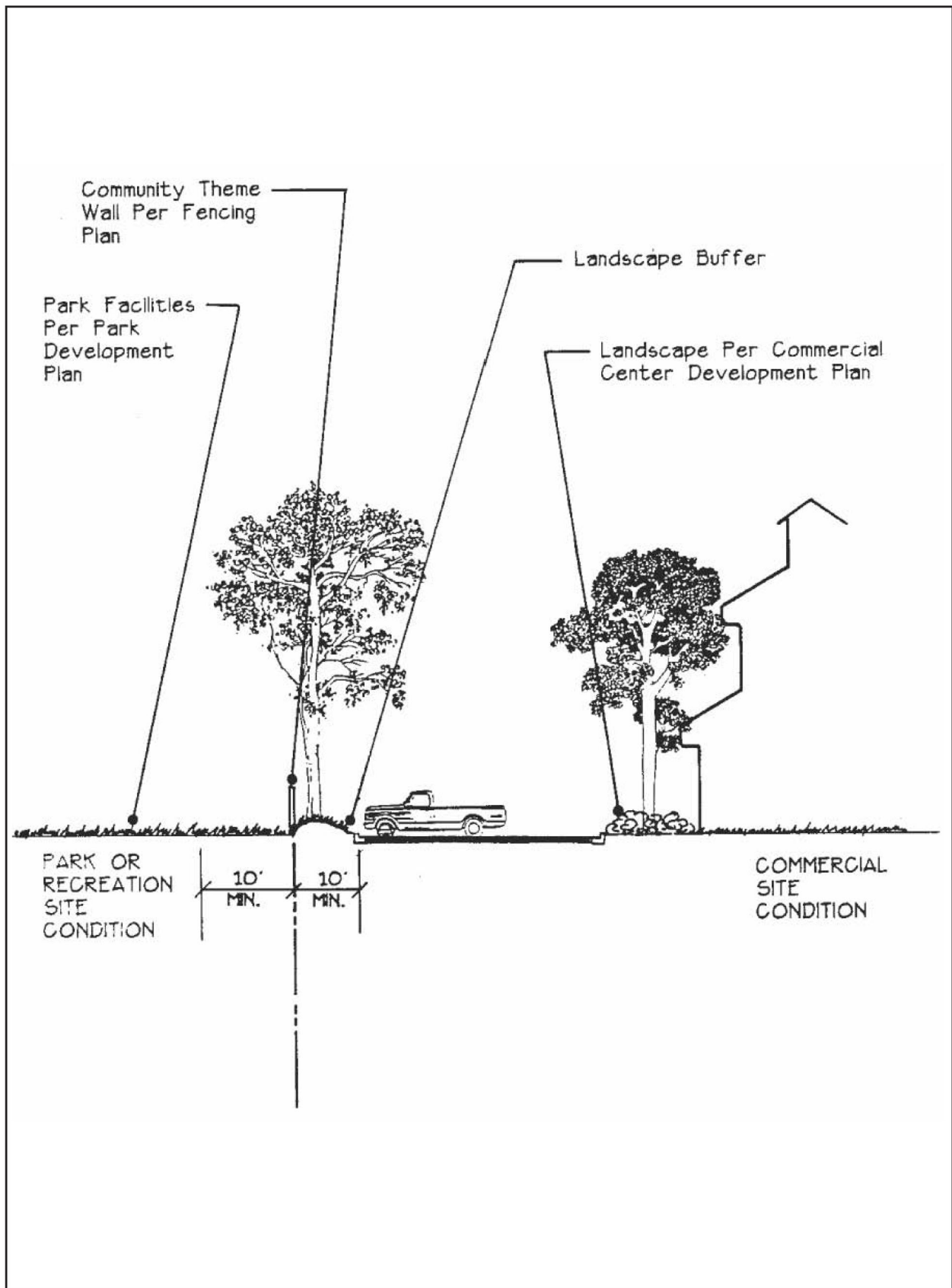
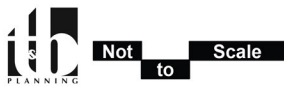
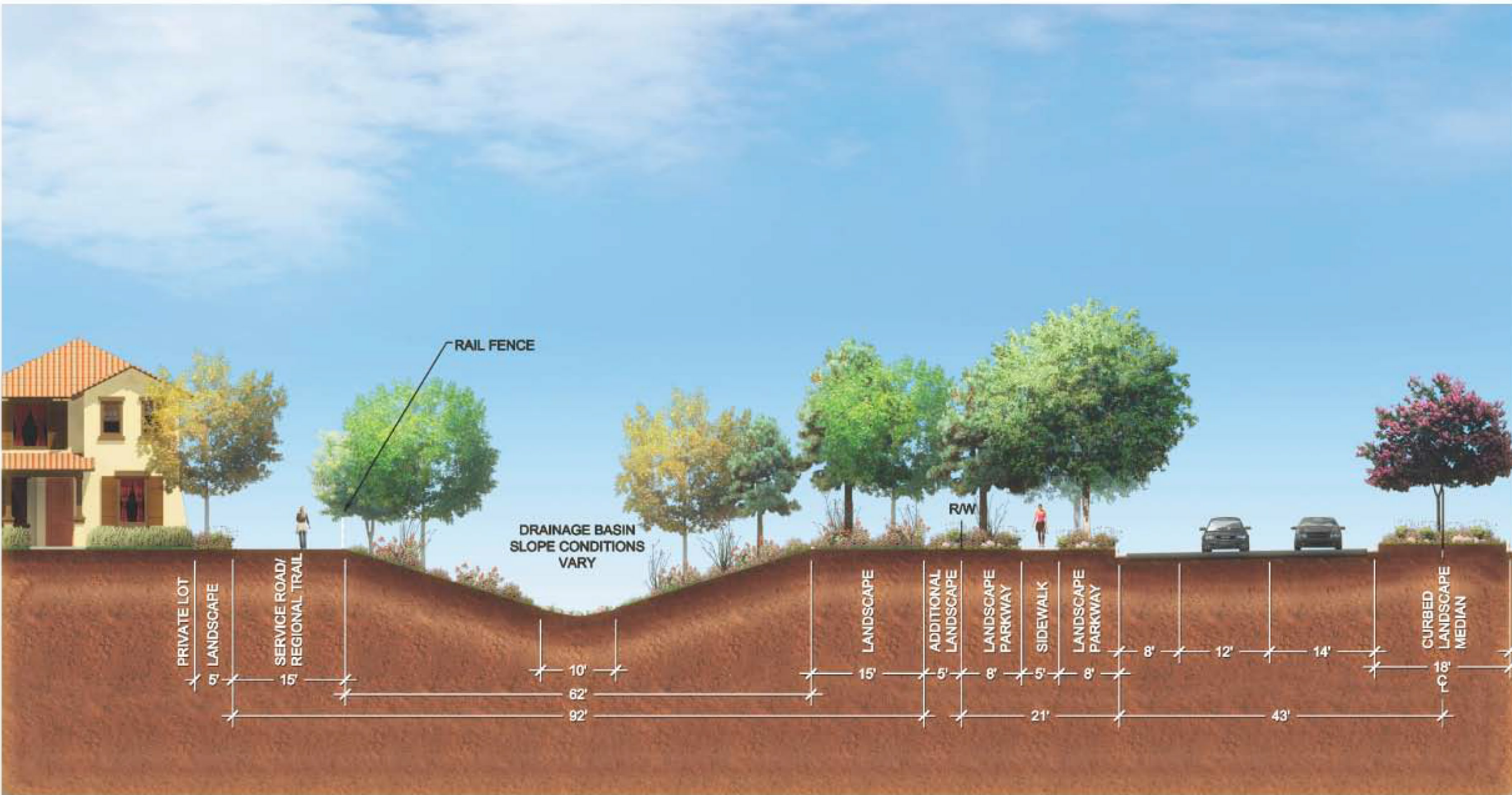


Figure IV-21

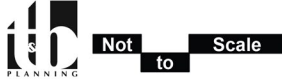




The depicted rendering is intended to show design concept.
 Plant material, sizes and features may vary at the time of construction.

Source(s): PDS West (11-19-2015)

Figure IV-22



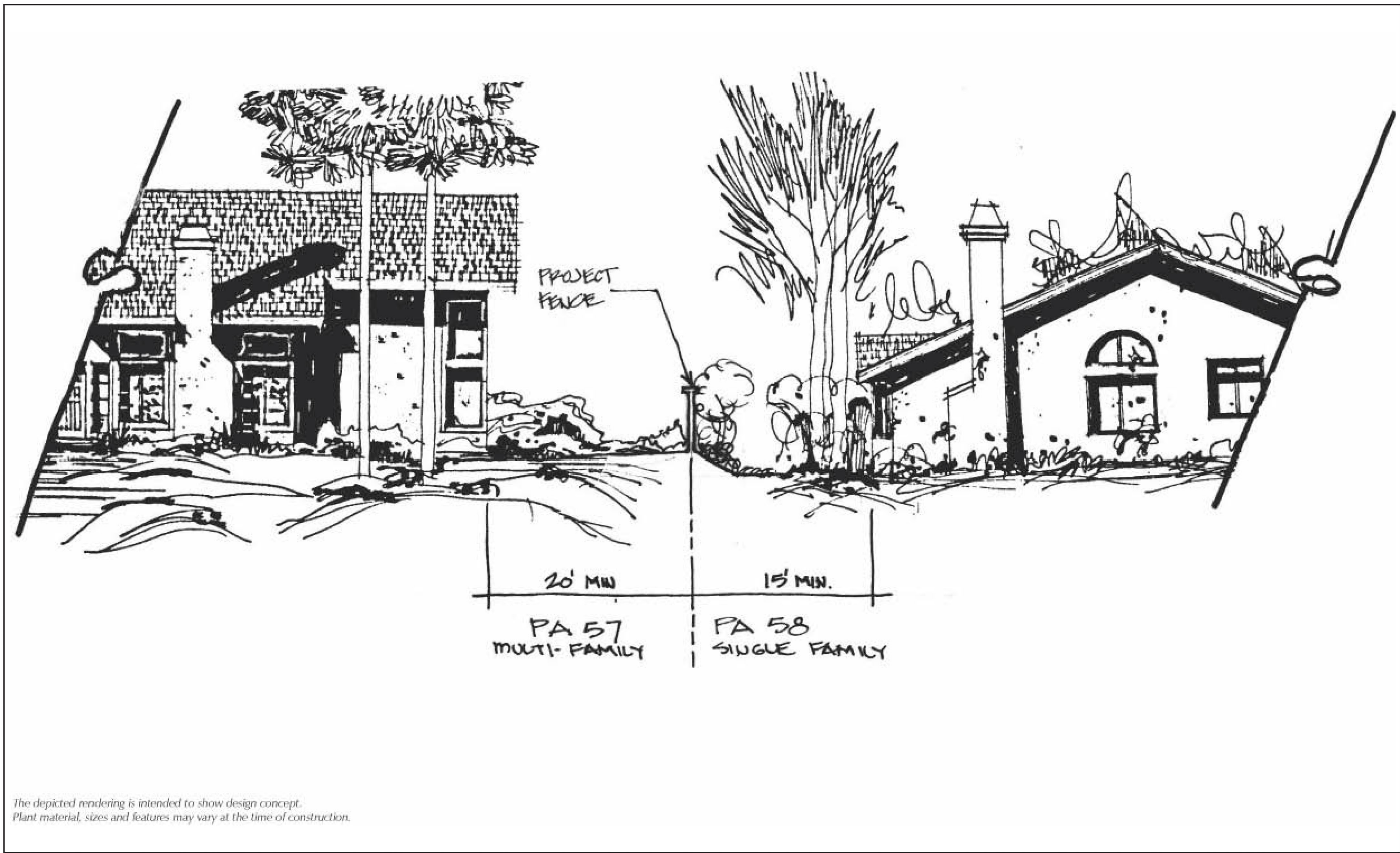
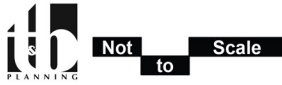
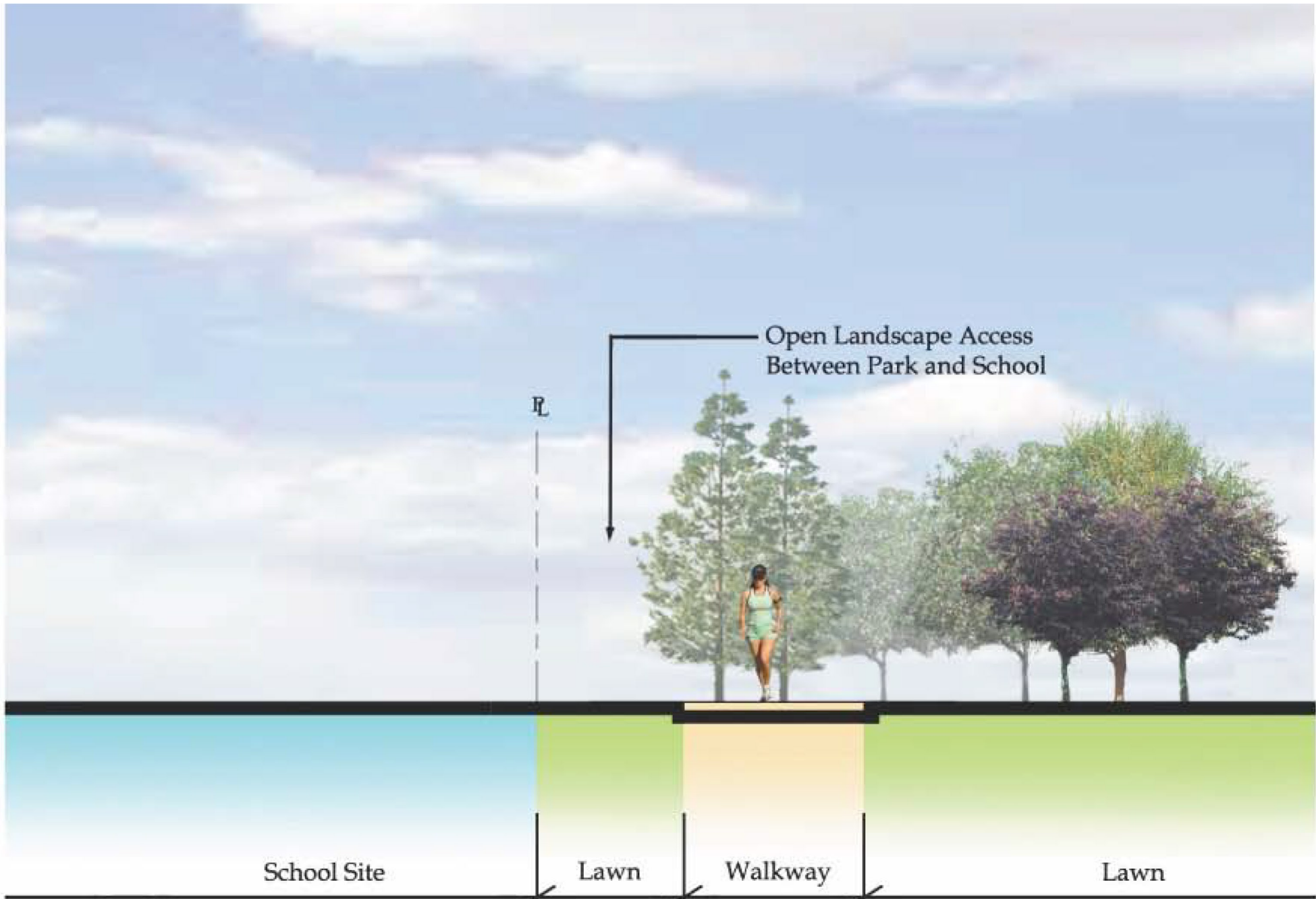


Figure IV-23



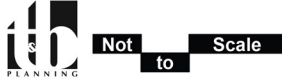


NOTE: Fencing at school boundary at the discretion of the school district and to conform to school district standards.

*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLP (11-19-2015)

Figure IV-24



e. Fuel Modification Zone

Fuel Modification Zones are planned to separate residential uses and open space areas in order to reduce the risk of the spread of wildland fires to residential areas. As illustrated in Figure IV-25, Fuel Modification Zones, a minimum 10' setback will be required between residential sites and a Fuel Modification Zone, and a Community Theme Fence will separate the two areas. The Fuel Modification Zone will provide a 100' buffer from residential land uses and will contain four separate zones, each consisting of 25'. Zone 1 will be irrigated and planted with drought tolerant/low fire fuel ground cover. In Zone 2, highly flammable plant species would be selectively removed and large dense groupings would be thinned out to 70% of their natural occurrence. Zones 3 and 4 would also have all highly flammable plant species removed, and large dense groupings would be thinned out to 60% and 50% respectively.

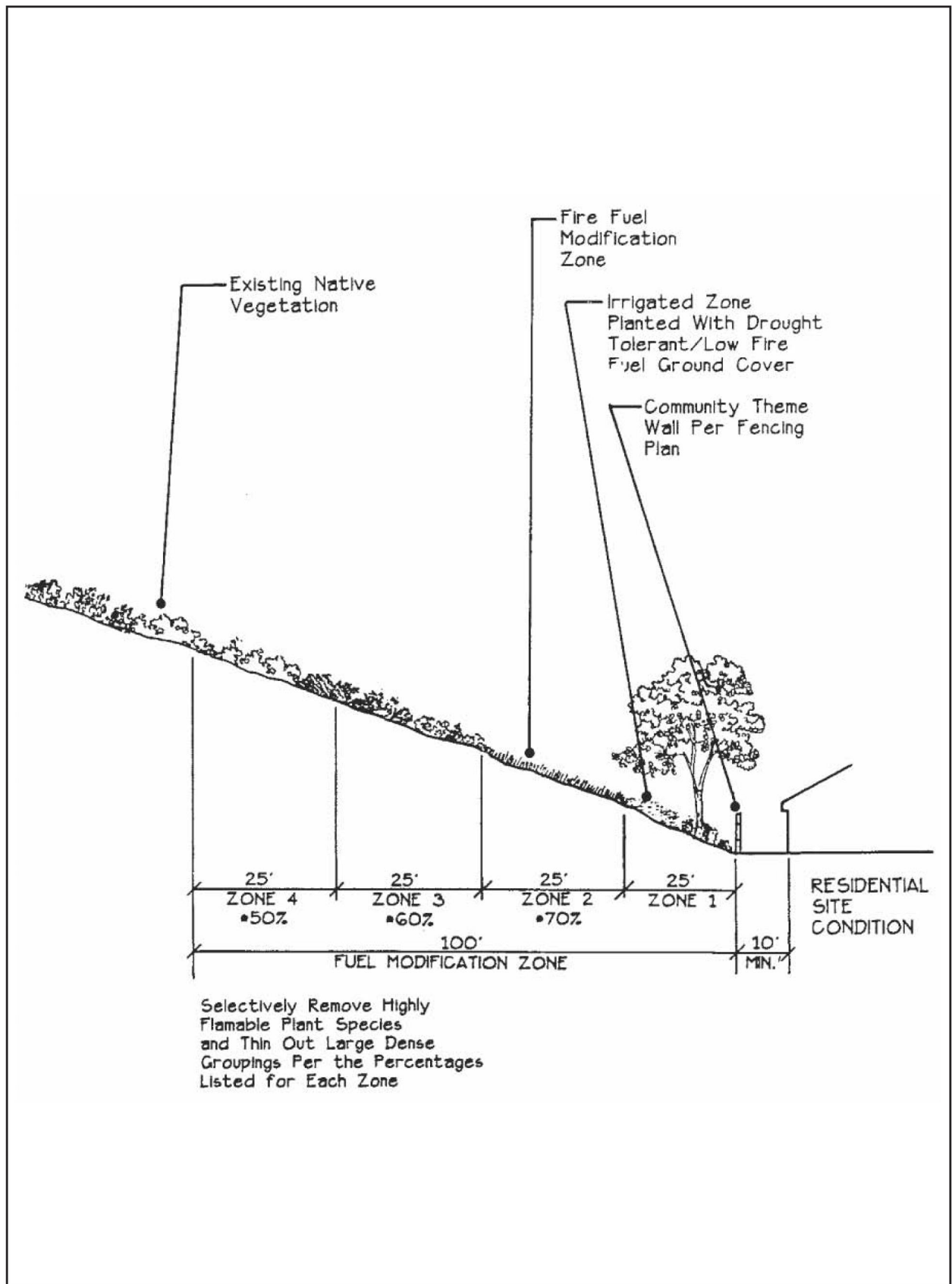


Figure IV-25

5. TRAILS

Proposed trails, depicted on Figure IV-26, Non-vehicular Circulation Exhibit, will be designed to serve several user groups including equestrians, hikers, joggers, non-motorized bicyclists, and casual walkers. Trail use depends on trail location and size. Trails design will emphasize connectivity between community and regional areas.

a. Regional Trail

Trails that provide linkages between several communities within a region are termed regional trails. These trails also serve to connect the region to the greater system of state and federal trails. Regional trails must be at least 12-foot wide and occur in a minimum 20-foot wide easement. Two regional trails shall exist: one on the east side of Leon Road, and the other on the north side of Domenigoni Parkway. A 5-foot minimum landscape buffer shall be provided between the trails and the road or right-of-way.

b. Salt Creek Trail

Salt Creek will contain both a Class I Regional Bikeway and an equestrian trail. A Class I Bike Path/ Regional Trail functions as a regional connector to link all of the major bodies of water in Western Riverside County. This trail should provide the opportunity for long distance users to take advantage of this system for long one-way or loop type trips. As depicted in IV-25, Salt Creek Trail, the north side of Salt Creek will be bordered by a meandering 10 foot wide, asphalt paved Class I Regional bicycle trail plus 5 foot wide, stabilized decomposed granite pedestrian trail / shared maintenance road. The south side of Salt Creek will be bordered by a meandering 15 foot wide, stabilized decomposed granite Equestrian/pedestrian trail/shared maintenance road within a 20' graded bench.

c. Trails Along Drainage Greenbelts

Drainage channels within the specific plan shall be bordered on each side by 15 foot wide, stabilized decomposed granite trails / shared maintenance roads. Trail user groups shall be determined by the County of Riverside.

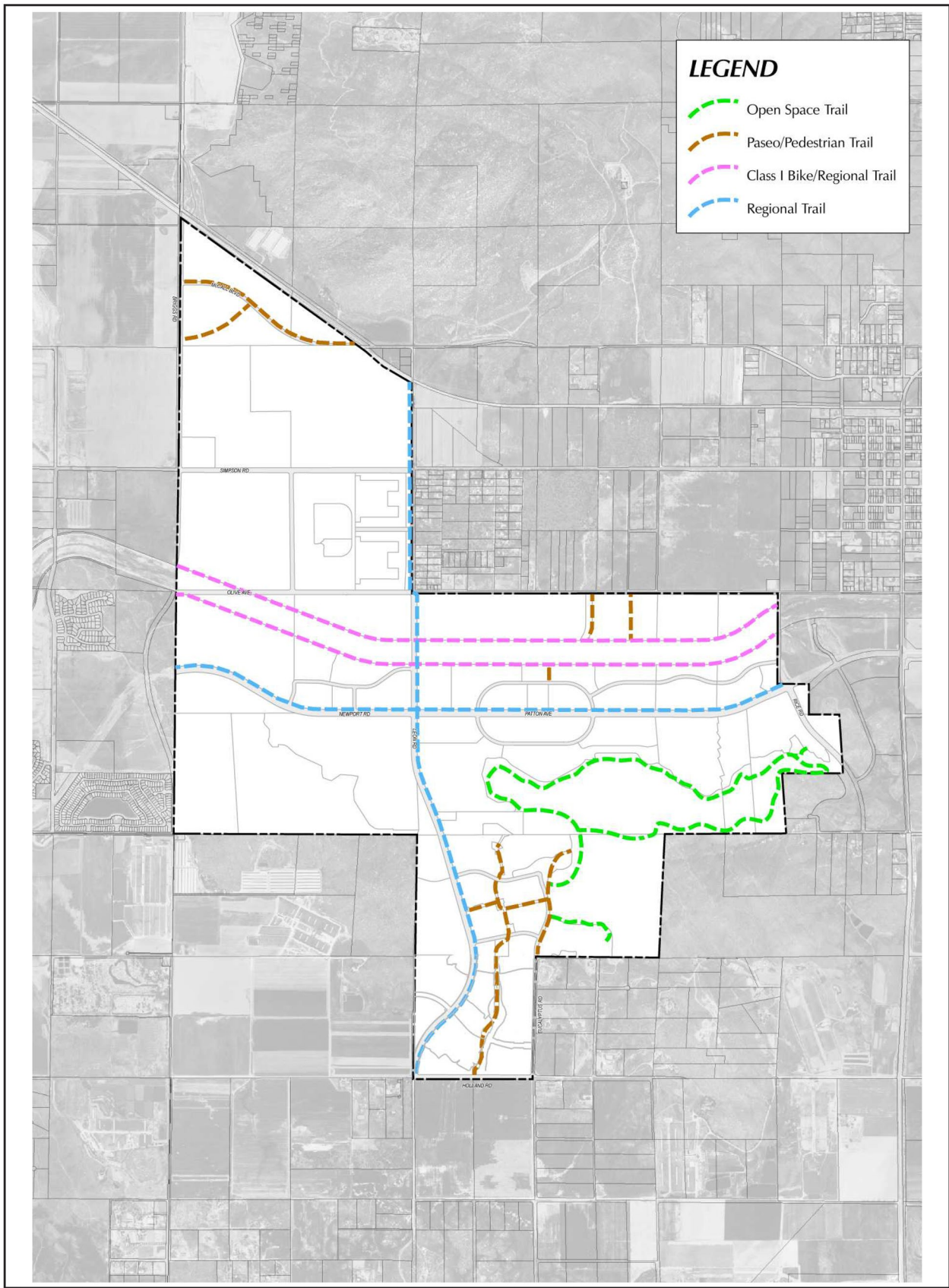
d. Paseo Pedestrian Trail

Paseo trails will provide connections from regional and community trails to parks and equestrian trails. As depicted in Figure IV-28, Pedestrian Paseo, and Figure IV-29, Paseo Detail, these trails will occur in the rights-of-way alongside roads or through open space lots, and will consist of a 5- foot minimum within a 20-foot minimum easement or open space lot. When found in a park, the trail will have altering widths and surface types. Paseo trails shall be concrete.

e. Open Space Trail

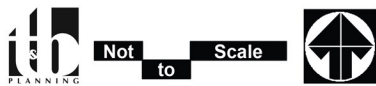
The open space trails shall be 8 to 10-foot wide, stabilized native soil within natural open space areas within or adjacent to the community. Trail user groups shall be determined by the County of Riverside.

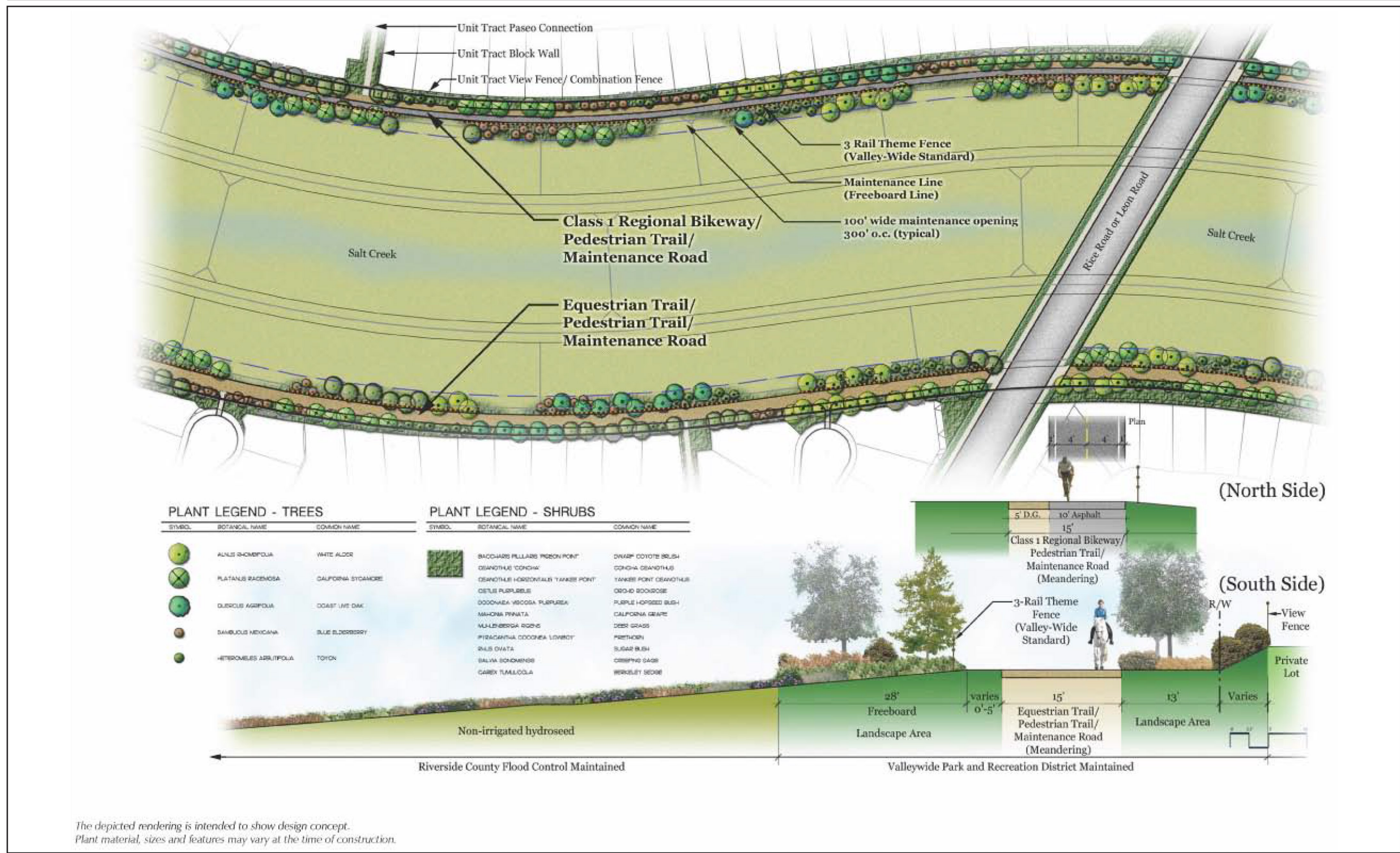
WINCHESTER HILLS



Source(s): Pangaea Land Consultants (11-19-2015)

Figure IV-26





PLANT LEGEND - TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	ALNUS RHOMBIFOLIA	WHITE ALDER
	PLATANUS RADICOSA	CALIFORNIA STICKLE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	BAMBUSUS MEXICANA	BLUE ELDERBERRY
	HETEROMELES ABRUTIFOLIA	TOYON

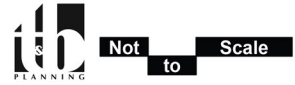
PLANT LEGEND - SHRUBS

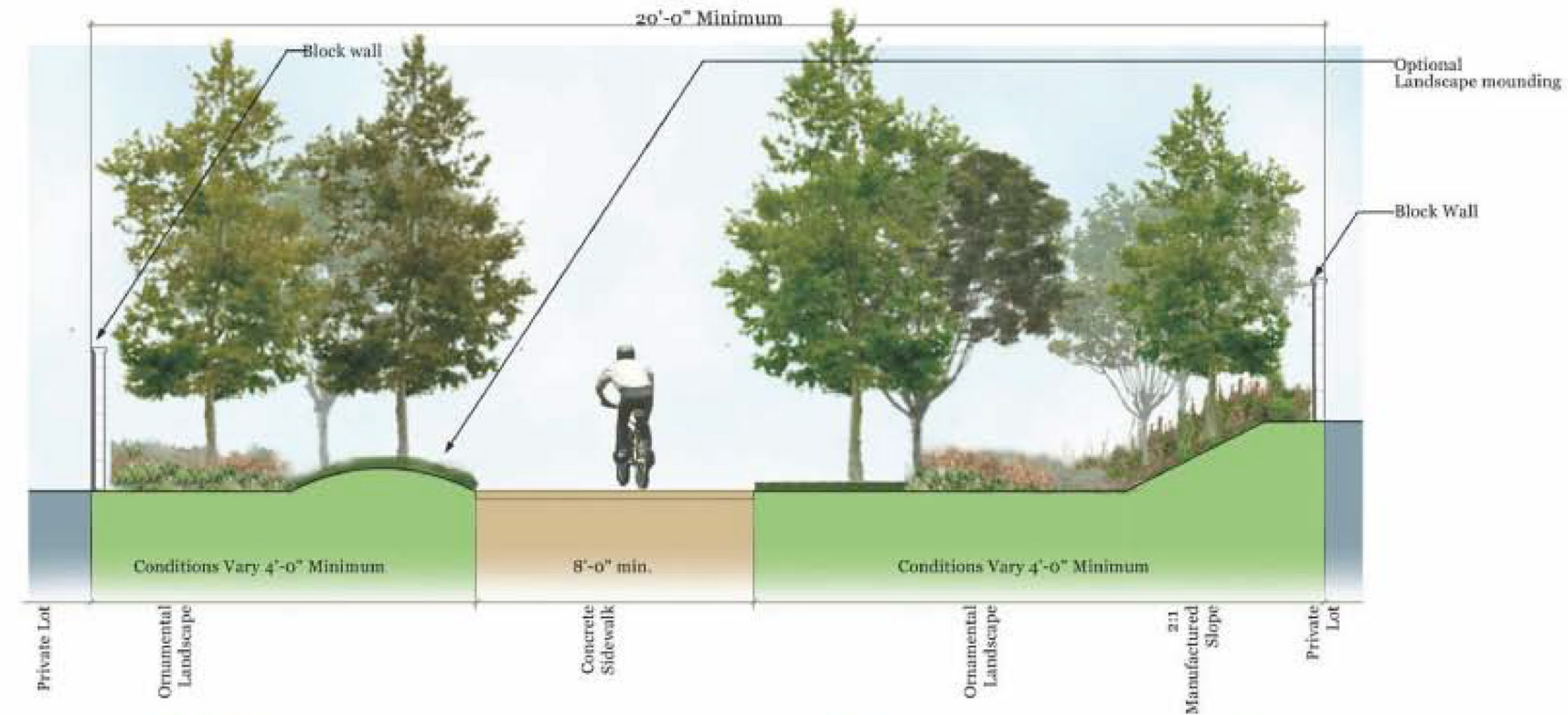
SYMBOL	BOTANICAL NAME	COMMON NAME
	BACCHARIS PILLARIS PIEDON POINT	DRYAS COYOTE BUSH
	DIANTHUS COCHIN	COCHIN CRANTHUS
	DIANTHUS HORIZONTALIS YANKEE POINT	YANKEE POINT CRANTHUS
	CELEUS PURPUREUS	ORIO BUCKWHEAT
	DOODONAEA VISCOOSA PURPUREA	PURPLE HORSEEE BUSH
	MAHONIA PRINATA	CALIFORNIA CEASE
	MULBERGIA ROBIN	DEER GRASS
	PIRACANTHA COCCINEA LEVROY	PRETICH
	RYLIS OVATA	SUSAN BUSH
	SALVIA SOAMENSIS	CRISPING SAGE
	CAREX TUMULOSA	BERKELEY SEDGE

The depicted rendering is intended to show design concept. Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLP (11-19-2015)

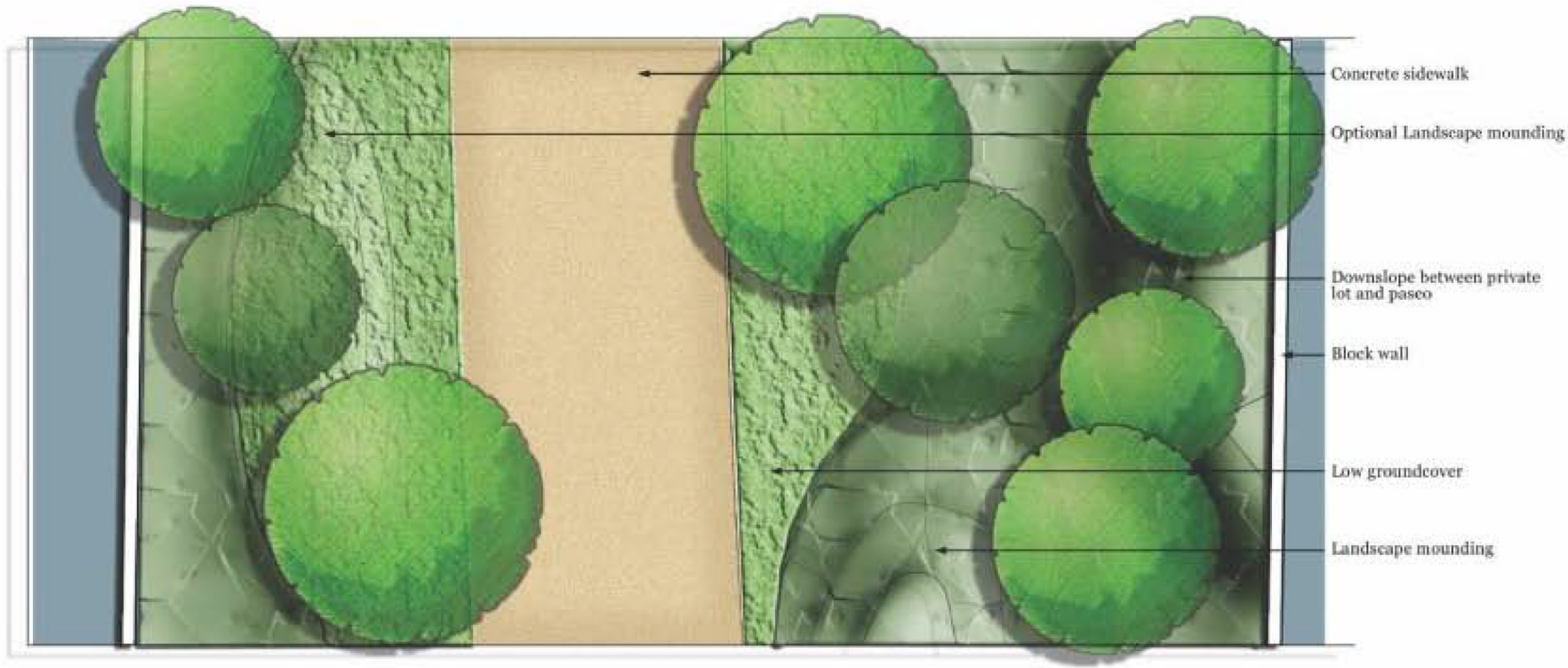
Figure IV-27





Pedestrian Paseo

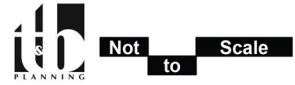
- Open Space Lot Width:
 - 20' minimum width
- Concrete Walk:
 - 8' minimum width for pedestrian use
- Landscape Conditions:
 - A 4' minimum landscape area is required on either side of the concrete path
 - Landscape areas in paseos will include a combination of shrubs, trees, and groundcover
- Walls:
 - A block wall shall separate the paseo from private lots



The depicted rendering is intended to show design concept. Plant material, sizes and features may vary at the time of construction.

Source(s): Van Dyke LLP (11-19-2015)

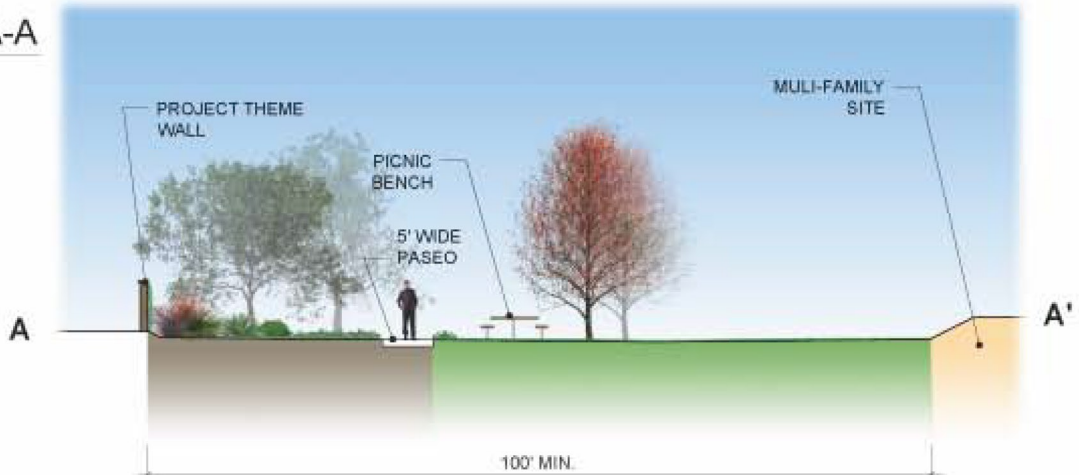
Figure IV-28





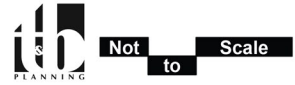
PLAN VIEW

SECTION A-A



The depicted rendering is intended to show design concept. Plant material, sizes and features may vary at the time of construction.

Figure IV-29



6. TRAIL MONUMENTATION

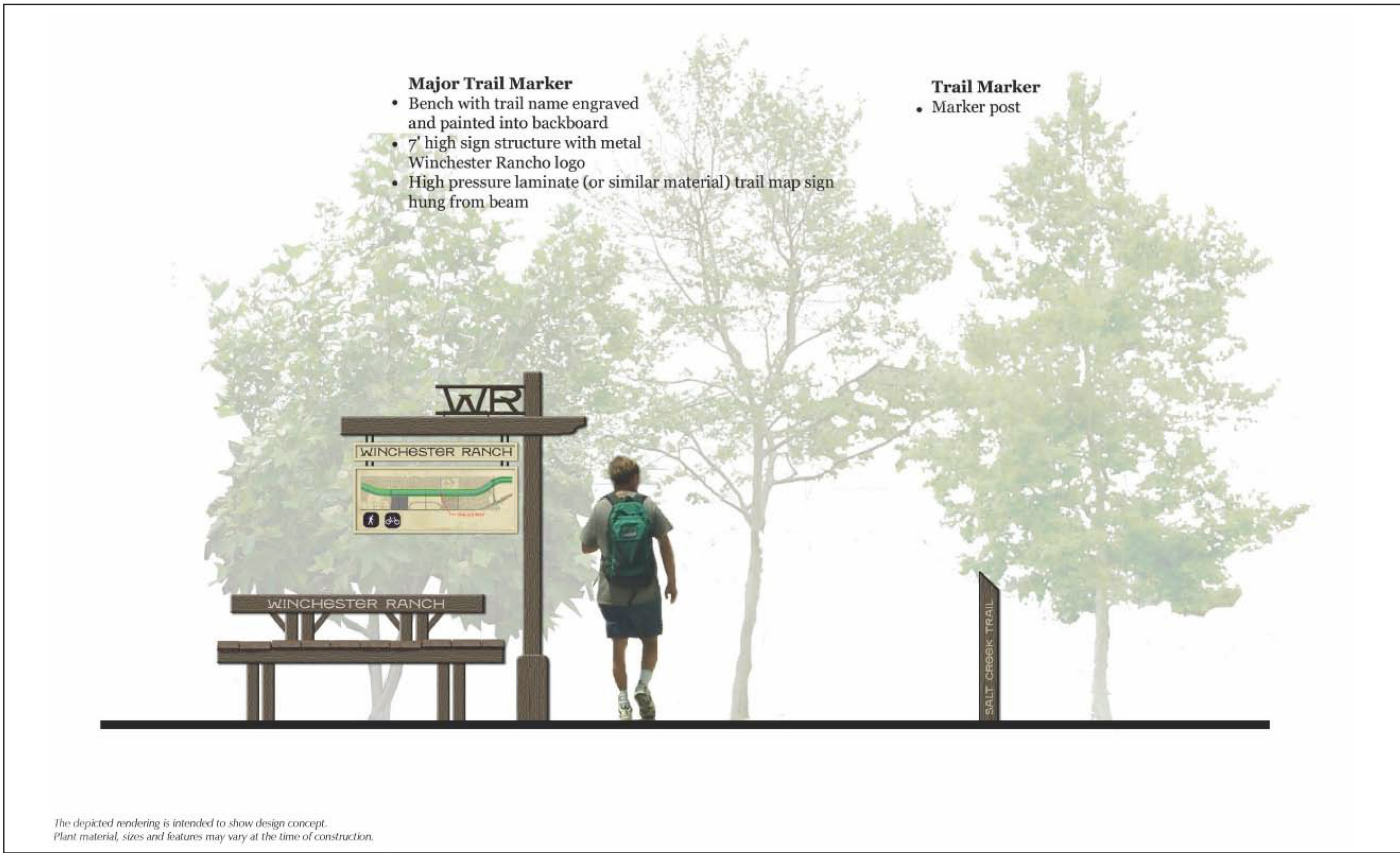
Trail Monumentation will occur at designated intervals along trails throughout the project. As illustrated on Figure IV-30, Trail Monumentation, monumentation is divided into two categories, which are described in detail below:

a. Major Trail Marker

Major Trail Markers shall consist of a 7-foot high sign structure with the Winchester Ranch logo. A high-pressure laminate (or similar material) trail map sign will be suspended from a beam. A bench with the trail name engraved and painted into the backboard will accompany the sign structure.

b. Trail Marker

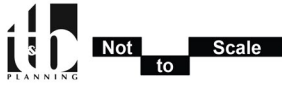
Trail Markers will be composed of a 3-foot high minimum marker post.



*The depicted rendering is intended to show design concept.
Plant material, sizes and features may vary at the time of construction.*

Source(s): Van Dyke LLP (11-19-2015)

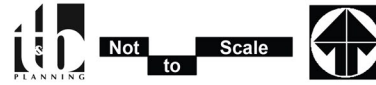
Figure IV-30





Source(s): The Rancon Group (2016)

Exhibit E



WINCHESTER HILLS



Source(s): The Rancon Group (2016)

Exhibit F

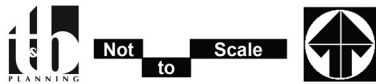
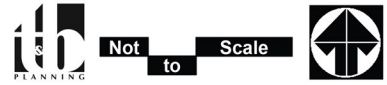




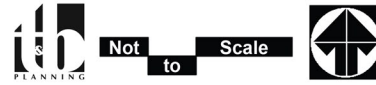
Exhibit G

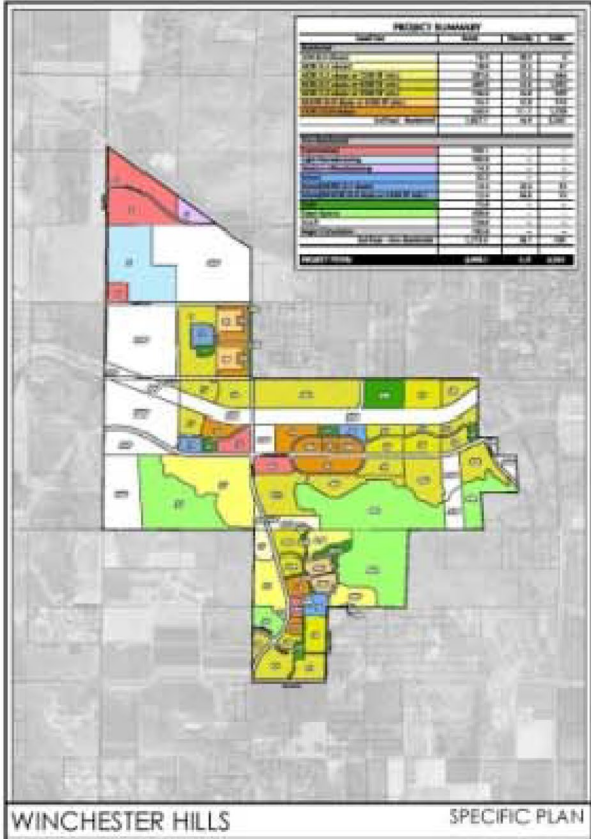




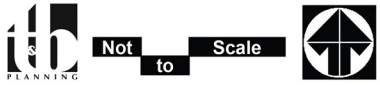
Source(s): The Rancon Group (2016)

Exhibit H





Source(s): David Neault Associates (2016)

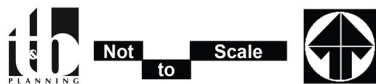


WINCHESTER HILLS



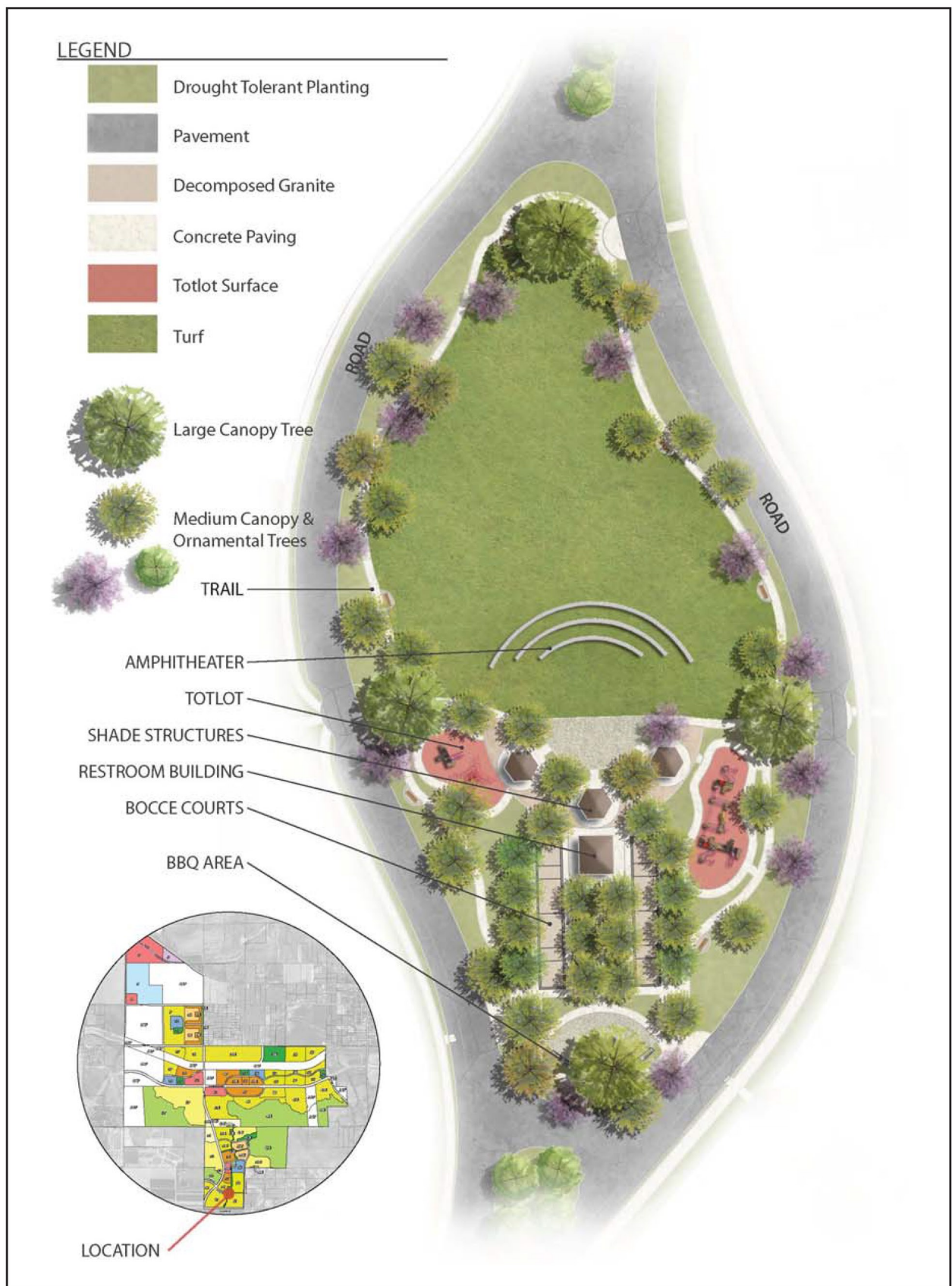
Source(s): The Rancon Group (2016)

Exhibit J



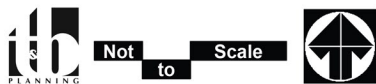
PA 62a and 62b Conceptual Plan

WINCHESTER HILLS

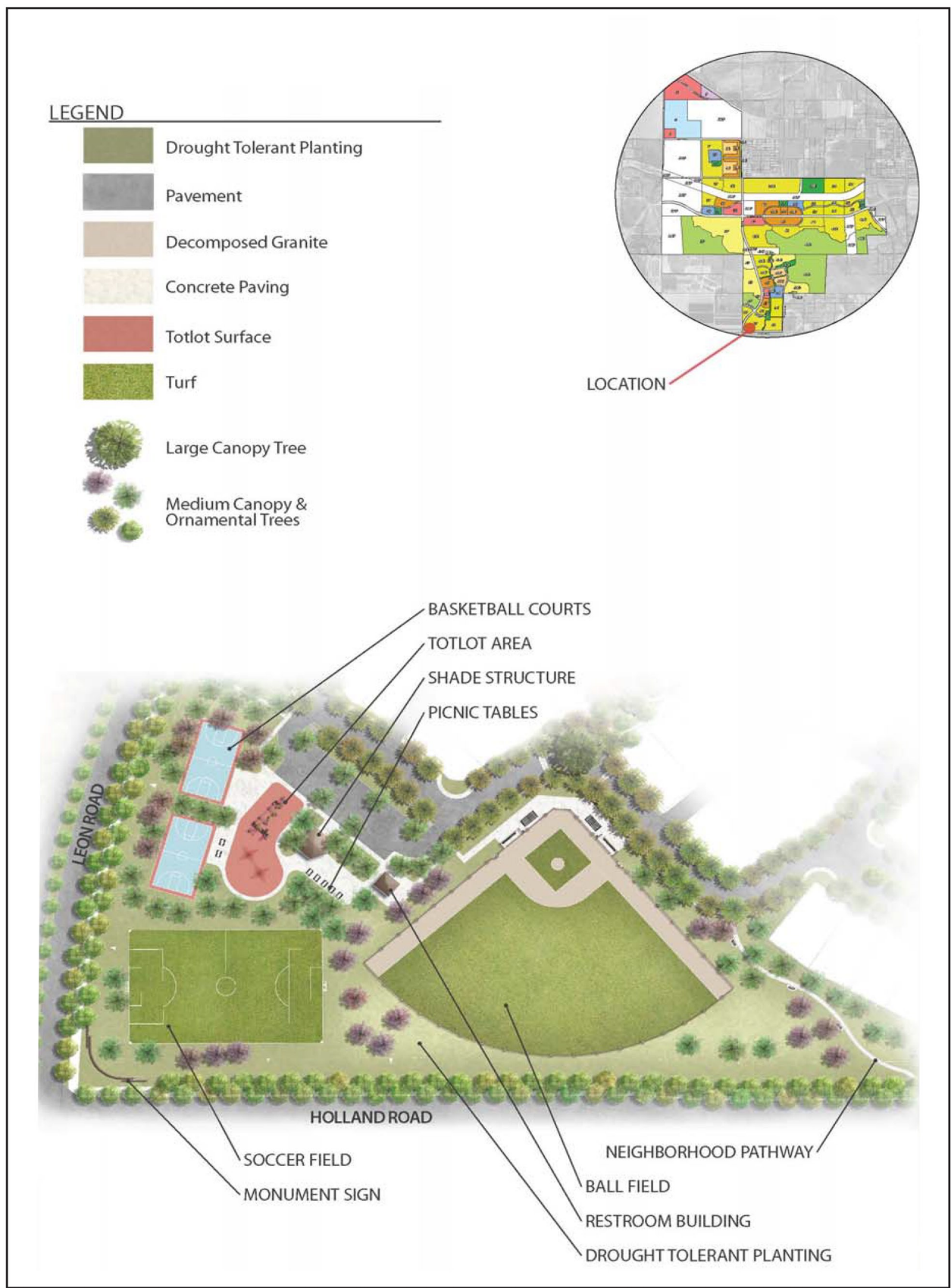


Source(s): The Rancon Group (2016)

Exhibit K-1

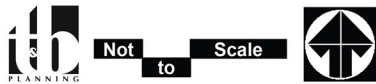


WINCHESTER HILLS



Source(s): The Rancon Group (2016)

Exhibit K-2



D. ARCHITECTURAL GUIDELINES**1. GENERAL GUIDELINES**

The following architectural design guidelines provide general direction for project design at the land planning level. Separate sections are dedicated to architectural theme, styles, and to structural massing and siting, with the intent of achieving design continuity throughout the project. These guidelines were developed in accordance with the design objectives of the WINCHESTER HILLS Specific Plan

a. Architectural Theme

WINCHESTER HILLS will display an architectural theme which uses the soft lines of rural architecture of the western United States, to produce a feel that is in concert with the rural surroundings.

WINCHESTER HILLS will be developed with an appearance of a traditional, small community, a neo-traditional small town with walking neighborhoods and walk-to stores. Of primary importance from an aesthetic approach is that the community elements are well-integrated. Because of the large size of the plan, a fragmented, unorganized sense can arise if streetscenes, monumentation and landscape differ too greatly.

Attention to detail during the development process will be integrated under the architectural guidelines, so that the final product can result in a very pleasing environment. This requires detail to all items, including those as minute as lamp posts, trash enclosures and the choice of lettering styles for entry monumentation.

2. ARCHITECTURAL QUALITIES AND CONCEPTS

The architectural character of WINCHESTER HILLS specifies western building styles, predominately those of rural America, as well as the warmth and expansiveness of a California Ranch.

Commercial center appearances should utilize soft tones and colors. The development of commercial centers should be inviting, with shade trees and benches, perhaps with a sculptured fountain as a central focus.

Development design within each village should strive to be of high quality and well-integrated. Overall commercial architectural style should be consistent in its building massing, especially as seen from the streetscene. It is important to keep in mind that WINCHESTER HILLS occupies the largest single master planned area of the Winchester Valley, and its appearance will benchmark the level to which all new construction should strive.

a. Architectural Styles - Exemplary Styles

The architectural style presented in the homes and public buildings of the Specific Plan is its most productive means to emphasize, in fact embody, the environmental, regional, historical and cultural context in which the planned community will be built. In the Winchester area, these variables are both rich and still in existence, documented in family homesteads, operating farms and town buildings.

The town of Winchester has its roots in the great western expansion that led, and then followed, the rail lines of the California Southern Rail Company in the 19th Century. The same rail, now owned and operated by The Atchinson, Topeka and Santa Fe Rail Company, ran through the center of Winchester Valley, which was called "Paradise Valley." A commuter stop with a small station placed Winchester as a potential

candidate as county seat of Riverside. Large homesteads were purchased for dry farming. Years later, as the dairy industry in Los Angeles was replaced by burgeoning subdivisions, far-seeing dairymen of Dutch and other extraction placed their land profits in the area, counting on the cycle of expansion to pay off again in the future. Many retirees and others wishing a more open, expressive life style away from the big city divided land and developed ranch and horse properties in and around the town of Winchester. From this background the architectural expression for WINCHESTER HILLS derives its style. It is thus in respect to the visionaries of the area who established home, ranch, feedstore, town hall, church and school that the guidelines for future development is drawn.

Described below both verbally and in photographs or renderings are samples of the type of quality architecture anticipated at buildout of the Specific Plan. These are examples only, and housing types are not limited to those listed below, but may include many varied styles which accommodate the rural surroundings, warm climate and openness of WINCHESTER HILLS Specific Plan.

- **California Ranch Style** - This style of structure in the Winchester area is also the most predominant of those found in the local area. As shown in Figure IV-31, Architectural Elevations - California Ranch, it is characterized by the horizontal (single-story), sprawling layout, reflective of the generous amounts of land of its origin. Striking and functional is the large roof overhang, providing shade in the long hot, months to windows which are undersized in southerly and westerly exposure, but oversized in the other orientations. Prevalent is the use of wood - in siding, roof (although modern fire-safety requirements mandate replica materials), patio areas and fencing. The ranch style more than communicates or attempts to blend with its environs; it is the manifestation of its surrounds.
- **California Contemporary** - This style, made common by the expansion of communities in Southern California, is nonetheless an appropriate structure for WINCHESTER HILLS. As shown in Figure IV-32, Architectural Elevations - California Contemporary, it utilizes the best of modern technology - such as large paned glass areas that meet energy-efficiency standards. faux brick and stonework which meet earthquake safety standards, and concrete roofing materials which closely resemble wood shingle - and blends them into an attractive and functional home. The modern appearance is softened and made interesting by the use of changing roofline pitches, the addition of dormers or full-story rooms, and entries which are stepped back from the front of the structure, providing relief and accentuating the front door. The contemporary can utilize multi-pane, clerestory and half-round windows to add vitality to walls, as well as multiple chimney or other projections to break up the massing.
- **California Bungalow** - This style, again at home in its native environs is also most adaptable to the neo-traditional "sense of place" planned for WINCHESTER HILLS Specific Plan. As shown in Figure IV-33, Architectural Elevations - California Bungalow, the California bungalow has its roots, unpretentiously, in the movement to provide low cost homes in sunny California to in-migration, before the onset of the Second World War. Materials are simple wood siding and composite roof, an even ratio of width-to-depth with extended front porch, and garages which are implemented by the addition of another square at the side or rear of the lot, detached. But the bungalow is well-suited to the California climate and lifestyle, and its abundant use of large windows, its covered porch, and its propensity to move activities to the outdoors because of limited indoor space make it a functional style in a traditionally planned community.

- **California Cottage** - Related to the California bungalow but modernized in many ways, as shown in Figure IV-34, Architectural Elevations - California Cottage, the Cottage style is exemplified by a small building footprint, vertical elements of chimney and prominent upstairs window, and exterior finish which often includes clapboard siding, lattice work and cedar shingle. The California Cottage makes excellent use of small or narrow lots, often utilizing an entry on the structure's side. The lot should be well-landscaped, with special emphasis of vertical element such as column, post or arbor to mark the front door entry.

b. Summary of Architectural Styles

Rather than restricting architectural style, these guidelines will define the character and quality of the community of projects in WINCHESTER HILLS. These guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. As such, this section should not be interpreted to require a stringent compliance to a particular style of architecture but rather to a sense of belonging together.

Per Riverside County Planning Department requirements, all tentative tract maps associated with planning areas designated for residential development with lots equal to or less than 5,000 square foot minimum are required to submit conceptual elevations and floor plans for the homes affected by the submitted tentative tract maps.



Figure IV-31

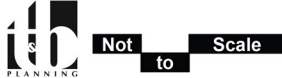




Figure IV-32



Figure IV-33

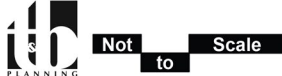
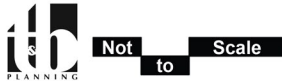




Figure IV-34



3. ARCHITECTURAL DESIGN GUIDELINES

The following architectural design guidelines provide a pictorial example of the exterior architecture of residential and non-residential structures. The guidelines describe four characteristics of - sensitivity, effect, features and materials - as well as recommendations for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive, and variations from specified elements or materials are permitted, although a specific list of prohibited materials is also included. Listed features and elements are considered appropriate or acceptable but not necessarily required.

a. Sensitivity

The architectural styles and treatments selected for projects within WINCHESTER HILLS Specific Plan should exhibit the following characteristics of sensitivity:

- Create a complementary relationship with adjacent projects.
- Create architecturally distinct structures through use of various components.
- Project structural integrity
- Develop a compatible relationship between projects and buildings, and open space or recreation areas
- Present an appropriate orientation toward adjacent land uses
- Create an aesthetically pleasant profile

b. Effect

The architectural styles and treatments selected for projects within WINCHESTER HILLS should create the following effects:

- Establish and enhance overall character
- Emphasize proper land use relationships
- Avoid visual repetition
- Create a desirable visual environment
- Authentically replicate selected architectural styles
- Create visual vitality through interaction of styles
- Maintain continuity within the project through the use of similar architectural elements

c. Features

The architectural styles and treatments selected for projects within WINCHESTER HILLS should utilize or incorporate some combination of the following features:

- Articulated facades
- Low plate lines
- Large overhangs
- Varied roof planes
- Recessed entries
- Greenhouses and skylights
- Balconies and porches
- Wainscoting
- Extensive windows

d. Materials

The materials used in the construction of residential, commercial and industrial structures within WINCHESTER HILLS should be selected from the following listing. Materials not included in this list are subject to architectural review:

- Stucco and plaster
- Wood and dimensioned lumber
- Board on board
- Stone, rock or brick
- Wood or wood replica shingles
- Slate
- Metal or wood window dividers
- Precast concrete or split-faced block (commercial only)

4. ARCHITECTURE - LAYOUT AND STRUCTURE MASSING

WINCHESTER HILLS Specific Plan is a large-scale community which has been divided into five small-scale villages, each with its own identity. The Specific Plan is designed to incorporate the general guidelines of the Transit-Oriented Development (TOD) concept, aforementioned in this document. While not strict in its interpretation of the rules which govern land planning and pedestrian movement in a TOD, WINCHESTER HILLS nevertheless has been planned to accommodate the pedestrian as much as possible, and diminish sole reliance on travel via the automobile, in accordance with the following statement about TOD design:

The TOD mixes residential, retail, office, open space and public uses within comfortable walking distance, providing options for residents and employees to travel by transit, bicycle, or foot, as well as by car. (Calthorpe Associates)

As implementation of the Plan proceeds from a macro-environment to a micro-environment, the elements which comprise the master developer's and builder's design must be consistent with each other as well as with the overall vision. The following subsections guide the design in an increasing detail from streets, to lot layout, to building massing and finally, to the community elements of entries, signage, lighting, enclosures, etc.

a. Street Layout - Pedestrian-Oriented

- Arterial Streets and Thoroughfares

Arterial streets and thoroughfares should allow efficient conveyance of through traffic. The arterial may not serve as a significant barrier to pedestrian and bike activity - such a situation will increase the number of daily vehicle trips. Convenient pedestrian and bike crossings shall be provided wherever cross-arterial connections occur. Large, traffic-carrying roadways should be located at the periphery of a TOD.

- Street Pattern

The TOD Street system should be clear, formalized and interconnected, converging to the transit stop and commercial center. Cul-de-sac streets should be avoided, or modified to allow pedestrians and bicyclists to pass through.

Utilizing guiding principles of the 1991 Sacramento County General Plan Update, WINCHESTER HILLS intends to communicate to the developer merchant builder the aspects of TOD which must be implemented in the basic roadway design. The guiding principles to be applied are as follows:

- Link land use with existing or proposed transit alignments
- Reduce the number of auto trips and regional Vehicle Miles Traveled (VMT)
- Reduce air pollutant emissions
- Provide a diversity of housing types
- Design the urban area efficiently

Appropriate

- Encourage the layout of grid streets, or modified grid, feeding into the collector streets, to encourage direct access to recreation and shopping areas. Where cul-de-sacs are used, provide openings from cul-de-sac onto collector streets to avoid circuitous routes to points of interest.
- Interconnected street system
- Simple and memorable, with landmarks
- Provide multiple and parallel routes
- Provide the shortest and most direct path to destinations
- Security through access and visibility

Inappropriate

- Winding roads, dead-end streets and cul-de-sacs
- Collector streets overburdened by excessive traffic
- Street pattern which is circuitous or complex patterns which will discourage pedestrians
- Busy, smoggy, wide and "unfriendly" boulevards
- Isolation from rest of community

b. Lot Layout

- Layout Styles

The layout of individual lots is governed by the density proposed in that planning area, having taken into account the variables which impact development: topographical and environmental characteristics, integration into surrounding uses, efficient use of the land and, in this Specific Plan, accommodation of pedestrian and bike travel.

Similar sized lots on both sides of the street are encouraged, so that building setback and structure scale are consistent. Clearly defined and visible entryways that orient to the street are preferred. The lot layout should encourage public activity in the public realm and welcome visitors from the on- street parking.

Many varied approaches to lot layout are acceptable, when the principles and intent of the TOD concept are respected. The following examples highlight the different possibilities; all are appropriate when a continuous pedestrian and bicycle system is incorporated within and between neighborhoods.

- Private Courtyard

Private courtyard with shared access reduces overall street miles and places more residential units in close proximity to services

Zero Lot Line Configuration

Zero lot line configurations enable density without concurrent loss of usable yard areas.

 Clustering

Clustered, detached units with common area allow development in topographically difficult areas, with a gain in recreational or dedicated open space.

Similar sized lots on both sides of the street are encouraged, so that building setback and structure scale are consistent. Clearly defined and visible entryways that orient to the street are preferred. The lot layout should encourage public activity in the public realm and welcome visitors from the on- street parking.

c. Building Massing Proportion and Siting

The proportion and siting of residential structures do much to influence the character of a street, as well as neighborhood. Building massing and placement in WINCHESTER HILLS Specific Plan should strive to be interesting, inviting, and functional.

Where possible, similar uses and building intensities are encouraged to be located on both sides of the street. Buildings should be placed to provide an open vista at intersections, and allow pedestrians to see the layout of the neighborhood.

Appropriate

- Land use changes separated by alley, paseo or other landmark
- Similar building scale to reinforce the character and identity of a street
- Varied garage and entry orientation of adjacent buildings to provide a variety along streetscape.
- Placement of detached garages at the rear property line
- Varied front setbacks as much as possible to give visual interest
- Varied architectural front elevations as much as possible to create interest
- Buildings on corner lots should have an increased side yard setback
- If one-story buildings are used they should be placed on corner lots or paired together on interior lots.

Inappropriate

- Use changes that occur midblock
- Monotonous and unarticulated building frontages
- Limited or restricted pedestrian paths
- Blank walls or unbroken series of garage doors
- No variety or setbacks on long straight streets
- Garages adjacent to street corners on corner lots
- Two-story structures with gable roofs adjacent to street corner
- Long linear vistas and building edges with uniform front setbacks.

Building Mass, Form and Elements

Elements of buildings (facades, rooflines and entries) should be varied and articulated to provide visual interest to pedestrians.

Appropriate

- Single-story elements at front setbacks and at street corners
- Sloping and stepped second-story volumes at the front and side yards along streets
- Articulated walls to create shadows and relief in the walls
- Projections and recesses
- Differentiated building materials
- Street level windows and entry
- A variety of plate height to create variation in massing
- Design elements that draw pedestrians in (covered entry porch or patio)
- An emphasis should be given to create units with a strong indoor/outdoor relationship (similar patio, overhead, and flooring materials, extensive windows, etc.)
- Exposed rafters and raised banding at the eaves

Inappropriate

- Second-story volumes without any relief in the front and side yards
- Plain walls without any relief or articulation
- Projection and Recesses Detailed Wood Work
- Articulated Facade Variety of Plane Heights

d. General Guidelines

Additional guidelines are given as broad design rules, intended to govern the overall appearance of the streetscene by recommending 'pedestrian-friendly' architectural elements.

- Random setbacks of landscaping should be incorporated in all structural design and unit siting.
- Residential development shall include a mix of one and two-story dwelling unit
- Buildings should be designed to an approximate human scale and should not appear to be monumental or monotonous. The use of the following design elements will help in creating buildings properly scaled to people:
 - Breaking up building masses into smaller, staggered masses;
 - Breaking up long wall surfaces and roof lines into discontinuous surfaces;
 - Randomly textured materials on roofs and walls;
 - Extended roof overhangs.
- The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.
- Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- The siting and design of structures within each planning area should consider the proper orientation to prevalent environmental conditions: sun, wind, terrain, views and vegetation.
- The siting and design of structures and landscaping should be sensitive to the modified terrain so as not to dominate the landform as seen from lower elevations.

e. Community Elements

Creating an atmosphere which is not only visually attractive at the human scale, but also physically functional in encouraging walking and biking, requires attention to the detail of the various community elements. These elements include, but are not limited to:

- Entry monumentation
- Community Walls and fencing
- Signage
- Sidewalks, bike paths, paseos and horse trails
- Public area hardscape, such as benches, lighting,
- Bus stops

Form and Function

Control of form and function of community elements should focus on the items that are seen from the vehicle or seen and used from the pedestrian point of view. Examples are given below.

- Entry monumentation is primarily of use as identification to passing traffic. As such, its scale is specified for visibility from a distance. Vertical elements that are visible from long distances can also serve as landmarks, to help pedestrians orient themselves spatially within the community. They can also establish a tie to the historical significance of the community. The location of entry monumentation at the intersection of roadways means that pedestrians will encounter it continuously, and the design should reflect and reinforce the "pedestrian-friendly" intent of a Transit-Oriented Development community. Finished hardscape with seating areas, congregation of shade trees oriented against the midday summer sun, textured mini-plazas and visual interest from rock and plant arrangements are some of the details which an appropriate entry monumentation will incorporate.
- Sidewalks may be textured prior to (but not within the right-of-way of) intersections, or where a gradient is encountered to assist traction in wet weather.
- Community wall and fence material guidelines are detailed in Section IV, Design Guidelines. Walls and fences should be utilized to enhance the completeness of the Specific Plan, not to isolate residents. Wherever possible, open wall design should be specified. Relief and articulated sections should be employed where long distances of a wall occur.
- Lighting of urban arterials requires large, overhead light standards, but lighting of a pedestrian paseo should be accomplished with human-scale lamp posts of a sculptured nature, with multiple globes and a paint theme reflecting the community wall colors and/or texture.
- Paseo openings should be accomplished with varying wall heights and landscaping, inviting to the pedestrian. and may offer a portion of wall at sitting height.
- Bus stops shall be integrated into the layout of the parkway. The sidewalk should widen, allowing for more pedestrian activity without impediment, closely placed street trees should provide additional shelter to the covered stop, and additional ground-scape and low walls should allow the location of the bus stop to be seen from a reasonable distance both by driver pedestrians.

- Architectural signage shall be consistent with the western style of WINCHESTER HILLS. For more specific details, see "Architectural Signage" in this section.
- Common areas, such as parks and plazas, should be organized with hardscape elements reflecting the materials used in the adjacent development. Low walls with capstone similar to the community wall, seating areas with overhead covering reflecting the construction and roofing materials of the surrounding neighborhood, benches, gazebos and even boulder arrangements in the hardscape should create a feeling of continuity with the residential and streetscape in place.

f. Specific Element Guidelines

- Outdoor Storage and Equipment Areas (residential)

Appropriate

- Equipment shall be screened from view from any public street or adjacent public open space by landscaping, walls or fences
- Only electrical and telephone equipment are allowed to be placed within the side yard if properly screened.
- All screening materials shall use the same colors and textures that relate to the surrounding architectural styles

Inappropriate

- Storage areas, equipment and mechanical devices shall not be located within the front yard or side yard setback
- Outdoor Storage, Equipment Areas and Loading Space (commercial)

Appropriate

- All roof and ground-mounted equipment shall be screened from public view on all sides
- All ground level screening shall be composed of landscaping or constructed elements which are architecturally integrated with the building design
- Screening of roof-mounted equipment should be considered in the original design of the building and should, to the greatest extent feasible, be accomplished by strategic placement of equipment in combination with parapet walls
- Visual enclosure of roof equipment screening where visual overview from adjacent streets occurs

Inappropriate

- Roof mounted screens not integrated with the building architecture

g. Architectural Signage

- The identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the County in accordance with the existing County ordinances except as noted herein.

- Identification signs are restricted to advertising only the person or company located on the lot. Hours of operation and telephone numbers are prohibited. Moving or flashing lights are prohibited. Internally lit lighting is preferred.
- All ground signs shall not be located closer than six feet (6') to any property line.
- All monument signs shall not exceed a height of ten feet (10') measured vertically from the base at ground level to the apex of the sign.
- The area of a directional sign may not exceed six (6) square feet. Maximum height shall be four feet (4').
- The design of permitted signs should be architecturally integrated with the building design.

h. Lighting

- The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
- Light standards shall not exceed thirty-five feet (35') in height.
- All parking lot and driveway lighting should provide uniform illumination.
- Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
- Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.
- Lighting components shall be designed to comply with Ordinance No. 655 and Mt. Palomar Observatory Policies, as applicable.

5. COMMERCIAL

A. ARCHITECTURAL STYLES - COMMERCIAL

The commercial style guidelines will include the same as those utilized for the residential. Concrete tilt-up is acceptable as well, landscaped and hardscaped in appropriate fashion for a commercial structure.

Entry to buildings should always be clearly visible and differentiated from the rest of the storefront. Colors are not limited except as to good taste.

Requirements for parking landscape are, at minimum, a landscaped finger with shade tree every 15 stalls, with landscaped edge three (3) feet in width fronting all parking areas; landscaped berm of minimal height of thirty (30) inches shall shield parking areas from visibility from the street; commercial trash enclosures should be permanent structures which integrate with the adjacent structure.

Quality materials, which excludes corrugated metal or plastic, wire fencing except in industrial or school yard applications, bare or exposed block, plywood fencing. Materials should include pre-cast concrete, block, stucco, wood or wood-replica siding, dark anodized window framing with light-diffusing glass, wood or metal handrails, rock, brick or concrete hardscaping.