

## III. SPECIFIC PLAN

### A. DEVELOPMENT PLANS AND STANDARDS

#### \* Planning Objectives

This Specific Land Use Plan is being prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. In addition to considering issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals and objectives, development phasing and local community goals, certain planning objectives were targeted to assure the environmental compatibility, aesthetic satisfaction and functional integrity of the Specific Plan as a whole.

Specific planning goals and objectives included the following:

- \* Consider topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible.
- \* Reflect anticipated marketing needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of the County of Riverside, in particular the Temecula/Murrieta area.
- \* Provide residential development and adequate support facilities (commercial use, business parks, office and industrial use, community uses, open space and recreation) and circulation in a convenient and efficient manner.
- \* Integrate requirements for flood control measures, open space and recreational uses into the site plan by preserving 7 acres as a riparian greenbelt, creating approximately 23 acres of manufactured riparian greenbelt, and including 200 acres of major open space as major aesthetic amenities for the project.
- \* Provide direct and convenient access to individual residential neighborhoods, employment, recreational and community activity centers via a safe and efficient circulation system composed of a network of arterial highways, collectors and local roadways, each designed for appropriate traffic and user needs.
- \* Incorporate projected regional circulation requirements as indicated in the Riverside County Master Plan of Highways.
- \* Create a safe and attractive community that will be an asset to Riverside County and the Temecula/Murrieta community. Flood control improvements will be installed, and sound structural design practices and energy conservation measures will be encouraged.

Figure 5, *Opportunities and Constraints Summary*, reflects planning directives on-site.



### 1. Specific Land Use Plan

#### a. Project Description

The WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan has been amended for the fourth time to make adjustments to Planning Areas 23 and 24. Amendment No. 3 transformed Planning Areas 6, 7, and 8 from Business Park uses to Medium density residential uses and a four-acre park. Amendment No. 3 also increased open space to preserve and buffer the occupied Quino checkerspot butterfly habitat on-site. EIR No. 227 was prepared to analyze the impacts and mitigation measures associated with the original Specific Plan when it was approved in 1986. The County issued Negative Declarations when Amendment No. 1 was approved in 1988 and when Amendment No. 2 was approved in 1999. EIR 404 was prepared in conjunction with Amendment No. 3 to evaluate the impacts and mitigation measures associated with Amendment No. 3. With regard to physical impacts in areas of the Specific Plan not affected by Amendment No. 3, this EIR relies on the analysis contained in the original EIR. If appropriate, new technical studies have been conducted to analyze the physical impacts that affect the area subject to change by Amendment No. 3. When impacts are assessed based on total numbers of dwelling units and the land use mix (such as for traffic, air quality, noise, sewer, water, schools and parks), new analyses have been conducted to assess the impacts of the overall project.

WINCHESTER PROPERTIES (SILVERHAWK) is envisioned as a high quality, mixed-use master-planned community. Through strong cohesive community design, the WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan will offer a diverse, convenient living environment for future residents. In addition to residential and business park uses, major amenities include community and neighborhood commercial uses, a town center with public services and facilities, a scenic riparian habitat, and extensive open space. Within the WINCHESTER PROPERTIES (SILVERHAWK), discrete residential neighborhoods are defined in response to existing natural landforms. Site design utilizes steep slopes, expansive valleys and elevation differentials to define individual enclaves of varying residential product types, open space and employment areas. Many areas have been designed to take advantage of panoramic views. (See Figure 3, *Visual and Landform Analysis*.)

The WINCHESTER PROPERTIES (SILVERHAWK) will be identified and unified through design elements such as architecture, signage, landscaping, color, walls, fencing and entry treatments consistent with themes already established in the area. Some variability of design will be allowed so that individual development enclaves will be identifiable and compatible with the overall community, and will be able to establish their own individual design character.

The plan is illustrated in Figure 4, *Illustrated Land Use Plan*, in Section II and is summarized on Table II-1, *Land Use Summary*. For specific information on Planning Areas, please refer to Section III., B. Planning Area Development Standards and Figures 15A to 15C and 15E through 15AA, *Planning Areas 1-26*. The Zoning Regulations are provided within a separate document, the Specific Plan Zone Ordinance.

\* RESIDENTIAL - A variety of residential areas are proposed throughout the site, reflecting a combination of medium, medium-high, high and very high units, with an average of 5.6 dwelling units per net residential acre.

- \* The Medium density (2-5 du./ac) residential area is located in the central, south and northeastern portion of the plan. This area is expected to include 4,500-10,000 square foot lots. There are 920 target dwelling units proposed on 215 acres of land. (Product type may vary.)
- \* The Medium-High (5-8 du/ac) residential areas include 1,393 dwelling units on 244 acres of land located in the central and southern portion of the site. It is anticipated that these residential homes will be located on 3,600-7,200 square foot lots and will be targeted for first-time buyers. These homes are expected to consist of traditional single family duplexes, patio, cluster type, and zero lot line units. (Product type may vary.)
- \* The Very High density (14-20 du/ac) residential dwelling units are located along Murrieta Hot Springs Road and consist of 347 target units on 20 acres. These units would be intended as apartments and condominiums. (Product type may vary.)

Where Medium-High (with a target density of 5.7 du/ac) and Very High Density (attached) housing types are planned, private recreation facilities and common open space will be provided to supplement community open space uses. Private recreational areas may include facilities such as a pool, spa, or barbeque areas. Exact design and layout of these facilities will be accomplished in conjunction with detailed future tract layouts.

\*COMMERCIAL – It is anticipated that the WINCHESTER PROPERTIES (SILVERHAWK) site will be served by commercial centers totaling 57.3 acres. The commercial uses proposed will be service and community commercial uses for persons employed on-site and residents. The commercial sites are located in Planning Areas 9, 10, 23, and 24. All four will have a community orientation while Planning Areas 10, 23, and 24 will also be easily visible and accessible from Highway 79 and will therefore contain highway-related commercial use.

\*TOWN CENTER – Several public/quasi-public facilities are proposed to be located within the town center. The town center/commercial site will be located on 61 acres of land in Planning Area 9. Potential uses may include but will not be limited to: churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.

\*BUSINESS PARK – Numerous business park planning areas are designated on the project site to provide employment opportunities not only for on-site residents but also for residents in the Murrieta/Temecula area. The Business Park Planning Areas are expected to consist of general office/professional uses, manufacturing, distribution, construction-related, storage, sales operations, and some light industrial land uses.

\*OPEN SPACE – A significant portion (205 acres) of the project site is being retained as open space. With slope areas and drainage courses, several design and planning objectives of the Specific Plan are met. Steep slopes will serve as distinctive visual features, providing an attractive naturalistic backdrop for the WINCHESTER PROPERTIES (SILVERHAWK) community. These slopes will also be retained to avoid serious environmental hazards due to flooding and erosion. Manufactured slope areas created to modify and enhance individual planning areas are also included in the open space acreage total. A portion of the open space area south of Planning Area 24 will be designated to be developed with active participation recreational uses (ballfields,

etc).

\*FLOOD CONTROL – In conjunction with the Riverside County Flood Control District, a flood control channel will be constructed on the WINCHESTER PROPERTIES (SILVERHAWK) site. Those on-site portions of Santa Gertrudis Creek, which traverse the site from east to west, will be channelized with concrete sides and natural bottom. Tocalota Creek will remain in its natural condition in the southern reaches of the project site where naturally occurring riparian vegetation currently exists. In its southern reaches, a more open system will be constructed with the intention of establishing riparian vegetation. Some side slope protection is expected to be needed in order to satisfy County Flood Control District requirements. See Figure 8, *Drainage Plan*.

\*RIPARIAN GREENBELT – A 7-acre portion of the project site will be retained as a riparian greenbelt to preserve and enhance the appearance and stability of this habitat. In addition, manufactured riparian open space will be added along Tocalota Creek to the south of the existing / preserved riparian area. In total, 30-acres will be designated for riparian greenbelt, open space, and flood control. The greenbelt will parallel Tocalota Creek roughly from north-east to southwest and will provide a major biological and aesthetic amenity for the entire project.

\*SCHOOLS/PARKS – 32-acres will be set aside for two school/park sites in the southern portion of the property and a neighborhood park site in the northern portion of the property, all close to residential uses. It is expected that the parks will include an improved area for picnic tables, barbecues, ball fields, etc. A portion of the two southern parks will share facilities with the School District.

\*ROADS – Major roadways totaling 73-acres will be implemented in conjunction with the proposed project. The Riverside County Master Plan of Streets and Roadways, as proposed, will adequately serve future traffic volumes for both the site and the region. Several roads are planned to carry traffic from the major Murrieta Hot Springs Road arterial into perimeter and interior Planning Areas. Also, two roadways are proposed to provide access to adjacent property to the north. See Figure 6, *Circulation Plan*.

## b. Development Standards

The WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan project is a combination of residential, employment, open space and community uses, an extension of existing and planned development occurring in the Temecula/Murrieta area. The specific land uses described above will require infrastructure, public services and facilities and special techniques or mitigation in each Planning Area to accommodate the uses proposed and provide adequate transitions to neighboring uses.

Project-wide development standards have been prepared to manage implementation of general or unique conditions in each Planning Area. General standards are listed below. For specific Planning Area standards see Section II.B.

- \* The total Specific Plan shall be developed with a maximum of 2,669 dwelling units on 1,042-acres, as illustrated on Figure 4, *Illustrated Land Use Plan*. General uses permitted will include residential, commercial, town center, business park, flood control, open space,

riparian greenbelt, parks, schools and circulation uses as delineated on Figure 4 and in Figures 15A to 15C and 15E through 15AA, *Planning Areas 1-26*.



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- \* Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and the WINCHESTER PROPERTIES Specific Plan 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.
- \* The development of the property shall be in accordance with the mandatory requirements of all Riverside County Ordinances and state laws and shall conform substantially with approved Specific Plan No. 213 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- \* Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied with the Specific Plan for the phase of development in question.
- \* An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report No. 213, and Subsequent EIR No. 404, prepared for this Specific Plan No. 213.
- \* Lots created pursuant to this Specific Plan and tentative maps shall be in conformance with the development standards of the Specific Plan zone standards.
- \* Flag lots shall not be permitted except as approved by the Planning Director.
- \* Development applications which 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 and pedestrian and/or bicycle.)
- \* Any potential public open space/recreation areas on the site will be developed per appropriate zoning requirements and operated to maintain public access to recreation facilities.
- \* Design features such as special architectural treatment, perimeter and interior landscaping,

and buffering of parking lot/loading zone areas will be incorporated into project design to minimize any potential conflict between higher intensity business park, commercial, town center and industrial uses and any abutting residential enclaves.

- \* Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and simple heat storage systems.
- \* Roadways, infrastructure, open space, flood control improvement areas and other public facilities features will be coordinated by and paid for through an assessment or community services district or area to facilitate construction, maintenance and management.
- \* 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 service;
  - b. adequate access and circulation
  - c. sensitivity to landforms
  - d. innovation in housing types, design, conservation, or opportunities
  - e. sensitivity to neighborhood design through appropriate lot and street layouts including minimal use of flag lots.
- \* Prior to the issuance of building permits, improvement plans for 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.
- \* For the security and safety of future residents and users the applicant and/or developer shall incorporate the following design concepts into site plans for individual planning areas;
  - a. Circulation for pedestrians, vehicles and police patrols
  - b. Lighting of streets, walkways, bikeways, commercial and industrial areas
  - c. Visibility for doors and windows from the street and between buildings
  - d. Fencing heights and materials that serve security needs
- \* Common areas identified in the Specific Plan shall be owned and maintained by a permanent master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in commercial areas). The organization may be public or private. The maintenance organization shall be established prior to or concurrent with recordation of the first land division, or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (see permit, plot plan, etc.)

- \* Maintenance associations, if formed, will be established as follows:

The master property owners association, commercial property owners association and the Business Park 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 private roads, parking, open space area, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

- \* Mitigation measures for environmental resources (paleontology and biology studies, etc.) shall be implemented as identified in the Environmental Impact Report, in applicable planning areas. Please refer to Section IV., C and D.
- \* Specific Plan 213 is located within thirty (30) miles of Mount Palomar Observatory. Light and glare may adversely impact operations at the Observatory. Outdoor lighting shall be from low pressure sodium lamps that are oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminare.
- \* Prior to the approval of any development application within any residential planning area, provisions shall be in place to construct road, drainage, sewer and water improvements in "Business Park" Planning Areas 1,2 and 3. The approval of the WINCHESTER PROPERTIES (SILVERHAWK) Properties Assessment District" shall constitute compliance provided that improvements to Planning Areas 1, 2, and 3 are planned to be installed concurrent with or in advance of the improvements in residential planning areas.
- \* Planning Areas 1,2, and 3 shall be developed in conjunction with residential planning areas within the Specific Plan.
- \* Each development application within the Specific Plan shall be accompanied by a development monitoring report which identifies the number of residential dwelling units constructed and business park acreage which has been developed.
- \* As a condition of final map or building permit approvals, within the Airport Influenced Area, the property owner shall be required to grant an aviation easement to Riverside County as operator of French Valley Airport.
- \* Approved residences in the 60 DNL contour shall require sound insulation as per section 7.2.1 of the French Valley Airport Comprehensive Land Use Plan.
- \* All structures built in an approved specific plan development must comply with the F.A.R. Part 77 height standards as per subsection 7.3.3 of the French Valley Airport Comprehensive Land Use Plan.
- \* The following uses shall be prohibited in all airport safety zones:

- (1) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward a landing at an airport, other than an FAA approved navigational signal light or visual approach slope indicator.
- (2) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
- (3) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (4) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or instrumentation