SPECIFIC PLAN AMENDMENT NO. 1
For the Northern Area

CITY OF LAKE ELSINORE
MARCH 1, 2005

EXHIBIT D
Planning Commission
City Council
Mar 22, 2005
TUSCANY HILLS SPECIFIC PLAN
AMENDMENT NO. 1
FOR THE NORTHERN AREA

Submitted to:
City of Lake Elsinore
March 1, 2005

Prepared for:
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# Tuscany Hills Specific Plan Amendment No. 1
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I. EXECUTIVE SUMMARY

The Tuscany Hills Specific Plan was adopted by the City of Lake Elsinore on January 9, 1990 and encompasses an area of 972.9 acres in the northerly portions of the City of Lake Elsinore. The Specific Plan consists of a southern and northern area. The southern area consists of 641.4 acres and permits a maximum development of 1,040 single family residences. This area has been built out over the years with completion expected within the next year or two. The proposed Amendment 1 known as Toscano Heights and or Toscano is to address the northern portion of the Specific Plan through the implementation of the following goals:

- To facilitate the orderly and timely completion of the northern portion of the Tuscany Hills Amendment 1 known as Toscano Heights and or Toscano.
- To incorporate an additional 37.3 acre area into the Specific Plan within the northern area for subdivision as residential lots and additional open space.
- To revise the land use plan for the northern area.
- To decrease the Specific Plan residential lot count by 153 lots, all in the northern area, for a total of 807 lots in the northern area and 1,847 lots in the entire Specific Plan.
- To update the infrastructure facilities plans that serves the northern area.
- To establish undisturbed natural open space in the form of a wildlife corridor through the center of the project by dedicating a large portion of land.
- To respond to California's water shortage by incorporating a more water efficient landscape design within the undeveloped northern area and removing a water intensive lake from the land use plan.
- To implement the requirements of the approved Development Agreement.
- To provide updated architectural and landscape architectural design guidelines and themes for the northern area.

The Specific Plan is situated northerly of Interstate 15, southeasterly of State Route 74, westerly of Canyon Lake (Railroad Canyon Reservoir), and southerly of Greenwald Street.

The southern portion of the specific plan includes approximately 423.7 acres of single-family residential uses, 5.3 acres of community parks, 6.8 acres of private recreation, a 12.2 acre elementary school site, and the remaining 193.4 acres as natural open space. Table 2 provides a statistical summary of the Tuscany Hills Specific Plan as it relates to the original approval and the proposed amendment. Table 1 presents the project statistics broken into the two major subareas - North and South.

The northern area (proposed amendment) totals approximately 213.23 acres of single-family residential uses, .49 acres of HOA parks, a 5.22 acre community park, a 2.64 acre private recreational facility and 129.45 acres of natural open space. This includes the addition of 37.3 acres to the Specific Plan.

With the proposed amendment the Specific Plan will have 1010.2 acres of which, 636.93 acres will be of single family residential use, .49 acres of HOA parks, 10.52 acres of community parks,
9.44 acres of private recreation, 12.2 for elementary school, 17.8 acres in major streets and 322.85 acres in natural open space. Table 2 presents a comparison of the southern and northern portions of the Specific Plan and how they relate based on the originally approved plan to the proposed amendment.

It is the intent of the Tuscany Hills project (also known as Toscano Heights and or Toscano) to be varied in character, yet provide complementary land uses to existing and proposed project components. Approximately 322.85 acres of natural open space including wildlife corridors are provided.

Tuscany Hills will enjoy the benefits of a master-planned community and will fulfill a demonstrated need in the area for additional dwelling units. The infrastructure and other public facilities will be sufficiently sized to meet the demands of the community at buildout. In addition, specific planning and design elements will be applied to create a varied yet cohesive project.

Additional objectives for the entire Specific Plan include:

- To satisfy anticipated market needs and public demand by providing a diversity of housing types and site locations, which will be marketable within the developing economic profile of the City of Lake Elsinore.
- To target the residential product types and concepts mostly to emerging, growing, and mature families
- To include design segments in the residential products that respond to forecastable demands in the market area.
- To create a community identity for the Tuscany Hills project through a consistent application of architectural standards, landscape standards, and recreational facilities standards.
- To retain the land use plan, infrastructures plans, development standards, and design guidelines of the original Tuscany Hills Specific Plan in place without modification for the southern area.

### TABLE 1
Tuscany Hills Specific Plan Amendment No. 1
Statistical Summary

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<thead>
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<th>Land Use</th>
<th>Gross Acres</th>
<th>Dwelling Units</th>
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**TABLE 1**

Tuscany Hills Specific Plan Amendment No. 1

**Statistical Summary**

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**PROJECT TOTAL**

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Note: Public parks, private recreation areas, open space, retention basins and the wildlife corridor comprise approximately 322.85 acres. This acreage, including approximately acres of manufactured slopes adjacent to major arterials, total approximately 31% of the Tuscany Hills project in open space (refer to Exhibit 9A and 9B).

1. Planning Areas are shown on Exhibit 8A & 8B
2. Includes local and non-local street rights-of-way
3. Includes landscaped slopes along major streets
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<td>12.2</td>
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<td>O.S.</td>
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<td>972.9</td>
<td>2,000</td>
<td>1,010.2</td>
</tr>
</tbody>
</table>

1. Total acreage figures differ due to an additional 37.3 acres being included in the amended SP in the northern area.
2. The original specific plan did not break out statistics for streets separately.
3. Wildlife corridors consist of four Planning Areas (PA9A-PA9D)
II. INTRODUCTION

Site Location/Description

Tuscany Hills is located in south central Riverside County within the city limits of the City of Lake Elsinore, California. Exhibits 1 and 2 locate the project in its regional and local vicinity setting, respectively. Summerhill Drive serves as the main access to Tuscany Hills from the southwest. This road intersects with Railroad Canyon Road near Interstate 15, approximately one mile from the site. The northern portion of the Specific Plan will be accessed by an extension of Summerhill Drive to Greenwald Avenue. Greenwald Street intersects with Highway 74, approximately two miles north of the site, providing access to the cities of Perris and Riverside.

The Tuscany Hills site is contiguous to the western boundary of the Canyon Lake community, and parallels an east-west trending ridgeline which has a peak elevation of 1,915 feet. The southern flank of this ridge descends to an elevation of +1,320 feet near the San Jacinto River. The canyons and swales of the property flow easterly toward the lake which is constructed across the San Jacinto River. Slopes in this portion of the site generally range from 30 percent to 50 percent in some areas. The average slope within Tuscany Hills is approximately 35 percent.

Project Overview

The Tuscany Hills Specific Plan Amendment No. 1 consists of 1,010.2 acres and contains a total of 1,847 single family residential dwelling units. (See Table 1). Open space is an essential element of the project. Approximately 322.85 acres (193.4 acres in the southern area and 129.45 acres in the northern area) have been set aside for open space and wildlife corridors. Additionally, community parks, a school site, and private recreation areas are provided as illustrated in the Conceptual Site Plans for the north and south areas (Exhibits 3A and 3B).

Project History

Prior approvals for the site began with the proposed Canyon Lake Hills Planned Development which was initiated in 1978. In 1979, a general plan amendment and pre-annexation zone change were filed for the 2,000 dwelling unit Canyon Lake Hills Planned Development. In July 1979, an EIR was submitted to the City of Lake Elsinore.

In May 1980, the City and Canyon Lake Hills Developers signed a Development Agreement which stated the conditions, terms, standards, restrictions, regulations, and requirements for the development, construction and operation of the proposed residential, commercial and open space planned development of Canyon Lake Hills. One of the most significant provisions in the development agreement stated that the “Rules of the Game” would be the policies, ordinances and resolutions in effect at the date of the execution of the agreement. This agreement stated that any ordinance policies or resolution adopted after the execution of the agreement and deemed “more restrictive” would not apply to the Canyon Lake Hills development.
TITLE:
Project Vicinity Map

HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

EXHIBIT 2

SOURCE: HUNSAKER & ASSOCIATES IRVINE, INC.

NOT TO SCALE
As of 2003 this portion of the specific plan had been partially constructed
In January 1981, the developers, ABC Heritage, submitted Tentative Tract Map 17413 to cover the southern portion of Canyon Lake Hills. In the late summer of 1981, the developers revised Tract 17413 because the project as per the approved map was not buildable. In addition Tentative Parcel Map 23910 was submitted with the Tentative Tract Map and was recorded on 12/14/88.

A revised map was submitted in the fall of 1981, proposing a new access for the project and single loaded streets to provide for more view lots. To enable the single loaded streets to be feasible, the developer proposed the streets as 40 foot rights-of-way with a 28 foot curb separation.

The United States Department of Housing and Urban Development (HUD) was, at the time, going to provide housing for Canyon Lake Hills as part of their Title 10 program. At HUD’s request, an HIS was prepared to address the following areas of concern:

- Distance between street intersections
- Impact of tract map on wildlife
- Fire Department’s major concern about the narrow streets
- Lack of access to Railroad Canyon Road
- Street widths and offsets and the proposed “gated community”

Tentative Tract 17413 was finally approved by the Planning Commission in January 1982 (Exhibit 4 shows the history of planning approvals). The City Council directed the new developers, ABC Heritage, to apply for a variance on requested street widths and building setbacks. An amendment to the Development agreement for the new access road was prepared, but never executed. By April 1982, the Planning Commission had approved the variance request. Subsequently, Homestead Land Development Corporation purchased Canyon Lake Hills, and the name of the project was changed to Tuscany Hills.

The preceding development process culminated in January of 1990 when the City of Lake Elsinore adopted the Tuscany Hills Specific Plan. Following this, in the early 1990’s, the area experienced an economic downturn and Homestead Land Development Corporation lost the Tuscany Hills property to the RTC. In the mid 1990’s, TT Group acquired the property.

By mid 2003, the southern half of Tuscany Hills had been nearly completed including recordation of final maps, construction of most residential units, a school, a park, all streets and dedication of open space areas. By contrast, the northern portion of the specific plan had experienced no construction activity, implementing tentative tract approvals were not recorded and the development agreement originally adopted was no longer in force.

In 2003, Centex Homes entered into an agreement with the property owner to develop the northern portion of the site. A Development Agreement was executed between Centex and the City of Lake Elsinore in December of 2003 granting a vested right to develop the property in accordance with the existing land use regulations in effect in the City at that time. In return, Centex agreed to dedicate and improve a 5 acre community park (including two regulation Little League baseball fields), to provide a fire engine for the City, and to set aside 15% of the units constructed on the property (or equivalent in fees or other consideration) as affordable housing.

After consultation with City Staff, it was determined that a Specific Plan Amendment should be prepared to update the original Tuscany Hills Specific Plan document and to incorporate a new land plan on the northern portion of the site that was responsive to current market conditions.
The following Technical Appendices that accompany the Tuscany Hills Specific Plan Amendment No. 1 document the planning and approval history for Tuscany Hills. [TO BE ADDED AT PROJECT APPROVAL]

Comparison of Original and Amended Specific Plans

As of 2003, the southerly portion of the Tuscany Hills Specific Plan had been entirely developed while the northerly portion remained entirely undeveloped. Amendment No. 1 responds to this situation by retaining in place all aspects of the Specific Plan that relate to the southern portion while revising the northern portion to support a new land plan and development approach proposed by Centex Homes. Specifically, Amendment No. 1 results in six primary changes in the northern area. These are listed as follows:

- **Increase in acreage** – Amendment No. 1 increases the specific plan by 37.3 acres in the north. The area is proposed for development as residential homes and open space.

- **Reduction in residential units** – Amendment No. 1 reduces residential lot count by 153 in the northern portion of the Specific Plan for a total of 807 lots in the northern area and 1,847 lots in the entire Specific Plan. This is accomplished through the increase of the open space acreage in the north by 89.45 acres and a reduction in the residential acreage by 70.77 acres.

- **Removal of commercial overlay** – Amendment No. 1 removes the optional commercial overlay from the Specific Plan. Since the southern portion has been entirely constructed without commercial development and since none is planned for the northern area, the commercial overlay was no longer relevant to the Specific Plan.

- **Addition of open space corridor** – Amendment No. 1 adds a substantial 88.1-acre open space corridor (PA-9A) in the northern portion of the Specific Plan to mitigate biological impacts associated with development of the northern portion of the site.

- **Removal of lake feature** – Amendment No. 1 eliminates a proposed lake in the northern portion of the Specific Plan. This adjustment to the land plan is intended to be more responsive to California’s water crisis.

- **Update of Architectural and Landscape Architectural Design Standards** – Amendment No. 1 updates the architectural themes for the northern area and revises the landscape guidelines to include approaches which emphasize water efficiency in landscape design and irrigation.

Exhibit 4B compares the original and amended plans for the northern area while Table 2 presents a statistical comparison of land use.
### TABLE 2
Comparison of Land Use - Original Specific Plan and Amendment No. 1

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Original Specific Plan</th>
<th>Amended Specific Plan</th>
<th>Difference</th>
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<tr>
<td></td>
<td>Gross Acres</td>
<td>SFR Lots</td>
<td>Gross Acres</td>
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<tr>
<td>School</td>
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<tr>
<td><strong>Total South</strong></td>
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<td>NORTHEAST</td>
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<td>SFR(^1)</td>
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<td>5.22</td>
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<tr>
<td>HOA Park</td>
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<td></td>
<td>.495</td>
</tr>
<tr>
<td>Active O.S.</td>
<td>7.5</td>
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<td>8.355</td>
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<td>O.S.</td>
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<td>Wildlife Corridor</td>
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<td>Lake</td>
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<tr>
<td>Passive O.S.</td>
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<td>129.45</td>
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<td>Streets(^2)</td>
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<td><strong>Total North</strong>(^1)</td>
<td><strong>331.5</strong></td>
<td><strong>960</strong></td>
<td><strong>368.8</strong></td>
</tr>
<tr>
<td><strong>Total Specific Plan</strong></td>
<td><strong>972.9</strong></td>
<td><strong>2,000</strong></td>
<td><strong>1,010.2</strong></td>
</tr>
</tbody>
</table>

1. Total acreage figures differ due to an additional 37.3 acres being included in the amended SP in the northern area.
2. The original specific plan did not break out statistics for streets separately.
Purpose and Objectives

The purpose of the Tuscany Hills Specific Plan Amendment No. 1 (referred to hereafter as Amendment No. 1) is to provide the regulatory framework to expedite and provide predictable standards of regulation for the development process of Tuscany Hills through the City of Lake Elsinore. After adoption by ordinance, a specific plan has an effect similar to the local zoning code. Tentative and final tract maps must be consistent with the applicable specific plan provisions. All detailed plans submitted in the future must be consistent with this amended specific plan.

The original Tuscany Hills Specific Plan was adopted by the City in 1990. The Amendment No. 1 retains all aspects of the original Specific Plan over the southern (developed) portion but updates the northern (undeveloped) portion to respond to changes in market demand and ownership that have occurred since the original plan was approved. When adopted by the City of Lake Elsinore, Amendment No. 1 will supersede and replace the original Tuscany Hills Specific Plan.

The Amendment No. 1 identifies the general location and type of land uses and sets standards for development as well as providing a thematic focus for landscape and architectural design under which these areas will be developed.

Project wide goals of the Amendment No. 1 are summarized as follows:

- To satisfy anticipated market needs and public demand by providing a diversity of housing types and site locations, which will be marketable within the developing economic profile of the City of Lake Elsinore.
- To target the residential product types and concepts mostly to emerging, growing, and mature families
- To include design segments in the residential products that respond to forecastable demands in the market area.
- To create a community identity for the Tuscany Hills project through a consistent application of architectural standards, landscape standards, and recreational facilities standards.
- To retain the land use plan, infrastructures plans, development standards, and design guidelines of the original Tuscany Hills Specific Plan in place without modification for the southern area.

Specific goals of the Amendment No. 1 for the northern area are stated as follows:

- To facilitate the orderly and timely completion of the northern portion of the Tuscany Hills Amendment 1 known as Toscano Heights and or Toscano.
- To incorporate an additional 37.3-acre area into the Specific Plan within the northern area.
- To revise the land use plan for the northern area.
To decrease the Specific Plan residential lot count by 153 lots, all in the northern area, for a total of 807 lots in the northern area and 1,847 lots in the entire Specific Plan.

To update the infrastructure facilities plans that serve the northern area.

To establish undisturbed natural open space in the form of a wildlife corridor through the center of the project by dedicating a large portion of land.

To respond to California’s water shortage by incorporating a more water efficient landscape design within the undeveloped northern area and removing a water intensive lake from the land use plan.

To implement the requirements of the approved Development Agreement.

To provide updated architectural and landscape architectural design guidelines and themes for the northern area.
III. SITE ANALYSIS

Topography

Tuscany Hills is located adjacent to the foothills of the Santa Ana Mountains in southwestern Riverside County. It is contiguous to the western boundary of the Canyon Lake community, and parallels an east-west trending ridgeline which has a peak elevation of 1,915 feet. The southern flank of this ridge descends to an elevation of 1,320 feet near the San Jacinto River. Slopes generally range from 30 to 50 percent, with the overall average approximately 35 percent. Overall, approximately 10 percent of the site has slopes of 0-10 percent, 20 percent of the site has slopes of 10-20 percent, 30 percent of the site has slopes of 20-30 percent, 30 percent of the site has slopes from 30-50 percent and 10 percent of the site has slopes in excess of 50 percent.

Geology

Tuscany Hills is within the Peninsular Range Geomorphic Province of Southern California and is situated in the eastern foothills of the Santa Ana Mountains. This region is chiefly underlain by igneous and metamorphic rocks at the pre-Cenozoic age. The metamorphosed materials were originally Mesozoic sedimentary rocks. The igneous materials are mainly granitic in nature.

Tuscany Hills lies near the boundary of two regional geologic provinces, the Perris Block and the Santa Ana Mountains. The site contains five basic geologic units: recent alluvium of stream transported sands and gravels; older alluvium sands and gravels with a silt and clay binder; terrace deposits of sandy gravels with boulders; Santa Ana formation metamorphic rocks of the Triassic age; and intrusive igneous complex, a massive collection of igneous materials ranging from granodiorite to gabbro.

Seismicity

Liquefaction during seismic events is not considered a problem at Tuscany Hills due to the shallow depth of bedrock and rocky surficial deposits.

The seismicity of the region is dominated by the Elsinore fault zone. The north Elsinore fault zone lies approximately one-half mile from the southwest corner of the property. Other faults within the Elsinore fault zone which occur within four miles to the southeast consist of the Glen Ivy Fault, Willard Fault, and the Wildomar Fault. Lake Elsinore occurs within a depressed fault block between the Willard and Glen Ivy Faults.

Other active faults are located in the general region of the project site, such as the large San Jacinto and San Andreas Fault Zones. A summary of the major faults and their distances from the site are shown on Table 3.

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<tr>
<th>Fault</th>
<th>Distance (Miles)</th>
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<tr>
<td>San Jacinto</td>
<td>20</td>
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<tr>
<td>San Andreas</td>
<td>30</td>
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TABLE 3: Major Earthquake Faults
Soils

The soils of the project site consist mainly of rocky and sandy loams of the Lodo, Cieneba, Garretson, and Hanford series. In addition, there are scattered areas of Bosanko clay soils and artificial fill materials.

Loose, alluvial sands and gravels comprise the majority of the site soils. While most of these deposits are within a few feet thick, thicker deposits are located along the southern boundary and southeastern corner of the site. The only soils on-site that have presented engineering or development problems in the past in other areas are the Bosanko clays and areas with slopes greater than 45 percent. Bosanko clays must be carefully managed because they are relatively expansive when infiltrated by water. Steep slopes present grading and erosion problems.

Only the Class II Garretson soils have any significant value for agricultural use. This type of soil is available on less than one percent of Tuscany Hills. The Bosanko and Hanford soils are Class III soils with limited agricultural potential. All other on-site soils have a Capability Classification of VII, indicating very limited agricultural usefulness.

Hydrology

The depth to groundwater surface within the site is the canyon bottoms where seepage is prevalent. The site exhibits a moderate to high infiltration rate due to the nature of the metamorphic bedrock. The groundwater storage is continually being replenished by deep percolation of water from precipitation and stream flow. Groundwater levels fluctuate dramatically within the wash areas. The groundwater table is near the surface within the San Jacinto River easterly and southerly of the site.

Existing drainage of the project site is controlled by the east-west canyons and swales which channel runoff eastward toward Canyon Lake. Regional drainage flows into either the San Jacinto River or Canyon Lake. The river eventually flows into Lake Elsinore. The water quality of Canyon Lake is marginal due to the amount of agricultural runoff from the east and northeast. The Hydrology Plan for Tuscany Hills is shown on Exhibit 5.

Biology

Southern Section (Source: Original Specific Plan)

Prior to development, the southern section had received little or no prior impact, except from fire and from minimal sheep grazing. Indigenous communities were of significant extent and characteristics species diversity. A full complement of indigenous fauna typically occupying interior scrub habitat was found on-site.

Three types of habitats having biological value were found on the property: extensive upland sage scrub, riparian woodlands, and adjacent brushy slopes and exposures of Bosanko clay.

- Sage Scrub - The vast area constituting the western half of the southern project site and containing an unbroken coastal-inland sage scrub cover is inhabited by a significant population federally-listed endangered Stephen's kangaroo rat, in addition to a variety of other dry land adapted mammal and reptile species.
Riparian Woodlands - All riparian locales on site, including the San Jacinto River (technically under separate ownership); Cottonwood Creek, and four tributary arroyos of the former drainage, contain riparian habitat which is extensively utilized by a variety of fauna, including songbirds and nesting raptors.

Brushy Slopes and Bosanko Clay Exposures - Because of the limiting quality of the Bosanko substrate, grasses and forbs are generally low growing and opportunities exist for establishment or persistence of noncompetitive species, including those which are rare and endemic. The Bosanko exposures are also ideal sites for spring wildflower displays, containing a diversity of species.

The southern section has now been entirely built out with urban development. Large open space areas have been preserved retaining the vegetative characteristics described above.

Northern Section (Source: Original Specific Plan)

The biological setting of the bulk of the northern Tuscany Hills is characterized by extensive stands of low quality, highly disturbed open Riversidean sage scrub interspersed by brushy or wooded drainage courses.

Sheep grazing has been a past land use whose impact is still obvious. Mining and prospecting has impacted certain limited portions of the site and some off-road vehicle use and parking has impacted flat land north of Greenwald Avenue.

Coastal sage scrub is the principal type of vegetative cover present on the northern half. The condition and productivity of this community, including density and species diversity, is highly disturbed and of low quality. Shrub cover is generally not contiguous, but is instead interspersed with low-growing annual grass vegetation.

Three significant habitat types are found in the northern planning area. The first is the grassy and open coastal sage scrub settings documented as being occupied by the Stephen's kangaroo rat or where this species' presence is suspected.

The second habitat of significance is the main drainage, which enters at the northwest corner of the property and exists at the southeast. A lateral drainage area also passes through the southern part of this area.

The third habitat of significance are seasonally ponded depressions. Two seasonally ponded depressions are located within the project site. There is a potential for additional ponds to occur on site, however this will be determined during biological surveys. The seasonally ponded depressions occur within abandoned man-made excavations and road ruts.

Stephens Kangaroo Rat

The original specific plan proposed in 1989 anticipated impacts to 282 acres of known habitat of the Stephens Kangaroo Rat, listed under the Federal Endangered Species Act of the United States of America as endangered. This listing requires that any impact to the species or its critical habitat by mitigated through the preservation of the species onsite or the establishment of a mitigation area off-site.
The project was surveyed in January of 1989 by Tierra Madre Consultants, Inc. This survey determined that the originally proposed specific plan would result in the direct loss of occupied Stephens Kangaroo Rat habitat. To assess the impact of the development of the Tuscany Hills Specific Plan on the Stephens Kangaroo Rat populations the United States Fish and Wildlife Service conducted a field reconnaissance of the project site. The result of the analyses of the Specific Plan by the United States Fish and Wildlife Service found at this time that the Stephens Kangaroo Rat population was in trace abundance. The United States Fish and Wildlife Service determined that the conservation measures prescribed in the Tuscany Hills Project Stephens Kangaroo Rat Conservation Pan and its implementing Conservation Agreement would not jeopardize the continued existence of the Stephens Kangaroo Rat.

Since this determination the County of Riverside and the Cities within the County entered into an agreement with the United States Fish and Wildlife Service for a Section 10a permit as permitted under the Endangered Species Act. This agreement required that certain areas of the County be preserved for habitat preservation and all other areas required to pay a mitigation fee of $500 per acre. The mitigation fee is to fund acquisition of the preserve habitat and management and maintenance of the area. The Tuscany Hills Specific Plan Amendment No. 1 falls outside of the preservation area and as such will be required to pay the mitigation fee.

Mitigation of Biological Concerns

To address biological resources concerns associated with the northern portion of Tuscany Hills, Amendment No. 1 proposes to dedicate approximately 129.45 acres (PA-9A through 9D) of natural land as an open space corridor within the Specific Plan. This dedication will serve to mitigate any biological impacts associated with development of the northern area.

Archaeology

An archaeological records search of the Tuscany Hills site was conducted at the Archaeological Research Unit, University of California at Riverside, on October 13, 1989. Based upon that records search it was determined that the entire project site had been previously surveyed for cultural resources, and that as a result of that survey, four (4) recorded prehistoric or historic sites were identified. To further scientific inquiry concerning these four recorded sites and to document the significance of those cultural resources in accordance with the California Environmental Quality Act, a physical reconnaissance of the project site was undertaken on November 16, 1989. The, findings of that records search and on-site inspection are summarized below:

○ The Wrench Gold and Slate Project  (Northern Area)

Although the first recorded mining claim on this location dates to 1937, Mexican miners were working the area prior to the 1870s. The subject site contains artifacts from that mining prospect and comprises a partially buried house foundation with rock walls, a scatter of tin cans and automobile parts and two other associated concrete foundations which date to the 1930's era. In recognition of the relatively recent nature of this site, a historic archaeologist will test, excavate, map and document this prospect prior to any direct impact (e.g. grading).
○ A Segment of the Old Railroad Canyon Road and Railroad Bridge (Southern Area)

These late 19th century features have been identified as relating to the original development of the region. Upon physical inspection (by a qualified archaeologist) the site was found to be undisturbed but is in very poor condition. Most, if not all, of the timbers were found to be decayed and buried in brush that has washed down the creek. This feature is in such a state of decay (either rotten or mired in the creek bed) that this site offers limited research potential. Because of its location in the creek, it is unlikely that it would be disturbed unless the creek was either rerouted or channelized.

Through subsequent investigation of this feature, the remains of the bridge and roadbed will be recorded and described within the historical framework of the railroad operation.

○ Remains of the Ella Van Fossen Residence (Southern Area)

This site comprises the remains of the Ella Van Fossen residence which dates to the 1920's era. Miss Van Fossen was an early local environmental activist who single-handedly attempted to block construction of the Railroad Canyon Dam. In 1926-27 she burnt her residence and the surrounding environment as one final gesture of protest.

Permitted grading activities, authorized under Tentative Tract No. 17413 - Revision No.4 have partially impacted this feature. Melted glass, charred wood and portions of the foundation were observed during field inspection. Subsequent archaeological investigation is currently underway in an attempt to locate the privy which would be of value in the interpretation of this site.

○ RIV-698 (Southern Area)

This prehistoric site, located in the southern "pan handle" of the property, consists of a small milling station with accompanying light chipped stone scatter. Portions of this site have been impacted by permitted grading activities authorized under Tentative Tract No. 17413 - Revision No.4. Archaeological investigations are currently underway, including mapping and photographic documentation of the milling feature, for the further recording of this feature.
IV.  LAND USE PLAN

Site Grading

The concept grading plan for Amendment No. 1 is shown on Exhibits 6A and 6B. Table 4 illustrates the proposed cut and fill calculations for Amendment No. 1. Grading of the site will be conducted in a manner which eliminates the need for the import or export of dirt.

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<thead>
<tr>
<th>TABLE 4</th>
<th>Tuscany Hills Cut and Fill Volumes</th>
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<tr>
<td></td>
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</tr>
<tr>
<td>Cut</td>
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</tr>
<tr>
<td>Fill</td>
<td>5,153,600 cubic yards</td>
</tr>
</tbody>
</table>

¹ Grading of southern area complete as of 2003

While significant grading will occur, the grading concept for the site is intended to maintain the natural land form as closely as possible. Mass grading will occur in the northern area to create a more compact, efficient subdivision design, thus allowing the preservation of a large, undisturbed, open space corridor through the northern project. The southern half of the project site required increased grading as steeper ridges, where average slopes of 35% were encountered, which will allow views of surrounding hills and Canyon Lake. The use of single loaded and 28-foot street widths in the south help to maintain the natural land form in these areas.

Approximately 170 acres in the southern portion of the project remains natural and ungraded. In addition to the open space areas, the southern portion includes approximately 24.3 acres of park land, a 37.4 acre open space/park site, and 57 acres of estate lots. Minimal grading occurred in the establishment of these lots. Approximately 129.45 acres in the northern portion will be left as open space, and 8.182 acres will be developed for park and recreation use.

Land Use Plan

Surrounding Land Use

Most of the existing developments are located on two opposite sides (the northeast and southwest) of Lake Elsinore, while the agricultural lands are mainly located on the northwest and southeast ends of the subregion. A large floodplain is located adjacent to the southeastern end of the lake. Although the lake is a regional recreational facility, it is not fully developed. Land uses surrounding the project site are predominantly undeveloped except for the Canyon Lake community, to the east (see Exhibit 7). Canyon Lake consists mainly of custom home sites. Ramsgate has an approved specific plan which includes 2,850 dwelling units. Vesting tentative tract maps are currently in process with the City of Lake Elsinore. Development of the Friedman property is completed and Cottonwood Hills is partially built. The balance of the surrounding property consists of vacant, undeveloped private and federal property. Greenwald Avenue provides access to the north from the site, and Railroad Canyon Road provides the southerly access to the Canyon Lake community and Tuscany Hills.
Amendment No. 1 Land Uses

The Amendment No. 1 land use plan consists of 4 primary land use designations: residential, parks and recreation, schools and open space (Exhibit 8A and 8B). The development program for the south half consisted of selling completely designed planning units of approximately 200 lots to builders. For the northern section, Centex Homes will develop and build out the remainder of the project. Because the entire project is subject to the design standards contained in the Specific Plan, it will allow for a distinct and varied product type while maintaining an overall theme for the community. The four primary land uses are discussed below:

○ Residential Uses - The construction of 1,847 dwelling units is the primary component of the land use plan. These units will be constructed in four distinct phases as discussed in Section XII, Project Phasing. Approximately 636.93 acres are devoted to residential construction, primarily in the northern half and southern two-thirds of the site.

Due to the relatively steep and varied site conditions, development costs will be significantly higher than would occur on a more consistent site. This will require that the homes be targeted to middle and upper income families. Single loaded street configurations in the southern area are more sensitive to the topography and allow a majority of the lots to have Canyon Lake and Lake Elsinore views. To fulfill requirements Centex will be paying a fee in lieu of the 15% affordable housing.

○ Parks and Recreation - One private recreation area and three public parks are provided in the land use plan. Also included in the plan is the 37.4 acre open space/park located in the southeast portion of the site. The first private recreation area (planning area 3B) is the Homeowners Association Recreation Center at the intersection of Summerhill Drive and Via Scenica in the southern half of the project. The Center includes a competition size Junior Olympic swimming pool, wading pool, spa, tennis courts, basketball/volleyball court, tot lot, picnic area, and community building as approved by the Planning Commission in June 1989. A 5.3 acre public park in Planning Area 2A was constructed in conjunction with and adjacent to the 12.2-acre school site along Summerhill Drive and La Strada. In the northern section a 5.22-acre park site is westerly of Summerhill in PA-8. Per the Development Agreement executed with the City on December 8, 2003, this park will include two regulation size Little League baseball fields.

○ School - An approximate 12.2-acre elementary school site has been incorporated into the land plan adjacent to a 5.3-acre public park along Summerhill Drive. The school is centrally located in the community to minimize driving and walking distances to the school.

Open Space / Wildlife Corridor

Natural contours and topographic features will be preserved to the greatest extent possible in the open space areas and for the two wildlife corridors (Exhibits 9A and 9B). The smaller wildlife corridor (33.6 acres), which runs east/west, provides potential links to existing Federal Bureau of Land Management Land. A larger, southwest/northeast wildlife corridor, which consists of approximately 89.91 acres, will provide connectivity to the open space north of Greenwald Avenue around the westerly boundary of the development.

Where streets cross the wildlife corridor, the project will be designed to utilize such things as drainage culverts to allow for animal crossings. Open space areas will have indigenous vegetative cover and may contain fuel modification areas where they abut residential home sites.
TITLE:

Concept Grading Plan - South

LEGEND

LIMITS OF ALTERATION

ROUGH GRADE CONTOURS

MASS GRADED PER TRACT 17413-4

SOURCE:

HUNSAKER & ASSOCIATES IRVINE, INC.

TUSCANY HILLS

EXHIBIT 6A
Conceptual Grading Plan - North

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

EXHIBIT 6B
1. The acreage figures are an estimated allocation for the land uses.
2. Balance of required Open Space is contained with residential figures. The Residential Planning Areas include Manufacture-Usable Open Space. Refer to exhibit 9 for Open Space Plan.

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>LAND USE</th>
<th>GROSS AREA</th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 A</td>
<td>SINGLE FAMILY</td>
<td>242.8 AC</td>
<td>784 DU</td>
</tr>
<tr>
<td>1 B</td>
<td>SINGLE FAMILY</td>
<td>180.9 AC</td>
<td>256 DU</td>
</tr>
<tr>
<td>2 A</td>
<td>PARK</td>
<td>5.3 AC</td>
<td></td>
</tr>
<tr>
<td>3 B</td>
<td>PRIVATE RECREATION</td>
<td>6.8 AC</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>SCHOOL</td>
<td>12.2 AC</td>
<td></td>
</tr>
<tr>
<td>5 A-1</td>
<td>OPEN SPACE</td>
<td>117.2 AC</td>
<td></td>
</tr>
<tr>
<td>5 C</td>
<td>OPEN SPACE</td>
<td>5.0 AC</td>
<td></td>
</tr>
<tr>
<td>5 D</td>
<td>OPEN SPACE</td>
<td>9.4 AC</td>
<td></td>
</tr>
<tr>
<td>5 F</td>
<td>OPEN SPACE</td>
<td>37.4 AC</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>WILDLIFE CORRIDOR</td>
<td>19.2 AC</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>641.4</td>
<td>1,040 DU</td>
</tr>
</tbody>
</table>

SOURCE: HUNSAKER & ASSOCIATES IRVINE, INC.
LEGEND

- NATURAL/ENHANCED OPEN SPACE
- USABLE OPEN SPACE/MANUFACTURED SLOPES*

* INCLUDES SCHOOL SITE, PARK, MANUFACTURED SLOPE AREAS ADJACENT TO MAJOR ARTERIALS

TITLE:
Open Space Plan - South

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

H & A
HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

↑ N NOT TO SCALE

EXHIBIT 9A
The natural open space areas of Tuscany Hills comprise approximately 322.85 acres and are found in both the southern and northern portions of the project. This includes a large 126.0-acre parcel surrounding the water tank (Planning Area 5A), and a 37.4-acre open space/park area (Planning Area 5F) in the south and an 129.45 acres of open space/wildlife corridors (Planning Areas 9A-9D) in the north.

Additional useable open space/manufactured slopes are found throughout the site, particularly along roadways in the southern half and along Summerhill Drive within the Community Parks and private recreation area. The combined open space, parks, private recreation area, and wildlife corridor in the northern and southern areas comprise approximately 343.3 acres.

V. CIRCULATION PLAN

The area wide circulation system serving Amendment No. 1 is illustrated on Exhibit 2. Regional access to Tuscany Hills is from Interstate 15 to the west of the site, or from State Route 71 west of the site via State Route 74. Southerly access will be from Summerhill Drive via Railroad Canyon Road. Northerly access will be via Greenwald Avenue, which also provides access to the Canyon Lake development.

The road network within Tuscany Hills is characterized by a secondary arterial backbone core supported by local collectors serving and/or separating each planning area (Exhibits 10A and 10B). Residential streets are relatively equally divided between single and double-loaded streets in the southern area. The northern area uses double loaded streets exclusively.

The backbone circulation system consists of a major secondary arterial highway (88’ of right-of-way) serving the property from the south and extending to Greenwald Street on the north. The collector street system extends from the major arterials, connecting the local streets that provide direct access to the individual lots. Collector streets as designated on Exhibits 10A and 10B will have right-of-ways of 66 feet and 68 feet.

All streets within Tuscany Hills will be dedicated to the City of Lake Elsinore. Those local streets which are accessed by dwelling units on only one side, typically designated single-loaded streets, will be constructed with a 40-foot right-of-way, including a concrete curb and gutter and sidewalk on the dwelling unit side and a curb on the opposite side of the street. Typical double-loaded local streets will be constructed with a 50-foot right-of-way, including a concrete curb and gutter and sidewalk on both sides of the street. Typical street sections are illustrated on Exhibits 11 and 12.
Circulation Plan - South

LEGEND

- 88' SECONDARY HIGHWAY
- 66' COLLECTOR STREET

* ALL INTERIOR STREETS SHALL BE SINGLE LOADED STREETS OR GENERAL LOCAL STREETS. (SEE EXHIBIT 12)

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.
TITLE:
Circulation Plan - North

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

NOT TO SCALE
VI. UTILITIES

Domestic Water Service

The Elsinore Valley Municipal Water District (EVMWD) provides water service to the existing Tuscany Hills development, located south of the proposed project. Water supplies include those imported by the Metropolitan Water District of Southern California (MWD) and from local wells. Currently all water supplied is from domestic quality water supplies. The water supply for the North Tuscany development will be provided by one or more of the following alternative methods:

• Through the existing Tuscany Booster Pump Station located adjacent to Via De Valle east of Via De La Luna. The booster station currently is equipped with 4-125 Horsepower vertical turbine pumps. The EVMWD’s Water Master Plan requires the addition of the equivalent capacity of a fifth 125 horsepower booster pump at the existing facility. The water will be pumped directly through the District’s 1801 Water System to an extension of the water system on the North Tuscany site.

• Through surplus capacity from the existing Tuscany Booster Pump Station as described in (1) above, created by the substitution of recycled water for domestic water for existing irrigation water demands in the existing Tuscany South development. As of this writing, the EVMWD is planning to deliver recycled water to Tuscany, however, timing and details of the delivery system have not yet been worked out.

• Through a new 1801 Zone water main connecting the Ramsgate project to the Tuscany North project. This alternative water supply is in conceptual form as of this writing with the EVMWD.

The proposed North Tuscany site will require that water be delivered to 3 separate water system pressure zones (1801, 1701 and 1601) in order to meet the EVMWD requirements for maximum and minimum water pressures. As stated above, the 1801 Pressure Zone will receive the North Tuscany water supply. The portions of the project within the 1801 pressure zone will receive a water supply directly by gravity from a new 1801 reservoir. The remaining development will receive a water supply through a system of pressure reducing stations serving the 1701 zone and 1601 water service areas. The project will require approximately 1.63 mgd during a period of maximum day water use.

The EVMWD provides standards for water service in the Lake Elsinore area. The average daily demand by land use is shown below in Table 5. The total water service demand for the project is summarized in Table 6.
### TABLE 5
Water Usage by Land Use*

<table>
<thead>
<tr>
<th>Use</th>
<th>Average Daily Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>500 gal./unit</td>
</tr>
<tr>
<td>Commercial/Residential Mix</td>
<td>120 gal./1,000 sq. ft.</td>
</tr>
<tr>
<td>Schools/Parks</td>
<td>4,000 gal./acre</td>
</tr>
<tr>
<td></td>
<td>60 gal./student</td>
</tr>
</tbody>
</table>

*Source: Elsinore Valley Municipal Water District

### TABLE 6
Estimated Water Demand

#### SOUTH

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Units</th>
<th>Population¹</th>
<th>Avg. Daily Demand*</th>
<th>Max. Daily Demand*²</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Residential</td>
<td>408.7</td>
<td>1040</td>
<td>2,600</td>
<td>1.0</td>
<td>2.0</td>
</tr>
<tr>
<td>Park/Rec Areas</td>
<td>12.1</td>
<td>-0</td>
<td>-0</td>
<td>.16</td>
<td>.32</td>
</tr>
<tr>
<td>School</td>
<td>12.2</td>
<td>-0</td>
<td>-0</td>
<td>.44</td>
<td>.88</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>1.63</td>
<td>3.26</td>
</tr>
</tbody>
</table>

#### NORTH

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Units</th>
<th>Population¹</th>
<th>Avg. Daily Demand*</th>
<th>Max. Daily Demand*²</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Residential</td>
<td>213.23</td>
<td>807</td>
<td>2,017.5</td>
<td>1.0</td>
<td>2.0</td>
</tr>
<tr>
<td>Park/Rec Areas</td>
<td>5.22</td>
<td>-0</td>
<td>-0</td>
<td>.16</td>
<td>.32</td>
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<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>1.16</td>
<td>2.32</td>
</tr>
</tbody>
</table>

¹ 2.5 persons/dwelling unit.
² Maximum daily water demand is two times the average daily demand (MDD = ADD x 2).
* Numbers in millions
Exhibits 13A, 13B and 13C illustrate the water distribution system for Amendment No. 1. Phased development of the northern system (Figures 13B and 13C) is anticipated to follow the two primary phases of construction associated with the backbone circulation improvements. Construction of the new 1801 water reservoir will also be included in the first phase of infrastructure improvements. A system of 16" and 20" water mains will carry water from a connection point on Maurico Avenue to the north down Greenwald Avenue and through the site to a new 1801 zone water reservoir. A connection will also be made to the existing line in Summerhill Avenue to loop the system. 8" and 12" water mains complete the in-tract distribution system, conveying water to individual homes throughout the project. The associated support facilities will be part (i.e. pump stations and pressure zones). The existing water system in the southern area is illustrated in Figure 13A.

Recycled Water

The EVMWD is currently planning to construct a recycled water system to serve the existing South Tuscany and proposed North Tuscany developments. As of this writing, details of the recycled water system are not available, however, the District has employed Kennedy Jenks Consultants to complete the recycled water system concept. A first draft has been submitted to the District but the District has not released copies of the report to the general public.

Wastewater

Tuscany Hills receives wastewater services from the Elsinore Valley Municipal Water District (EVMWD). The EVMWD study area is divided into three major wastewater service areas depending on natural topography and the location of existing treatment facilities. Tuscany Hills is located within the Lake Elsinore Basin Wastewater Service area. This basin includes all areas, which naturally drain into Lake Elsinore, plus those areas north of the lake that are tributary to the Elsinore Valley Regional Wastewater Treatment Plant. Major tributary areas within this basin include: Bundy Canyon, Railroad Canyon, Wasson Canyon, Warm Springs Canyon, and Lake Elsinore.

The District operates the sewage treatment facility located three-quarters of a mile southeast of Canyon Lake Dam, to the southeast of Tuscany Hills. This facility, which currently has 10 sewage pump stations, has been built to handle the development anticipated in the area. Currently, sewage treated at this facility is by the activated sludge, secondary level process (with double chlorination) handling approximately 130,000 gallons of sewage per day. One hundred percent of this treated effluent plus additional 65,000 gallons per day of domestic water is sold to the adjacent Canyon Lake golf course for irrigation purposes.

A 21" gravity sewer main from Canyon Lake, the Railroad Canyon Wastewater Reclamation Plant, and a 10" force main to reclaimed water use area, are the existing facilities adjacent to Tuscany Hills. These facilities serve the Canyon Lake community. A 24" gravity sewer main in Lakeshore Drive will be used to convey flow from Tuscany Hills. This facility will be upgraded in the future for this Specific Plan and will convey flow to the Elsinore Valley Regional Wastewater Reclamation Plant.
The estimated sewage generated from Amendment No. 1 is determined according to the E.V.M.W.D. criteria. The amount generated assumes an average daily flow of 100 gallons per person per day with an average population factor of 2.5 person/dwelling unit. Total average daily flow for Amendment No. 1 is summarized in Table 7. The criteria further assumes a peaking factor of 2.90 based on current EVMWD data. Peak daily flow is determined by multiplying the average daily flow by the peaking factor.

**TABLE 7**  
Estimated Sewage Generation

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
<th>Dwelling Units</th>
<th>Population</th>
<th>Average Daily Flow (MGD)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTH</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>408.7</td>
<td>1040</td>
<td>2600</td>
<td>.26</td>
</tr>
<tr>
<td>School</td>
<td>12.2</td>
<td>-0-</td>
<td>-0-</td>
<td>.01</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1040</td>
<td>2600</td>
<td>.27</td>
</tr>
<tr>
<td>NORTH</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>213.23</td>
<td>807</td>
<td>2017.5</td>
<td>.201</td>
</tr>
<tr>
<td>School</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
<td>.01</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>807</td>
<td>2017.5</td>
<td>.202</td>
</tr>
</tbody>
</table>

The sizing and construction of all sewer facilities has been, and will continue to be, coordinated through the E.V.M.W.D., which ultimately has the responsibility of owning and operating the system. Any oversizing of facilities to accommodate adjacent and other proposed land development will be done according to EVMWD standards. It is expected that the additional expense for oversizing facilities will be reimbursed to the project developer according to a standard system controlled by EVMWD. Phasing of the construction of all facilities will be accomplished in accordance to the overall land development Phasing Plan (Section XII).

The proposed sewage disposition system for the southern area is shown on Exhibit 14A. The system consists primarily of 8" sewer lines along the major arterials and collector streets. Sewer service for the Northern Area of Tuscany Hills will be provided by the E.V.M.W.D. existing trunk sewer located in Newport Road, Summerhill Drive and Via De La Valle. As shown in Exhibit 14B, two new sewer lift stations are planned to serve the northern area in order to lift the collected wastewater to the outfall sewer system. The more southerly lift station will replace the existing lift station adjacent to Summerhill Drive. The EVMWD has indicated they have adequate capacity to serve the project. Preliminary estimates indicate a peak sewer flow of approximately 0.70 mgd.

* Average daily flow in millions of gallons
Drainage Facilities

The design of the storm drain system has considered the runoff anticipated to be generated by the proposed densities within Amendment No. 1. Specific drainage systems will be designed as each planning area develops. Drainage systems will comply with adopted City standards. The proposed drainage system utilizes natural drainage channels to the greatest extent possible, although improvements will be necessary to accommodate expected flows from new development. The proposed drainage facilities are delineated in Exhibit 15.

Solid Waste Disposal

Residential solid waste produced in the City of Lake Elsinore is currently disposed of in the El Sobrante Landfill site located at 10910 Dawson Canyon Road, Corona. The site is owned and operated by Waste Management, Inc. A 405 acre expansion of the landfill was approved in August of 2001. Waste Management, Inc will also dispose of solid waste produced in the Specific Plan area.

The City of Lake Elsinore has a residential recycling program as part of there requirements for solid waste disposal. This program is in compliance with State Law that mandates a reduction in solid waste through the recycling of certain items. The solid waste disposal company that is contracted by the City of Lake Elsinore to provide pick-up and disposal of residential solid waste is required to provide each and every residential home with recycling containers that will permit the occupant to separate solid waste and participate in recycling. The recycle bins are picked up and disposed of on a weekly basis along with the normal solid waste disposal. All residential units constructed within the Tuscany Hills Specific Plan Amendment No. 1 will be provided with these containers when they contract for solid waste disposal. Under the City of Lake Elsinore Ordinances solid waste disposal is mandatory and required by all parcels.
VII. PUBLIC FACILITIES

Police Protection

The Riverside County Sheriff's Department will provide protection to the project area from an existing substation located 333 Limited Avenue in Lake Elsinore. This station is located approximately 10 miles from Tuscany Hills with an average response time of less than 10 minutes.

Fire Protection

Tuscany Hills is served by the Riverside County Fire Department, under a contract with the City of Lake Elsinore, on an "on-call" basis from the Elsinore Fire Station located at 410 West Graham with response time of 8-9 minutes. A possible fire station location is being reserved for Riverside County Fire Department in Tuscany Hills and is shown on the southwest corner of the Land Use Plan (Exhibit 8A) but no plans for a station have been made.

Schools

The 12.2-acre Tuscany Hills Elementary School and an adjacent 5-acre park (Exhibit 8A), located in the southern area along Summerhill Drive, have been constructed. The elementary school in the southern portion of Tuscany Hills was dedicated to the Lake Elsinore Unified School District and is now in operation.

Estimated student generation from the project is summarized below.

<table>
<thead>
<tr>
<th>TABLE 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Student Generation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Dwelling Units</th>
<th>K-5¹</th>
<th>6-12²</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>1,847</td>
<td>662</td>
<td>785</td>
<td>1,447</td>
</tr>
</tbody>
</table>

¹ 0.3587 students/dwelling unit (Lake Elsinore Unified School District)
² 0.4251 students/dwelling unit (Lake Elsinore Unified School District)

Parks and Recreation

There are a variety of public, quasi-public and private recreational facilities in the Lake Elsinore area. Lake Elsinore is a State Recreational Area, and Lake Elsinore State Park is located on the northwest shore of the lake. There are several privately managed campgrounds along the lake's shore.

No recreational facilities are maintained by the City of Lake Elsinore within two miles of the project site. Yarborough Park, approximately two miles east of the project site, is the closest...
recreational facility. Yarborough Park is located in the downtown area of the City of Lake Elsinore.

The County maintains two parks in the region. Kabian Park, located on Goetz Road in Perris, at the extreme northern end of Canyon Lake, offers public trails through natural open space and scenic resources. The Park comprises approximately 640 acres. Lake Skinner County Park offers picnicking, fishing, and water-oriented recreation within its 6,000 acres.

Five primary facilities containing active recreation areas are provided within the project (one in the north and three in the south), for a total of 32.65 acres. Two of the facilities are adjacent, a public park site and elementary school along La Strada and Summerhill Drive contain 12.2 acres for the school site and 5.3 acres for the park. A third facility is the 6.8-acre private recreation center located at the intersection of Summerhill Drive and Via Scenica. The forth facility occurs in the north consisting of a 5.22 acre community park located internally within the neighborhoods just west of Summerhill Drive. The final facility located at Summerhill Drive is a private recreational amenity consisting of a swimming pool which will be of similar quality to the existing facility in Tuscany Hills South, but may vary in size based on site constraints and total number of actual buildable units. In addition to the five primary facilities, a small HOA maintained park containing a tot lot is included in Planning Area 7H.
VIII. DEVELOPMENT STANDARDS

Introduction

This chapter establishes zoning and land use development standards for each of the land uses planned for Amendment No. 1 Exhibit 8A and 8B, South and North Land Use Plans, depicts zoning for the entire Tuscany Hills Specific Plan. Zoning districts include the following:

- R-SF - Single-family residential zone
- OS/R -Open space/recreation zone

The permitted uses, development regulations, and design standards of the designated zone shall apply to the appropriate project planning area, as shown on Exhibits 8A and 8B.

This Chapter of the Tuscany Hills Specific Plan contains zoning for the entire project area which will be adopted by ordinance. When provisions contained herein conflict with the City of Lake Elsinore Zoning Ordinance, these development standards shall supersede.

In addition to the Tuscany Hills Specific Plan development standards, this Specific Plan sets forth design guidelines. The design guidelines comprise Chapter IX of this text. They specify criteria for such items as landscaping, site planning, architecture, grading, signage, etc. It is the purpose of those guidelines to augment the development standards for Tuscany Hills.

Regulations For and Uses Permitted in All Zones

A. Notwithstanding any other provisions of this Specific Plan or Specific Plan ordinance, the following general uses may be permitted in any zone classification in Tuscany Hills provided that a use permit is obtained pursuant to the provisions of the Lake Elsinore Zoning Ordinance.

1. Educational institutions
2. Churches, temples and other places of religious worship
3. Government uses
4. Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care foster home or group home that services six or fewer persons.
5. Any home or other facility for the aged or for children that is licensed by the California Department of Social Welfare or by the Riverside County Department of Public Welfare, not including a home or facility that serves six or fewer children or aged persons
6. Public utilities
B. In addition to the aforementioned uses requiring a use permit, the following uses may be permitted in any zone classification. No permits other than a building permit are required.

1. Public parks and public playgrounds, lakes, recreation or open green space, athletic playing fields, riding trails, hiking and bicycle trails and related facilities

2. Accessory buildings, structures and uses related and incidental to a permitted use

3. Fire and police stations

4. Public and quasi-public facilities

5. One single family detached residential unit per legal lot, regardless of lot size

6. Electrical, gas, cable TV, and telephone distribution and service facilities

C. General provisions, site planning guidelines, and architectural and landscaping standards shall apply to all zoning standards contained herein unless otherwise noted.

D. The City of Lake Elsinore Zoning Ordinance (hereinafter referred to as "zoning ordinance") in effect at the time of adoption of the Amendment No. 1 shall apply to all zoning standards unless otherwise noted herein.

Single Family Residential Zone

A. Purpose and Intent

The R-SF Zone is intended to accommodate residential projects comprised of quality single-family residences developed in an urban environment with available public services and infrastructure.

B. Permitted Uses

Uses permitted in the R-SF Zone shall include those uses listed below when developed in compliance with the purpose and intent of this Chapter.

1. Single-family detached dwelling units; one dwelling unit per lot.
2. Accessory uses and structures pursuant to "Accessory Uses and Structures," below.
3. Temporary uses and structures pursuant to "Temporary Uses and Structures," below.
4. Small family day care and residential care facilities pursuant to Chapter 17.16 of the City's Zoning Ordinance.
5. Utility distribution and transmission facilities, including private radio, television, and paging antenna and towers.
7. Public parks, playgrounds, community centers, recreation buildings, and public schools.
8. Manufactured houses in compliance with the provisions of Chapter 17.14 of the City’s Zoning Ordinance.
C. Uses Subject to a Conditional Use Permit

It is recognized that certain uses while similar in characteristics to the above permitted uses may have the potential to impact surrounding properties and therefore require additional approval and consideration.

Uses permitted subject to approval of a use permit, pursuant to Chapter 17.74 of the City’s Zoning Ordinance, in the R-SF Zone shall be as follows:

1. Large family day care homes in compliance with the provisions of Chapter 17.16 of the City’s Zoning Ordinance.
2. Second units in compliance with the provisions of Chapter 17.17 of the City’s Zoning Ordinance.
3. Keeping of exotic animals or birds, or more than three (3) dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained
4. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.

D. Accessory Uses and Structures Permitted

The following accessory structures and uses customarily incidental to any of the above uses shall be permitted in the R-SF Zone:

1. Arbors, trellises, gazebos and similar shade structures of open construction
2. Fences and walls
3. Garages
4. Patio covers
5. Swimming pools and spas
6. Home occupations (in accordance with Section 17.15 of the City’s Lake Elsinore Municipal Code)
7. Tennis and racquet courts
8. Pedestrian and bicycle trails

E. Temporary Uses Permitted

The following temporary (no more than two years) uses are permitted in the R-SF Zone, subject to the approval of the City’s Community Development Director:

1. Temporary construction facility during construction, including trailers.
2. Temporary real estate office and model homes located within a subdivision (see Exhibit 16).
3. Real estate signs, flags, future development signs, and directory signs in conformance with Development Standards contained herein (see Exhibits 17A, 17B, 18A and 18B).
F. Development Standards

The following development standards shall apply in the R-SF Zone:

1. **Minimum lot area:** The minimum lot area in the R-SF Zone shall be 4,000 square feet in the south and 5,000 square feet in the north. The average lot area for Amendment No.1 shall be 5,500 square feet, calculated independently for the northern and southern portions of the project.

2. **Minimum street frontage:** The minimum street frontage in the R-SF Zone shall be 50 feet. Lots fronting on cul-de-sacs and pie-shaped lots shall have a minimum street frontage of 30 feet.

3. **Maximum lot coverage:** The maximum lot coverage in the R-SF Zone shall be 60 percent.

4. **Minimum dwelling unit size:** The minimum dwelling unit size within the R-SF Zone shall be 1,000 square feet exclusive of garage area, provided that at least 20% of the total number of units within any phase shall exceed the minimum square footage by 15%.

5. **Maximum building height:** The maximum building height in the R-SF Zone shall be 35 feet, exclusive of chimneys and other appurtenances where the maximum height is 37 feet.

6. **Minimum setbacks:** The following setbacks shall apply in the R-SF Zone (see Exhibits 19 and 20):
   a. Front yard: 10 feet for main dwelling unit
   b. Rear yard: 10 feet for main dwelling unit; 5 feet for accessory structures. (Note: Uniform Building Code may require increased setbacks adjacent to some rear yard slopes).
   c. Side yard: 5 feet of level ground for interior lots or for corner lots with side yards abutting an open space lot; 15 feet for corner lots with side yards abutting a right-of-way of which 5 feet shall be level ground; 5 feet for accessory structures.
   d. Garage placement: Front yard setbacks for garages shall be 17 feet with minor variations for grading and aesthetic purposes permitted to a minimum of 10 feet subject to the approval of the Planning Commission.
   e. Intrusions into setbacks: Minor intrusions into setbacks will be allowed for fireplaces, chimneys, media niches, eaves, balconies, sound proofed pool equipment facilities and other appurtenances as may be approved by the City's Community Development Director or his designee.
NOTE:
REFER TO EXHIBIT 18A FOR LEGEND

TITLE:
Signage Program - South

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

HUNSAKER & ASSOCIATES IRVINE, INC. INLAND EMPIRE REGION
N
NOT TO SCALE

EXHIBIT 17A
**TITLE:**

**Signage Identification**

**SOURCE:**

HUNSAKER & ASSOCIATES IRVINE, INC.

**NOT TO SCALE**
NOTE:
MASTER DEVELOPER SIGNING MAY VARY DUE TO SPECIFIC PROJECT MARKETING COLORS / THEMES.
MINIMUM GARAGE SETBACK
ALLOWED IN R-SF ZONE
BY RIGHT

MINIMUM GARAGE SETBACK
SUBJECT TO PLANNING
COMMISSION APPROVAL

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE:
Garage Placement

HUNSAKER & ASSOCIATES
IRVINE, INC.
INLAND EMPIRE REGION

TUSCANY
HILLS
EXHIBIT 20
7. Parking: The provisions of Chapter 17.66 of the City’s Zoning Ordinance shall be used to determine the required parking for development in the R-SF Zone.

8. Signage: The provisions of Chapter 9, Design Guidelines, shall be used to determine permitted permanent signs in the R-SF Zone. Temporary signage as permitted above shall consist of the following:

   o Flags - Flags will be used along the major project entry, Summerhill Road, to attract visitors to the community.

   o Future Use Signs - This sign, also of a temporary nature, notifies potential buyers of future community facilities and developments. These signs will be removed upon the completion of the facility or developments.

   o Ladder Signs - These signs will be located at major intersections within the project to assist buyers in locating model complexes. These signs are also temporary and will be removed upon sellout of the complex.

   o Entry Monument Signs - These signs will be located at major project entries. These signs are permanent.

Exhibits 18A and 18B illustrate identification signs, flags, and directional signs. These signs are temporary in nature and are typically removed when the models themselves are sold. Permanent signs will be pursuant to the design guidelines.

9. Minor Design Review: Prior to the issuance of building permits, development for residential uses shall submit applications for design review. Said applications shall be approved administratively by the City’s Community Development Director or its designee. Design review shall be completed within 30 days of submission with a determination that the project is approved, conditionally approved, or denied. The following exemptions shall apply:

   a. Additions or alterations to an existing structure which do not change the use from one permitted in the residential categories and which does not increase the floor area by more than 50%.

   b. Accessory structures other than garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may be required a greater setback.

   c. Fences and walls: Although fences and walls do not need formal Design Review approval, their proposed location and design must be approved by the Community Development Director prior to construction or installation.
10. **Design standards:** Chapter 17.14 of the City’s Zoning Ordinance contains residential development standards applicable to all projects within the city regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 of the City’s Zoning Ordinance be considered together with the regulations contained herein for the R-SF Zone. Where the standards contained in the R-SF Zone are different from those contained in Chapter 17.14, the R-SF Zone standards contained herein shall prevail.

11. **Other:**

   a. A maximum cul de sac length of 1,000 feet shall be allowed in the R-SF Zone.
   b. Automatic garage door openers will be required on all garages with setbacks less than 20 feet.
   c. Mail boxes on the street will be placed at the property line or as required by the post office.
   d. All driveways must be concrete or approved decorative interlocking pavers or masonry. Use of asphalt may be requested for review and approval of the Community Development Director.

12. **Design Review:**

   a. For Non-single family residential uses, site development permit applications shall include: plot plans, elevations and preliminary landscape plans. The site development permit application shall be submitted in the form and number as required by the Community Development Director or designee. All site development permit applications shall be reviewed by the Planning Commission.
   b. Alternative development standards, other than those specified for the R-SF Zone, may be requested if the developer can show how the project will better serve the public interest.

**Open Space/Recreation Zone**

**A. Purpose And Intent**

The intent of the Open Space/Recreation Zone is to reserve land for park, school, and recreation uses; and to secure natural open space as a permanent public resource, in order to protect the public health, safety, and welfare and preserve environmental and scenic resources.

Land placed in the Open Space/Recreation Zone shall include land under public or private ownership as follows:

1. Parks, picnic grounds, and playgrounds, including neighborhood and community parks
2. Game courts, including tennis, racquetball, and basketball
3. Athletic fields
4. Parking lots
5. Primary and secondary schools, both public and private
6. Drainage or flood control channels, creeks, rivers, lakes and floodplains, including riparian habitat areas
7. Land which would endanger the health, safety, and public welfare of the residents, to include:
a. Areas where terrain is too steep to build upon or where grading of the land may endanger public health and safety due to erosion by flooding

b. Areas subject to flooding or inundation from storm water
c. Geologically unstable areas
d. Greenbelt areas which are formed by land development by preserving the land as a natural area

8. Areas of cultural or historical value of significance
9. Areas of outstanding natural, biological, or scenic value or significance

B. Permitted Uses

Those uses associated with 1-9 above. No building or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

1. Drainage channels, bridges or crossings, watercourses, spreading grounds, settling basins, freeways, parkways, public streets, park drives, utility access roads, hiking/riding trails, and fire lanes
2. Privately owned or public recreational areas, parks, picnic grounds, playgrounds, wildlife preserve, and such buildings and structures as are related thereto
3. Game courts, including tennis, racquetball, and basketball courts
4. Athletic fields
5. Parking lots
6. Equestrian facilities, including trails, riding stables, showgrounds and competition facilities
7. Primary and secondary schools, both public and private
8. Public and private utility facilities, such as pump stations, transmission towers, water reservoirs, substations, and similar structures
9. Wildlife or wilderness preserves
10. Mining operations in accordance with specific plan
11. Fuel Modification Areas
12. Similar uses to those listed in this section, which in the opinion of the Planning Commission, would not be detrimental or incompatible with the intent and purpose of this Zone, as set forth herein.

C. Uses Prohibited in the Open Space/Recreation Zone

1. Residential uses
2. Commercial uses, other than those incidental to recreational uses permitted above
3. Industrial uses
D. Development Standards

The following development standards shall apply in the Open Space/Recreation Zone:

1. **Minimum lot area**: There is no minimum lot size requirement.

2. **Minimum street frontage**: There is no minimum street frontage width, provided that each lot or parcel containing a school building or structure shall have a width of not less than sixty (60) feet at the building setback line.

3. **Maximum lot coverage**: No structure shall be permitted except accessory buildings or those structures related to public park and recreational facilities or utilities. In no case shall buildings or structures exceed thirty (30) percent of the total area in use, except for schools and associated buildings.

4. **Minimum building height**: No building shall exceed thirty-five (35) feet in height or more than one-story, except for public and private school buildings and structures which shall not exceed fifty (50) feet in height or four stories.

5. **Minimum setbacks**: There are no yard requirements for buildings which do not exceed thirty-five (35) feet in height. Any portion of a building which exceeds thirty-five (35) feet in height shall be setback from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the master plan roadway right-of-way line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from a master plan roadway right-of-way line.

6. **Parking**: The provisions of Chapter 17.66 of the City’s Zoning Ordinance shall be used to determine the parking for development in the Open Space/Recreation Zone.

7. **Mechanical equipment**: All roof-mounted mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers, or mechanical ventilators shall be screened from the ground elevation view by architectural elements such as parapets, etc., to a minimum sight distance from immediately adjacent fronting streets.

8. **Design review**: All structures, parking facilities, or storage lots and grading operations within the Open Space/Recreation Zone shall be subject to Planning Commission approval, and shall comply with all provisions of Chapter 15.64, Flood Hazard Areas, and Chapter 15.68, Floodplain Management, of the City’s Zoning Ordinance.

9. **Other**: No mechanical equipment, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. All fences, walls, and structures shall be of similar architectural elements, which are specifically permitted.
IX. DESIGN GUIDELINES

General Guidelines, Purpose and Theme

In the planning of Tuscany Hills, careful thought has been given to the integration of structural and aesthetic elements of an active community. To ensure that Amendment No. 1 is implemented in a manner that will bring Tuscany Hills a sense of its own character, a central theme has been devised.

The intent in conceiving a theme for Tuscany Hills is to establish an environment that reflects its European elder, the southern European regions of Spain, southern France, and Italy. Tuscany Hills should thus unite the beauty of the natural surroundings with the built environment, in the same way the gardens, vineyards, and surrounding landscape are an integral part of the Tuscany cottages and villas.

This theme can be reflected both architecturally and within its landscape design. Rich earth tones and pure forms will dominate the architectural design. The landscape design will harmonize with the existing native slopes and the rural character of Tuscan hillsides. The project entries will reflect the understated sophistication of the Italian countryside through use of natural materials utilized in a rustic and timeless fashion.

Compliance with these design guidelines will be determined by the City’s Community Development Director. Specific project-wide design goals and objectives are as follows:

1. To provide the City of Lake Elsinore with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein.

2. To provide guidance to developers, builders, engineers, architects, and other professionals in order to maintain the desired design quality.

3. To provide guidance to city staff, the Planning Commission, and City Council in the review of future development projects in the Specific Plan area.

Landscaping Guidelines

Landscaping Goals and Objectives

Following are the project-wide goals and objectives of the landscape guidelines:

1. To reduce emphasis on vehicular impact by careful placement of roads and parking areas, and screening of same from view.

2. To emphasize pedestrian access and circulation, especially between and around roads and buildings.

Following are the goals and objectives of the landscape guidelines for the northern area:

o To emphasize water conservation in landscape design. This objective will be accomplished in the following manner:
To avoid water loss through evaporation and overspray, the proposed project entry monuments for Summerhill Drive will not include water features. In addition, manmade water bodies will not be included in the land plan.

To maximize efficiency in the application of irrigation water, the latest irrigation technology will be utilized, including a central controller system, matched precipitation heads irrigating to 13 gal. per minute/acre within a 10-hour window for maximum water conservation. In addition, reclaimed water is planned to be utilized for Homeowner Association maintained slopes and streetscapes.

To minimize ongoing water usage, masses of shrubs (such as Xylosma) that were planted on a "grid" in the existing Tuscany Hills (South) development will be phased out for the proposed Tuscany Hills (North) development. In order for the two projects to visually relate, the tree palette will remain consistent, for the most part (see proposed tree list). However, more drought-tolerant plantings will be specified for shrubs and groundcovers to decrease water requirements.

Representative Plant Palettes for the northern and southern areas are described in Tables 9A and 9B.

Entry Statements

In designing the land use plan for Tuscany Hills, it was intended that a sense of arrival, form, material selection, color, and overall theme of the project be established. The major entry road to the community, Summerhill Drive, will have monumentation signifying entry into the project. Project and neighborhood entries will establish the sense of arrival on a more specific locational basis. The entries, along with the Wall and Fencing Plan, are shown on Exhibits 21, 22A and 22B. Three levels of entry treatment are included in the Tuscany Hills Specific Plan:

1. Primary Entry

The first primary entry provides a sense of arrival at Tuscany Hills from the south. It is located on Summerhill Drive and consists of two major elements. The first is a monument with a series of cascading waterfalls. The second element consists of a series of terraced walls with cascading water falling into pools. Tall vertical trees will serve as a backdrop for this feature. Light earth tones will be predominant in material choices. Exhibits 23A and 23B illustrate the Primary Entry Monument and Streetscape Plan and the Primary Entry Monument Elevation for the southern entry.

The primary entrance to the North Tuscany Hills phase is on Summerhill Drive, past the existing Tuscany Hills development in the southern area (see diagram 22A). This entrance feature will be an architectural gatehouse/tower, similar to sentry towers seen in the historic walled hill towns of the Tuscany region in Italy. This architectural element is in the geographic center of the overall Tuscany Hills development, and its scale and mass will serve as a central unifying feature for the entire community. The entry monumentation and landscape in each phase, with the exception of any enhanced pavement, will be installed prior to the first close of escrow in that specific phase. All entry monuments may not be installed at the same time, but will likely be phased based on the progress of development and approvals. All enhanced pavement, if approved,
will be installed at the time of last close of escrow so as to not endure abuse from construction traffic.

**TABLE 9A**

**Typical Streetscape Plant Palette - Southern Areas**

**Primary Street Tree**

- Quercus rubra (Red Oak) - 24" Box

**Secondary Street Tree**

- Magnolia grandiflora "Majestic Beauty" (Magnolia) - 24" Box
- Platanus acerifolia (London Plane Tree) - 24" Box

**Accent Trees - (min. 15 Gal.)**

- Geijero parviflora (Australian Willow)
- Ginko biloba (Maidenhair Tree)
- Koelreuteria bipinnata (Chinese Flame Tree)
- Koelreuteria paniculata (Goldenrain Tree)
- Lagerstroemia Indica (Crape Myrtle)
- Liquidambar syraciflua (American Sweet Gum)
- Podocarpus gracilior (Fern Pine)
- Prunus bireiana (Hybrid Plum)
- Pyrus calleryana (Ornamental Pear)
- Pyrus kawakami (Evergreen Pear)
- Quercus ilex (Holly Oak)
- Cinnamomum camphora (Camphor Tree)
- Pistacia chinensis (Chinese Pistache)
- Jacaranda acutifolia (Jacaranda)
- Gleditsia triacanthus (Honey Locust)
- Bauhinia purpurea (Purple Orchid Tree)

Source: Keith French Group
TABLE 9B
Typical Streetscape Plant Palette - Northern Areas

**Primary Street Tree**
Quercus virginia (Southern Live Oak) - 24" Box

**Secondary Street Tree**
Magnolia grandiflora "Majestic Beauty" (Magnolia) - 24" Box
Platanus acerifolia (London Plane Tree) - 24" Box

**Accent Trees - (min. 15 Gal.)**
Geijero parviflora (Australian Willow)
Ginko biloba (Maidenhair Tree)
Koelreuteria bipinnata (Chinese Flame Tree)
Koelreuteria paniculata (Goldenrain Tree)
Lagerstroemia Indica (Crape Myrtle)
Liquidambar syraciflua (American Sweet Gum)
Podocarpus gracilior (Fern Pine)
Prunus bireiana (Hybrid Plum)
Pyrus calleryana (Ornamental Pear)
Quercus ilex (Holly Oak)
Pistacia chinensis (Chinese Pistache)
Jacaranda acutifolia (Jacaranda)
Bauhinia purpurea (Purple Orchid Tree)
Tristaniaria conferta (Brisbane Box)

Note: Additional trees may be added to this list, subject to City approval.

Source: Borthwick, Guy, Bettenhausen, Inc.
TITLE:
Overall Project Entry Concept

NOT TO SCALE
Monument, Wall and Fencing Plan - South
The development entrance from the north, at the intersection of Summerhill Drive and Greenwald Avenue, will consist of stone-faced retaining wall terraces built into the manufactured slopes. These terraced slopes will be planted with a grove of mature Olive trees, interspersed with Italian Cypress trees.

The existing fountain at the most southern entry to Tuscany Hills will be the only public water feature for the Tuscany Hills development. The Northern portion, of Tuscany Hills, will endeavor to use drought-tolerant plantings and other water-conserving measures to the maximum extent possible.

Exhibits 24A and 24B illustrate the Primary Entry Monument and Streetscape Plan for the southern area while Exhibits 25A and 25B illustrate the Primary Entry Monument Elevation for the northern entry.

2. Secondary Entry

The secondary entry serves as an arrival point to the main community and formally sets the theme for the community. Secondary monumentation will feature the same material choices and color palette, but will be much simpler in design. Exhibits 26A and 26B illustrate the Secondary Entry Monument Plan and Elevation for Tuscany Hills South; while Exhibits 27A and 27B illustrate the Secondary Entry Monument Plan and Elevation for Tuscany Hills North.

3. Tertiary Project Entries

Entry into actual neighborhood areas is signified by the Tertiary Entry. Overall, tertiary entries shall provide focus for and identification of the individual aspect of Tuscany Hills it promotes. Tertiary monumentation will be smaller in scale, providing a transition to pedestrian scale, but will reflect the same image and design quality that is exhibited in the primary and secondary entries. The entries are found primarily off secondary streets into individual neighborhood enclaves as illustrated on Exhibits 21, 22A and 22B. Exhibits 28A and 28B illustrate Tertiary Entry monument plans and elevations for the southern area while Exhibits 29A and 29B illustrate Tertiary Entry monument plans and elevations for the northern area.

Streetscapes

A street hierarchy has been established in order to present a clean distinction between the relative level of streets and to emphasize certain key aspects of Tuscany Hills. This hierarchy is depicted in general format terms in the Conceptual Landscape Plan, Exhibits 30A and 30B, and on the Streetscape Plant Palette, Tables 9a and 9b. This hierarchy will in part be established by the street landscaping, which has been chosen to reflect the project's overall "Tuscany" theme. Careful consideration of the relationship between street and plant material characteristics will help establish a character to reinforce this theme. There are three levels of street hierarchy in Tuscany Hills which are discussed below:
Primary Entry Median from Tuscany Hills
Primary Entry Monument and Steetscape "B" - North

Title:

Source: Hunsaker & Associates Irvine Inc.

NOT TO SCALE
Tertiary Entry Monument Plan - South

Stucco Wall
Vertical Background Trees

Canopy Accent Tree
1. **Primary Streetscape (Summerhill Drive)**

A semi-formal landscape concept is proposed for Summerhill Drive and is shown in detail on Exhibits 31A and 31B. This road will function as central "community collector" for the development. Formal groupings of large spreading Red Oaks will be planted in the parkway along Summerhill Drive for Tuscany Hills South and Southern Live Oaks (Quercus Virginiana) for Tuscany Hills North. An understory of ground cover will complete the treatment.

The Red Oaks (Quercus rubra) which are currently planted along Summerhill in Tuscany Hills (South), are a large variety of oak which requires a significant amount of irrigation. For Tuscany Hills (North), Southern Live Oaks (Quercus virginiana) are proposed. These trees are not as massive, and are known to thrive in hot interior valleys. This subtle change in street tree species will occur at the "tower" architectural element along Summerhill, and will differentiate Tuscany Hills (South) from Tuscany Hills (North).

2. **Secondary Streetscape (Collectors)**

The secondary street landscape concept will be less formal, transitioning to more formal theme of Summerhill Road. Informal groupings of London Plane trees will be planted with an understory of turf and slope planting where needed for both Tuscany Hills South and North. In the northern area, secondary street treatments will be used on collector road parkways. Exhibits 32A and 32B show the Secondary Streetscape Concept.

3. **Interior Streetscape (Neighborhoods)**

The interior neighborhood streets within Tuscany Hills are informal and pedestrian oriented. Canopy shade trees are to be regularly spaced within beds of ground cover and will provide a canopy over the sidewalks, creating a pleasant pedestrian environment. The use of different species of trees on individual streets or neighborhoods could uniquely identify various projects within the overall community. Landscape details for interior streets are shown in Exhibit 33A and 33B.

**Landscape Maintenance Responsibility**

The landscape maintenance responsibility plan within Tuscany Hills is illustrated on Exhibits 34 and 35. The plan can be categorized as follows:

1. **Landscape Maintenance Districts**

These areas are the responsibility of the Landscape Maintenance District and include: major slope areas along circulation routes, major and secondary monumentation, primary streetscape, the wildlife corridor, and the fuel modification zones along the perimeter of individual development areas. The maintenance of these facilities does not burden the City as they are paid for by the residents of Tuscany Hills.
Primary Streetscape - South
Secondary Streetscape - South

NOT TO SCALE
TITLE:
Interior Streetscape - South

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.
TITLE:

Interior Streetscape - North
2. Master Association Areas

These areas are the responsibility of the Tuscany Hills Master Association and include: private recreation and community facility areas.

3. Private

These areas include slope areas within the property of individual homeowners as well as the maintenance of front yard landscaping. An illustration of typical front yard landscaping is provided on Exhibit 36.

Site Planning Guidelines

Hillside areas predominate much of the Tuscany Hills site. The development is intended not only to preserve open space areas, but to complement existing topography to minimize hillside grading. Residential areas are intended to be high quality, well designed environments with high appeal to homeowners. The following guidelines shall apply to residential development in Tuscany Hills.

1. Curvilinear street layouts shall be encouraged to enhance streetscape. Long runs of straight local streets and 90 degree bends should be avoided.

2. The use of geometric "grid" layout should be discouraged.

3. Where possible in hillside areas, units should be clustered to maintain other portions of the site in undisturbed natural open space.

4. A variety of lot configurations and sizes should be utilized to accommodate various product types and create project interest.

5. Views to open space areas and project amenities should be encouraged.

Architectural Guidelines

The following guidelines and standards set forth the basic architectural character and design theme of Tuscany Hills. These guidelines have been developed in order to achieve a high level of appearance, assure product compatibility, direct character and form and to establish the community’s design criteria for use by builders and architects.

Residential Architecture

Each neighborhood in Tuscany Hills should have a distinctive architectural character that is compatible with the Tuscany community theme. Appropriate architectural styles would include Mediterranean and Tuscany styles, as well as traditional architectural styles introduced in the American southwest in the early part of the last century, including Spanish, Tuscan, Craftsman, Country and Monterey. All of these styles are represented throughout the established neighborhoods of Lake Elsinore,
Typical Front Yard Landscaping Plan
California Ranch

- EXPANSIVE USE OF GLASS
- LARGE BEAMS
- LARGE OVERHANGS
- FLAT TILES

MONTEREY STYLE

- ROOF PITCH 4:12 - 8:12
- EAVES 24" - 30" WITH 12" - 18" RAKE
- GABLE, HIP OR USE OF SHED ROOFS
- FLAT TILES AND "S" TILES

MASONRY OR STONE ACCENT FOR BASE AND FIREPLACES

BOARD ON BATT OR LAPPED WOOD SIDING

SYMMENTRIC PLACEMENT OF DOOR AND WINDOWS

WINDOWS TRIMMED OUT OR FLANKED WITH SHUTTERS

SOURCE: HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE: Typical Architectural Elevations - South

HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

NOT TO SCALE
Mediterranean Contemporary

- GABLE OR HIP ROOF
- LIGHTLY TEXTURED STUCCO
- TIGHT FASCIA, LITTLE OVERHANG
- ROOF PITCH 5:12 - 6:12
- "S" TILES
- RECESSED GARAGE DOORS 12' MIN.
- DEEP SET WINDOWS AND DOORS
- PLASTER SURROUNDS
- ACCENT BANDS OF TILE, BRICK, OR STONE

Mediterranean Country

- STUCCO WALLS AND FIREPLACES
- ROOF PITCH 5:12
- "S" TILES
- GABLE OR HIP ROOF
- TRADITIONAL AND SIMPLE WINDOW FORMS
- USE OF BRICK
- WROUGHT IRON DETAILS
- WOOD TRIM AND SHUTTERS

SOURCE: HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE:
Typical Architectural Elevations - South

HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

EXHIBIT 37B
ensuring that new development within Tuscany Hills blends gracefully within the context of the existing community.

Nearly identical homes lining streets with neither variation in building placement or form shall be discouraged. Possible architectural styles are illustrated on Exhibits 37A, 37B, 38A, 38B and 38C, and major components of the Tuscany Hills residential architectural guidelines are discussed below.

1. Building Massing and Scale

The architectural image of Tuscany Hills will be perceived primarily from public spaces such as streets, open spaces, and parks. Therefore, building massing, scale and roof forms, as primary design components, require careful articulation in their architectural expression to these public spaces.

Appropriate:
- Articulation of wall planes
- Projections and recesses to provide shadow and depth
- Maintain varied and low profiles at property boundaries
- Incorporate one and two story elevations conveying sense of human scale

2. Roof Pitches and Materials

A variety of roof forms is encouraged throughout each neighborhood, incorporating gable, hip, and shed roof forms or a combination of these.

Roof materials shall be compatible with the architectural style of the residence and may include clay or concrete tile, tone metal or copper, as approved by the City to ensure a continuity of textures and colors.

Appropriate:
- Simple pitched gable, hip, or shed roof forms
- Cornice banding for detail
- Combining one and two story elements
- Creating jogs in ridge line

3. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. This includes wood, masonry, concrete, and plaster or stucco.
Color is intended as a primary theme element reflecting the indigenous elements of the natural environment. The values should be consistent with the architectural style of the residence.

Spanish Country and Monterey styles, for example, would generally have light body colors, with contrasting accent colors to highlight the character of the structure, while Tuscany and Craftsman styles would generally feature a darker body color with contrasting accent colors.

Prohibited materials include vinyl or aluminum siding and dark earth tone colors.

4. Windows and Doors

Appropriate:

- The placement of windows and doors should generally be asymmetrical, consistent with the informal character of the architectural styles envisioned for Tuscany Hills.
- Large windows with divided lights
- Windows on front elevations trimmed out or flanked with shutters

5. Garages

Garages, unless treated appropriately, are a major visual element in single family housing. In order to minimize their impact along neighborhood streets, garages should incorporate a variety of design techniques, such as:

Appropriate:

- Staggered setbacks and placements
- Architectural elements that project forward of the garage door plane such as porches, entry porticos or towers, etc.
- Offset garage doors on three-car garages
- Varied roof-lines at garages
- 2nd story elements projecting forward of the garage plane, casting a strong shadow onto the garage.
- Visual design treatments including color accents and moldings

6. Further Design Considerations Appropriate:

- The use of balconies and porches
Columns and archways incorporated as a structural or aesthetic design element

- Chimneys of simple design, having same material and color as the building

- Private walls and fences are encouraged to provide security and privacy

- Mechanical equipment must be screened from public view

Community Walls and Fences

Community walls and fences consist of elements that will face public streets or view corridor or that will be constructed in relation to public facilities or use. Community walls and fences serve as a unifying element along street corridors and link community project and neighborhood arrival. The overall wall and fencing plan for Tuscany Hills is illustrated in previous Exhibits 22A and 22B.

Four types of walls/fences are proposed and Exhibits 39A and 39B illustrate the four proposed product types and their associated materials, which are discussed below:

1. Theme Wall- This wall is used exclusively along the major circulation route through the Southern area of the project., Summerhill Drive.

   The Theme Wall for Tuscany Hills (north) will relate to the existing Tuscany Hills (South) project by use of similar colors and materials. The "partial stone" effect on the wall surfaces have been modified for the Northern portion of Tuscany Hills to achieve a cleaner, simpler look, which will be more classic in style. Although the use of stone on the wall has been eliminated in the northern area, all masonry pilasters in theme wall locations will be veneered with stone.

2. Secondary Stucco Wall - This type of wall is essentially the same as the theme wall, but does not incorporate the use of stone. This wall shall be utilized in all other areas of the project where a solid wall is required. This type of wall occurs in the Southern portion of Tuscany Hills. For the Northern portion of Tuscany Hills, the Secondary Stucco Wall is the same as the Theme Wall.

3. View Fence - In order to maintain views, this type of fence will generally be utilized where the elevational difference is greater or equal to 15 feet within or on the boundary of individual lots. The fence could be made of glass acrylic panels for noise reduction or wrought iron. This view fence will also occur at the perimeter of development areas adjacent to open space and fuel modification zones.

4. Wood Fence and Stone Pilaster - Wooden fencing may occur on property lines between units only. It is permitted for side yard and rear yard fencing that is not visible from the public right-of-way. Fencing will be stained with a natural transparent coat. Stone veneered Pilasters will occur whenever there is a transition between wood fence and masonry wall. These techniques will be used in both the Southern and Northern portions of Tuscany Hills.
Wall and Fence Elevations - South

NOT TO SCALE

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION

EXHIBIT 39A
**Wall and Fence Elevations - North**

**Theme Masonry Walls**
(stucco wall w/ stone face pilaster)

- Stucco finish (color and type to be determined)
- Pre-cast concrete cap
- Stone Pilaster w/ Concrete cap (color and type to be determined)

**Wood Fence**
(min. 6' height w/ natural stain)
- Wood post

**Wood fence**
- Constructed similar to wood fence

**Splitface Interior Walls w/ Wood Gate**
(w/ split face wall return)

- Split face Masonry w/ splitface cap (color and type to be determined)

**View Fence**
- Tubular Steel fencing (color and type to be determined)

**Source:**
HUNSAKER & ASSOCIATES IRVINE, INC.
Signage Program

The signage program previously identified in Exhibits 18A and 18B for Tuscany Hills consists of temporary and permanent elements to assist visitors in locating model complexes and identifying key facilities of Tuscany Hills. In accordance with the Development Standards contained herein, flags, use signs and ladder signs are of a temporary nature only and will be removed upon project completion.

The locations of entry monument signs are shown in Exhibits 17A and 17B. These signs are permanent facilities. Exhibits 21, 22A and 22B show primary, secondary and tertiary project entry monumentation. Exhibits 23A through 29B provide illustrations of typical monument signage.
X. IMPLEMENTATION

The southern half of the project was approved via Tract Map 17413, Revision #4 and Tract Map No. 24383. In similar fashion, the northern half of the project will be authorized by approval of this Specific Plan Amendment No.1 and Tract Map No. 31370 submitted on 2/25/04.

However, several processes and procedures must be accomplished in order to implement the development plan contained within the Tuscany Hills Specific Plan. It must be established that the Specific Plan is consistent with all State and local requirements before it may be approved by City Council. Following its approval, several steps must be completed at the regional and state levels before actual development may commence. These steps and procedures are described in detail below.

Consistency

State Planning and Zoning Law

Section 65450 of the Government Code of the State of California (known as the State Planning and Zoning Act) gives authority for the preparation of specific plans. Section 65450 states: “The planning agency may, or if so directed by the legislative body, prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.” Article 8 through 10 of Chapter 3 of this law defines the scope, procedures for adoption and administration of specific plans and regulations. The AMENDMENT NO. 1 has been prepared in accordance with these provisions of the State Planning and Zoning Act.

California Environmental Quality Act

Environmental Impact Reports must be prepared for all specific plans. Focused EIR’s or Negative Declarations may be adequate for lesser projects or for component projects which are part of a Master EIR.

An EIR was prepared for the project in 1979. Subsequently, an EIS was prepared for the project in 1982. In order to ensure that environmental issues discussed in these two documents, accurately and completely reflect current conditions associated with Tuscany Hills, an addendum to the previous environmental documents was prepared for the original Specific Plan. A subsequent EIR was prepared for Amendment No. 1 and is contained in Appendix A of the Amendment No. 1.

City of Lake Elsinore General Plan

Section 65300 requires cities to adopt a comprehensive long-term general plan for the physical development of the City, and any land outside of its boundaries which in the planning agency’s judgment bears relation to its planning. The City of Lake Elsinore adopted its General Plan in December 1982 (Resolution No. 82-83) and most recently amended it in June 1990. The plan projects the development of the community to the year 1992. The majority of the project is consistent with the current General Plan, as the site land use designation is Specific Plan. However, as part of Amendment No. 1, approximately 37.3 acres is being incorporated into the
specific plan boundary. This area will require approval of a General Plan Amendment and Zone Change to change its land use designation to Specific Plan.

City of Lake Elsinore Zoning Code

The Amendment No. 1 shall be processed in accordance with the provisions of Chapter 17.99 (SPD) Specific Plan District, of the City's Zoning Code. This chapter provides for the processing of nonconditional Specific Plans which allows for the approval of the Specific Plan document and zoning on the project site concurrently. Through the adoption of Amendment No. 1 the City Council has established the zoning for the Tuscany Hills area per the standards contained within the Specific Plan, which is consistent with the City's General Plan.

2003 Development Agreement

A Development Agreement for the northern portion of the Tuscany Hills Specific Plan was executed between Centex Homes and the City of Lake Elsinore on December 8, 2003 (Doc. 2003-960052) defining the obligations and commitments of the parties relative to implementation of the Amendment No. 1. The Agreement granted Centex a vested right to develop the property in accordance with the existing land use regulations in effect at the City. In return, Centex agreed to dedicate and improve a 5 acre park (including two regulation Little League baseball fields), to provide a fire engine for the City, and to set aside 15% of the units constructed on the property (or equivalent in fees or other consideration) as affordable housing.

Riverside County Multi-Species Habitat Conservation Plan (MSHCP)

The project is exempted from the Riverside County Multi-species Habitat Conservation Plan, which was adopted by the County in late 2003, and contingently approved by the City on January 13, 2004 because the Northern Portion of the Tuscany Hills Specific Plan is subject to a development agreement between the City and the developer. However, the project design for the northern area reflects a large open space corridor which was developed in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) and contributes to the overall habitat planning efforts for the region.

Specific Plan Modifications/Amendments

Minor modification to the approved Tuscany Hills Specific Plan will be allowed at the discretion of the City's Community Development Director. Any modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan document. Appeals of the Community Development Director's decision shall be made to the Planning Commission. The Planning Commission shall act on appeal within thirty (30) days. All modifications or amendments to the approved Specific Plan, other than such minor changes, shall be processed as a Specific Plan Amendment and are subject to all specific plan procedures.
The following modifications constitute minor changes to the approved Specific Plan:

1. **Transfer of Units:** The maximum number of dwelling units in a residential area may be exceeded by up to 15% of the maximum, as long as an equal number or greater of excess units is available from a previously approved residential area which did not accomplish the maximum number expressed in that area to achieve an overall balance.

2. **Roadways:** Minor changes in roadway alignments and street sections are allowed, provided such changes are consistent with the streetscape concept for roads, and are subject to approval of the City Engineer and Community Development Director.

3. **Phasing Program:** The phasing program may be modified, provided the objectives of the program continue to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities is available to serve proposed development. Any deviations from the Phasing Plan shall be subject to the approval of the Community Development Director, and if deemed to be a significant change, the Planning Commission.

The following are administrative standards that apply to the implementation of future development applications (i.e., plot plans, tract maps, or parcel maps) for the Tuscany Hills Specific Plan:

1. Future tentative, or parcel maps and site plan review packages must be in substantial conformance with the development standards and design guidelines of the Tuscany Hills Specific Plan.

2. Final subdivision or parcel maps shall be in substantial conformance with the approved tentative or parcel map as well as the approved site plan package.

3. Building permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to the [map recordation subject to the requirements of the City.

4. Mitigation measures for environmental impacts shall be reviewed during the tentative map/site plan review stage. The tentative map shall be conditioned as necessary to mitigate any remaining impacts at the construction stages.

5. Approval of the final Specific Plan for the project shall be accomplished by Ordinance.
XI. PROJECT FINANCING

Community Facilities District (Public Improvements)

Under the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, Part I, Division 2, Title 5 of the California Government Code), the City of Lake Elsinore formed Community Facilities District No. 90-2 ("CFD No. 90-2") on both the southern and northern portions of Tuscany Hills. CFD No. 90-2 was initially authorized for and has taxing capacity to issue up to $50 million in bonds to finance the backbone infrastructure required for the Project. However, CFD No. 90-2 currently has an outstanding bonded indebtedness of approximately $21 million, and the City Council covenanted several years ago not to sell any more bonds for this CFD. As a result, the maximum special tax rates for CFD No. 90-2 far exceed the debt service payments necessary to service the current level of bonded indebtedness. However, these maximum special tax rates cannot be decreased without the permission of the current bondholders, who have no incentive to permit such a decrease in the collateral for their bonds.

Future proceedings will be undertaken for the formation of an additional CFD on the northern portion of Tuscany Hills to fund infrastructure necessary for the development of this area. However, since the maximum special tax rates for CFD No. 90-2 are already close to 2.0% of the projected sales prices of the homes to be constructed (the maximum allowed by the City), this additional CFD must pay its debt service with the portion of the CFD No. 90-2 maximum special taxes in northern Tuscany Hills that remains after debt service payments on the outstanding CFD No. 90-2 bonds have been covered. This would require that the newly established CFD share a common stream of annual special tax revenues with the existing CFD No. 90-2.

The special tax will be levied annually to pay principal of and interest on the CFD No. 90-2 bonds, as well as the new CFD bonds issued to finance new public improvements; and to pay for incidental and administrative expenses in connection with the foregoing. The public improvements anticipated to be financed with the new CFD bonds are generally described as follow:

Construction and acquisition of improvements for streets, sidewalks, curbs and gutters; street signs and traffic signals; street lights; water and sewer; storm drains; retaining walls and slope protection; acquisition of easements, rights-of-way and fee title to land; development impact fees; and incidental and administrative expenses in connection therewith.

In order to finance these types of public facilities and fees in a timely manner, it is anticipated that a series of CFD Improvement Areas will be established for the new CFD, with each Improvement Area placed on a separate portion of northern Tuscany Hills.

Community Facilities District (Law Enforcement, Fire and Paramedic Services)

Under the Mello-Roos Community Facilities Act of 1982, the City of Lake Elsinore has established a separate Community Facilities District to finance certain public safety services required for new development throughout the City. All new projects, including northern Tuscany Hills, are required to annex into this CFD and will be subject to an annual special tax to pay for the costs of law enforcement, fire and paramedic services, and the incidental and administrative expenses in connection therewith. Single-family residences will be subject to an annual special
tax of approximately $300 per unit, while townhomes, condominiums and apartments will be subject to an annual special tax of approximately $150 per unit. A special tax for these services is not imposed on non-residential properties.

**Landscape and Street Lighting Maintenance District**

Formed pursuant to the requirements of the Landscaping and Lighting Act of 1972, this district provides a source of funds for the installation, servicing, maintenance, repair and operation of landscaping, lighting and appurtenant facilities for the Tuscany Hills project. The entire development is currently located within the district.

At the time the district was originally formed, several Citywide special benefit zones were established to insure a source of funds for the ongoing maintenance of landscaping and lighting improvements that are of benefit to all parcels or lots within the City of Lake Elsinore. Later, several additional special benefit zones were established to provide a source of funding for the maintenance of improvements that are of local benefit. Each year, as required by the Landscaping and Lighting Act of 1972, a report is prepared which describes the improvements to be maintained, provides an estimated budget by benefit zone, and lists the assessments to be levied upon each assessable lot or parcel within the district to fund the maintenance of both city-wide and local facilities. It is these assessments that are paid by property owners within the Tuscany Hills Specific Plan.
XII. PROJECT PHASING

Tuscany Hills was designed as a master planned community phased over an extended period. The southern portion of the project was constructed by multiple builders during the 1990’s under Tracts 17413-1, 17413-2, 17413-3, 17413-4, 17413-5, 17413-6, 17413-7, 17413-8 and 24383. The northern portion is expected to be constructed by Centex Homes (TR 31370) by the year 2010.

Amendment No. 1 anticipates eight phases, three of which are already completed. Phases SR-1 through SR-3 included all of approved Tentative Tract Map 17413 and Tract 23483 in the southern area, both of which are recorded and constructed. Phases NR-1 through NR-5 constitute the northern portion and will be constructed by Centex Homes under Tract 31370, which accompanies the Amendment No. 1.

The phasing program for Amendment No. 1 is based on the following objectives:

1. Provide for an orderly build-out of the community based on current market trends
2. Insure adequate public facilities and services concurrent with private development
3. Provide a range of housing opportunities at a variety of densities as the community develops
4. Protect the public health, safety, and general welfare

Residential development is primarily a function of current market conditions. The timing of development can only be estimated, however, a general phasing program can be projected. Buildout of the first three phases (SR-1, SR-2 and SR-3) is completed as shown in Table 10A. Anticipated buildout of the phases remaining in the northern portion of Tuscany Hills Specific Plan is expected by the year 2010 as illustrated by Table 10B. Exhibits 40A and 40B show the development phasing concept for the northern and southern portions of Tuscany Hills.

The phasing program for the residential use in Tuscany Hills considers the following factors:

1. Phasing of grading and balancing of cut and fill to the extent practical
2. Adequate access to Specific Plan areas
3. Infrastructure phasing
4. Marketing viability and access
5. Availability of emergency access routes for each phase of development
Residential Phasing for the Southern Area (Tracts 17413 and 24383)

Phase SR-1 consists of approximately 541 units within Tracts 17413-1, 2, 3, 4, and 5. As of late 2003, when Specific Plan Amendment No. 1 was prepared, Phase SR-2 is largely complete. Phase SR-2 and SR-3 consist of approximately 499 units within Tracts 17413-6, 7, 8, and Tract 24383.

**TABLE 10A**

<table>
<thead>
<tr>
<th>Planning Unit/Year</th>
<th>Total as of 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>TM 17413-1</td>
<td>207</td>
</tr>
<tr>
<td>TM 17413-6</td>
<td>135</td>
</tr>
<tr>
<td>TM 17413-8</td>
<td>123</td>
</tr>
<tr>
<td>TM 17413-5, -2</td>
<td>152</td>
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<tr>
<td>TM 17413-3</td>
<td>158</td>
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<tr>
<td>TM 17413-7</td>
<td>77</td>
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<tr>
<td>TM 17413-4</td>
<td>24</td>
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<tr>
<td>TM 24383</td>
<td>164</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1040</strong></td>
</tr>
</tbody>
</table>

Residential Phasing for the Northern Area - Phases NR-1 through NR-5 through 9 (Tract 31370)

Phases NR-1 to NR-5 will be submitted under tentative tract map 31370, which will subdivide the northern portion of the Specific Plan area. Phases NR-1 to NR-5 consist of approximately 807 single family residential units within Tract 31370.

**TABLE 10B**

<table>
<thead>
<tr>
<th>Planning Unit/Year</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>Total</th>
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<tbody>
<tr>
<td>TM 31370</td>
<td>157</td>
<td>265</td>
<td>275</td>
<td>137</td>
<td>11</td>
<td>807</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>157</td>
<td>265</td>
<td>275</td>
<td>137</td>
<td>11</td>
<td>807</td>
</tr>
</tbody>
</table>
TITLE:
Development Phasing - South

NOTE:
Phasing is conceptual

LEGEND
- PHASE SR-1
- PHASE SR-2
- PHASE SR-3

SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

EXHIBIT 40A
Development Phasing - North
Infrastructure Phasing

Within the master planned community all necessary infrastructure will be available when necessary to provide a continually balanced community. Additionally, community amenities and features will be implemented concurrent with development to provide a balance of benefits to the residents and prevent overtaxing existing city amenities and recreational features.

Table 11 outlines the circulation and utility improvements needed in each of the project’s phases. This infrastructure phasing is illustrated conceptually in Figures 42A and 42B. Homestead Land Development was responsible for the installation of all infrastructure, community, and backbone facilities for Phases SR-1 through SR-3. Centex Homes will be responsible for these facilities on Phases NR-1 through NR-5.

Pursuant to the School District’s request for a joint school/park site regulatory agreement to expedite construction of a school within the Tuscany Hills development, a 12.2-acre elementary school site with an adjacent 5.7-acre park site was offered to the School District. Construction of the school was completed by the School District in September 1990.

A major Homeowners Association Recreation Center was constructed and available for community residents with the completion of Phase 1. In Phase 3, a public park and an adjacent private recreation area were constructed with the major backbone facilities.

Manufactured slope landscaping and fire safety fuel modification zones will be installed prior to the occupancy of adjacent residences. Open space implementation shall be accomplished by tracking the open space dedications of each individual final tract.

In addition to the infrastructure improvements discussed in Table 11, an 12.2-acre elementary school site with an adjacent 5-acre park site located on parcel 3 of TPM 25005 was offered, accepted and constructed in September 1990. See Exhibit 8A areas 2A and 4.

A major Homeowners Association Recreation Center was constructed and available for community residents with the completion of Phase SR-1. In Phase SR-2, a public park and a private recreation area were constructed with the major backbone facilities. An additional park will be constructed with Phases NR-1 through NR-5 to serve the northern portion of the project.

Manufactured slope landscaping and fire safety fuel modification zones will be installed prior to the occupancy of adjacent residences. Open Space implementation shall be accomplished by tracking the open space dedication of each individual final tract.
<table>
<thead>
<tr>
<th>Phase</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1 - South</strong>&lt;br&gt;(641 units)&lt;br&gt;*Complete</td>
<td><strong>Circulation</strong>&lt;br&gt;Backbone system consists of the major secondary arterial (Summerhill Drive) serving the site from the south installed to the second local collector intersection adjacent to the recreational center site. The second collector (66’ right-of-way) was also installed easterly to the San Jacinto River. <strong>Utilities</strong>&lt;br&gt;Water, sewer, and dry utility (electric, telephone, and gas) improvements followed the basic installation procedure as outlined in circulation above. All offsite extensions or construction requirements were completed prior to any occupancy. Major pumping and water storage facilities were constructed with backbone roadway immurements in this stage.</td>
</tr>
<tr>
<td><strong>Phase 2 - South</strong>&lt;br&gt;(399 units)&lt;br&gt;*Complete</td>
<td><strong>Circulation</strong>&lt;br&gt;Backbone street systems included the balance of the arterial and collector system, Summerhill Drive, Bella Vista, Via Scenica, La Strada, and the making of a temporary emergency connection to Greenwald as an extension to Summerhill Road. The extension of Greenwald is in compliance with condition #1 of TTM 17413, Revision #4. <strong>Utilities</strong>&lt;br&gt;Water, sewer and dry utility improvements followed the basic installation procedure outlined in circulation above. These included 8” and 12” water mains and 8” sewer lines as indicated by Exhibits 13A and 14A. All construction was completed prior to occupancy.</td>
</tr>
<tr>
<td><strong>Phase 1 and 2 - North</strong>&lt;br&gt;(415 units)</td>
<td><strong>Circulation</strong>&lt;br&gt;Backbone streets in the northern half will be installed including the extension of Bella Vista to connect with Greenwald Avenue and with Summerhill Drive <strong>Utilities</strong>&lt;br&gt;Water, sewer and dry utility improvements will follow the basic installation procedure outlined in circulation above. These will include 12” and 16” water mains and 8”, 10”, and 15” gravity sewer lines and 8” and 12” sewer force mains as indicated by Exhibits 13B, 13C and 14B. The new 1801water reservoir and lower sewer lift station will also be constructed with this phase. All construction will be completed prior to occupancy.</td>
</tr>
</tbody>
</table>
Phase 3 and 4 - North
(392 units)  

Circulation
Backbone streets include the extension of Summerhill Drive to Greenwald Avenue.

Utilities
Water, sewer and dry utility improvements will follow the basic installation procedure outlined in circulation above. These will include 8” and 12” water mains and 8” gravity sewer lines and the Greenwald Avenue sewer force main as indicated by Exhibits 13B, 13C and 14B. All construction will be completed prior to occupancy.
Backbone Infrastructure Plan - North
DEFINITIONS

For the purpose of carrying out the intent of the Tuscany Hills Specific Plan, words, phrases, and terms shall be deemed to have the meaning ascribed to them as below. Any definitions not provided here shall be as provided in the City of Lake Elsinore Municipal Code.

The word "Council" or "City Council" shall mean the City Council of the City of Lake Elsinore, which is the governing body of the city.

The word "County" shall mean the County of Riverside.

The word "Commission" shall mean the City of Lake Elsinore Planning Commission.

The words "Approved by the Director" or "Director," shall mean the Community Development Director of the City of Lake Elsinore acting in person or through a subordinate to whom the authorize to act has been delegated.

The word "shall" is mandatory; the word "may" is permissive.

The word "State" shall mean the State of California.

The word "permitted" means permitted without the requirement for a discretionary permit but subject to all other applicable regulations.

The words "Zoning Code" or "Code" shall mean the Comprehensive Zoning Code of the City of Lake Elsinore.

Access, Primary: The principal pedestrian walkway system to a dwelling unit.

Access, Secondary: An access other than the primary access.

Access, Vehicles Primary: The primary access route for vehicles into the project. This route shall be maintained operation at all times for emergency access.

Access, Vehicle Secondary: The secondary access route for vehicles into the project that permits an alternative route into the project. This access route shall be maintained operation at all times for emergency access.

Accessory structure: A subordinate building located on a building site, the use of which is customarily incidental to that of the main building or to the use of the land.

Accessory use: A use customarily incidental and accessory to the principal use of the land, or to a building or other structure but not necessarily located on the same building site as the principal use.

Basement: A story partly underground and having more than one-half of its height above the ground-level grade.

Building: A structure having a roof supported by columns or walls.
Building height: The vertical distance measured from the ground-level grade to the top of the building directly above that point.

Building line: An imaginary line on a building site specifying the closest point from an ultimate right-of-way or a property line where a main building may be located.

Building site: A parcel or contiguous parcels of land, which was established in compliance with the building site requirements of this specific plan.

Building site area: The total area, measured horizontally as a level plane, of the land within the boundaries of a building site not including any street right-of-ways, vehicular easements or other easements that prohibit the surface use of the property except open space landscape or recreational easements; and not including any portion which does not meet applicable district regulations when a building site is divided by such a right-of-way or easement.

Building site coverage: The area of the land within the perimeter of all structures located on the building site, not including the area under unenclosed eaves and unenclosed post-supported overhangs, patios, courts, malls, swimming pools, and off-street parking facilities, divided by the building site area.

Carport: A roofed structure or a portion of a building open on one or more sides, primarily for the parking of automobiles.

Cellar: A portion of a building partly or wholly underground and having more than one-half of its height below the ground-level grade. A cellar shall not be considered a story.

Centerline: A line described in the first situation that applies in the following instances:

a. A section line, half-section line or quarter-section line whenever a mapped highway is plotted on the "Master Plan of Arterial Highways" along a section, half-section or quarter-section line.

b. A line shown as a centerline on a map entitled "Precise Plan of Highway Alignment," and any amendments thereto.

c. A line shown as a centerline on a recorded tract map, an approved record of survey map or a parcel map.

d. A line in the center of the ultimate street right-of-way.

Cluster development: Refers to a residential subdivision consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a site plan with adequate provisions for permanent maintenance of the common ownership facilities.

Common area - residential: The area within a residential development that is not occupied by residential buildings and which is owned in common by homeowners in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees (e.g. common parking facilities, recreation areas, landscaped areas, open space areas, and lateral areas).

Community facility: A noncommercial use established primarily for the benefit and enjoyment of the population of the community in which it is located.
Community information center: A temporary or permanent structure principally used as an information pavilion and/or temporary real estate sales offices for the sale of homes in Tuscany Hills, including parking and related facilities.

Community service facility: A community service commercial, or nonprofit, noncommercial use established primarily to service the immediate population of the community in which it is located.

Conditional Use Permit: Synonymous with minor design as discussed in Chapter VIII, Development Standards.

Conservation easement: Synonymous with all open space definitions provided herein.

Conventional subdivision: A subdivision consisting primarily of streets and lots. Commonly owned or special use areas may be included but are secondary and supplementary to the subdivision's design.

Day nursery (including preschool and nursery schools): Any group of buildings, building or portion thereof used primarily for the daytime care of six or more children at any location other than their normal places or residence, excluding any children who normally reside on the premises.

Density: The number of dwelling units per gross acre.

Development: Residential, commercial, industrial, community facility or other construction, including necessary grading, landscaping and parking, together with the land upon which the building or structures are constructed.

Development unit: A portion of a development plan or tentative tract map within which all lots and amenities are constructed or developed at one time or in contiguous interrelated phases as a unit of the overall proposed development.

Driveway: A vehicular passageway for the exclusive use of the occupants of a project or property and their guests. A driveway shall not be considered a street.

Dwelling, single-family: A building containing one dwelling unit per building site.

Dwelling unit: One or more rooms in a structure, including a kitchen, designed for occupancy by one family for living and sleeping purposes, and including factory built and mobile homes when such mobile home bears an insignia of approval issued by the California Department of Housing and Community Development or a housing seal number from the Federal Department of Housing and Urban Development (HUD).

Easement: A recorded right of interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over said land.

Exterior property line: A property line abutting a public or private street.
**Family:** One person, with or without resident domestic employees, occupying one dwelling unit; or two or more people related by blood, marriage or adoption, with or without domestic employees, occupying one dwelling unit; or a group of not more than six unrelated people, with or without domestic employees, occupying one dwelling unit; or a licensed family care home, foster family home, or maternity home, as defined in Title XXII, Sections 30011, 30013, 30015 of the California Administrative Code, serving six or fewer persons, when such care is provided on a twenty-four-hour-per-day basis; or a family day care home, as defined in Title XXII, Section 30019(a) of the California Administrative Code.

**Flood, One-hundred-year:** The highest level of flooding that has an average frequency of occurrence in the order of one in one hundred years at a designated location, considering regional meteorological and hydrological conditions characteristic of the geographical region involved. This also means that the level of flooding having a one percent probability of occurrence in any year.

**Flood plain:** The land area adjacent to a watercourse, which is subject to overflow of floodwaters.

**Floodway:** The channel of a stream or other watercourse and that part of the flood plain reasonably required for passage of a flood of given magnitude.

**Floor area ratio:** The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

**Garage, private:** A building, or a portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

**Garage, public:** A building other than a private garage used for the maintenance or temporary storage of automobiles.

**General Plan:** Refers to the City of Lake Elsinore General Plan, and elements thereof, as they may pertain to the Tuscany Hills Specific Plan.

**Grade, ground level:** The average level of the finished ground surface surrounding a building.

**Gross area:** The entire land area within the boundary of a project, measured to the centerline of any abutting arterial highways.

**Gross residential density:** The density of a residential project computed by dividing the total number of dwelling units in the project by the gross area of the project.

**Interior property line:** A property line which does not abut a private or public street.

**Joint use of parking:** The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off-street parking requirements of more than one land use, e.g. use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

**Kennel:** Any property where four or more dogs, or cats, or any combination thereof, over the age of four months, are kept or maintained for any purpose.
Key lot: Any parcel shown on a recorded tract map, record of survey recorded pursuant to an approved division of land, parcel map, lot line adjustment or recorded Certificate of Compliance, having side property line(s) abutting the rear property line(s) of adjacent parcels.

Local agency: An agency for the local performance of governmental or proprietary function within limited boundaries. "Local agency" does not include the state, a city, or a county. "Local agency" does include but is not limited to school districts, sanitary and sanitation districts, and water districts.

Lot: Any parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved vision of land, lot line adjustments, a parcel map, or recorded Certificate of Compliance. A lot is not necessarily a building site.

Lot Area Average: The mean average of the area of the lots within the Tract Map.

Lot Coverage: The area of the land within the perimeter of all structures located on the building site, not including the area under unenclosed eaves and unenclosed post-supported overhangs, patios, courts, malls, swimming pools, and off-street parking facilities, divided by the building site area.

Main building(s): The building(s) containing the main or principal use(s) of the premises, or occupied for the purpose of operating or administering the main or principal use(s).

Manufactured Open Space: Any manufactured parcel of land or water which provides a recreational and/or scenic amenity to the community. This shall include major manufactured slopes when adjacent to natural open space.

Master Plan of Arterial Highways: A component of the Circulation Element of the Riverside County General Plan designating adopted and proposed routes for all commuter, secondary, primary, and major highways and transportation corridors within the County of Riverside.

Minimum Lot Area: The minimum square feet of land area for each lot.

Net residential area: The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in streets (both public and private), schools, public parks, flood control works and any other use, easement or encumbrance which prevents the surface use of the property for a building site or construction of structures.

Nonconforming structure: A lawfully established building or structure that does not conform to the regulations of this code for the district in which it is located, either at the effective date of this code or as a result of subsequent amendments to this code.

Open space (Natural): Any parcel or area of land or water which is essentially unimproved and devoted to the preservation of plant and animal life, providing scenic and aesthetic values and an area which serves as links between major recreation and open space preservation areas.

Open space, usable: See Usable open space.

Open space transitional: Areas free and clear of urban development.
Outdoor advertising structure and sign: A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located.

Panhandle lot: A building site wherein the only vehicular access to the site is by way of a corridor or vehicular access way which serves no other property, is less than forty feet wide and is more than forty feet long.

Parking area, private: An area, other than a street, designed or used primarily for the parking of private vehicles and not open to general public use.

Parking area, public: An area, other than a private parking area or private street, used for the parking of vehicles and available for general public use, either free or for remuneration.

Parking area, restricted: An area used for parking vehicles on a semi-permanent basis and not available to the general public for hourly or day-to-day parking.

Planned development: A residential subdivision wherein residences, common open areas and landscaping, common private recreation facilities, and pedestrian and vehicular access and circulation patterns are arranged as a unified comprehensive plan with an identifiable theme or concept and with adequate provisions for permanent maintenance of the common facilities.

Planning area: An area of land which is depicted on the Tuscany Hills Specific Plan and Statistical Summary.

Project: A land development readily recognizable as a unit, e.g., a residential neighborhood, condominium, apartment, shopping center, office or business park development, recreation lake, golf course or similar land developments.

Preliminary landscaping plan: A plan indicating the general location, size, type of plant materials and ground cover to be located in the yards and other open areas of a development.

Project Net Area: All of the land area included within a plan for a development project excepting those areas designated for public and private streets rights-of-way, schools, parks, and other uses or easements which would preclude the use of the land therein as part of the development project.

Public: Belonging and open to, and enjoyed, controlled, used and maintained by and for, the public generally.

Public agency: The United States, the State of California, the County of Riverside, the City of Lake Elsinore, special districts, and any other governmental entity authorized by law to perform functions for the public or segment thereof.

Recreation areas: Open space areas which offer active and passive recreation and/or scenic attraction of a local and regional significance.
Residential single-family: Refers to any residential zoning district or residential development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Single-family residential includes either attached or detached single-family dwellings, planned concept subdivision, cluster developments, and may include conventional subdivisions and planned developments.

Riding and hiking trails: Any trail or walkway designed for and used by equestrians or pedestrians.

Right-of-way: An area or strip of land either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Sales Office: Real estate office which is used for sales leasing and information.

Setback area: The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Setback distance: The distance between the building line and the property line, or when abutting a street, the back of curb or right-of-way line where noted (Exhibits 19, 20).

Sign: Any device used for visual communication or attraction, including any announcement, declaration, demonstration, display, illustration, insignia, vehicle or symbol used to advertise or promote the interests of any person, together with all parts, materials, frame and background.

Site development permit: A plan showing the details of building locations, structures, parking, vehicular access, landscaping and architectural design for a project or building site. This definition is synonymous with minor design review as discussed in Chapter VIII, Development Standards.

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface or the topmost floor and the ceiling or roof above.

Street: A public or private vehicular right-of-way other than an alley or driveway, including both local streets and arterial highways.

Street opening: A curb break, or a means, place or way provided for vehicular access between a street and abutting property.

Structure: Anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground except business signs, tennis court fences, and other fences around unenclosed outdoor recreation facilities, landscape facilities, and other minor improvements. A mobile home on a permanent foundation is a structure.

Tot lot: An improved and equipped play area which is intended for children up to seven (7) years of age. Tot lots include facilities as play apparatus, paved areas for wheeled toys, benches, sand areas, small wading pools, and turf area.
Usable open space: Usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including but not limited to lots, swimming pools, basketball courts, tennis courts, picnic facilities, open landscaped areas including major slopes, and greenbelts with pedestrian walkways and equestrian and bicycle trails. Usable open space areas do not contain the following: buildings and structures (other than accessory to the main use), or impervious surfaces (e.g. public/private streets, common driveways, and off-street parking facilities) devoted to non-recreational uses; surface utility facilities, median strips for roads or parking lots; road embankments; and property not reserved for the sole use and enjoyment of the occupants of the entire development and their guests.

Use: The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Yard: The open space within a building site that is unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the finished grade upward; except that eaves, fences, walls used as fences, poles, posts and other customary yard ornaments, accessories and furniture may be permitted in any yard subject to the regulations for the district in which it is located.