

a. Overview

The Crossroads at Winchester Specific Plan Amendment No. 288 will be phased in its development as to best utilize existing infrastructure providing for an orderly and cost-effective approach to build-out. As such, development will occur in response to market demands, and in accordance with the installation of necessary wet infrastructure and associated sites, as outlined in this section.

The phasing plan divides the build-out of the Specific Plan into two phases. The first phase will include Planning Areas 1 through 12 and associated infrastructure. The second phase will include the remaining Planning Areas 13 through 17 and associated infrastructure. **Table IV-A-3 – Proposed Phasing** provides a summary of the development by phase, which is also shown on **Figure A-6-1 – Phase 1** and **Figure A-6-2 – Phase 2**.

Table IV-A-3 – Proposed Phasing

Planning Area	Land Use Designation	Gross Area (Acres)	Density Range (DU/AC)	Target Dwelling Units (D.U.)	Target Density (DU/AC)
Phase 1					
Planning Area 1	High Density Residential (HDR)	12.8	8-14 du/ac	106	8.2 du/ac
Planning Area 2	Open Space-Recreation (OS-R)	1.8			
Planning Area 3	Commercial Retail (CR)	22.0			
Planning Area 4	Open Space-Conservation (OS-C)	0.6			
Planning Area 5	Open Space-Conservation (OS-C)	4.5			
Planning Area 6	Very High Density Residential (VHDR)	8.9	14-20 du/ac	154	17.3 du/ac
Planning Area 7	High Density Residential (HDR)	8.7	8-14 du/ac	100	11.5 du/ac
Planning Area 8	Open Space-Recreation (OS-R)	4.6			
Planning Area 9	Commercial Retail (CR)	10.5			
Planning Area 10	Medium High Density Residential (MHDR)	21.0	5-8 du/ac	120	5.7 du/ac
Planning Area 11	High Density Residential (HDR)	18.5	8-14 du/ac	160	8.6 du/ac

THE CROSSROADS IN WINCHESTER

**6. PHASING PLAN AND
PUBLIC FACILITY SITES**

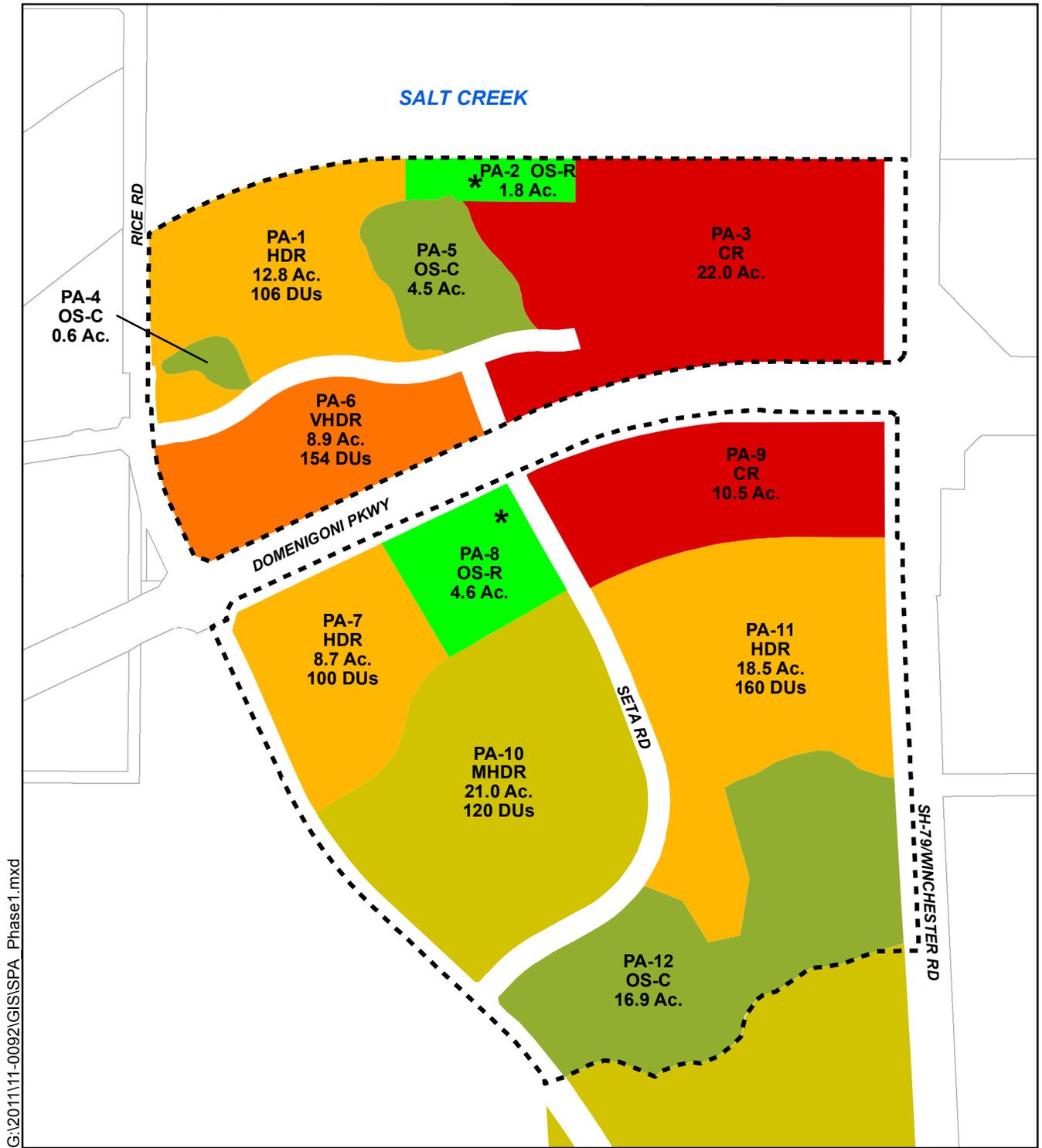
Planning Area 12	Open Space-Conservation (OS-C)	16.9			
Infrastructure (Roads, etc.)		25.5			
Subtotals		156.3		640	
Planning Area	Land Use Designation	Gross Area (Acres)	Density Range (DU/AC)	Target Dwelling Units (D.U.)	Target Density (DU/AC)
Phase 2					
Planning Area 13	Open Space-Conservation (OS-C)	22.7			
Planning Area 14	Medium High Density Residential (MHDR)	13.8	5-8 du/ac	85	6.1 du/ac
Planning Area 15	Open Space-Recreation (OS-R)	4.0			
Planning Area 16	Medium High Density Residential (MHDR)	28.1	5-8 du/ac	200	7.1 du/ac
Planning Area 17	Open Space-Recreation (OS-R)	7.3			
Infrastructure (Roads, etc.)		11.2			
Subtotals		87.1		280	
Totals		243.4		925	

b. Project Phases

Phase 1

As shown in **Figure A-6-1 - Phase 1**, development of Phase 1 will contain two commercial retail planning areas, five residential planning areas, and two public parks. Phase 1 contains a total of 156.3 acres and will result in the construction of 640 housing units on 69.9 acres, development of commercial retail uses across 32.5 acres (as per the *Harvest Valley/Winchester Area Plan*, the permitted floor area ratio (FAR) for commercial/retail is 0.20-0.35) three Open Space-Conservation areas totaling 22 acres, and two Open Space Recreation areas totaling 6.4 acres. Phase 1 development will be served by Highway 79 (which presently exists as a two-lane highway), Domenigoni Parkway (which presently exists as a 6-lane urban arterial), the extension of Rice Road (which presently is not developed south of Domenigoni Parkway), and Seta Road (which presently is not yet developed).





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Source: Riverside County GIS, 2012

LEGEND

- Phase I Boundary
- Medium High Density Residential (21 ac.)
- High Density Residential (40 ac.)
- Very High Density Residential (8.9 ac.)
- Commercial Retail (32.5 ac.)
- Open Space Conservation (22 ac.)
- Open Space Recreation (6.4 ac.)
- Basin Locations

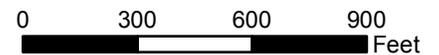


Figure A-6-1 - Phase 1



Source: Riverside County GIS, 2012

LEGEND

- Medium High Density Residential (41.9 ac.)
- Open Space Recreation (11.3 ac.)
- Open Space Conservation (22.7 ac.)

* Basin Locations

Phase II Boundary

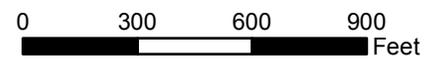


Figure A-6-2 - Phase 2

Natural gas and dry utilities will be obtained from mainline services planned within the Highway 79 right-of-way; water service for Phase 1 planning areas north of Domenigoni Parkway will be obtained from the 18" mainline in Domenigoni Parkway and by tying into the 36" line in Patton Avenue (1627' pressure zone). Water service for Phase 1 planning areas south of Domenigoni Parkway will be obtained from the booster station on Rice Road and will provide water at 1700' pressure zone. Stormwater runoff facilities will drain to Salt Creek Channel. On-site sewer service facilities will tap to a proposed 12" sewer mainline traversing under Salt Creek and tying into the existing 36" sewer in Olive Avenue.

Approximately six acres of the Project site adjacent to Salt Creek are designated as a Zone "A" floodplain by the Federal Insurance Administration. Zone "A" floodplains are areas subject to 100-year floods. However, a Conditional Letter of Map Revision removing the six acres from the Zone "A" floodplain was approved by Federal Emergency Management Agency (FEMA) on December 21, 2005, Case No. 05-09-A083R. A Letter of Map Revision (LOMR) will be required prior to the issuance of any building permits within this area.

All public facility improvements necessary to serve the development of Phase I, as well as milestones for their construction or installation, are outlined in the Public Facility Sites description and standards contained in this section.

Phase 2

As shown in **Figure A-6-2 – Phase 2**, Phase 2 contains two residential planning areas, two Open Space Recreation areas and one Open Space Conservation site. Phase 2 contains a total of 87.1 acres and will result in the construction of 285 housing units on 41.9 acres, and two Open Space Recreation areas totaling 11.3 acres. Phase 2 developments will be served by Highway 79 (which presently exists as a two-lane highway), the extension of Rice Road (which presently is not developed south of Domenigoni Parkway) and Old Newport Road (which presently are not yet developed).

Natural gas and dry utilities will be obtained from mainline services planned within the Highway 79 right-of-way; water service for Phase 2 Planning Areas 14 and 16 will be obtained from the booster station on Rice Road and provide water (1700' pressure zone); water service for Phase 2 Planning Areas 14 and 16 may require the construction of a water reservoir west of Leon Road; stormwater runoff facilities will drain to the Warm Springs Creek Avenue, one-quarter mile north of the Project. On-site sewer service facilities will be tapped to a proposed 12" sewer mainline traversing under Salt Creek and tying into the existing 36"

sewer in Olive Avenue. No areas in Phase 2 are designated as being within the limit of the 100-year floodplain of Salt Creek.

All public facility improvements necessary to serve the development of Phase II, as well as milestones for their construction or installation, are outlined in the Public Facility Sites description and standards contained in this section.

c. Public Facility Sites

Public Facility Phasing Description

Phasing of the construction of the public facilities (monumentation, parks, paseos, and open space) within the Specific Plan shall be governed by the timetable and milestones indicated in **Table IV-A-4 – Public Facilities Phasing**.

Table IV-A-4 – Public Facilities Phasing

Planning Area	Domain	Public Facility	Size (acres)	Milestones and Requirements
PHASE 1				
2	Public	Park	1.8	To be completed concurrently with development in Planning Area 6. More specifically, prior to the issuance of the 1'st occupancy permit for Planning Area, 6.
8	Public	Park	4.6	To be completed concurrently with development in Planning Areas 10 and 11. More specifically, prior to the issuance of the 1'st occupancy permit for either Planning Area 10 or 11.
1,10,11	Private	Neighborhood Entry Monumentation	-	To be completed concurrently with development in Planning Areas 1, 10, and 11 (see Figure A-8-1 for location).

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**6. PHASING PLAN AND
PUBLIC FACILITY SITES**

Planning Area	Domain	Public Facility	Size (acres)	Milestones and Requirements
3,6,8,9	Private	Minor Entry Monumentation		To be completed concurrently with development in Planning Areas 3,6,8 and 9 (see also Figure A-8-1 for location).
3,9	Private	Commercial Entry Monumentation	-	To be completed concurrently with development of Planning Areas 3 and 9 (see Figure A-8-1 for location).
4,9	Private	Major Entry Monumentation	-	To be completed concurrently with development of Planning Areas 4 and 9 (see Figure A-8-1 for location).
12	Public	Open Space Trail	-	The dedication of planning area 12 shall occur after either one of the following two scenarios is satisfied: 1)after the final certificate occupancy has been issued in planning area 11 and prior to the issuance of the first certificate of occupancy in planning area 16, or 2) after the final certificate of occupancy has been issued in planning area 16 and prior to the issuance of the first certificate of occupancy in planning area 11.
PHASE 2				
17	Public	Park	7.3	To be completed concurrently with development in Planning Area 16. More specifically, prior to the issuance of the 1'st occupancy permit for Planning Area 16.
13	Public	Open Space Trail	-	Planning area 13 shall be dedicated prior to the issuance of the first certificate of occupancy in Planning Area 14
14,16	Private	Neighborhood Entry Monumentation	-	To be completed concurrently with development of Planning Areas 14 and 16 (see Figure A-8-1 for location).
14	Private	Minor Entry Monumentation	-	To be completed concurrently with development of Planning Area 14 (see Figure A-8-1 for location).

Public Facility Phasing Schedule

Public facility design and construction shall be implemented as provided by the timing outlined in the Public Facilities Phasing program in **Table IV-A-4 – Public Facilities Phasing**, or sooner.



d. Development Standards

- 1) Prior to recordation of any final subdivision map which triggers construction or dedication of a proposed public facility per the Public Facilities Phasing plan, improvement plans for the facility or recreational amenity or plans to mitigate any environmental impact occurring from such stage of development, as noted in the EIR Mitigation Monitoring Reporting Program of this document, shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to the following:
 - Final grading plan
 - Irrigation plans utilizing reclaimed water, prepared by a licensed landscape architect
 - A hardscaping plan with location, type and quantity of potential recreational amenities/facilities, prepared by a licensed landscape architect
 - Wall or fencing treatment plans
- 2) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, provided adequate vehicular and fire-fighting access and other infrastructure is constructed for all dwelling units in each phase of the development.