

**a. Project Description**

The Open Space and Recreation Plan for The Crossroads in Winchester is a major component of the overall Specific Plan. The Specific Plan provides a variety of recreational opportunities which all residents of The Crossroads in Winchester community may enjoy. The Project proposes areas for active and passive recreational opportunities. In all, over 60 acres of the community have been set aside for open space and park uses.

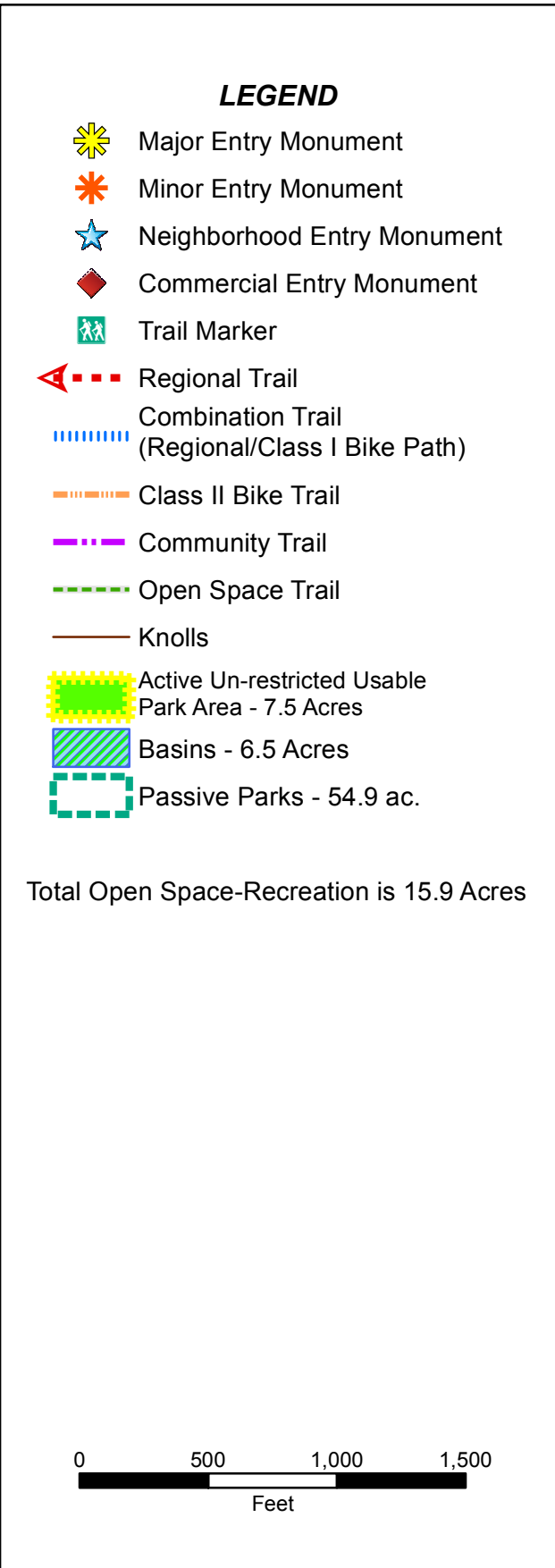
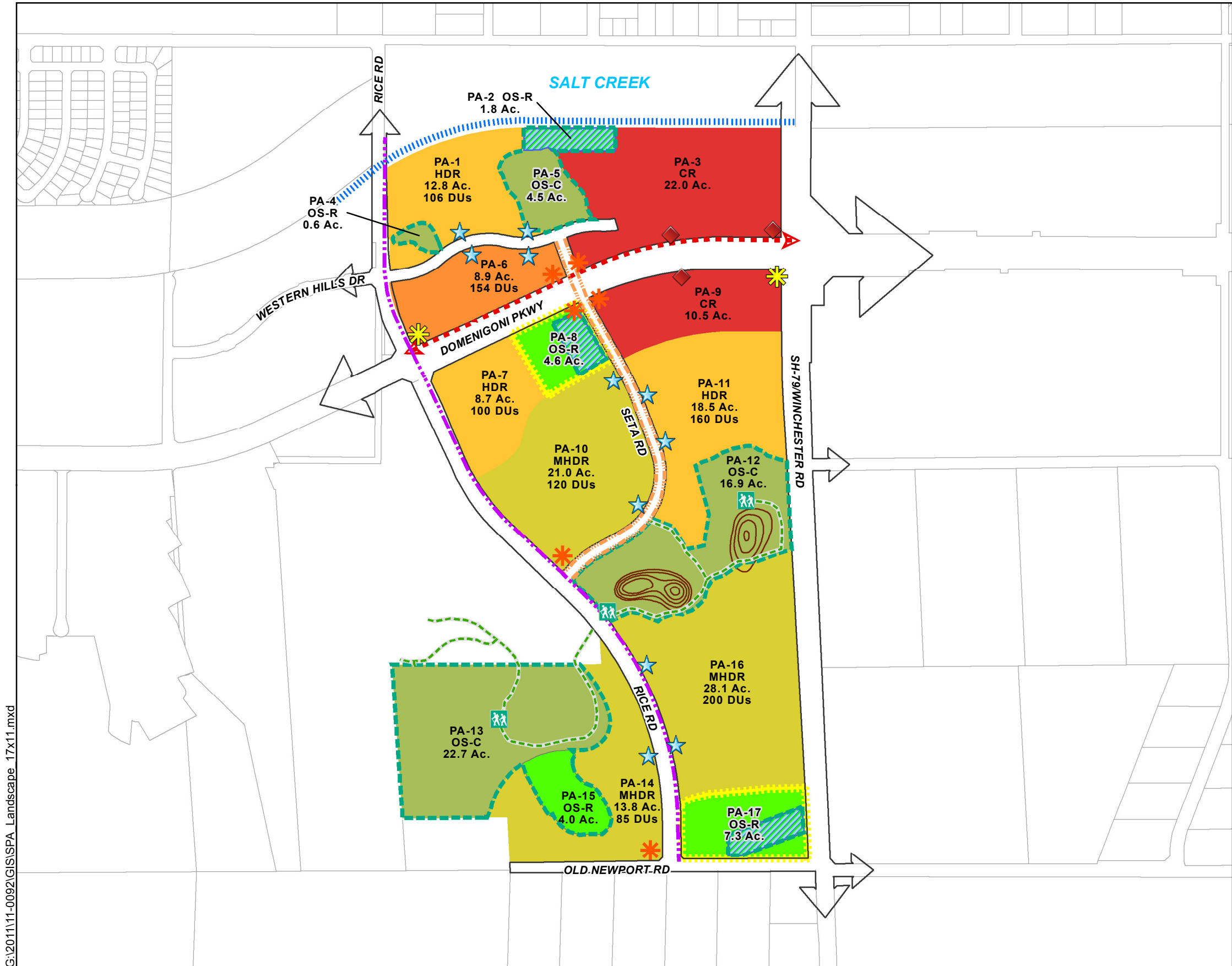
Additionally, Salt Creek Channel is a gently sloping, natural earthen bank open waterway, adjoins the Specific Plan, and will provide recreational opportunities to the residents as well as regional users. The recreational components of numerous paseos serve to complete the basis for future potential activities within the community.

Pedestrian paseos are planned for access to the commercial center of the Specific Plan area. The paseos link with pedestrian/bicycle parkways located on Domenigoni Parkway and within the Salt Creek Corridor, providing full access throughout the Specific Plan for bicycling, jogging, connection to the regional trails system, or simply walking to the commercial center for shopping.

Landscaping criteria are developed for the parks and pedestrian paseos, as outlined under, *Section IV.C, Landscape Design Guidelines*; phasing and development responsibilities are proposed in this Section; and maintenance is covered under *Section IV.A.10, Comprehensive Maintenance Plan*.

The overall open space and recreation concept is illustrated on **Figure A-8-1 – Landscape Plan**. Descriptions for each of the open space and recreation elements follow:





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Figure A-8-1 - Landscape Plan





**Open Space Conservation**

Planning Areas 4, 5, 12 and 13 are dedicated to Open Space-Conservation. Planning Areas 4 and 5 were formed after concessions were made by the applicants to reduce the development footprint and preserve areas that were identified by Native American Tribes. These areas will remain in nearly natural form. In addition, Planning Area 12 will preserve in perpetuity, two knolls with slopes in excess of 25 percent located in Planning Area 12. Planning Area 13 will preserve in perpetuity, the foothill area of the Carpenter Hills located to the south and west of the Specific Plan area. Each of the Open Space Conservation planning areas will remain in nearly natural form, excepting fuel modification to the vegetation where structures abut the hillsides (see **Figure C-4-5 – Residential to Open Space (Fire Suppression)**).

The Open Space Conservation areas will remain in a natural state to preserve the natural aesthetic resources of the community, and will be developed with passive recreational uses such as trails and paseos. The trails and paseos are graphically depicted in **Figure A-8-1 – Landscape Plan**.

The Open Space Conservation planning areas shall be dedicated to a County Service Area (CSA) or Community Service District (CSD), such as Valley-Wide Recreation and Park District. 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. Planning Area 13 shall be dedicated prior to the issuance of the first certificate of occupancy in Planning Area 14.

**Open Space Recreation**

There are two different types of parks within The Crossroads in Winchester Specific Plan: (1) Active Parks, and (2) Passive Parks. Active parks will be provided within The Crossroads in Winchester to fulfill the Quimby Act requirements. Using a population factor of 2.59 persons per household, the Crossroads in Winchester would generate 2,395 residents. Applying the State Quimby Act requirements of 3 acres per 1,000 persons the Project would require 7.2 acres of active unrestricted park area. As shown in **Figure A-8-1-Landscape Plan**, two active parks totaling 7.5 acres are planned for Planning Areas 8, and 17 (2.6 acres in Planning Area 8; and 4.9 acres in Planning Area

17. Therefore, Specific Plan Amendment No. 2 is compliant with the Quimby Act requirements.

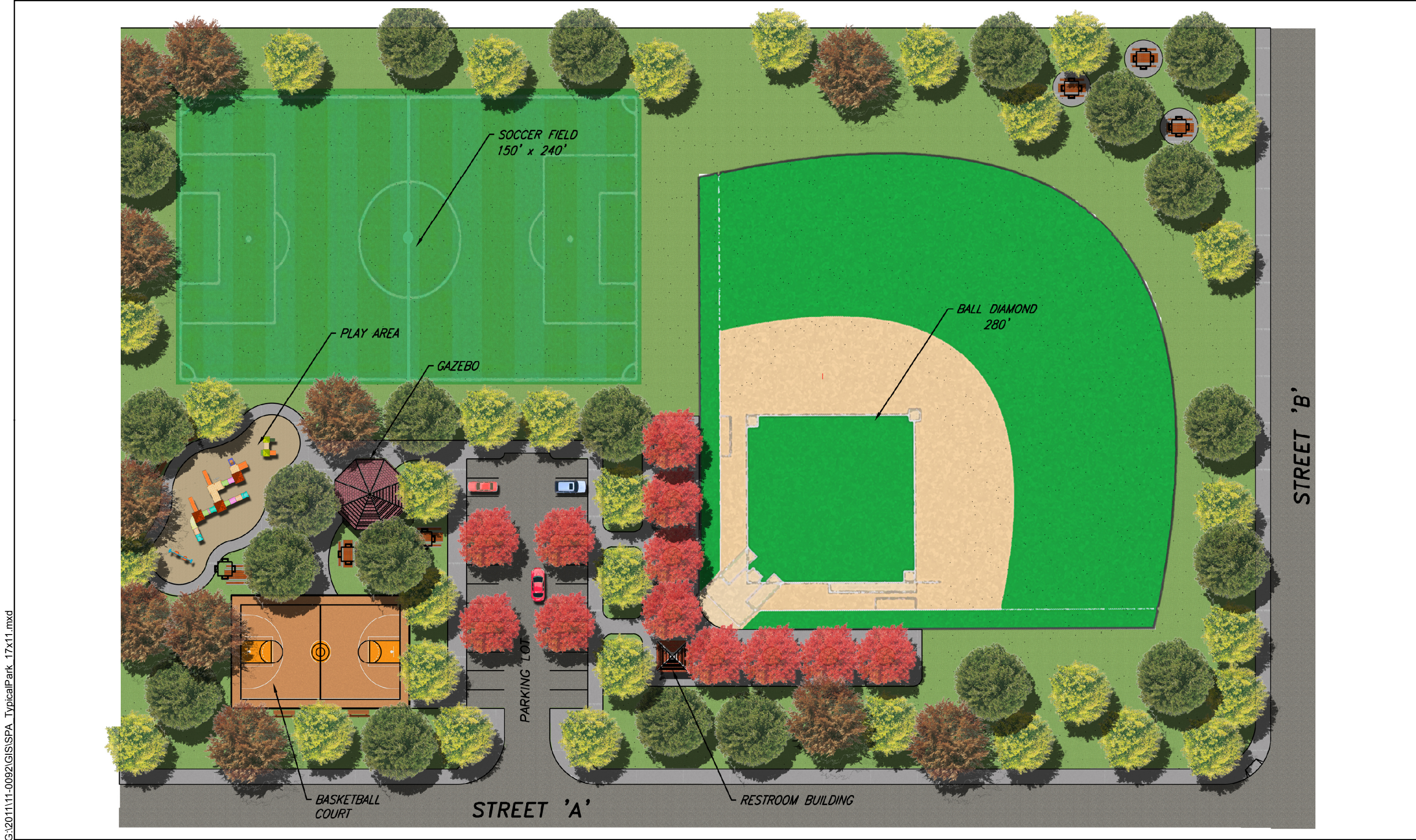
The exact amenities for Active Parks will be determined by Valley-Wide Recreation and Park District, County Service Area (CSA), County Service District (CSD), or other similar public or private entity at the time subdivision maps are proposed. Active Parks generally should include the following recreational facilities:

- Athletic fields (baseball, softball and soccer)
- Play areas
- Walkways
- Tot lots
- Picnic areas
- On-site parking
- Shade tree plantings and rolling turf areas

Preliminary designs have been prepared for each park and are shown in further detail in *Section IV.C, Design Guidelines*. Typical Active Park and recreational elements are illustrated in **Figure A-8-2 – Typical Active Park**.

As shown in **Figure A-8-1**, Passive Parks are also planned for The Crossroads in Winchester. Passive Parks are activity or recreation areas that do not require the use of organized play areas. Passive Parks may remain a natural open space area, or may serve stormwater treatment, stormwater conveyance, and flood control functions for the community. Passive Parks for the Crossroads in Winchester total 54.9 acres. Natural open space areas are located in Planning Areas 4, 5, 12 and 13. Additionally, Planning Area is 15 dedicated as Open Space Recreation, but this area will be left in natural habitat. Lastly, 6.5 acres of passive recreational opportunities are planned for in Planning Areas 2, 8, and 17, in areas set aside for storm water detention and water quality purposes, as shown in **Figure A-8-1**. Passive Parks will offer a variety of park types and uses to accommodate Project residents.





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Figure A-8-2 - Typical Park





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 Parks District, CSA or CSD, or any other necessary public entity, and the conditions of approval will be determined at the time the implementing development applications are submitted to the County.

Neighborhood parks will be maintained by a common entity or agency such as a CSA, Valley-Wide Recreation and Parks District, or similar public/private agency. It shall be the responsibility of the developer of the adjoining tract(s) or plot plan(s), as indicated in *Section IV.A.6., Project Phasing Plan and Public Facility Sites* to assure that an entity is in existence to maintain the respective park and improvements.

**Paseo/Pedestrian Paths**

Essential to completing the bicycle, pedestrian, and recreational walkways of the Crossroads community is the concept of landscaped paths, or "paseos," connecting the anticipated travel routes for such users. The paseos perform several functions as planned:

- Link residents of each neighborhood together by use of safe, lighted paths as an alternative to use of the automobile.
- Link residents of individual neighborhoods to their commercial center and park, diminishing the daily household trips by automobile.
- Provide landscaped buffer zones between differing land uses.
- Provide a continuous path for jogging or bicycling within the community.

The precise location of paseos within the proposed planning areas has been left to the discretion of the individual developer, based on appropriate layout with respect to the product of that planning area.

**Salt Creek Channel**

Salt Creek Channel is comprised of a 520-foot-wide fee interest owned by the Riverside County Flood Control and Water Conservation District (Flood Control). The channel runs parallel with the northerly edge of The Crossroads in Winchester Specific Plan. Flood Control engineering plans indicate the design of service roads running parallel with the north and south edges of the fee interest, and improvements to these areas for passive recreation trails.



Recreational trails shall be located along service roads at the edge of the Salt Creek Channel, and within the fee ownership of Flood Control. At locations where the recreational trails intersect with pedestrian paseos or where the trails are adjacent to parks, openings in the community wall or access to the trails shall be afforded so that users may easily pass from one to the other (see **Figure C-4-6 - Pedestrian Paseo**). It is intended that these trails will link pedestrians and bicyclists of the Plan to the diverse opportunities within The Crossroads without traveling in the traffic lanes of the major roadways.

Future expansive uses of the Salt Creek Channel for recreational opportunities may occur. If and when any improvements are approved, the design, funding, and implementation of same shall not be a responsibility of The Crossroads in Winchester Specific Plan, as outlined under this document, but may become the responsibility of a CSA, CSD, or other public/private entity, by choice.

The Salt Creek Channel will be owned and maintained by Flood Control, or under any arrangement that Flood Control may make with a third party for such ownership and maintenance.

**b. Development Standards**

- 1) Parks will be developed and operated for the benefit of all residents within the community.
- 2) Development of hardscape and equipment within the neighborhood parks may vary and may be subject to certain restrictions placed by the County or requested by the Sheriff's Department or other public agency, but is described generally as follows:
  - Picnic area(s)
  - Playfield(s)
  - Walkways
  - Tot lots
- 3) The neighborhood parks shall be improved at the time development occurs adjacent to the park (see *Section IV.A.6., Project Phasing and Public Facility Sites* for exact timing and responsibility for development of parks). Each park shall have pedestrian access from the street and from the recreational paseos located adjacent to it.
- 4) Landscaping of the parks, open space, and paseos will be governed by the Development Standards in the *Landscaping Plan, Section IV-A-9*, of this Specific

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**8. OPEN SPACE AND  
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Plan, and further by the *Design Guidelines, Section IV* of this Specific Plan. No park, paseo, or other recreational area will be accepted by the maintenance authority until all landscaping and other improvements have been completed.



