

The Crossroads in Winchester (SPA288A2)

Specific Plan No. 288, Amendment No. 2

Lead Agency
Riverside County
Planning Department

Prepared for
Rancon Group
and Regent Properties



WEBB

December 2013

THE CROSSROADS IN WINCHESTER

Specific Plan No. 288, Amendment No. 2

Riverside County Planning Department

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Riverside, CA 92501

December 2013

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A. Document Purpose

The purpose of The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2, is to establish a land development plan for The Crossroads planned community. The Project site encompasses a total of 243 acres of land located within the Winchester area of unincorporated Riverside County, California.

The proposed Project is an amendment (Amendment No. 2) to The Crossroads in Winchester Specific Plan No. 288, which was adopted by the County Board of Supervisors on April 29, 1997. Amendment No. 2 seeks to modify certain land uses, as well as to modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). This parcel was originally part of the Winchester Hills Specific Plan and was removed as part of the Winchester Hills Specific Plan Amendment No. 5, due to change in alignment of Rice Road.

To facilitate the requested action, Change of Zone No. 07767 and General Plan Amendment No. 1110 are being processed concurrently with the Specific Plan Amendment in order to modify the Specific Plan boundary to reflect the addition of the 15 acres to the Specific Plan and to establish land use designations and associated development standards.

1. Environmental Procedures

An Addendum to Environmental Impact Report No. 376, has been prepared pursuant to the County's authority to address potential impacts of this Specific Plan Amendment in compliance with the requirements of the California Environmental Quality Act (CEQA) as set forth in Public Resources Code Section 21000 *et seq.*, and the State *CEQA Guidelines*, Title 14 of the California Code of Regulations Section 15000 *et seq.* The Addendum to Environmental Impact Report No. 376 is intended to provide comprehensive environmental documentation for all of the Project-related environmental issues, as identified by the Initial Study and to serve as the Addendum consistent with the provisions of Section 15164 of the State *CEQA Guidelines*.

2. Scope of the EIR Addendum

As noted above, the EIR Addendum is an informational document used in local and state agency decision-making processes. It is not the purpose of the EIR Addendum to either recommend approval or denial of a project or to present political, social, or economic reasons for project approval or denial. The EIR Addendum identifies potential environmental issues associated with Specific Plan Amendment No. 2 beyond those analyzed in EIR No. 376.

3. Intended Uses of the EIR Addendum

The accompanying EIR Addendum has been prepared pursuant to the County’s authority and addresses potential impacts of this Specific Plan and is consistent with the requirements of the CEQA. This EIR Addendum is intended to provide comprehensive environmental documentation for all of the Project-related environmental issues, as identified by the Initial Study. Applications covered by the Addendum, are as follows:

- The Crossroads In Winchester Specific Plan No. 288, Amendment No. 2 (SP00288A2)
- General Plan Amendment No. 1110
- Change of Zone No. 07767

4. Discretionary Actions and Approvals

The EIR Addendum will be used by Riverside County Board of Supervisors in connection with the following decisions:

- Adoption by resolution of Specific Plan No. 288, Amendment No. 2 (SP00288A2)
- Adoption by Ordinance of Change of Zone No. 07767
- Adoption by resolution of General Plan Amendment No. 1110 to include an additional 15-acre parcel (APN 461-210-019) to the west of the Project boundary.

5. Effects Found Not Significant

The Initial Study for Amendment No. 2 did not identify any environmental issues that were not previously identified in the original EIR. Thus, the EIR Addendum examines all issues outlined in the County Environmental Assessment Form.

A. Project Summary

1. Context

a. Project Location

The Crossroads in Winchester, a proposed 243-acre community, is located in the southwestern portion of Riverside County, immediately south of the unincorporated community of Winchester, and adjacent to the easterly boundary of Specific Plan No. 293, "Winchester Hills," in west-central Riverside County (see **Figure II-1 – Regional Map**). The Crossroads in Winchester is surrounded by several features such as Salt Creek, State Route 79, and the Domenigoni Parkway.

The city of Hemet lies four miles to the northeast, city of Perris 12 miles to the northwest; and Temecula about 14 miles to the south via Highway 79 (see **Figure II-2 – Regional Setting**).

The Crossroads in Winchester is bounded by Rice Road to the east, Old Newport Road to the south, State Highway 79/Winchester Road to the west, and Salt Creek Channel to the north. The Project site is mostly vacant and has been used for agricultural purposes in the past.

b. County of Riverside Plans and Policy Areas

The Crossroads in Winchester is located in an unincorporated portion of Western Riverside County. The governing planning document for the Project site is the Riverside County Integrated Project, which divides the County into several area plans and institutes policy areas. The Crossroads in Winchester 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:** The Crossroads in Winchester 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:** The Crossroads in Winchester lies within the Highway 79 Policy Area and is 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. The Crossroads in Winchester has conducted such an analysis, and is consistent with the Highway 79 Policy Area requirements.

2. Background

The Crossroads in Winchester Specific Plan No. 288 was adopted by the Riverside County Board of Supervisors on April 29, 1997 by Resolution No. 97-091. Specific Plan No. 288 included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, Specific Plan No. 288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space.

In November 2005, Amendment No. 1 to Specific Plan No. 288 was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was filed, but was subsequently withdrawn and, thus, never approved by the County.

3. Project Description

The Crossroads in Winchester Specific Plan Amendment No. 2 proposes to modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). This parcel was originally part of the Winchester Hills Specific Plan No. 293, and was removed as a part of Winchester Hills Specific Plan Amendment No. 5 due to change in alignment of Rice Road. The Project boundary for the Crossroads community, including the addition of the 15-acre parcel (APN 461-210-019) is shown in **Figure II-3 – Revised Project Boundary**. The total acreage of the Project site is 243.4 acres; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road that resulted in a lot line adjustment subsequent to the adoption of Specific Plan No. 288. Thus, Amendment No. 2 updates the Specific Plan boundary to accurately reflect these changes.

Amendment No. 2 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 Amendment No. 2, ensuring that the County’s standards for orderly growth are implemented. This Specific Plan includes



updated guidelines and development standards which help create a cohesive community identity, while providing flexibility to accommodate future market demands. Amendment No. 2 also includes updated design guidelines which are consistent with the County-wide Design Standards and Guidelines.

The Crossroads in Winchester will provide a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, one passive park totaling 4.0 acres and 44.1 acres of natural open space and passive recreational components.

The residential component of Amendment No. 2 provides for a maximum of 925 units to be constructed on 111.8 acres of the 243-acre site for an overall average residential density of 3.7 dwelling units per acre (du/ac). Amendment No. 2 has also been designed to accommodate a more affordable range of housing opportunities to attract a broad spectrum of potential buyers.

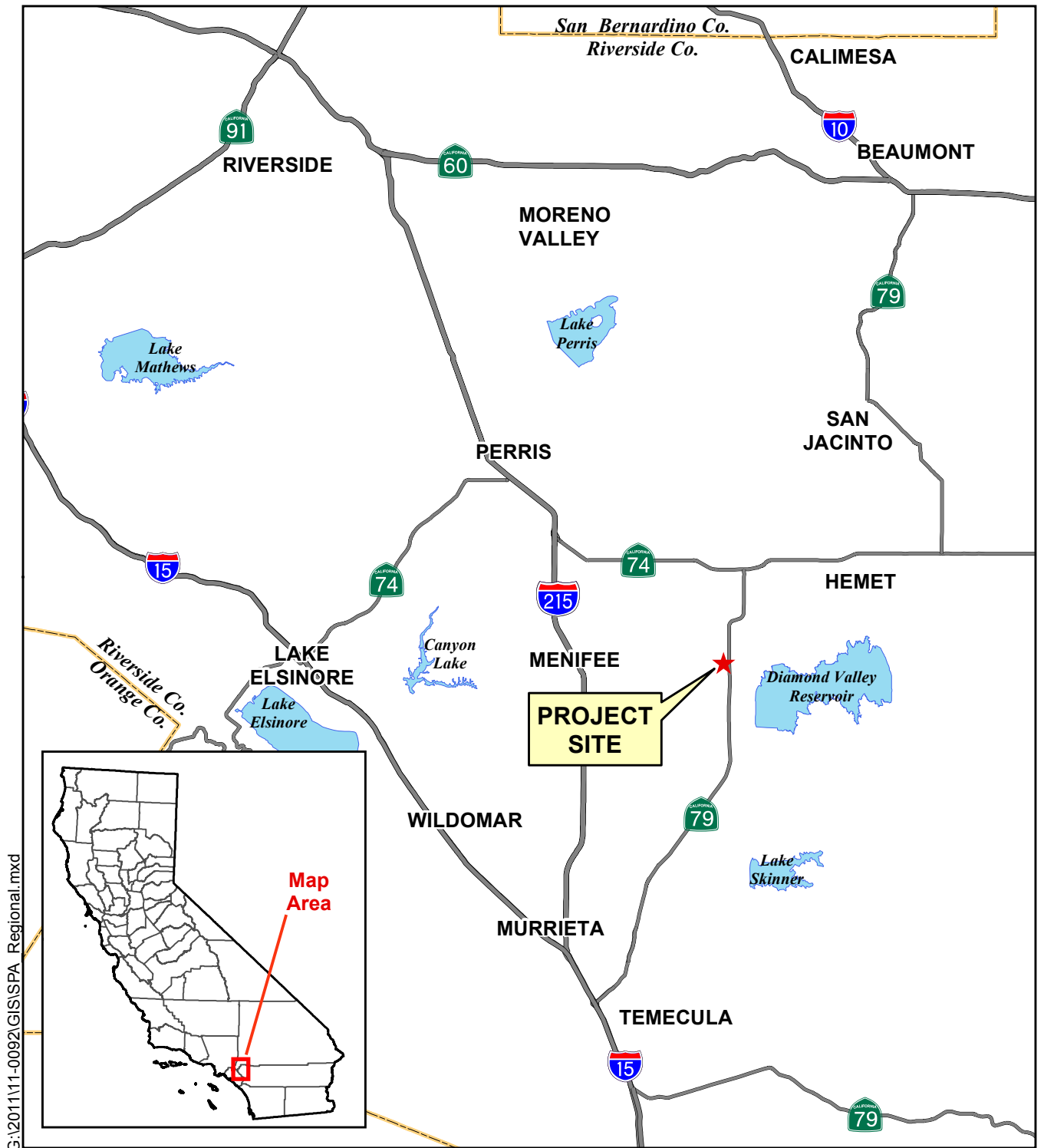
A total of 36.7 acres is devoted to major circulation. Roadways to be improved as part of Amendment No. 2 include: Domenigoni Parkway, State Highway 79/Winchester Road, Rice Road, Western Hills Drive, Seta Road, and Old Newport Road.

Amendment No. 2 will be phased in a logical sequence in response to market demands. A total of two development phases are planned through Project build-out.

A land use summary for Amendment No. 2, presenting proposed land uses, acreages, densities, and dwelling units is provided in **Table II-1 – The Crossroads in Winchester Land Use Summary**, and a land use plan is depicted in **Figure A-2-1 – Land Use Plan**.

The major changes proposed for Amendment No. 2, as compared to the approved Specific Plan No. 288 are as follows:

- Amendment No. 2 will add approximately 15 acres (APN 461-210-019) to the Specific Plan boundaries.
- Amendment No. 2 will decrease the residential land use from 170.3 acres to 111 acres, but will include higher densities that will allow for an increase in the total number of housing units. The total number of units will increase from 791 to 925.
- Amendment No. 2 will increase the size of the commercial land uses from 12 acres to 32.5 acres.



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Source: Riverside County GIS, 2011

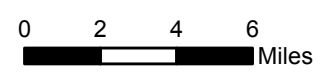
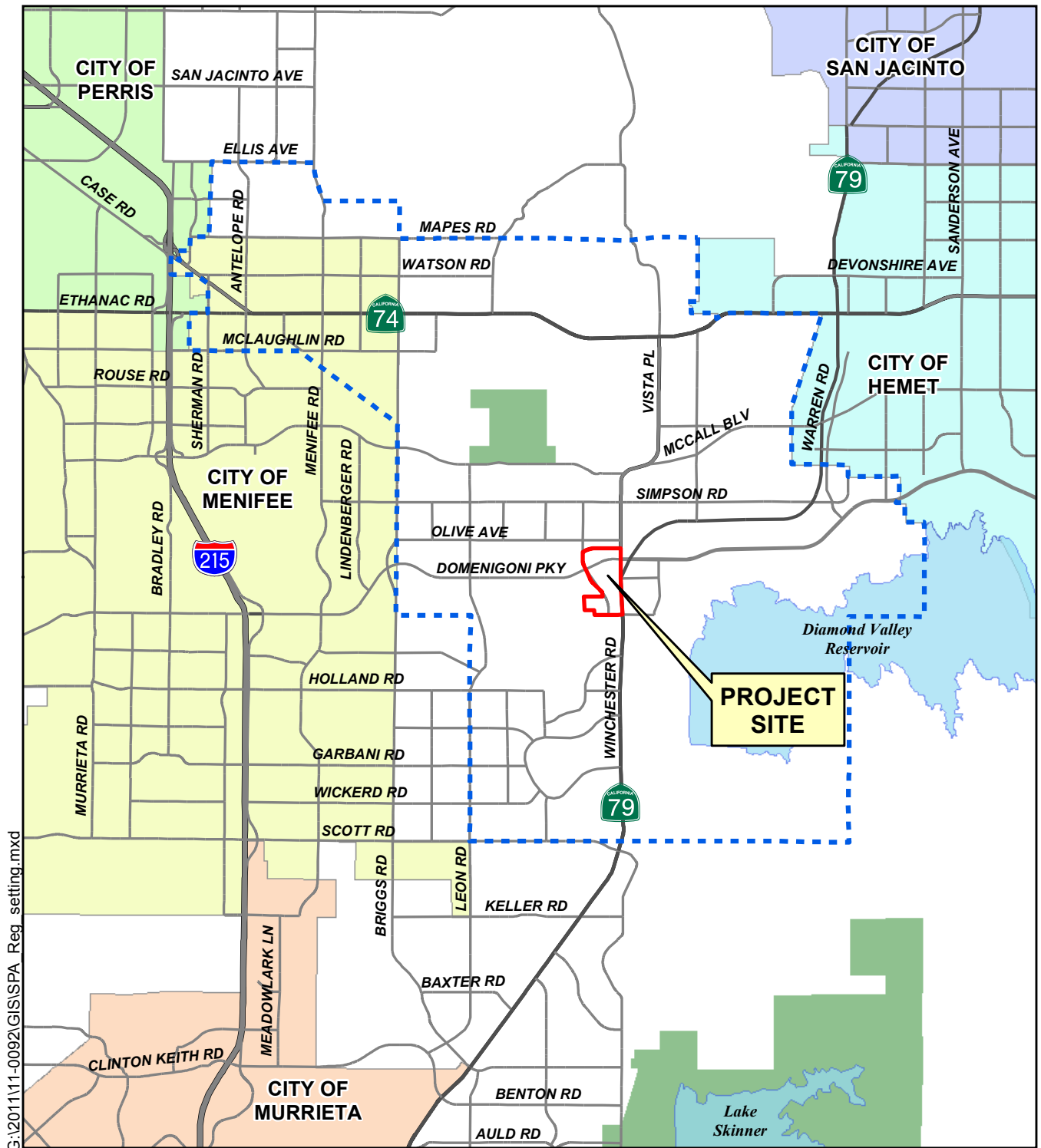


Figure II-1 - Regional Map



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Source: Riverside County GIS, 2011

LEGEND

- Project Boundary
- Harvest Valley/Winchester Area Plan Boundary
- Regional Parks
- Hemet
- Menifee
- Murrieta
- Perris
- San Jacinto

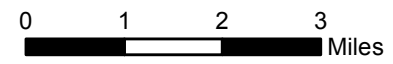
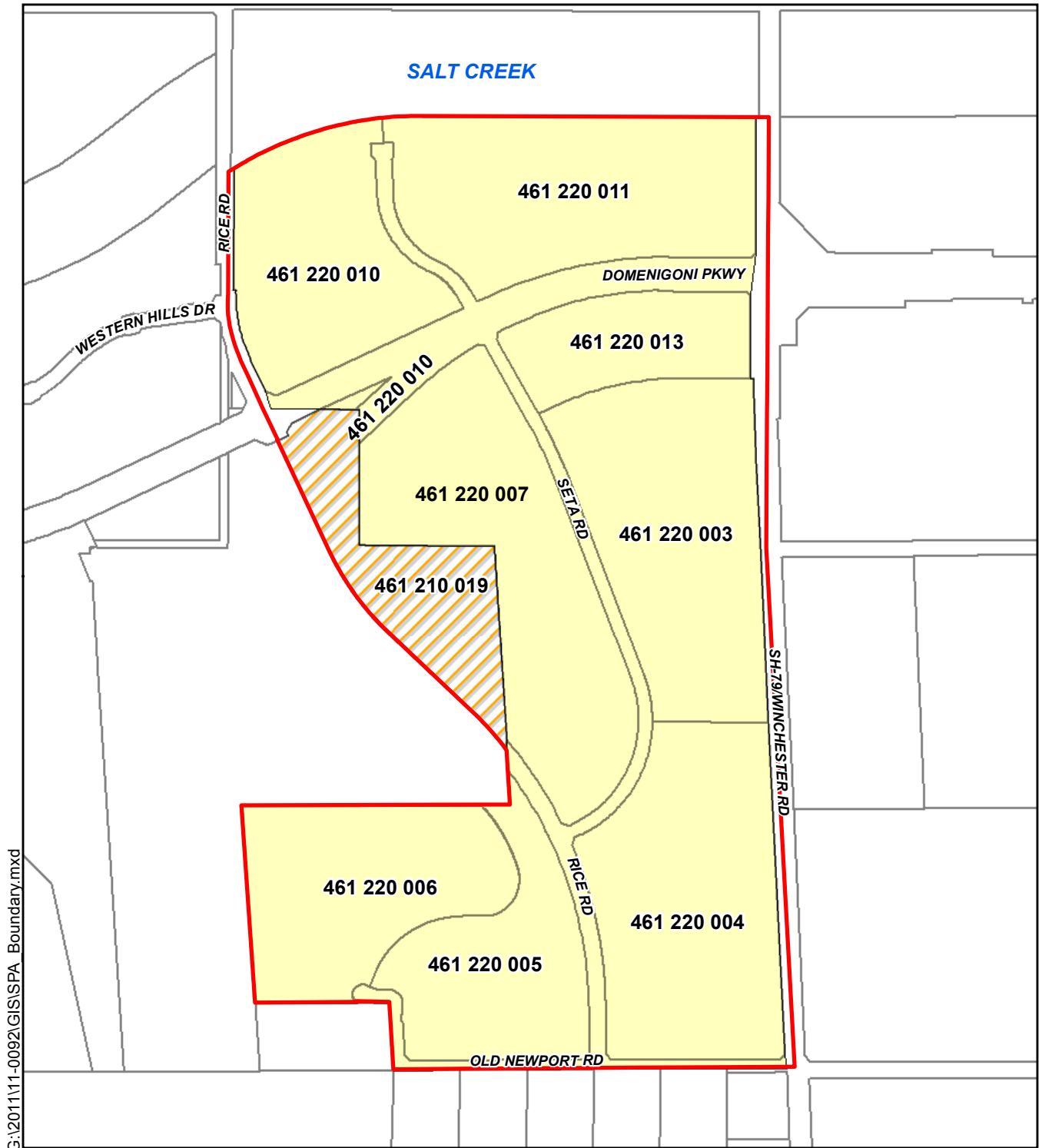






Figure II-2 - Regional Setting



Source: Riverside County GIS, Oct. 2011

LEGEND

-  Project Boundary
-  Approved SP#288 Project Boundary
-  Addition to Project Boundary
-  Parcels (With APN's)

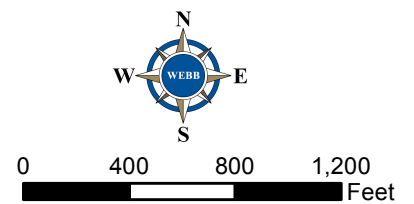


Figure II-3 - Revised Project Boundary

Table II-1 – The Crossroads in Winchester Land Use Summary

Land Use Designation	Gross Area (Acres)	Density Range (DU/AC)	Target Dwelling Units (DU)	Target Density (DU/AC)
CROSSROADS NORTH				
High Density Residential (HDR)	12.8	8–14 du/ac	106	8.2 du/ac
Very High Density Residential (VHDR)	8.9	14–20 du/ac	154	17.3 du/ac
Commercial Retail (CR)	22.0			
Open Space–Recreation (OS-R)	1.8			
Open Space–Conservation (OS-C)	5.1			
Infrastructure (Roads, etc.)	7.9			
Subtotals	58.5		260	
CROSSROADS SOUTH				
Medium High Density Residential (MHDR)	62.9	5–8 du/ac	405	6.3 du/ac
High Density Residential (HDR)	27.2	8–14 du/ac	260	9.5 du/ac
Commercial Retail (CR)	10.5			
Open Space–Recreation (OS-R)	15.9			
Open Space–Conservation (OS-C)	39.6			
Infrastructure (Roads, etc.)	28.8			
Subtotals	184.9		665	
Totals	243.4		925	

4. Riverside County Land Use Designation and Zoning

The Riverside County General Plan identifies the Project area within the Harvest Valley/Winchester Area Plan. As per the HVWAP, the existing land use designations are CR- Commercial Retail; MDR-Medium Density Residential; MHDR-Medium High Density Residential; OS-C-Open Space/Conservation; and OS-R-Open Space/Recreation as reflected on the Land Use Plan for SP288 (see **Figure II-4 – Existing General Plan Land Use Designations**).

The existing zoning classification, based on Ordinance No. 348 is shown on **Figure II-5 – Existing Zoning**.



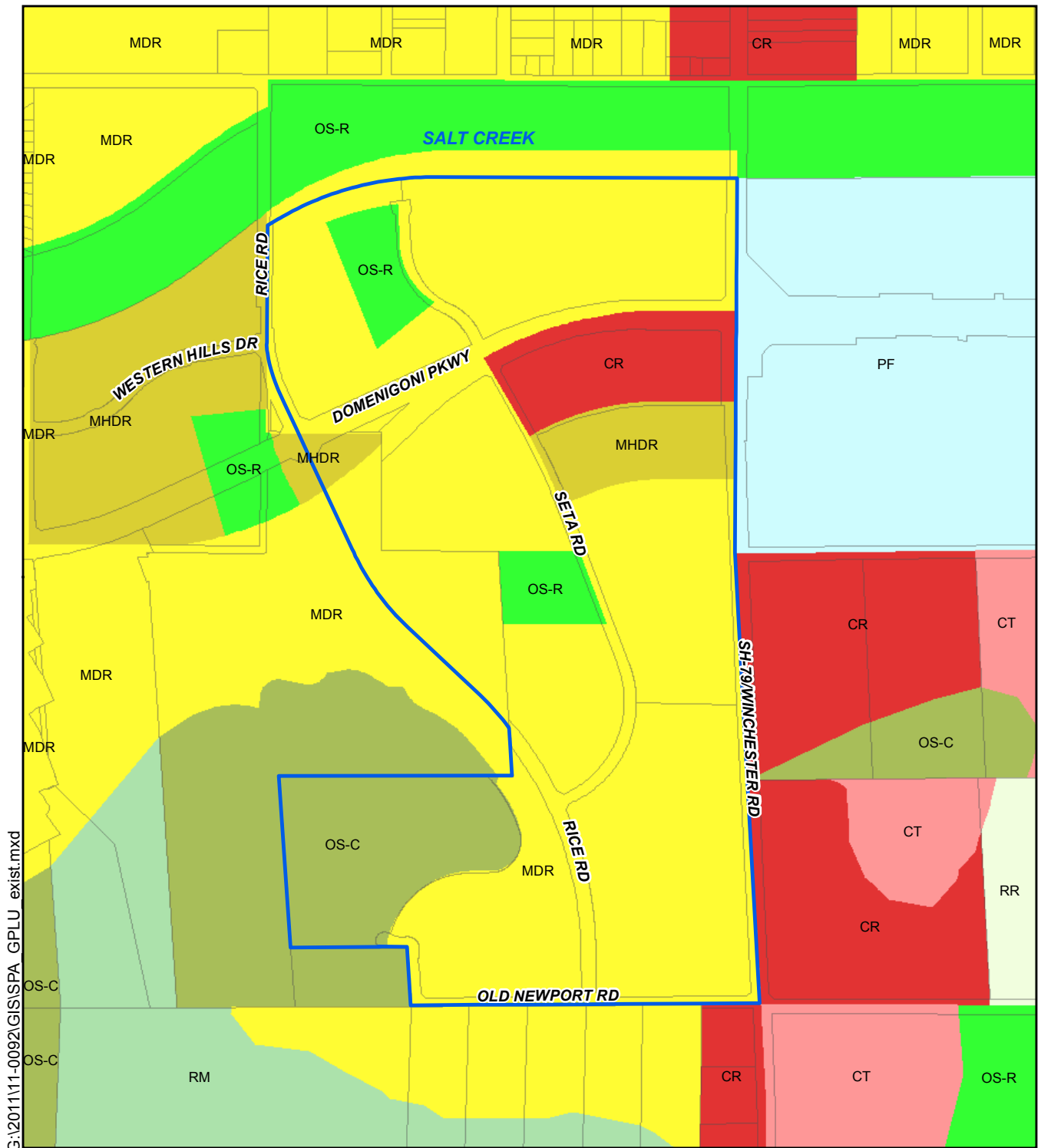
The existing Crossroads in Winchester Specific Plan No. 288 is one of the five specific plans adopted in the HVWAP. Each of these specific plans is determined to be a Community Development Specific Plan.

Further, The Crossroads in Winchester is located within the Community Center overlay that covers the area west of Winchester Road. Policies and other guidance for the development of the Project area as per the land uses, zoning and overlay will be discussed in relevant sections of this Specific Plan Amendment.

5. Authority and Scope

Sections 65450–65457 of the California Government Code define a specific plan as a tool for systematic development and implementation of a city or county’s general plan for all or parts of the areas covered by the general plan, and describes specific plans as establishing links between the general plan and individual developments. State law requires that specific plans be consistent with the jurisdiction’s adopted general plan. Therefore, The Crossroads in Winchester Specific Plan Amendment No. 2 and all subsequent subdivision, parcel maps, tentative tract maps, public works projects, and zoning ordinances within the area covered by Amendment No. 2 must be consistent with the *Riverside County General Plan*.






The County Board of Supervisors shall adopt this Specific Plan Amendment by ordinance of the County of Riverside. Thereby, it shall serve as the zoning and development plan for the implementation of The Crossroads in Winchester Specific Plan Amendment No. 2.



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Source: Riverside County RCIP, approved Oct. 2003, as modified through April 2010,

LEGEND

-  Project Boundary
-  Medium Density Residential
-  Medium High Density Residential
-  Commercial Retail
-  Commercial Tourist
-  Public Facilities
-  Rural Residential
-  Rural Mountainous
-  Conservation
-  Open Space Recreation

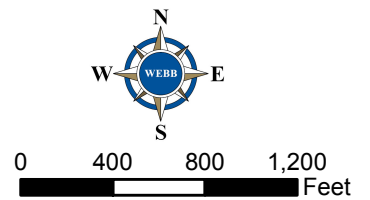
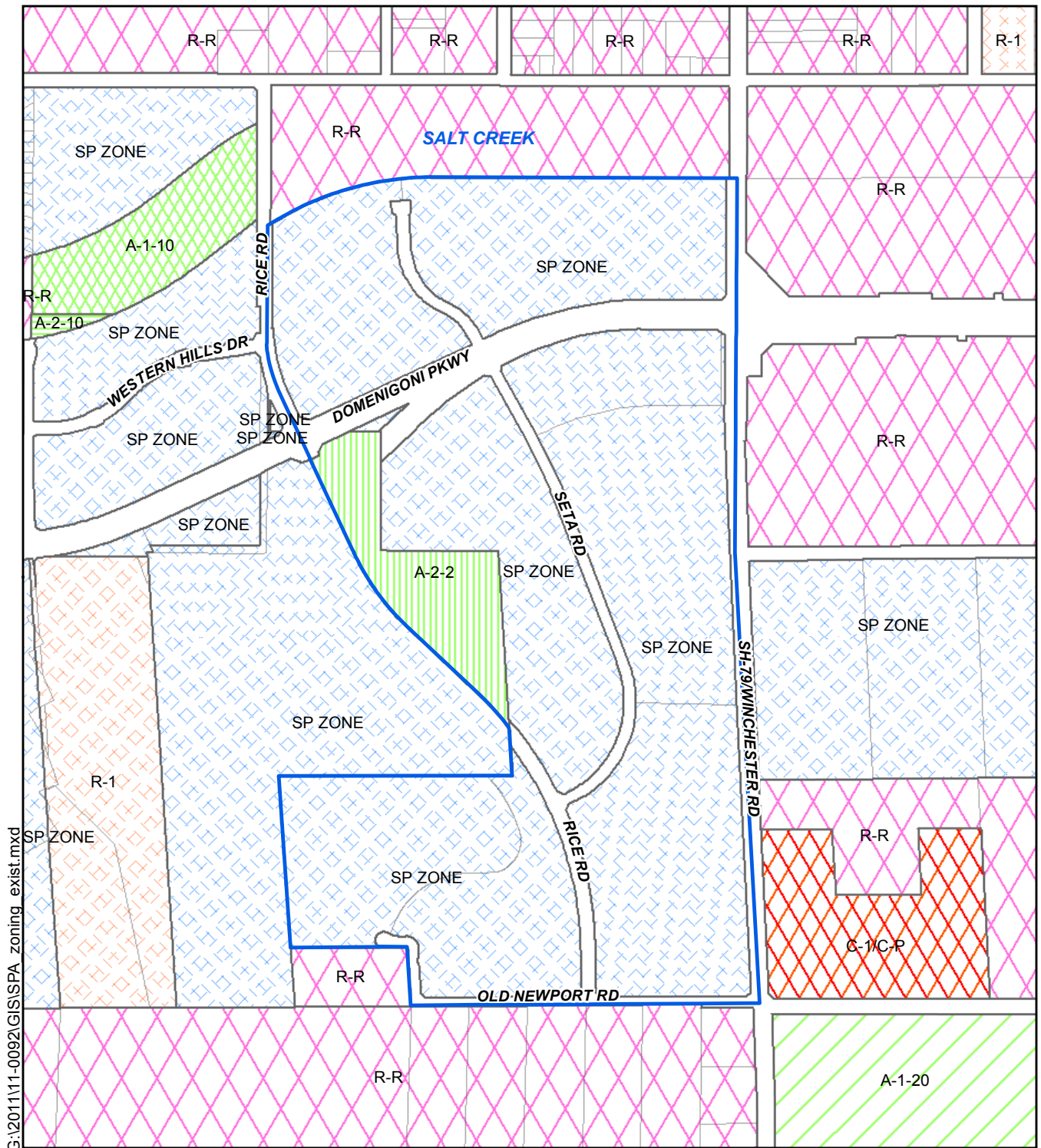


Figure II-4 - Existing General Plan Land Use



Source: Riverside County GIS, 2011

LEGEND

- Project Boundary
- A-2-10
- Riverside County Zoning
- C-1/C-P
- A-2-2
- R-1
- A-1-10
- R-R
- A-1-20
- SP ZONE

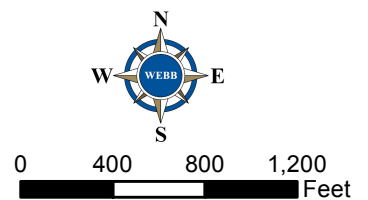


Figure II-5 - Existing Zoning

a. Requirements of Specific Plan Amendments

The Crossroads in Winchester Specific Plan Amendment No. 2 is located in the County of Riverside within the HVWAP and is designated as SP00288 in the HVWAP. The County of Riverside requires substantial changes to adopted specific plans be processed as specific plan amendments.

Therefore, this Specific Plan is a regulatory tool that will guide the future land use and zoning of developments within The Crossroads in Winchester. Proposed development plans, development agreements, tentative tract maps and/or parcel maps, and any other development approvals shall be consistent with this Specific Plan.

This Specific Plan shall also establish the land uses, density, zoning, development standards and design guidelines for architectural and landscape elements of future proposed Project uses.

b. Implementation Program

According to Government Code 65451 of the California Planning Law, specific plan amendments shall include a program for implementation including regulations, conditions, programs, and additional measures as necessary to implement the plan. The implementation program for The Crossroads in Winchester Specific Plan Amendment No. 2 has the following components:

- Adoption of the Specific Plan Amendment, General Plan Amendment, and Change of Zone
- Adoption of the Specific Plan Amendment by resolution
- Tentative Tract Maps
- Grading and Improvement Plans

c. Project Objectives

Situated strategically at the “crossroads” of Old Newport Road, Domenigoni Parkway, and Highway 79, between the existing community of Winchester and the site of the Diamond Valley Reservoir, the community of The Crossroads in Winchester is uniquely poised to make an important statement about the future of the Winchester Valley. It will:

- Establish a comprehensive land use plan that is responsive to providing varied types of housing products for wider marketability and appeal;
- Provide added opportunities for commercial and retail amenities;

- Establish standards for interior streets and trails within the community;
- Advance build-out of adjacent urban arterials to enhance traffic flow and safety, while providing highway access points in accordance with the minimum distance guidelines of the County of Riverside Transportation Department;
- Integrate design and architectural standards to create a feeling of a small, traditional community, with the use of modern infrastructure and energy-efficient materials in every facet of development;
- Design a distinctive community, where all forms of design—landscaping, entry monumentation, signage, architecture and street layout—promote a “sense of place” and are inviting to potential residents as well as responsive to Riverside County planning objectives; and
- Utilize the proposed combination trail (Regional/Class 1 Bike Path) within the Salt Creek recreational corridor, water conservation design (including use of tertiary-treated water and landscape material suitable for dry climates), and proposed regional alternative transportation (including automobile alternatives such as walking and bicycling) to encourage more environmentally-sensitive activities and conservation of natural resources.

The Crossroads in Winchester Specific Plan Amendment No. 2 will assure that the development within the community will have access to major roadways, wet and dry utilities, improved drainage facilities, recreational areas, and regional trails (see **Section IV Specific Plan Development Plans and Standards**).

6. Regional Setting

The HVWAP is largely supporting rural residential and agricultural land uses. Due to the changing patterns of growth in Riverside County, the Winchester area is envisioned with urbanization characterized with medium density residential and related commercial/retail and public services such as infrastructure improvements as sewer, water, drainage, and roadway facility enlargements.

a. Site Characteristics

Topographically, the Project contains varied terrain on a flat valley floor, gentle foothills, and hillsides, as indicated in **Figure A-7-1 – Slope Analysis**. There are three hilly knobs with slopes in excess of 25 percent. The hilliest terrain lies in the southwest corner, where grade rises to 1,800 feet in elevation.

7. Process

a. Applications

Change of Zone No. 07767 and General Plan Amendment No. 1110 are being processed concurrently with Specific Plan Amendment No. 2 in order to modify the Specific Plan boundary to reflect the addition of the 15 acres to the Specific Plan, and to establish land use designations and associated development standards.

b. Relationship to California Environmental Quality Act (CEQA)

Pursuant to *California Environmental Quality Act (CEQA) Guidelines*, an addendum to the previously adopted Environmental Impact Report No. 376 will be required. It should also be noted that the 15 acres being added to the Specific Plan were previously analyzed by EIR No. 380 that was prepared for the *Winchester Hills Specific Plan No. 293*.