CITY OF LAKE ELSINORE
DREAM EXTREME

APPENDIX A
SPECIFIC PLAN LAND USES
&
SUMMARIES

CITY OF LAKE ELSINORE GENERAL PLAN - ADOPTED DECEMBER 13, 2011

CITY OF LAKE ELSINORE

GENERAL PLAN

APPENDIX A

SPECIFIC PLAN LAND USES & SUMMARIES

ADOPTED BY THE CITY COUNCIL ON DECEMBER 13, 2011
BY RESOLUTION NO. 2011-071

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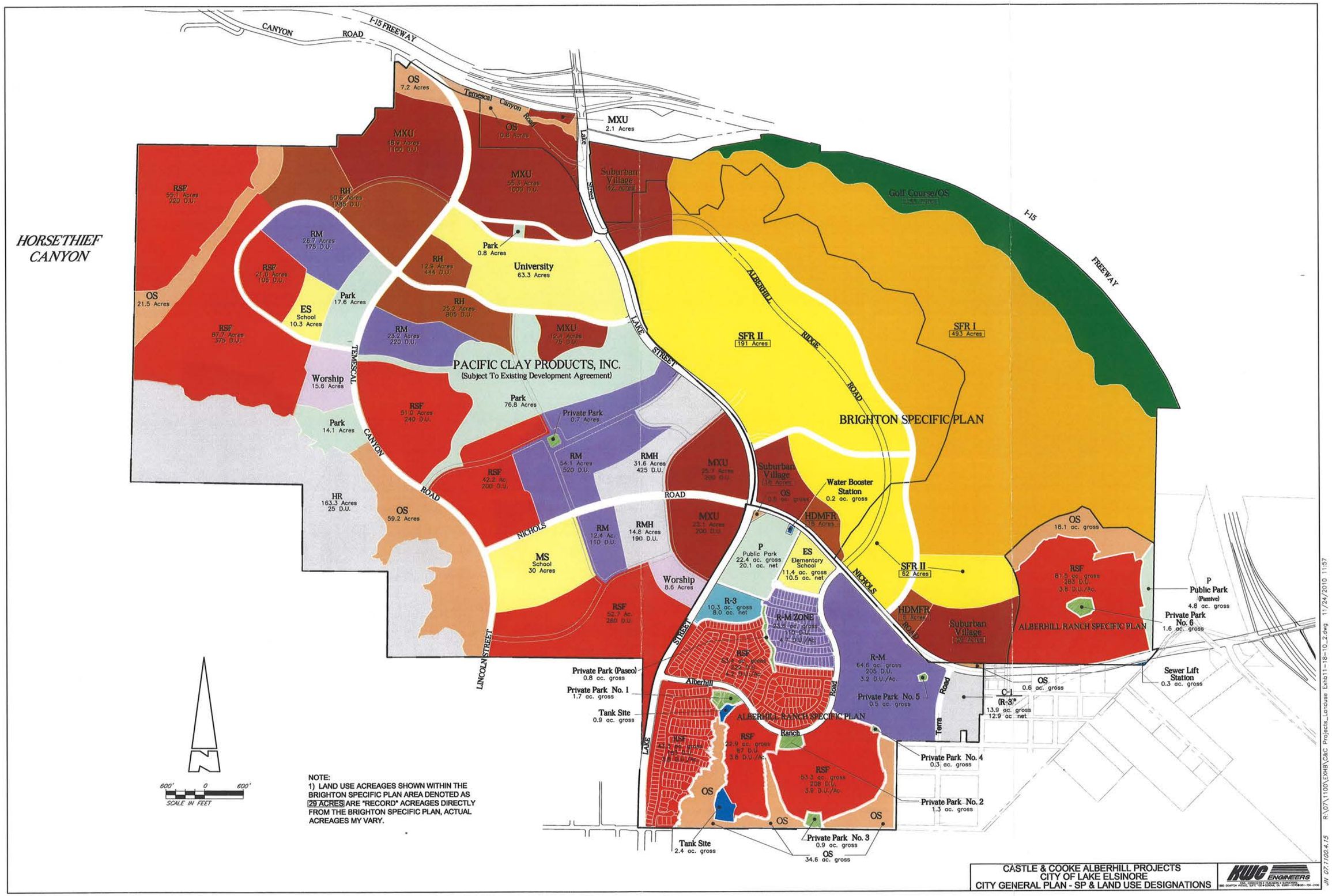
A1

Alberhill Ranch
Specific Plan



NOTE:
1) LAND USE ACREAGES SHOWN WITHIN THE BRIGHTON SPECIFIC PLAN AREA DENOTED AS 29 ACRES ARE "RECORD" ACREAGES DIRECTLY FROM THE BRIGHTON SPECIFIC PLAN, ACTUAL ACREAGES MY VARY.

CASTLE & COOKE ALBERHILL PROJECTS
CITY OF LAKE ELSINORE
CITY GENERAL PLAN - SP & LAND USE DESIGNATIONS

KWC ENGINEERS

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SPECIFIC PLAN

Alberhill Ranch

LONG BEACH EQUITIES, INC

1989

I. EXECUTIVE SUMMARY

The Alberhill Ranch Specific Plan and Environmental Impact Report pertain to approximately 1,853 acres located on the northwesterly border of the City of Lake Elsinore, along Interstate 15 in Riverside County. The Alberhill Ranch Specific Plan is part of a larger annexation area of approximately 2,667 acres. Areas within the annexation area which are not covered by the Specific Plan will be subject to further environmental review once those properties are ready for development.

The project site is characterized by rolling terrain ranging in elevation from 1,200 feet to 1,950 feet. Wildlife and vegetation on-site is generally sparse, however, some biologically sensitive species have been found to inhabit the site. Much of the project site has been disturbed by mining activities. These mining operations have occurred over the past 100 years and are planned to cease sometime this year.

The Alberhill Ranch Specific Plan combines residential, commercial and open space and recreational uses on approximately 1,853 acres. The residential portion of the Specific Plan proposes 3,705 dwelling units distributed among five different density categories.

The Neighborhood Commercial portion of the project encompasses approximately 32 acres in two different locations. These commercial sites will provide shopping opportunities for the residents of Alberhill Ranch. In addition, 222 acres of highway and office commercial uses will be located along the Interstate 15 freeway at Lake Street and Nichols Road. These commercial areas will serve the Alberhill Ranch project as well as residences in the Temescal and Elsinore Valley.

TABLE 1
ALBERHILL RANCH SPECIFIC PLAN
STATISTICAL SUMMARY

CATEGORY	LAND USE	ACRES	DENSITY	DWELLING UNITS
R-R	Rural Residential	169 ac	0.2 du/ac	34 du
RCD	Single-Family Residential	133 ac	3.0 du/ac	399 du
R-SF	Single-Family Residential	490 ac	4.0 du/ac	1,960 du
R-M	Single-Family Residential	74 ac	8.0 du/ac	592 du
R-3	Multi-Family Residential	30 ac	24.0 du/ac	720 du
C-SP	Commercial-Specific Plan	203 ac		
C-1	Neighborhood Commercial	32 ac		
C-H	Highway/Commercial*	19 ac		
JHS	Junior High School	20 ac		
ES/P	Elementary School/Park	30 ac		
P	Park	30 ac		
OS	Open Space	531 ac		
	Roads	92 ac		
	TOTAL	1,853 ac		3,705 du

*Includes 8 acres within the City of Lake Elsinore Boundary currently zoned C-M.

The Alberhill Ranch project will provide 40 acres of developed neighborhood parks, as well as 531 acres of passive open space uses. A pedestrian/equestrian trail will run north/south through the open space area. Overall, the open space areas constitute approximately 28% of the total project area.

Alberhill Ranch will enjoy the benefits of a master-planned community. The infrastructure and other public facilities will be sufficiently sized to meet the needs of the entire community at full buildout. In addition, specific planning and design elements such as land use compatibility, site design, architecture, and landscaping will be consistently applied to assume a varied yet homogenous project.

The circulation system serving Alberhill Ranch combines elements of the County Master Plan of Highways with the City's circulation element. Traffic flows from the project will be served by Coal Road/Terra Cotta Road and Nichols Road (a major highway), with Robb Road and Lake Street improved to arterial highway standards.

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN 89-2 (ALBERHILL RANCH) - CONTINUED

15. Prior to issuance of a grading permit, an erosion control plan shall be approved by the City of Lake Elsinore. Clearance from the Department of Fish and Game and the U.S. Fish and Wildlife Service may be required.

16. Prior to grading of biologically sensitive areas, a Resource Management Plan shall be prepared for review by the City of Lake Elsinore.

17. Developer shall prepare an amendment to the previously approved Reclamation Plan for the mined area for approval by the Community Development Director prior to issuance of grading permits.

18. With the submission of the first Tentative Map, the developer shall submit, for review and approval by the City Engineer and subsequent approval by the Planning Commission, a circulation plan for the entire project, including phasing of improvements and design standards.

19. The City of Lake Elsinore Community Services Director shall require the implementation of all trails and bike ways addressed within the Specific Plan as Tentative Maps are approved.

20. Project development will be subject to the payment of impact fees imposed by AB 2926 prior to issuance of building permits.

21. Developer will incorporate those guidelines described in the Specific Plan as individual Tentative Maps are approved.

22. Developer will comply with all Environmental Impact Report mitigation measures as identified in Environmental Impact Report 89-2.

23. A rehabilitation and cleanup plan for all open space areas shall be prepared as part of the Phasing Plan for the entire project and shall be submitted for review and approval by the Community Development Director.

24. A phasing plan for removal of all mining operation shall be submitted with the first Tentative map for review and approval by the Community Development Director. Mining and stockpile operations may continue within the Alberhill Specific Plan area for a period not to exceed four years in accordance with mining regulations now existing in the County of Riverside.

25. As a condition of the filing of any Final Tract Map on the property covered by the Specific Plan, Murdoch and Long Beach Equities shall record in the official records of Riverside County, California, on all the respective properties in the City of Lake Elsinore a covenant and condition whereby Murdoch and/or Long Beach Equities or their successors in interest acknowledges the mining operat'on carried on by Pacific Clay Properties, Inc. in the general Lake Elsinore area and agrees not to object to such operations, or to bring any nuisance or similar actions with respect to such operations. (Requested by Long Beach Equities).

26. The developer shall participate in the City of Lake Elsinore Citywide Landscaping and Street Lighting District pursuant to Resolution No. 88-27.

27. Applicant shall work with individual land owners in the island area of Terra Cotta/City to insure that it is Specific Planned and brought back within one year of annexation.

APPROVED

II. INTRODUCTION

A. SITE LOCATION

The Alberhill Ranch project is located in western Riverside County adjacent to the northern boundary of the City of Lake Elsinore as shown in the Regional Map (Exhibit 1). The Specific Plan site consists of approximately 1,853 acres of land, portions of which are divided by Interstate 15. The site is bounded generally by I-15 to the north, Terra Cotta Road/ Nichols Road to the south, El Toro Road to the east, and Robb Road/Lake Street to the west.

B. SITE DESCRIPTION

The site is characterized by rolling terrain, ranging in elevation from approximately 1,950 feet above sea level in the eastern portion of the site, to approximately 1,200 feet above sea level in the Walker Canyon/Temescal Creek area in the northern portion of the site. Temescal Creek is a major drainage channel which gathers surface water from the southwesterly flanks of Walker Canyon and flows toward the northwest. A minor tributary drains the remainder of the site, which flows along its westerly boundary and ultimately flows into Temescal Creek in the vicinity of the I-15/Lake Street interchange.

Vegetation on the site is generally sparse, consisting predominantly of native grasses and chaparral. Areas of relatively dense vegetation, including large eucalyptus and cottonwood trees, are present in Walker Canyon and along the southwest boundary of the site on Lake Street north of Coal Road.

C. BACKGROUND

A large portion of the site has been disturbed by mining operations that have occurred over the last 100 years. In the early 1800's, coal and clay were discovered in this part of Riverside County, known as the Alberhill area. From 1885 until 1900, a lignitic variety of coal was mined in the area by Messrs Cheney and Colliers. After 1900, very little coal was mined. From 1890 to 1956, the Alberhill Coal and Clay Company mined clay from deposits located on site, within the easterly half of Section 22 and the westerly one-third of Section 23. Coal and clay were mined by tunneling and open pit methods. Since 1940, the clay has been mined almost entirely by the open pit method and many of the old tunnels and "glory holes" have been removed. In 1956, Pacific Clay Products acquired exclusive rights to the Alberhill Coal and Clay Company deposits, and the mining of clay is still in progress today. However, during the past 100 years, much of

the usable clay has been removed from the site and the amount of remaining clay reserves is not known. As of June 30, 1988 Pacific Clay Products' lease on a majority of the project site was terminated.

D. PROJECT OVERVIEW

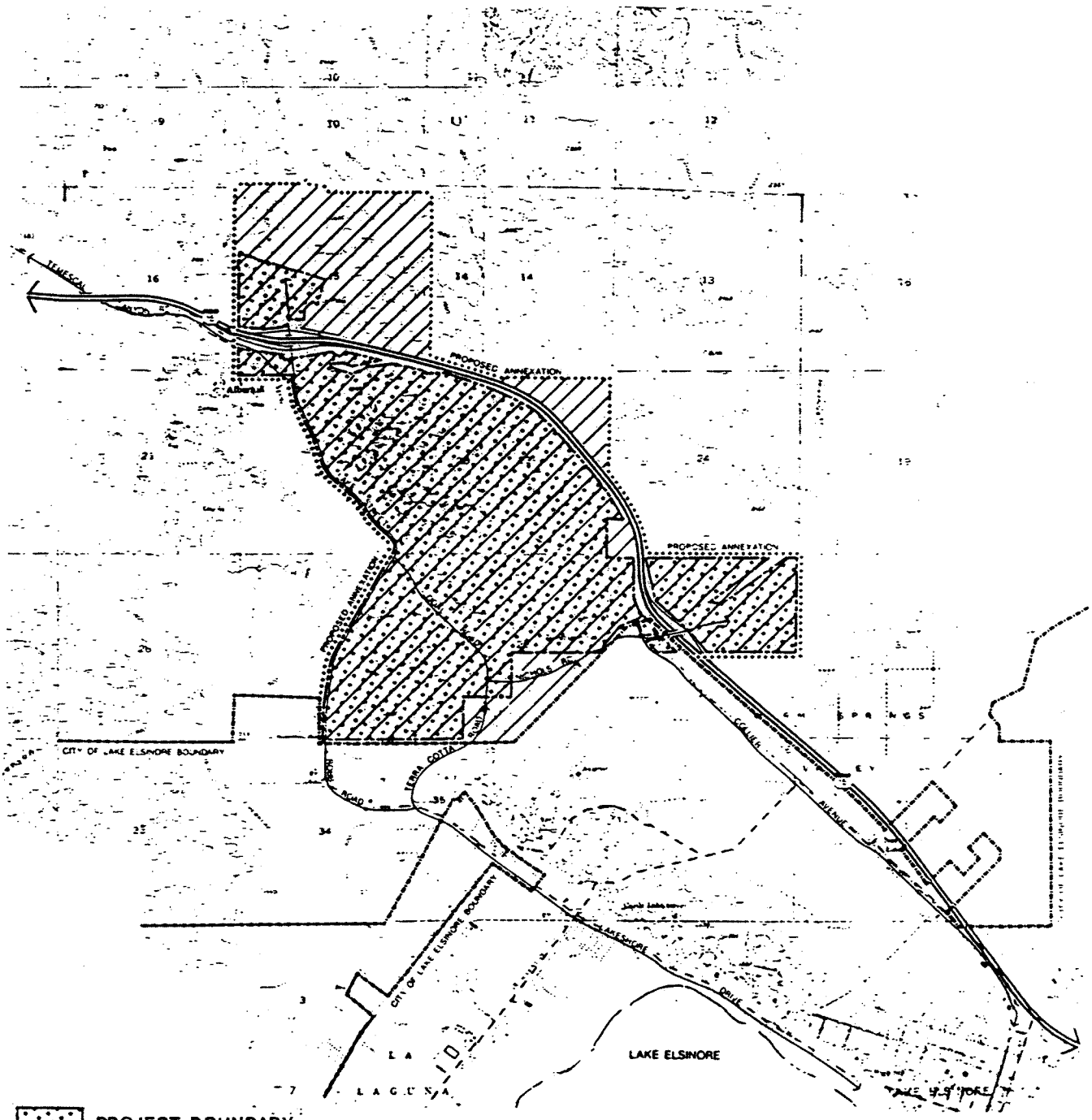
The proposed Alberhill Ranch Specific Plan project is a mixed land use development on approximately 1,853 acres. Residential development within the project will consist of a variety of housing types ranging from very low density rural residences to higher density, multi-family residences along the major corridors.

Residential areas will be served by neighborhood-oriented commercial uses within the interior of the project. A mix of commercial and business park uses are strategically located at freeway interchanges to maximize access to Interstate 15, a major transportation corridor in the region. Open space is an essential element of the project. A substantial portion of the site between I-15 and the ridgeline extending through the center of the site will be maintained in its natural condition. Within this open space area, the riparian woodland along Temescal Creek will be preserved. South of the ridgeline, residential development will be clustered to preserve natural terrain and topographic features to the greatest extent feasible, to create a transition between natural and developed areas.

E. PURPOSE

The purpose of this Specific Plan is three-fold: To define the boundaries of annexation from the County of Riverside to the City of Lake Elsinore and determine the procedures necessary to complete the process through the Local Agency Formation Commission; to initiate the amendment of mineral resource classifications on the property in accordance with the requirements of the State Department of Conservation, Division of Mines and Geology; and, to specify the proposed distribution, location and extent of land uses, public facilities and infrastructure which comprise the Alberhill Ranch Specific Plan project.

Currently, all but eight acres of the project site are located outside the corporate limits of the City of Lake Elsinore, within the jurisdiction of the County of Riverside (See Vicinity Map, Exhibit 2). The site is entirely within the City of Lake Elsinore's Sphere of Influence as determined by the Riverside County Local Agency Formation Commission (LAFCO). The project site is directly contiguous to portions of Lake Elsinore's northern city limits, except for approximately 116 acres of land in the vicinity of the Terra Cotta Road/Nichols Road intersection. Including this area, the proposed annexation encompasses 2,667 acres of land, both north and south of I-15. Areas within the annexation area



PROJECT BOUNDARY

PROPOSED ANNEXATION AREA TO CITY OF LAKE ELSINORE

EXHIBIT 2

Vicinity Map

Alberhill Ranch

LONG BEACH EQUITIES, INC

TURRINI and BRINK

which are not covered by the Specific Plan will be subject to further environmental review at the time that those properties are proposed for development.

Because much of the land throughout California is undergoing rapid urbanization, the State Division of Mines and Geology has classified areas containing significant mineral resources into Mineral Resource Zones (MRZ's). The purpose of the classification system is to ensure that access to regionally significant resources is not precluded in the future by development occurring today. In 1982, at the request of Pacific Clay Products, Inc., the State Division of Mines and Geology established mineral resource zones on the site. Pacific Clay petitioned the State to "classify" the property's mineral resources in order to protect its mineral rights on the lease areas within the project site as well as on the highly productive land it owns west of the site. Unless a development proposal brings the project site to its attention, the State would not typically expect to re-evaluate the classification status until 1992, ten years after the original classification.

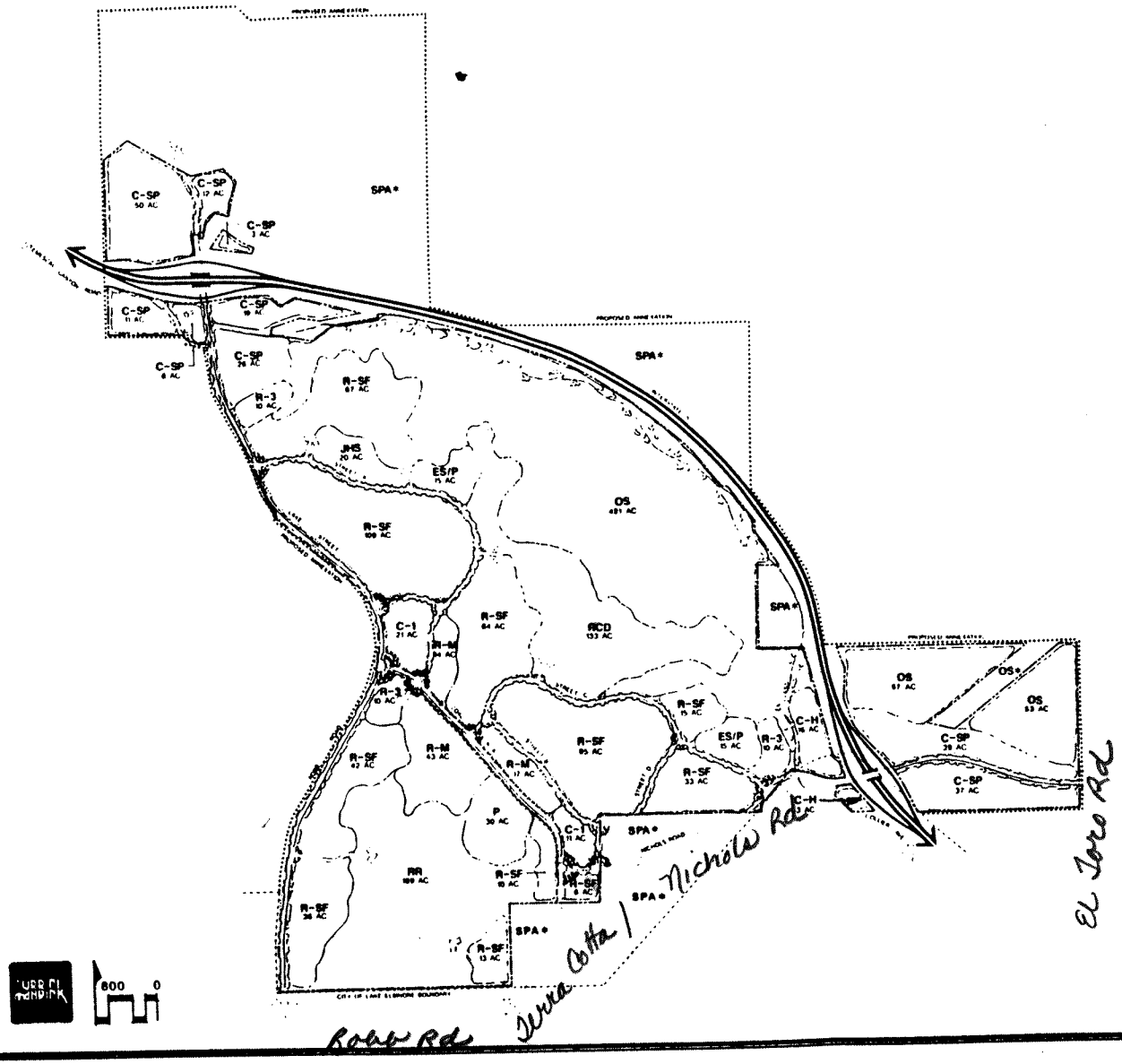
This Specific Plan has been prepared in accordance with Section 65450 et. seq. of the California State Government Code. The Plan is accompanied by an environmental assessment in accordance with the provisions of the California Environmental Quality Act (CEQA), Section 21000 et. seq. of the Public Resources Code, and with the CEQA Guidelines promulgated by the State Secretary of Resources.

In conjunction with the processing of this Plan, several procedures must be accomplished through the various jurisdictions involved:

- Certification of the Environmental Impact Report pertaining to the property, in accordance with CEQA requirements;
- A General Plan Amendment, processed through the City of Lake Elsinore;
- Pre-zoning, establishing City zoning on the property prior to annexation;
- Annexation, processed through the Riverside County Local Agency Formation Commission (LAFCO);
- Redesignation of the Mineral Resources classification on the property, processed through the State Board of Mines and Geology;
- Approval of a Development Agreement with the City of Lake Elsinore.

EXHIBIT 14

Land Use Plan



LEGEND

	Land Use	Acres	Density	Dwelling Units
RR	Rural Residential	169	0.2 du/ac	34
RCD	Single-Family Residential	133	3.0 du/ac	399
R-SF	Single-Family Residential	490	4.0 du/ac	1960
R-M	Single-Family Residential	74	8.0 du/ac	592
R-3	Multi-Family Residential	30	24.0 du/ac	720
C-1	Neighborhood Commercial	32		
C-H	Highway Commercial **	19		
C-SP	Commercial/Specific Plan	203		
JHS	Junior High School	20		
ES/P	Elementary School/Park	30		
P	Park	30		
OS	Open Space	531		
	Roads	92		
	TOTAL	1853 AC		3705 DU
SPA *	Specific Plan Area	802		
OS *	Open Space	20		
	TOTAL	822		

*LAND USE DESIGNATIONS WITHIN ANNEXATION AREA, BUT OUTSIDE ALBERHILL RANCH SPECIFIC PLAN AREA

**INCLUDES 8 ACRES WITHIN CITY OF LAKE ELSINORE BOUNDARY CURRENTLY ZONED C-M.

Alberhill Ranch

LONG BEACH EQUITIES INC

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A2

Canyon Creek
"Summerhill"
Specific Plan

CANYON CREEK
Specific Plan

LA STRADA

Planning Area No.1
Planning Area No.2

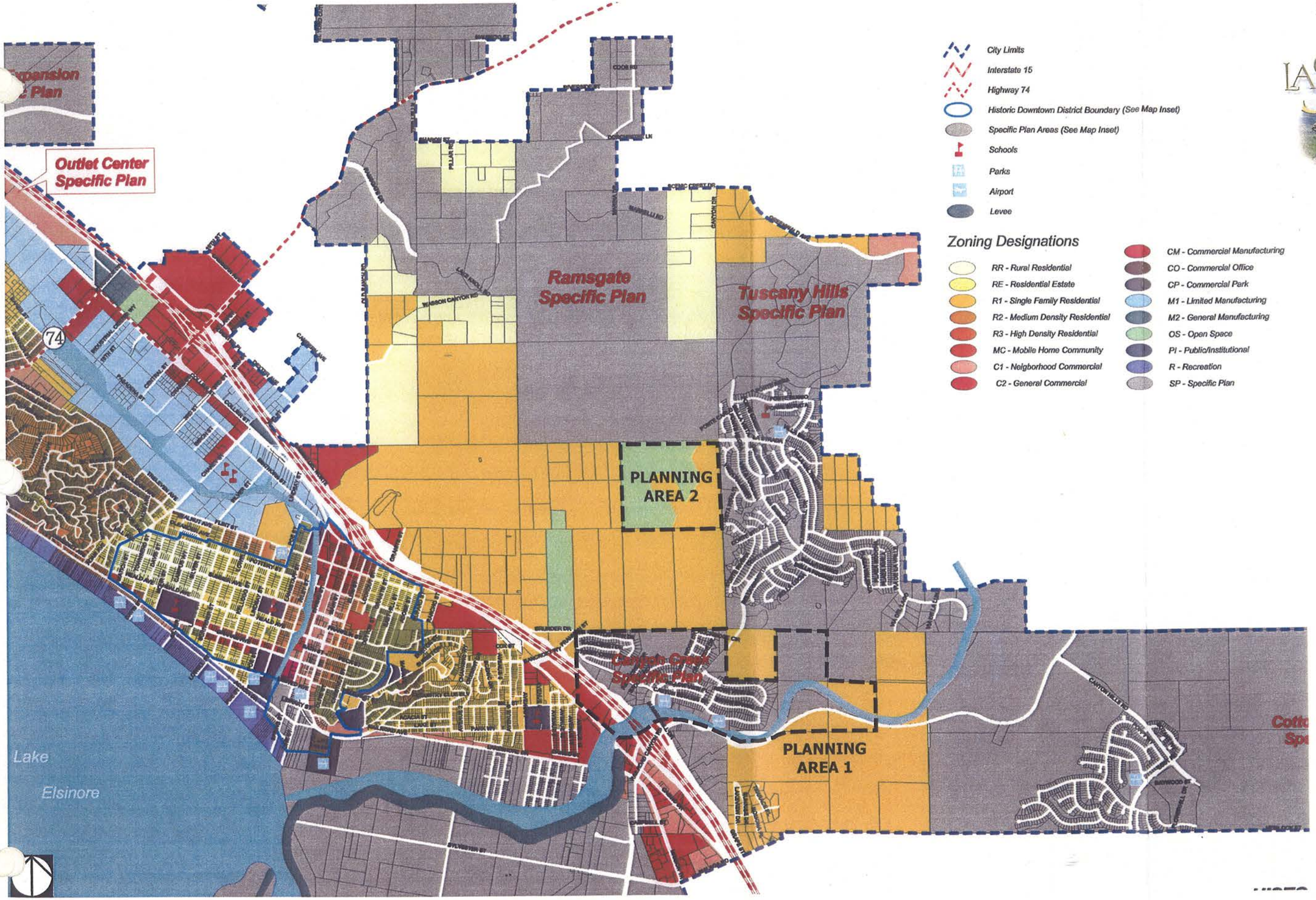
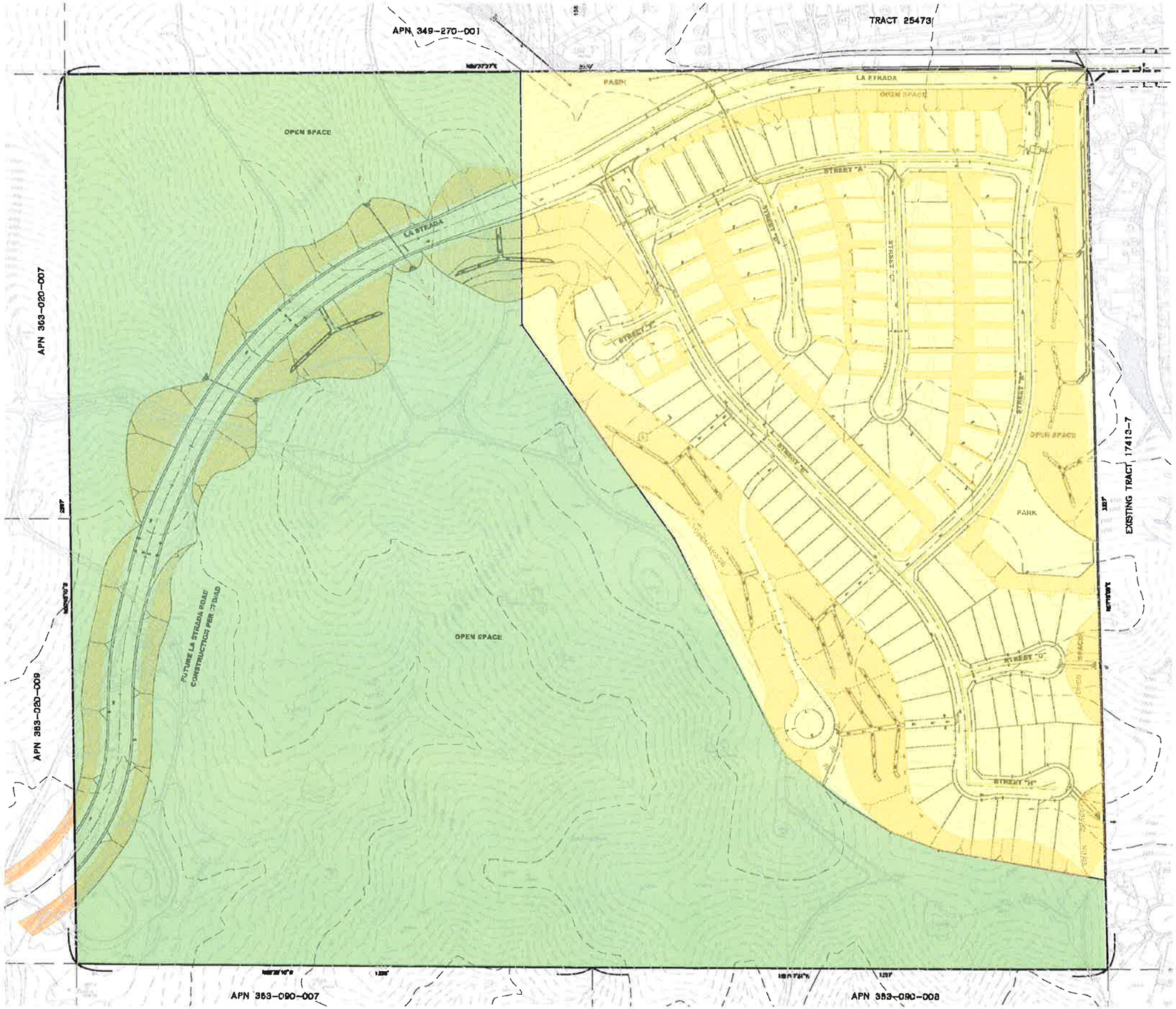


Exhibit 16
Zoning Map

CANYON CREEK
Specific Plan

LA STRADA

Planning Area No.2



LEGEND

VLD - Very Low Density Residential -
64.5 acres @
2.00 du/ac (net)
0.95 du/ac (gross)

Remainder Parcel -
75.5 acres

Exhibit 17

Conceptual Land Use Plan

TABLE 2
RESIDENTIAL AREAS STATISTICAL SUMMARY

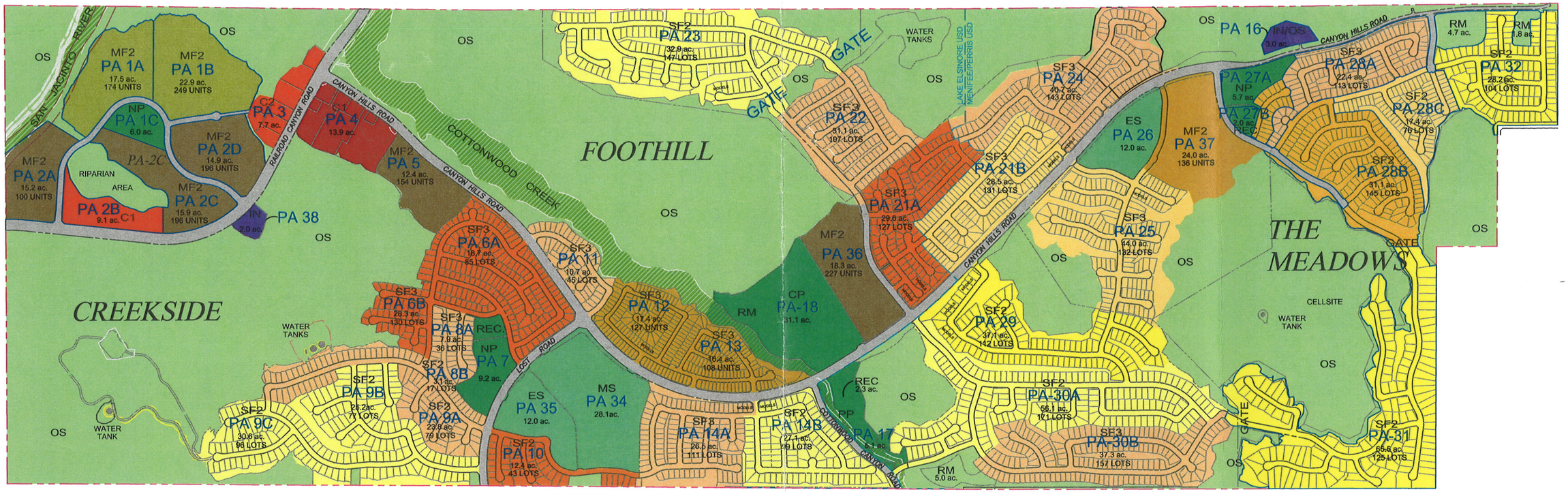
Planning Area	Product Type	Tract	Acres of Developed Area	Acres of Open Space	Total Residential Acres	Units	Total Area Density
PA 1	Single Family	20472	32.5	60.5	93.0	125	1.3 units/acre
PA 1	Single Family	20704	90.0	25.4	115.4	258	2.2 units/acre
PA 1	Single Family	20705 (Partial)	40.0	22.0	62.0	155	2.5 units/acre
PA 1	Single Family	20705 (Partial)	41.2	6.8	48.0	130	2.7 units/acre
PA 1	Apartments	20705 (Partial)	16.0	4.0	20.0	350	17.5 units/acre
PA 2	**Single Family**	**32077**	**~~58~~ 64.5**	**~~82~~ 75.5**	**140.0** 476.4*	**134** **1,152**	**.96 units/acre**

* Does not include commercial tract 20473 of 12.5 acres

1,152 units divided by 490.90 **gross acres** = 2.34 dwelling units per acre

A3

Canyon Hills
Specific Plan



Phase	Planning Area	Product Size	Density	Acres	Existing Units	SF	MF
1	5	MF2	12.42	12.4	154		
	6A	55' - 80'	4.55	18.7	85		
	6B	55' - 80'	4.59	28.3	130		
	8A	50' - 110'	4.56	7.9	36		
	8B	50' - 110'	5.48	3.1	17		
	9A	50' - 110'	3.32	23.8	79		
	9B	60' - 110'	3.06	25.2	77		
	9C	60' - 110'	3.14	30.6	96		
	10	55' - 80'	3.47	12.4	43		
	11	50' - 110'	4.21	10.7	45		
2	12	38' - 90'	7.30	17.4	127		
	13	38' - 90'	6.59	16.4	108		
	14A	50' - 100'	4.19	26.5	111		
	14B	60' - 100'	3.65	27.1	99		
3	21A	55' - 85'	4.29	29.6	127		
	21B	46' - 104'	4.60	28.5	131		
	24	50' - 100'	3.51	40.7	143		
	36	MF2	12.40	18.3	227		
4	22	50' - 100'	3.44	31.1	107		
	23	60' - 100'	4.47	32.9	147		
5	29	55' - 100'	7.47	37.1	112		
	30A	60' - 110'	6.11	56.1	171		
	30B	50' - 100'	7.73	37.3	157		
6	25	46' - 104'	3.00	44.0		132	
	37	MF2	5.57	24.0			136
7	28A	46' - 100'	5.04	22.4		113	
	28B	50' - 100'	3.71	39.1		145	
	28C	46' - 100'	4.37	17.4		76	
	31	70' - 115'	1.88	66.5		125	
	32	60' - 100'	3.69	28.2		104	
8	1A	MF2	9.94	17.5			174
	1B	MF2	10.87	22.9			249
	2A	MF2	6.58	15.2			100
	2C	MF2	12.33	15.9			196
	2D	MF2	13.15	14.9			196
Totals					2529	695	1051
Grand Total			4.75	900.1	4275		

LEGEND

———	PA LINE
— — — —	PA SUB-AREA
—— - - ——	PROJECT BOUNDARY
	VILLAGE BOUNDARY
PA 10	PLANNING AREA
C1	NEIGHBORHOOD COMMERCIAL
C2	GENERAL COMMERCIAL
CP	COMMUNITY PARK
ES	ELEMENTARY SCHOOL
IN	INSTITUTIONAL
MF1	MULTI-FAMILY ATTACHED
MF2	MULTI-FAMILY ATTACHED
MS	MIDDLE SCHOOL
NP	NEIGHBORHOOD PARK
OS	OPEN SPACE
PP	PASSIVE PARK
REC	PRIVATE RECREATION AREA HOA MAINTAINED
RM	RIPARIAN MITIGATION
SF1	SINGLE FAMILY DETACHED
SF2	SINGLE FAMILY DETACHED
SF3	SINGLE FAMILY DETACHED

1" = 400'

CANYON HILLS
CANYON HILLS

PRODUCT DISTRIBUTION MAP
(Revised Specific Plan)

PardeeHomes CANYON HILLS

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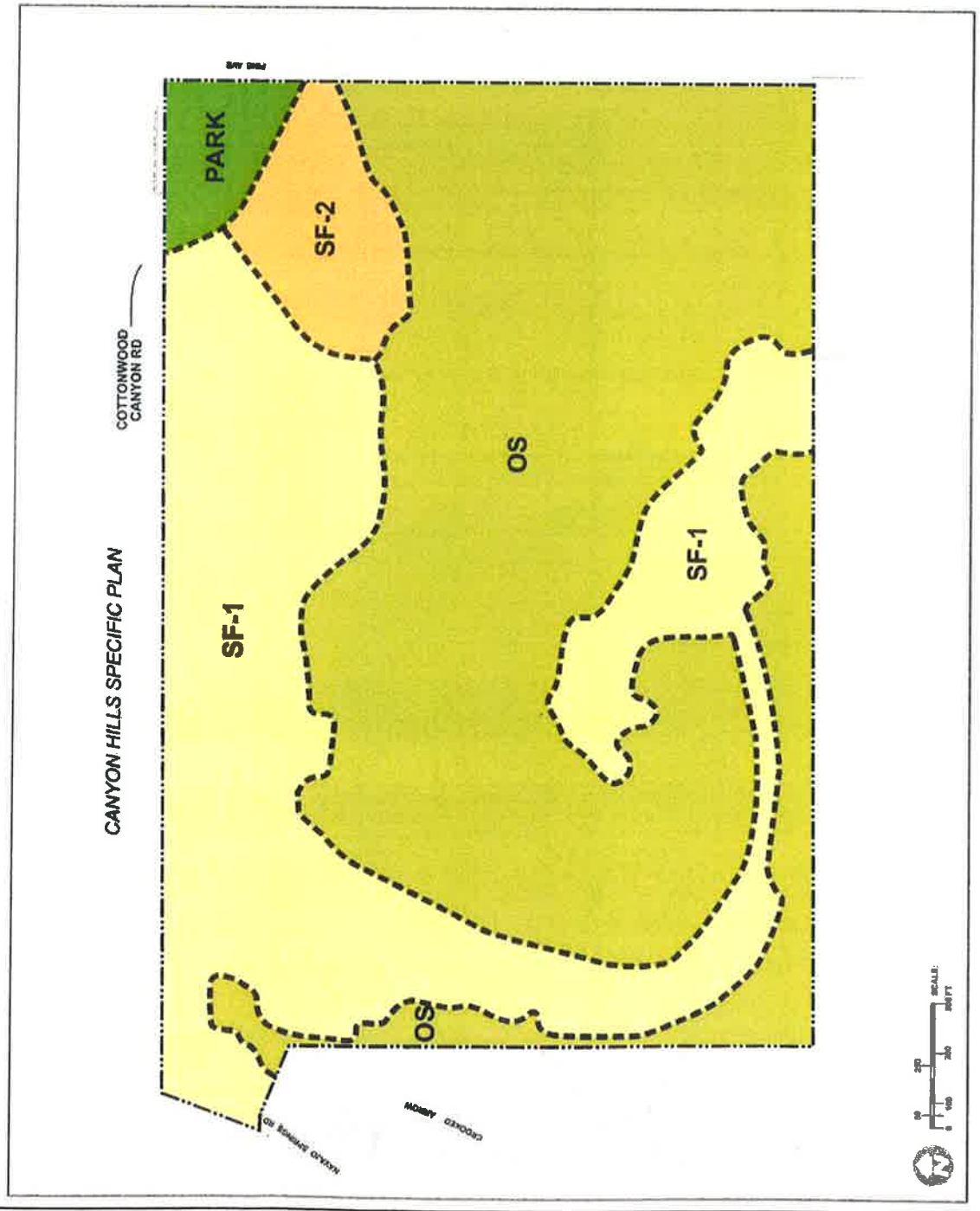
A4

Canyon Hills Estates
Specific Plan



CANYON HILLS ESTATES

Lake Elsinore, California

LAND USE STATISTICAL SUMMARY

LAND USE	PLAN DESIGNATION	ACRES	DENSITY RANGE dwg/ac	TARGET DENSITY dwg/ac	TARGET YIELD
RESIDENTIAL					
Single Family - 1	SF-1	81.7	2-4	2.9	238 dwg
Single Family - 2	SF-2	9.4	5-12	6.8	64 dwg
PUBLIC PARK					
Neighborhood Park	P	5.4			
OPEN SPACE					
Open Space	OS	149.9			
TOTAL ACREAGE		246.4			
MAXIMUM RESIDENTIAL YIELD					302 dwg

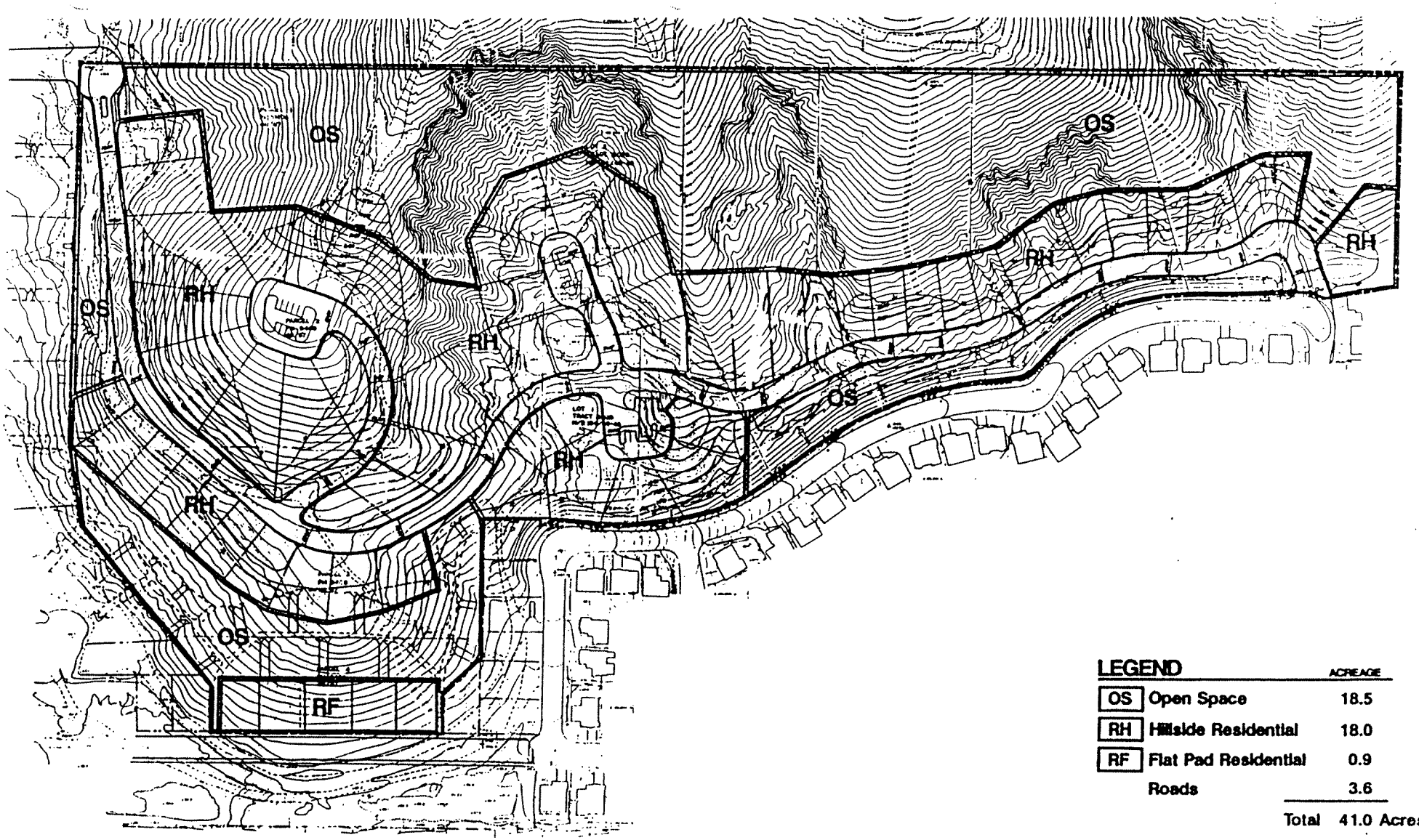
Notes:
1. Gross acreage
2. Dwelling units per acre

Draft
SPECIFIC PLAN

FIGURE 6
LAND USE PLAN

A5

Cape of Good Hope Specific Plan



LEGEND		ACREAGE
OS	Open Space	18.5
RH	Hillside Residential	18.0
RF	Flat Pad Residential	0.9
	Roads	3.6
	Total	41.0 Acres

CAPE OF GOOD HOPE

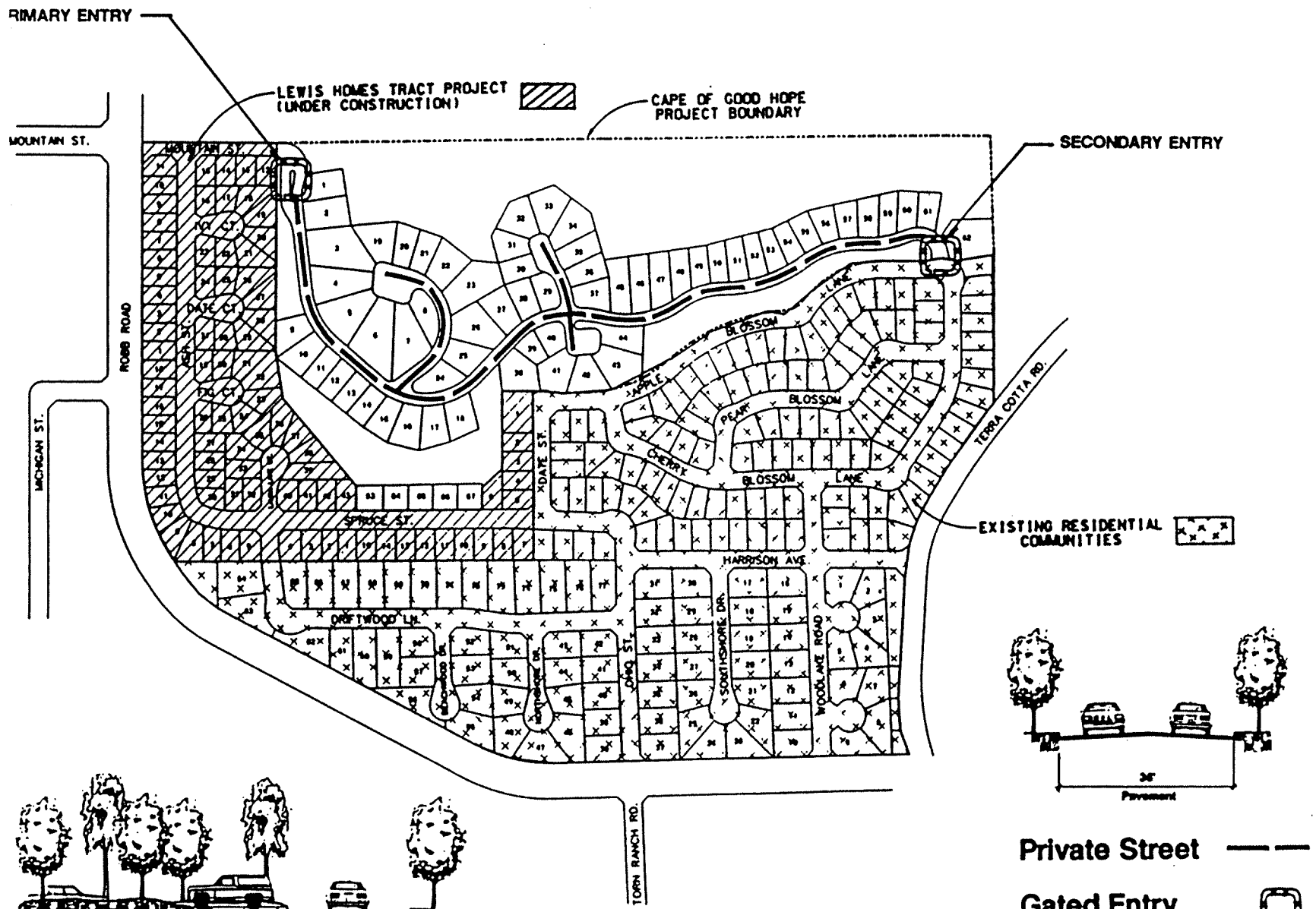
THE WESTERN COMPANY - LAKE ELSINORE

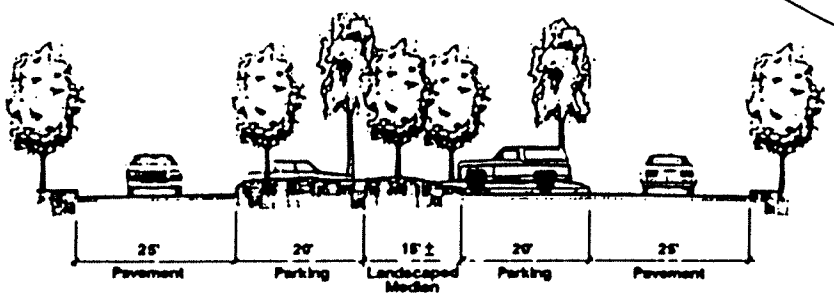
EXHIBIT 4

LAND USE PLAN

NORTH

THE KEITH COMPANIES





Typical Cul-de-sac Median

Private Street

Gated Entry

EXHIBIT 6

CAPE OF GOOD HOPE

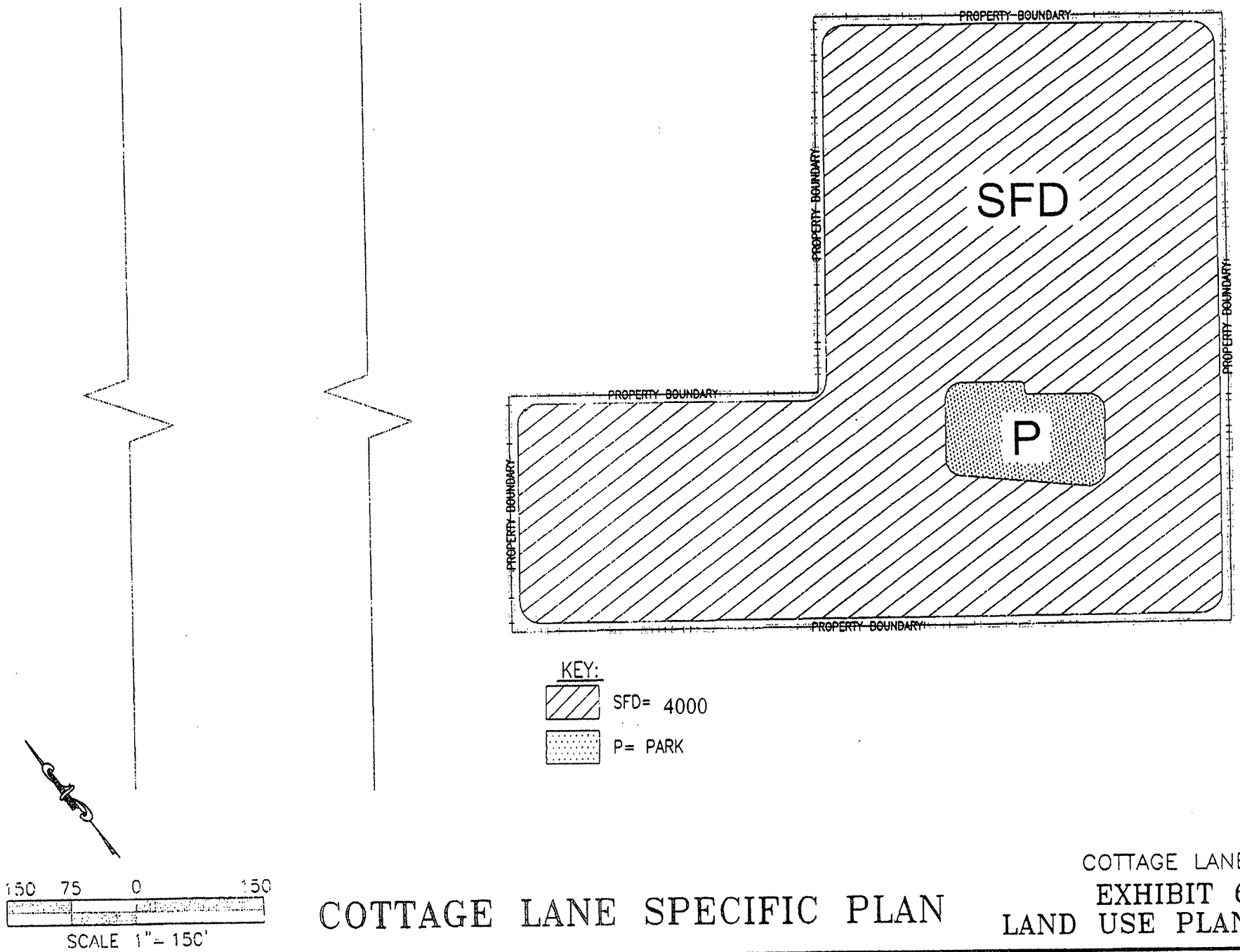
CIRCULATION PLAN

THE WESTERN COMPANY - LAKE ELSINORE

THE KEITH COMPANIES

A6

Cottage Lane
Specific Plan

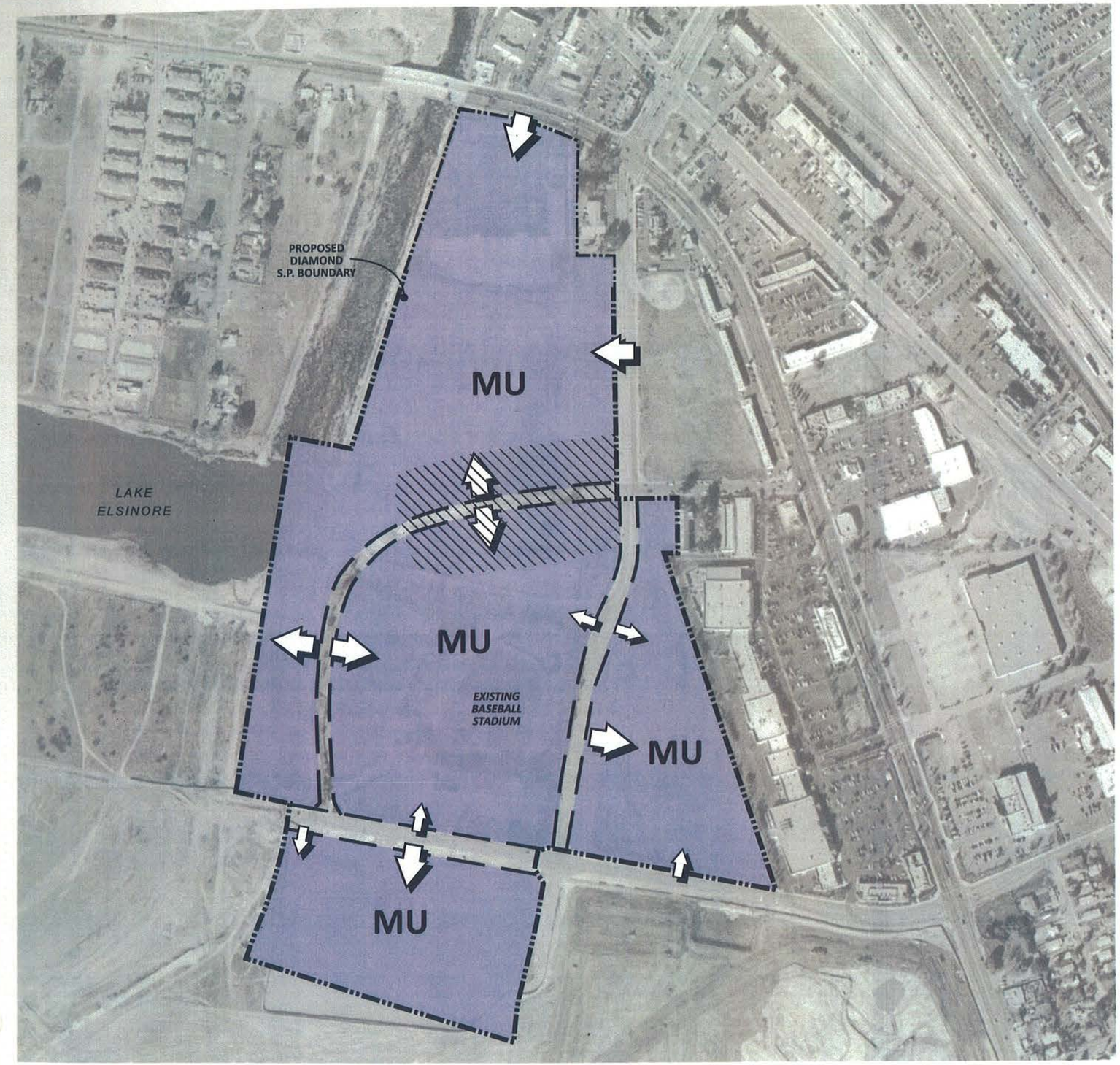


COTTAGE LANE SPECIFIC PLAN

COTTAGE LANE
EXHIBIT 6
LAND USE PLAN

A7

Diamond
Specific Plan



The DIAMOND Specific Plan
LAKE ELSINORE, CA

LAND USE

MU	= Mixed-use	81.6
	Roads	5.6
		87.2 ac.

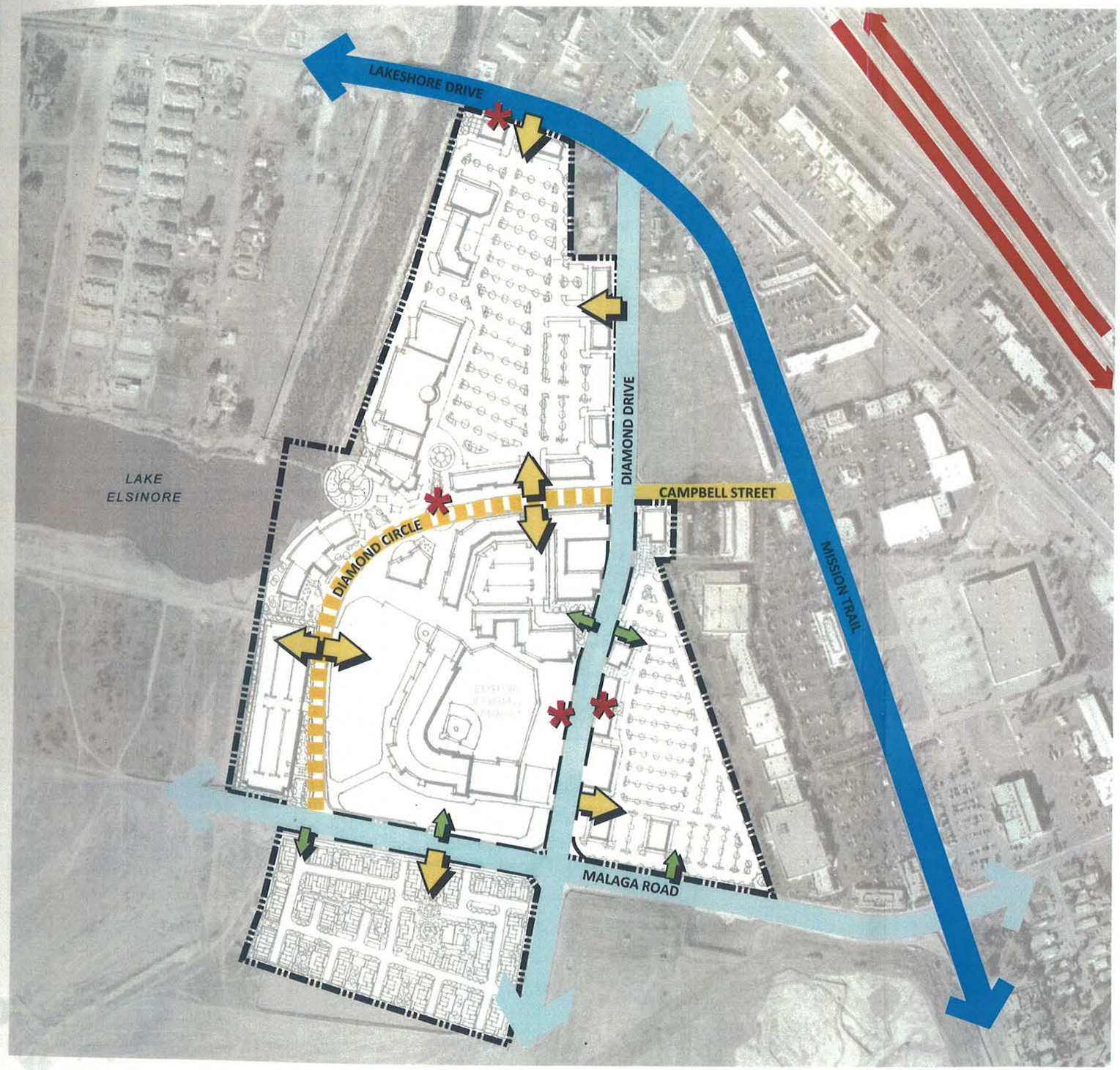
LEGEND

= Primary Access Point

= Secondary Access Point

= Community Center Overlay

FIGURE 3-1
Land Use Plan



The DIAMOND Specific Plan
LAKE ELSINORE, CA

LEGEND:

= I-15 Freeway

= Urban Arterial (6 Lanes)

= Major Highway (4 Lanes)

= Local Street (2 Lanes)

= Private Street (2 Lanes)

= Primary Access Point

= Secondary Access Point

= Potential Bus Stop Location

= Diamond Specific Plan Boundary

Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply. Number of lanes indicated in legend are based on ultimate buildouts as depicted in the General Plan Circulation Element and do not necessarily reflect current conditions. The illustrated onsite circulation and access points are key elements of The Diamond and will be integrated into future development plans. The final alignment of Diamond Circle may deviate from this plan, but the roadway will, in all cases, continue to serve as the primary access roadway into the planning areas and connect Diamond Drive to the east with Malaga Road to the south.

FIGURE 3-6
Vehicular Circulation

In accord with this development concept, the ELSP was prepared including the Diamond Project site, and the current General Plan Land Use Map (1990 General Plan Land Use Map as amended) designates the site as "Approved Specific Plan." The Land Use Element further specifies that the ELSP should "[...] provide a range of housing types, tourist-oriented uses, regional and local commercial activities, and a variety of recreational uses [...]" (p. III-30). The DSP provides enhanced guidelines and standards that are consistent with the 1990 General Plan, but are more site-specific than the broad standards established by the ELSP.

Consistent with the GPU's direction for the Ballpark District, The Diamond's uses will be combined in "mixed-use" and "commercial" designations, which will allow a creative blending of the retail, office, hotel, education, and high density residential uses throughout the plan area. The existing Diamond Stadium will form an organizing design feature and activity focal point. Non-residential Floor Area Ratios (FARs) and residential density will also be consistent with the Commercial Mixed-use and Tourist Commercial use development criteria outlined in the General Plan, designated at up to 0.80 FAR and 18 units/acre (gross), respectively.

The proposed development would, in addition to meeting the requirements of the General Plan, help achieve the recommendations for development provided by the I-15 Interregional Partnership's Western Riverside Smart Growth Opportunity Map. The Smart Growth Opportunity Map identifies the Ballpark District as a potential future "Town Center." Town Centers are defined as areas of mixed-use development which have a primarily subregional draw and are accessible by public transit and highways. This designation encourages the development of a mixed-use center with target minimums of 20 units/acre (net) in residential areas and 30 employees/acre (net) in employment areas.

Table 1-1 The Diamond Specific Plan Land Use Summary

Specific Plan Land Use Category	Acreage (AC)	Max Density[1]/ Floor Area Ratio[2] (FAR)
Mixed-Use (Open Space[3])	81.6 (6.8)	18 DU/AC/0.80 FAR
Roads	5.6	Not applicable
Total	***87.2***	18 DU/AC/0.80 FAR

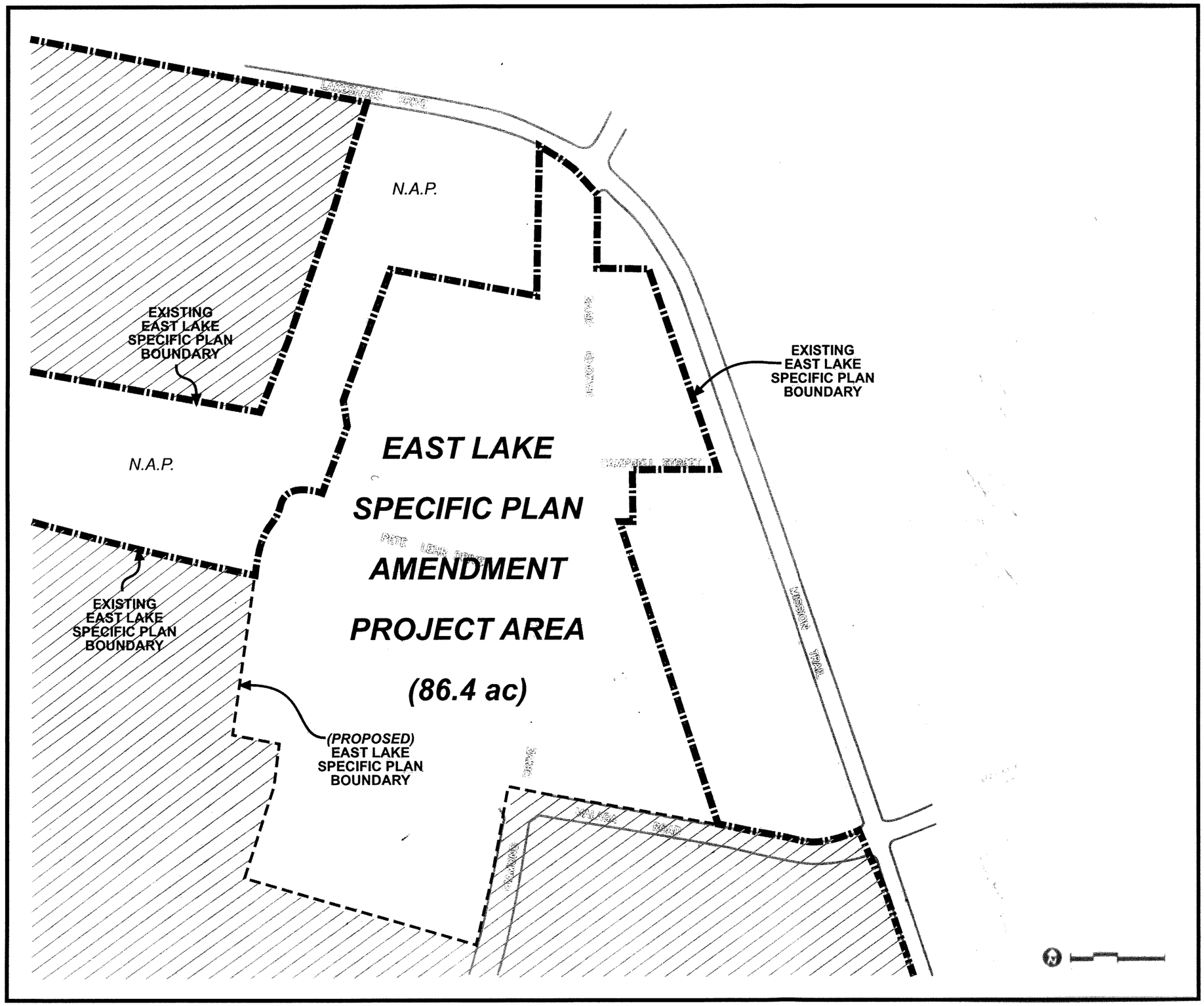
[1] Density is considered Gross Density, calculated based on the number of dwelling units (DU) divided by the total land area of the Specific Plan. The Density of a particular land use category and/or development planning area may exceed the General Plan allowed density provided the overall Density for the Project Site does not exceed the General Plan density.

[2] FAR is calculated based on the total floor area square footage (SF) of all enclosed nonresidential structures divided by the total land area of the Specific Plan. Parking structures and other ancillary structures are not included in the FAR calculation. The FAR of a particular land use category and/or development planning area may exceed the General Plan allowed and target FAR provided the overall FAR for the Project Site does not exceed the General Plan FAR.

[3] As further described in Chapter 3, the Open Space acreage listed herein will be accommodated in the Mixed-Use Land Use Category and therefore will not be illustrated on the Figure 3-1, *Land Use Plan*.

A8

East Lake
Specific Plan



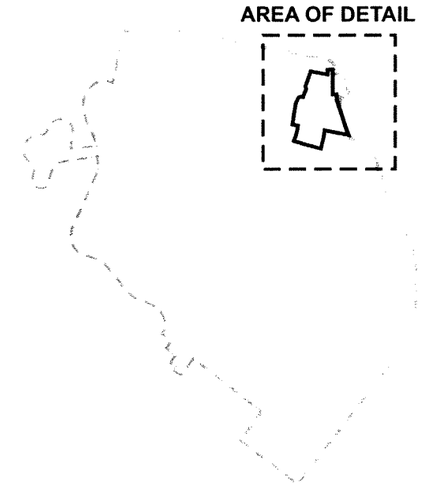


FIGURE 3
ELSP AMENDMENT 9
PROJECT AREA
BOUNDARY

CONSOLIDATED
EAST LAKE SPECIFIC PLAN AMENDMENT SUMMARY:

The East Lake Specific Plan (ELSP) was originally approved on June 8, 1993. Subsequent to this approval, there have been several amendments to the Specific Plan as a result of environmental regulations, flood storage requirements in the plan, and infrastructure and circulation needs in the area. Revisions to the housing types, architectural design guidelines and development standards have been made to pertinent sections of the Specific Plan.

The ELSP is a large master planned area comprised of three Planning Districts: Marina District, Lakeside Resort District and Recreation Village District (see Figure 2, "ELSP District Areas" contained in this Summary section). All approved Amendments, as of November 2006, have been to portions of the Recreation Village and Marina District (see Figures 3, 4 and 5 "ELSP Amendment Nos. 1, 2, 6 and 8 ").

Therefore, the original 1993 East Lake Specific Plan is still in effect for land within the Marina District outside of Amendment No. 2, the Recreation Village District outside of Amendment Nos. 1, 6, and 8, and the Lakeside Resort District (see Figure 6, "ELSP Amendments Consolidation Map").

Figure 1 consolidates the current Land Use Plan for the entire ELSP area resulting from all the Amendments. This map should be used to determine the ELSP land use zones. Use Figure 6 to locate the appropriate development regulations, either in an ELSP Amendment covering the site, or in the original 1993 ELSP document if the site is not covered by an Amendment.

The ELSP contains a large amount of environmentally significant area that has also been modified over the years with the subsequent Specific Plan Amendments. Figure 7, "ELSP Preservation Areas," is included to illustrate the location and size of the Preservation Areas (see Figure 7 for additional details).

The following is a brief summary of each Specific Plan Amendment to the ELSP. Please see each individual Amendment contained herein for more details.

- **Amendment No. 1,** approved in February 10, 1998: Amendment 1 consolidated and reconfigured land uses within Phase I of a portion of the Recreation Village District. Part of the reconfiguration included land being removed from the Marina District and incorporated into the Recreation District. Amendment 1 resulted in an increase in land allocated to open space (due to flood storage needs which were not recognized by the 1993 Specific Plan), and a reduction in the amount of commercial and residential development; thereby decreasing the residential yield for the Amendment area and the overall Specific Plan. This Amendment also made modifications to the roadway network, public services and

utility plans to accommodate the amended land uses. There were also changes to the Design Review process; however, Amendment 1 did not include any changes to the original ELSP Design Guidelines or Development Standards.

- **Amendment No. 2**, approved in August 1999: Amendment 2 also redistributed land uses within Phase I of a portion of the Recreation Village District and the southern portion of the Marina District (see Figure 4 "ELSP Amendment No. 2"). Amendment 2 increased the percentage of land allocated for wetland mitigation area and open space. Amendment 2 also reduced the total acreage allocated to residential acreage and mixed use, and accordingly, decreased the residential yield for both the Amendment area and the overall Specific Plan. Amendment 2 included changes to the grading policies, added language to clarify the Director's approval authority, and amended the Design Guidelines and Development Regulations.

  A large portion of land in Amendment 2 located within the Recreation Village District was superseded by Amendment 6. However, the land in the Marina District (west of the stadium) modified by Amendment 2 was not superseded by Amendment 6. Therefore, this land in the Marina District is still subject to Amendment 2 and the original 1993 ELSP (see Figure 6 "ELSP Amendments Consolidated Map"). Although the majority of land in the Marina District subject to Amendment 2 is open space, there is a small portion of residential land zoned R-3 that is subject to Amendment 2 and the 1993 ELSP (see Figure 6).

  In addition, the southeastern portion of Amendment 2 land in the Recreation Village District was included as a part of Amendment 8. Accordingly, this land is superseded and governed by Amendment 8 (see Figure 6 "ELSP Amendments Consolidated Map").

- **Amendment No. 3:** Resolution No. 2002-256, approved on June 26, 2002, removed three (3) parcels from the ELSP, and changed their Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APNs 370-030-011, 370-050-002 and -012.

- **Amendment No. 4:** Resolution No. 2003-12, approved May 27, 2003, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-080-014.

- **Amendment No. 5:** Amendment is currently being review by the City, with no action taken as of November 2006. The proposal requests removal of 77 acres from the Marina District of the ELSP for the "Waters Edge" project, a mixed use development of marina commercial and residential development, including a hotel.

- **Amendment No. 6**: Approved in July 2004: Redistributed land uses and eliminated a portion of the circulation loop within Phase I of the Recreation Village District. Amendment No. 6 also reduced the overall residential yield of the ELSP from 9,000 dwelling units in the original Specific Plan to 7,975 dwelling units.

  Amendment No. 6 consists of a large portion of land that was modified by Amendments 1 and 2 within the Recreation Village District. Therefore, Amendment 6 supersedes Amendment Nos. 1 and 2 only for the land located within the Recreation Village District within the Amendment 6 area (see Figure 5 "ELSP Amendment Nos. 6 & 8"). The Amendment 6 document shall be used for all permitted land uses, development standards, and other requirements in the Amendment 6 area.

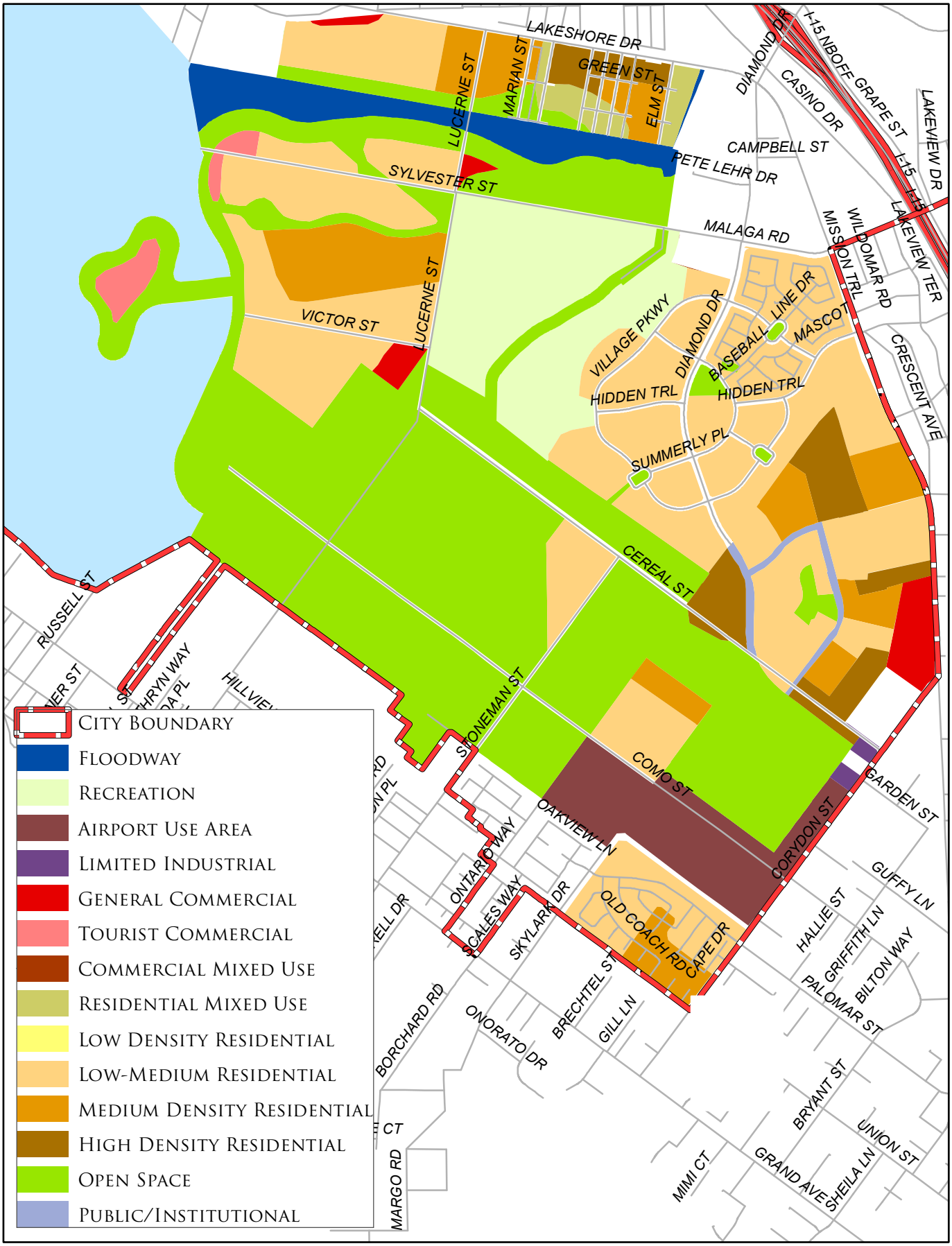
  The land at the northern portion of the Recreation Village District is subject to the Amendment 1 document, and the land in the Marina District to the north of Amendment 6 is subject to the Amendment 2 document (see Figure 6 "ELSP Amendments Consolidated Map").

- **Amendment No. 7:** Resolution No. 2004-33, approved May 25, 2004, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-050-013.

- **Amendment No. 8:** Ordinance No. 1166 was adopted on December 13, 2005, redistributed the land use allocation and circulation roadways within the southeasterly portion of the Recreation Village District. Amendment No. 8 further reduced the overall residential yield of the ELSP from 7,975 dwelling units (as reduced from Amendment 6) to a maximum of 7,389 dwelling units.

Volume 1 of the ELSP contains the original ELSP, Amendments 1, 2, 6 and 8. Conditions of Approval for the original ELSP, Amendments 2, 6, and 8 are contained within the Amendments. The approved Resolutions for Amendments 3, 4 and 7 and a list of Figures are included in the Summary section of this Volume.

All environmental documentation for the ELSP and subsequent Amendments is contained in Volume 2, "Consolidated East Lake Specific Plan Environmental Documentation."



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, SPAS 1-9

CITY OF LAKE ELSINORE
DREAM EXTREME

CONSOLIDATED EAST LAKE SPECIFIC PLAN
LAND USE PLAN - UPDATED DECEMBER 13, 2011

Figure 2
EAST LAKE SPECIFIC PLAN DISTRICT AREAS

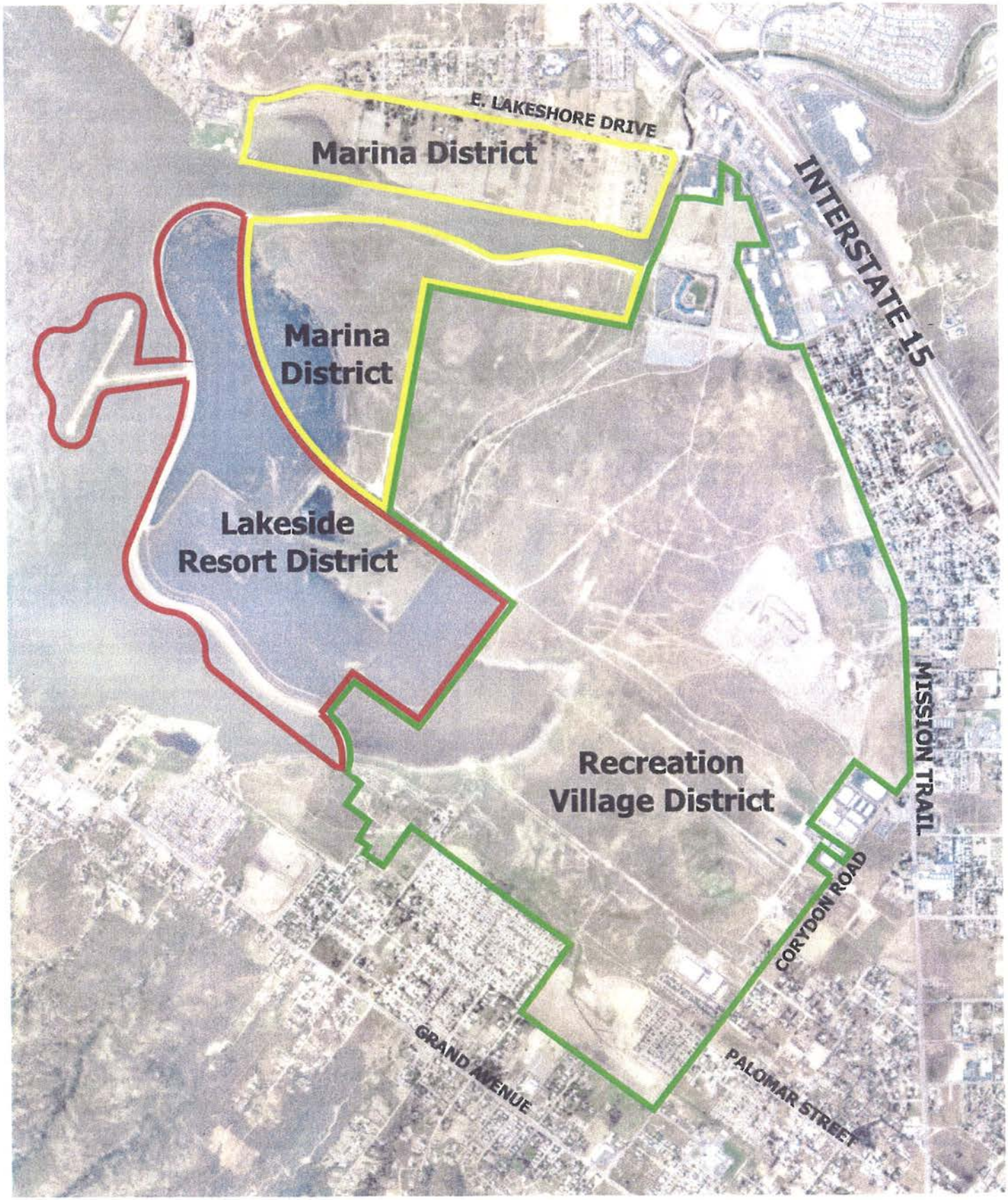


Figure 6
EAST LAKE SPECIFIC PLAN AMENDMENTS CONSOLIDATION MAP

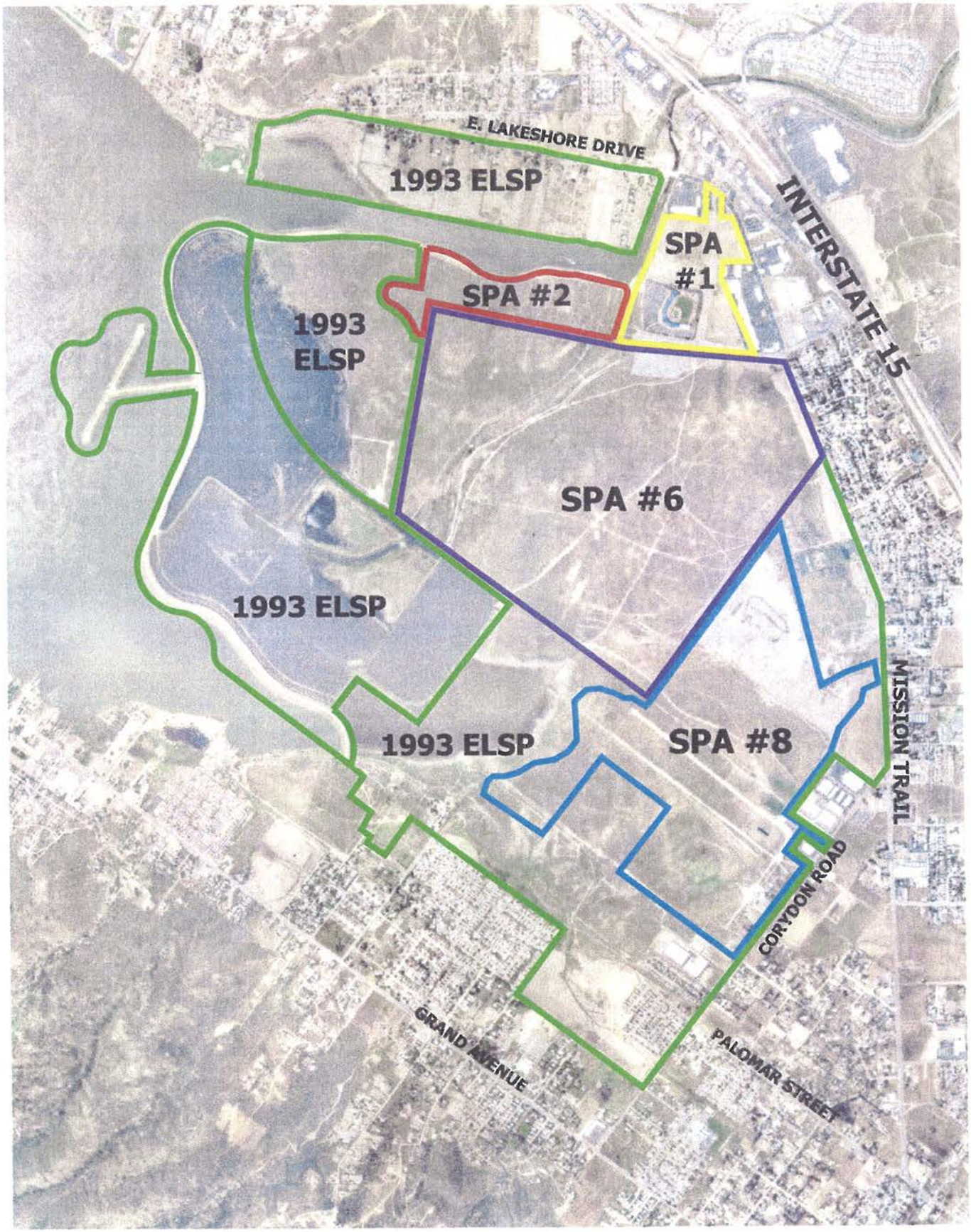
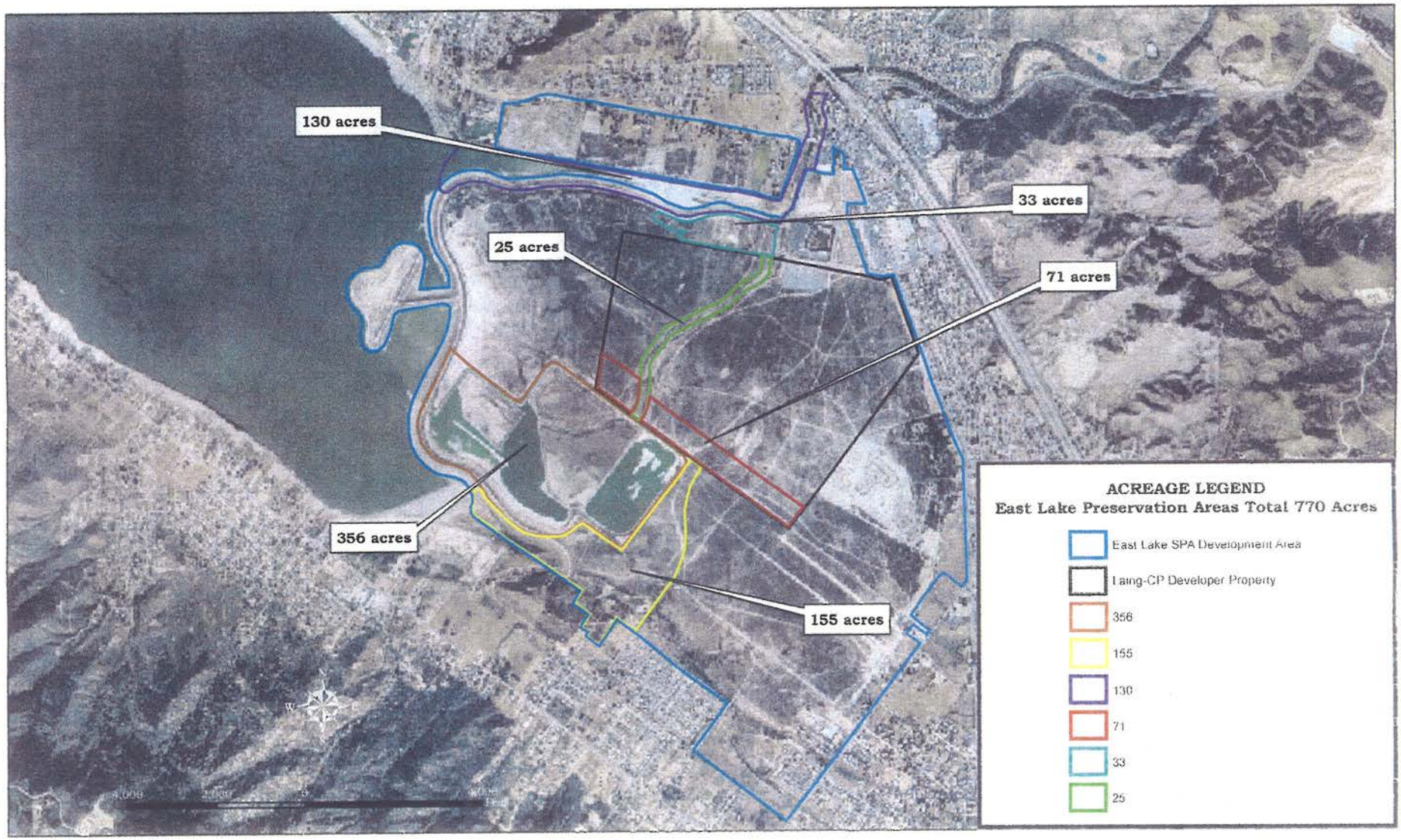
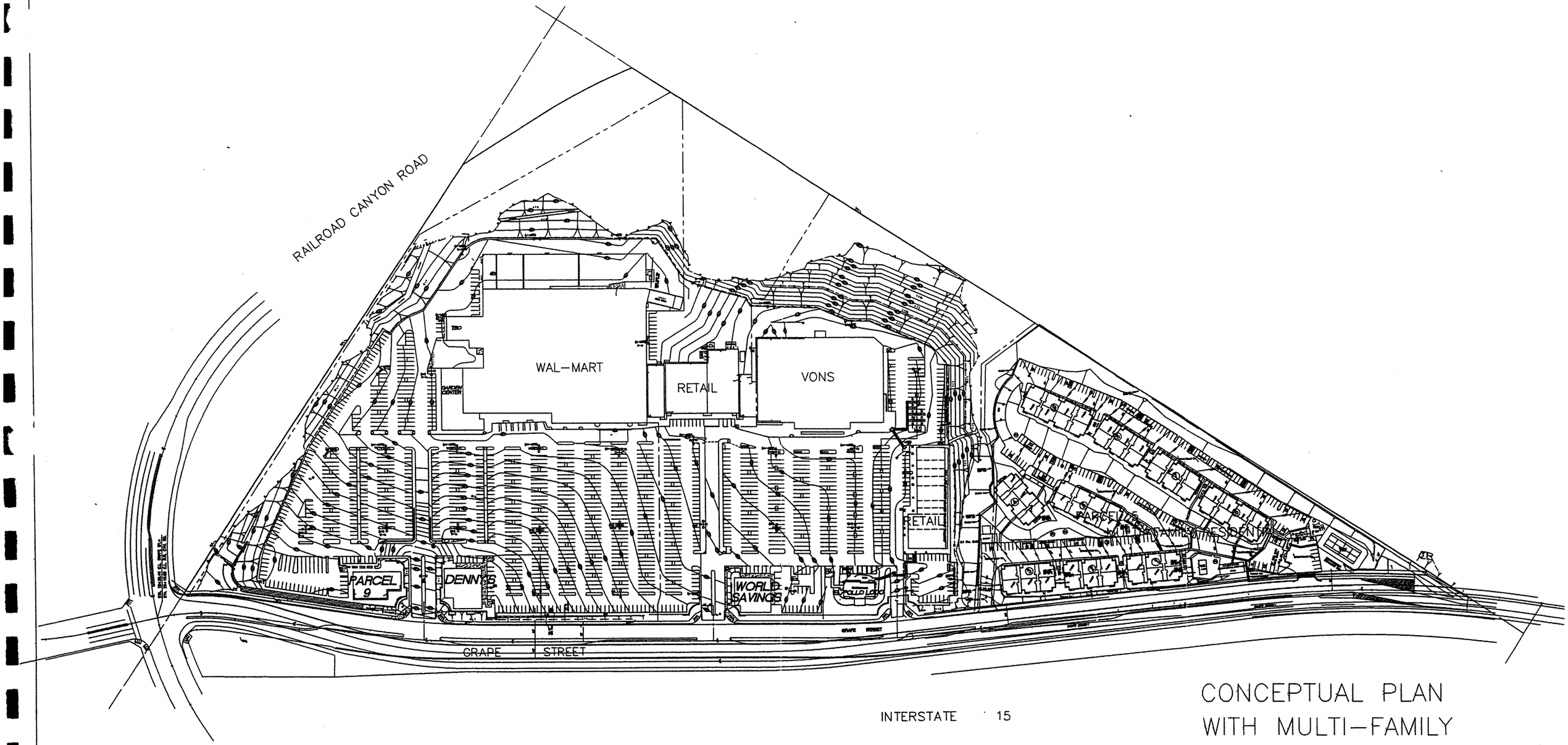


Figure 7
EAST LAKE SPECIFIC PLAN PRESERVATION AREAS



A9

Elsinore City Center Specific Plan



CONCEPTUAL PLAN
WITH MULTI-FAMILY
RESIDENTIAL ON PARCEL 5

0 100

OWNER	ARCHITECT	ENGINEERING CONSULTANT	
OAK GROVE EQUITIES 28991 FRONT STREET #207 TEMECULA CA 92590 909.699.5860	DAIGLE & COMPANY 28991 FRONT STREET #207 TEMECULA CA 92590 909.695.1045	MICHAEL L BENESH 404 S LIVE OAK PARK RD FALLBROOK CA 760 728 6938	LAKE ELSINORE CITY CENTER SPECIFIC PLAN AMENDMENT NO 1 FIGURE 3 8B 11

TABLE 1B
COMPLETED AND OCCUPIED
AS OF LATE 1999

LAND USE	TOTAL ACREAGE	EXISTING BUILDING SQUARE FOOTAGE	REQUIRED PARKING	EXISTING PARKING
General Commercial				
•Parcel 1 Wal Mart	14.4	127,000	508	852
•Parcel 2 Retail	5.06	31,823	127	129
•Parcel 3 VONS	7.57	50,633	203	265
•Parcel 4 Retail	3.54	17,084	68	70
•Parcel 5 Vacant				
•Parcel 6 El Pollo Loco	.48	2,767	61	62
•Parcel 7 World Savings	.66	3,476	14	17
•Parcel 8 Denny's	.84	4,754	106	107
•Parcel 9 Vacant				
Subtotal General Commercial	32.55	237,537	1,087	1,502
Vacant Undeveloped	9.41			
Manufactured Slopes	In above	N/A	N/A	N/A
Future Use Area	3.8	N/A	N/A	N/A
Major Roads	4.2	N/A	N/A	N/A
TOTAL	49.2			

TABLE 1C
PARCEL 5 ONLY AS MULTI FAMILY RESIDENTIAL USE
SEE FIGURE 8B

LAND USE	TOTAL ACREAGE		REQUIRED PARKING	PROPOSED PARKING
Multi Family Residential Parcel 5	8.2	36 1 bdrm units 120 2 bdrm units or 46 1 bdrm units 116 2 bdrm units	60 276 77 255	60 265 77 252
Total		156 –162 units	336 or 332	325

A10

La Laguna Estates
Specific Plan

E x h i b i t 7

LEGEND

- Major Street Circulation - 18.4 Ac.
- Single Family Detached - 188.5 Ac., **660 DU**
- Open Space - 141.7 Ac.
- Natural Open Space - 140.3 Ac.
- TRAIL
- Not to scale

Land Use Plan

LA LAGUNA ESTATES SPECIFIC PLAN

Amendment No. 1

This Amendment is proposed pursuant to Section 6-3: Amendments to the Specific Plan contained in the text of the adopted La Laguna Estates Specific Plan. The Amendment is proposed to facilitate approval of proposed Tentative Tract Maps 30788 (Planning Area 1) and 30789 (Planning Area II) together with an associated environmental assessment and Mitigation Monitoring Program.

1.1.2 Comparative Land Use Summary

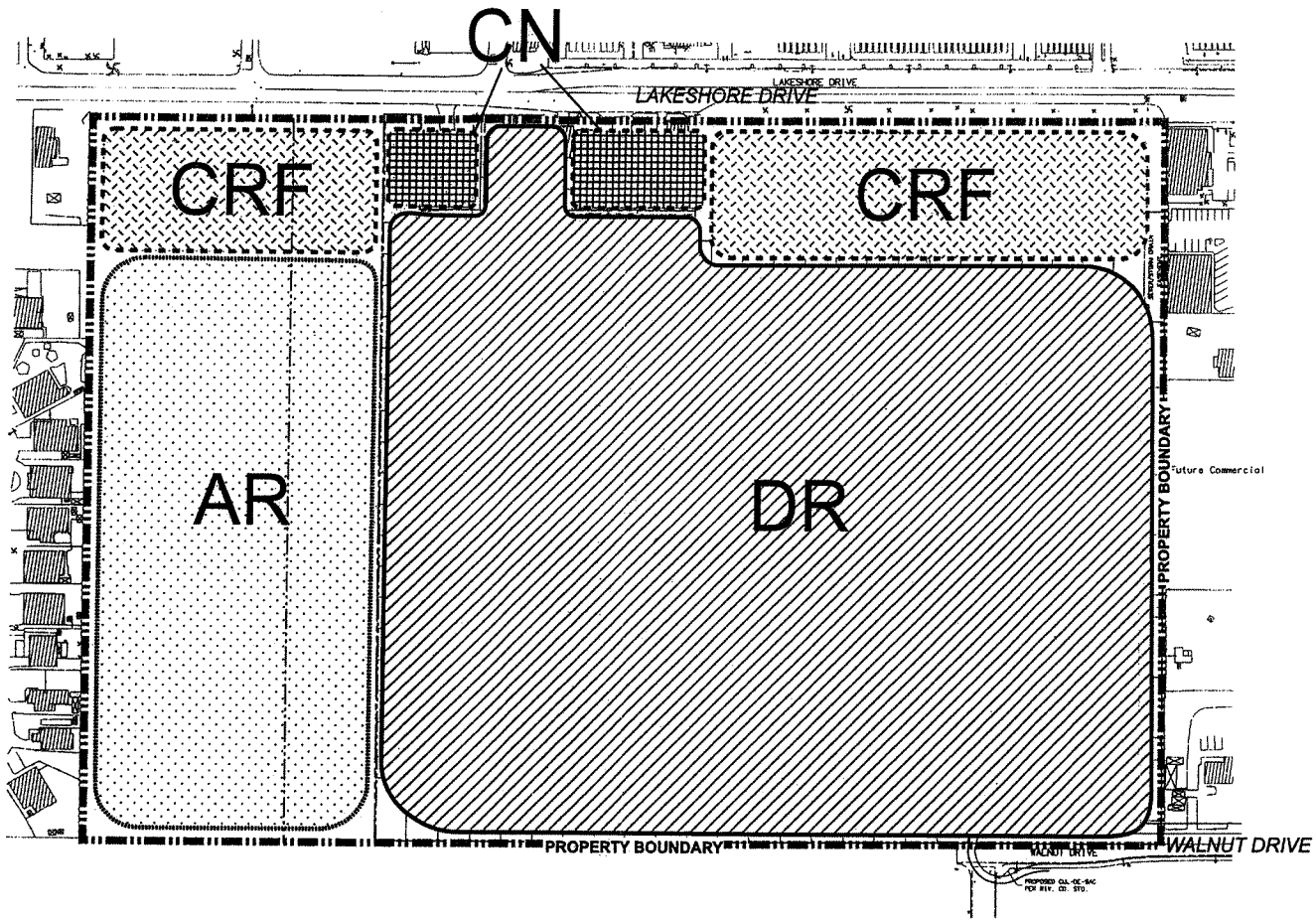
The following table shows the density and acreage differences between the adopted and amended Specific Plans:

Land Use	*Dwelling Units*	*Gross Acres*	*Avg Density*	*%Land Use*
Single-family Detached	480	164	2.93	33%
Single-family Attached	180	24	7.50	5%
Natural Open Space		140.3		29%
Open Space		141.7		29%
Major Street Circulation		18		4%
TOTAL	**660**	**489**	**1.35**	**100%**

Land Use	*Dwelling Units*	*Gross Acres*	*Avg Density*	*%Land Use*
Single-family Detached	660	188	3.51	38%
Single-family Attached	0	0	0	0%
Natural Open Space	**unchanged**	140.3		29%
Open Space	**unchanged**	141.7		29%
Major Street Circulation	**unchanged**	18		4%
TOTAL	**660**	**489**	**1.35.**	**100%**

A11

Lakeshore Villages Specific Plan



KEY:

- DR = DETACHED RESIDENTIAL
- AR = ATTACHED RESIDENTIAL
- CRF = COMMERCIAL / RESIDENTIAL FLEX
- CN = NEIGHBORHOOD COMMERCIAL

RGP

NORTH

0 100 200 300

FEET

LAKESHORE VILLAGE

City of Lake Elsinore, CA

CORMANLEIGH COMMUNITIES

LAKESHORE VILLAGE

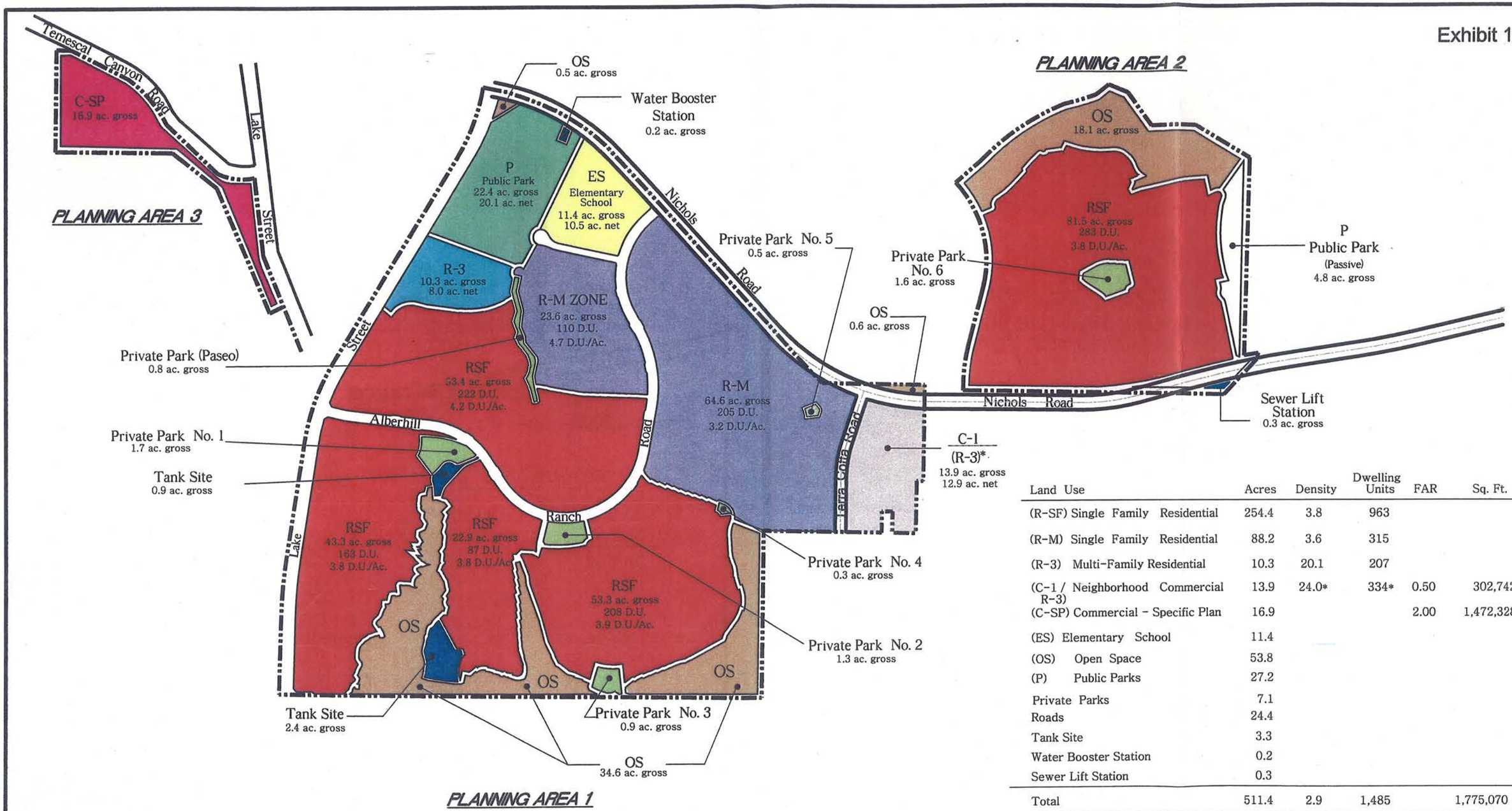
EXHIBIT 6

LAND USE PLAN

A12

Murdock Alberhill Ranch Specific Plan

Exhibit 10



Land Use	Acres	Density	Dwelling Units	FAR	Sq. Ft.
(R-SF) Single Family Residential	254.4	3.8	963		
(R-M) Single Family Residential	88.2	3.6	315		
(R-3) Multi-Family Residential	10.3	20.1	207		
(C-1 / R-3) Neighborhood Commercial	13.9	24.0*	334*	0.50	302,742
(C-SP) Commercial - Specific Plan	16.9			2.00	1,472,328
(ES) Elementary School	11.4				
(OS) Open Space	53.8				
(P) Public Parks	27.2				
Private Parks	7.1				
Roads	24.4				
Tank Site	3.3				
Water Booster Station	0.2				
Sewer Lift Station	0.3				
Total	511.4	2.9	1,485		1,775,070
		3.5*	1,819*		

*Figures Reflect Multi-Family Development Option.

1" - 800' 0' 800' 1600'

PROPOSED AMENDMENT NO. 2
Land Use Plan
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1660 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

DATE: 1-25-08

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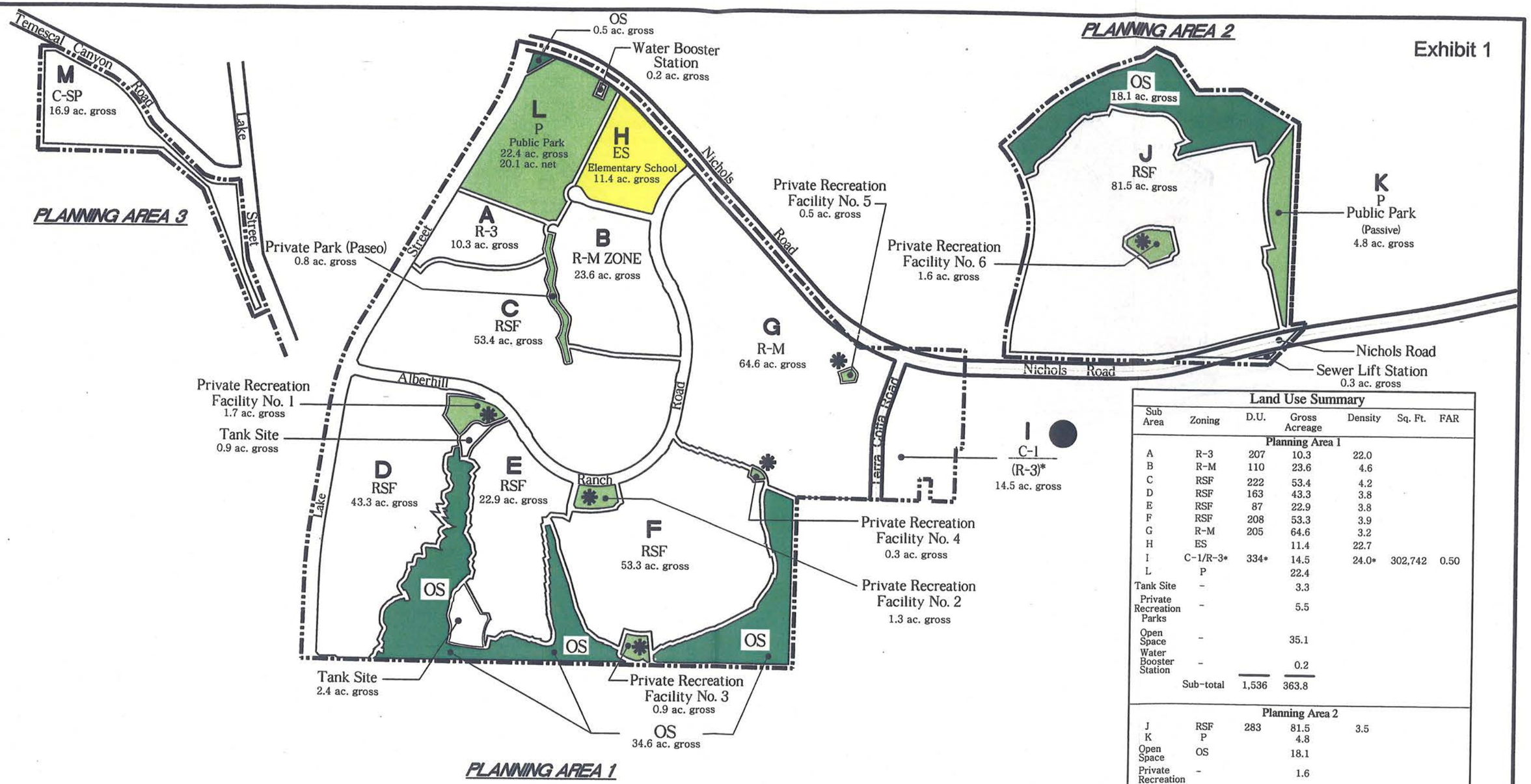
Exhibit 1



DATE 1-25-08

Land Use Summary

Sub Area	Zoning	D.U.	Gross Acreage	Density	Sq. Ft.	FAR
Planning Area 1						
A	R-3	207	10.3	22.0		
B	R-M	110	23.6	4.6		
C	RSF	222	53.4	4.2		
D	RSF	163	43.3	3.8		
E	RSF	87	22.9	3.8		
F	RSF	208	53.3	3.9		
G	R-M	205	64.6	3.2		
H	ES		11.4	22.7		
I	C-1/R-3*	334*	14.5	24.0*	302,742	0.50
L	P		22.4			
Tank Site	-		3.3			
Private Recreation Parks	-		5.5			
Open Space	-		35.1			
Water Booster Station	-		0.2			
	Sub-total	1,536	363.8			
Planning Area 2						
J	RSF	283	81.5	3.5		
K	P		4.8			
Open Space	OS		18.1			
Private Recreation	-		1.6			
Sewer Lift Station	-		0.3			
	Sub-total	283	106.3			
Planning Area 3						
M	C-SP		16.9		1,472,328	2.00
Streets						
			24.4			
Total		1,485 D.U. / 1,819* D.U.	511.4 ac.	gross 2.9 / 3.5*		

* Figures reflect multi-family development option.

PROPOSED AMENDMENT NO. 2
Planning Areas and Sub Areas
MURDOCK ALBERHILL RANCH

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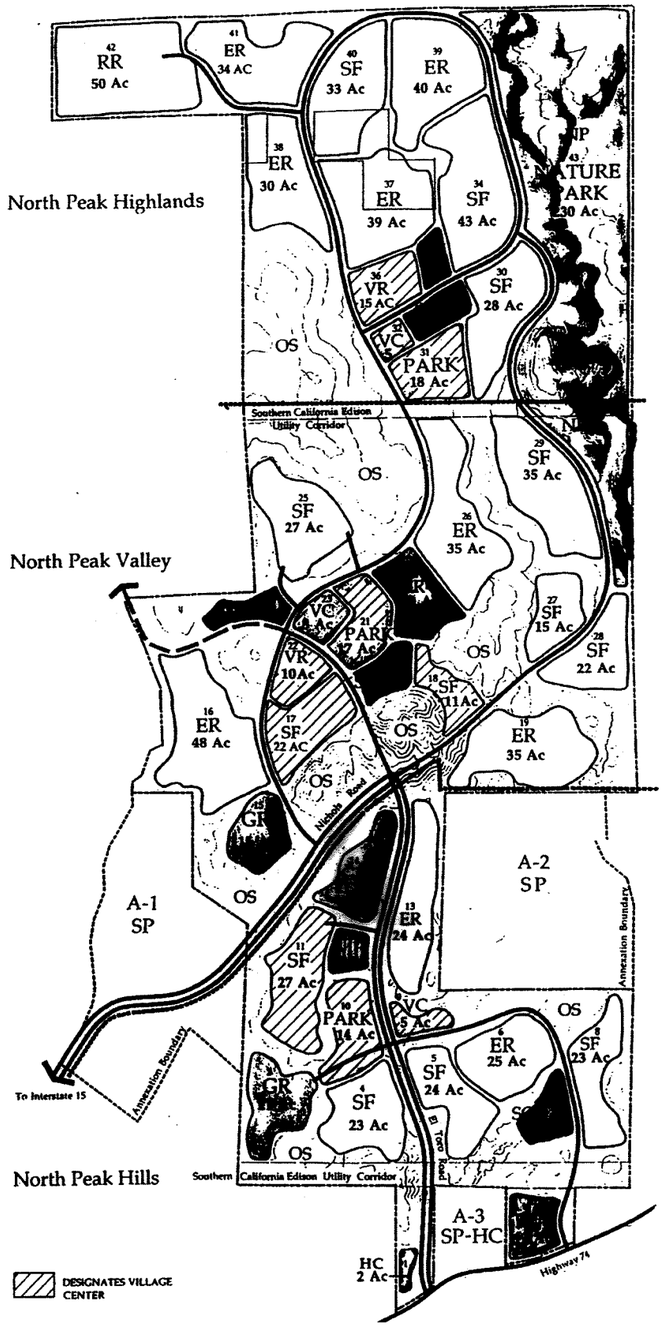
A13

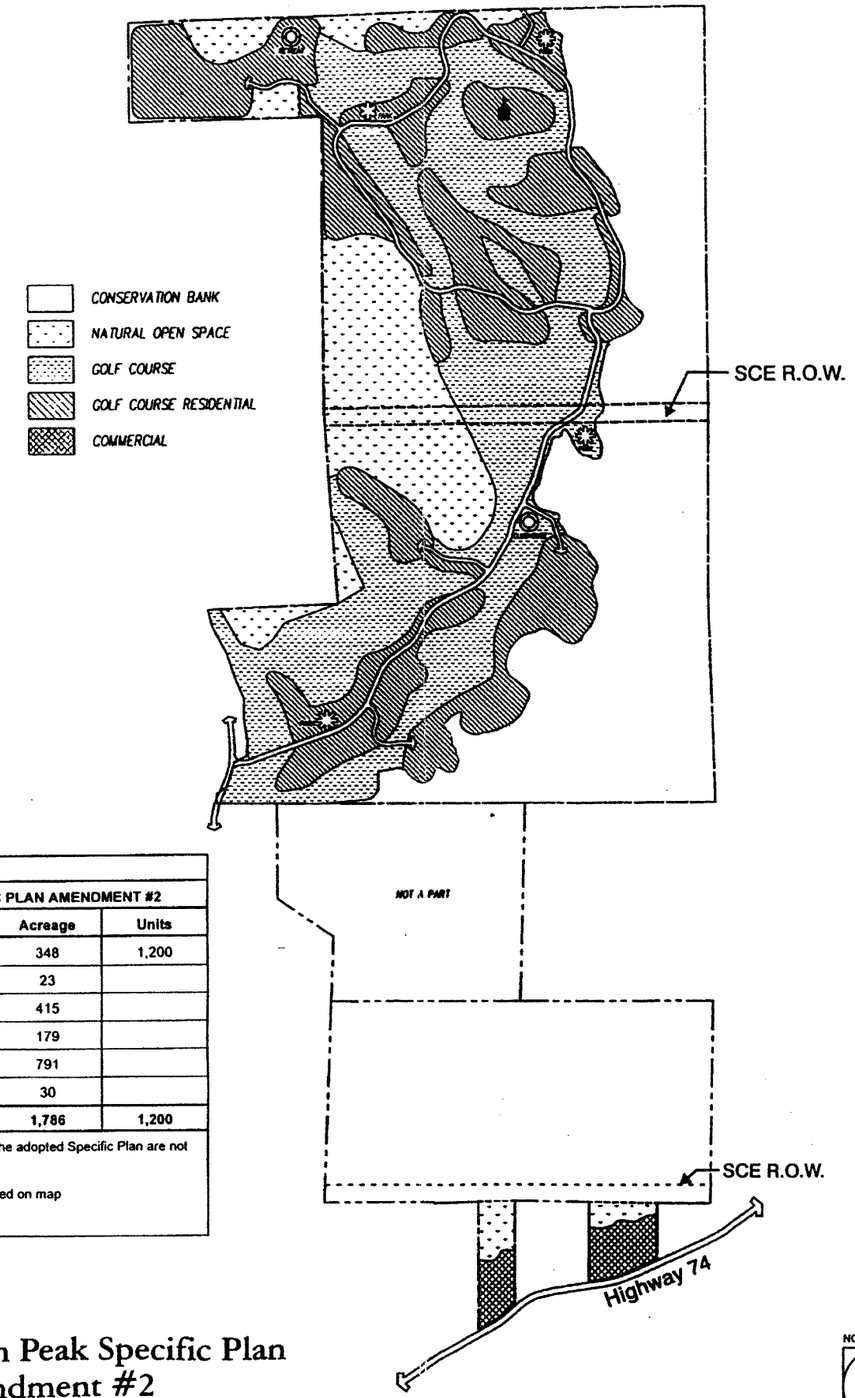
North Peak
Specific Plan



Adopted North Peak Specific Plan

COMPARATIVE STATISTICAL ANALYSIS					
ADOPTED NORTH PEAK SPECIFIC PLAN			NORTH PEAK SPECIFIC PLAN AMENDMENT #2		
Land Use	Acreage	Units	Land Use	Acreage	Units
Residential	816	4,621	Residential[2]	348	1,200
Commercial	32		Commercial	23	
Public Use	309		Golf Course[3]	415	
Natural Open Space	648.8		Natural Open Space[4]	179	
Utility Corridors	63.1		Conservation Bank[5]	791	
Circulation	95		Arterial Roads	30	
TOTAL[1]	1,963.9	4,621	TOTAL	1,786	1,200

1 Total acreages are not equivalent as the BLM parcel and other "outparcels" included in the adopted Specific Plan are not included in the Specific Plan Amendment #2
2 Includes 6 acres of parkland symbolically delineated on map
3 Includes 8 acres within the SCE easement and 6 acres of parkland symbolically delineated on map
4 Includes 9 acres within the SCE easement
5 Includes 7 acres within the SCE easement



North Peak Specific Plan Amendment #2

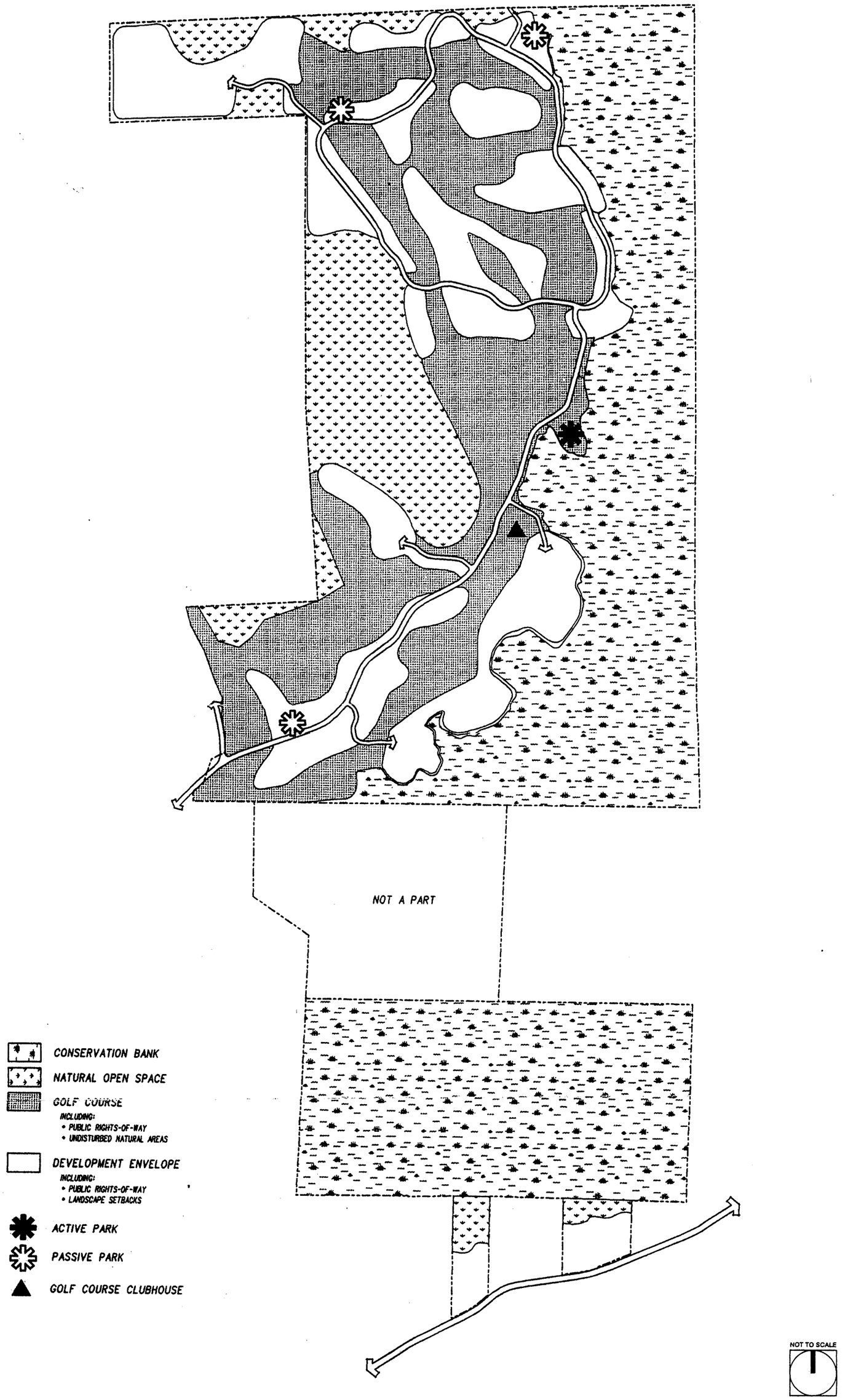
NOT TO SCALE

North Peak SPA No. 2

TMC Communities

North Peak Specific Plan Amendment #2 Land Use Comparison

Figure 3



North Peak SPA No. 2

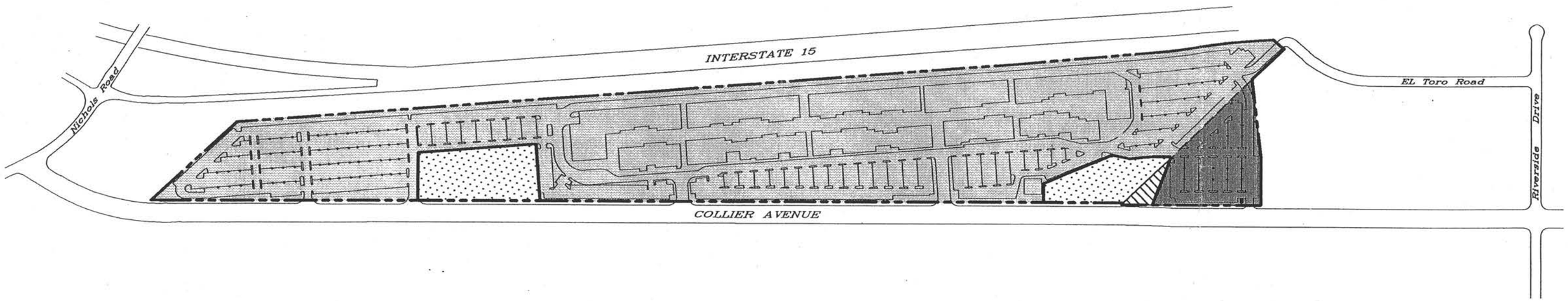
Open Space/Recreation Concept

TMC Communities

Figure 5

A14

Outlet Center Expansion Specific Plan



Legend

- Existing Outlet Center (CC)
- Expansion Area (CC)
- Existing Wetlands Mitigation Area (OS)
- Additional U.S. Army Corps of Engineers Juridictional Wetlands (OS)

Lake Elsinore Outlet Center
Land Use Statistical Summary

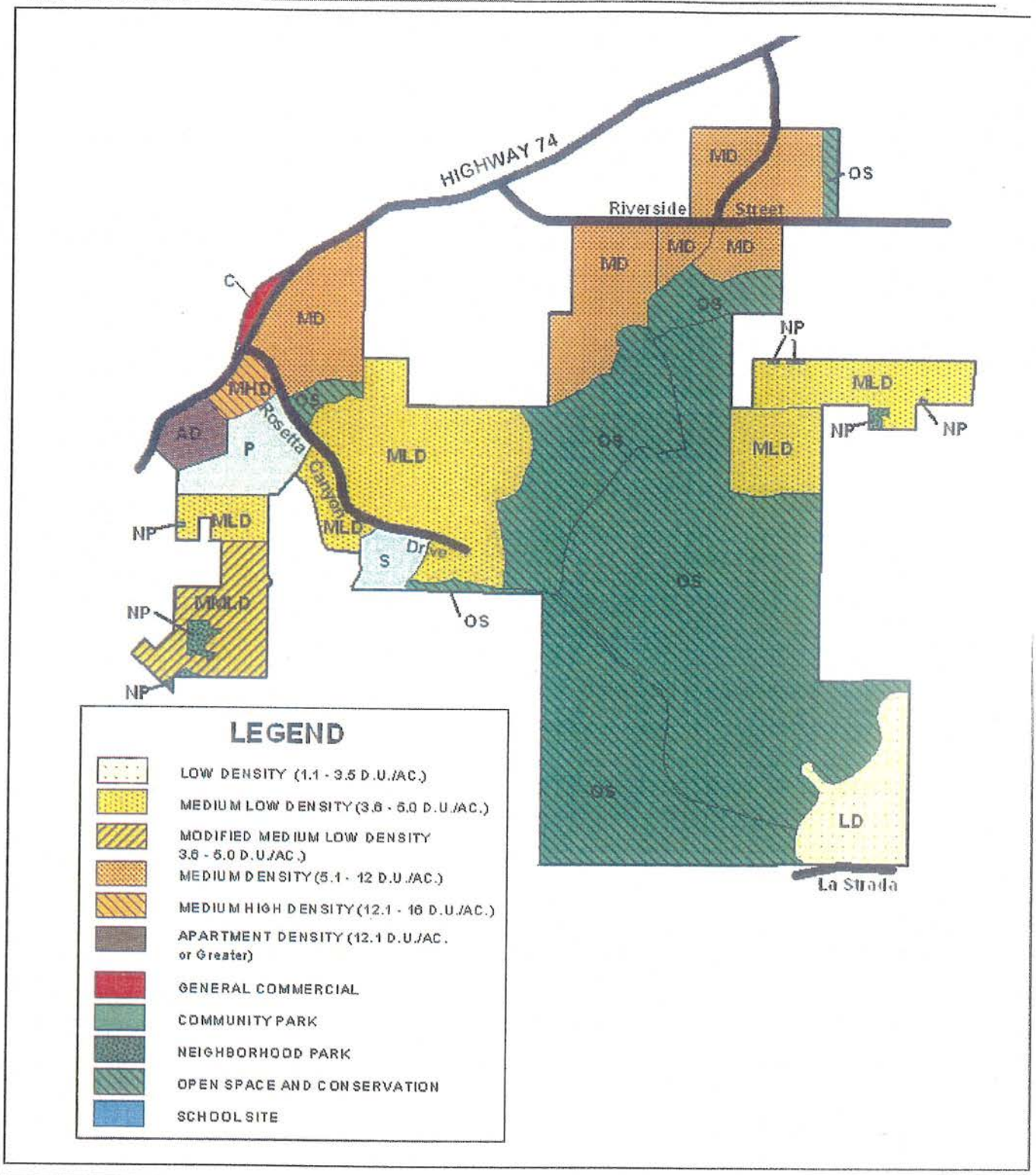
Planning Area	CC–Community Commercial	OS–Open Space	Planning Area Acreage
OUTLET CENTER	39.54	3.8	43.34
EXPANSION	3.27	0.17	3.44
Total	42.81	3.97	46.78

AMENDED LAND USE PLAN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

A15

Ramsgate
Specific Plan



ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS

N W E S

Not to Scale

Exhibit 3
Land Use Plan
Ramsgate Specific Plan

4.0 LAND USE PLAN

Exhibit 3, Land Use Plan, is the land use plan for the Ramsgate community. This plan shows the location of all major land use areas, roads, and other important elements of the community. When approved, it will guide land use decisions within each planning area. Table 2 summarizes the amount and distribution of land use within Ramsgate according to approved tentative tract maps.

TABLE 2
STATISTICAL SUMMARY

P.A.	USE	ACRES	UNITS	DENSITY
1	Community Park	32.9	-	-
1	Apartment Density	15.5	421	27.2
1	Medium Density	43.9	279	6.4
1	Medium High Density	13.6	204	15.0
1	Commercial	2.1	-	-
1	Open Space	10.7	-	-
		118.7	904	-
2	Medium Low Density	52.0	281	5.4
2	School Site[3]	14.3	-	-
2	Open space	20.4	-	-
		86.7	281	-
3	Medium Density	53.9	320	5.9
3	Open Space	29.8	-	-
		83.7	320	-
4	Medium Density	31.8	234	7.4
4	Open Space	5.0	-	-
		36.8	234	-
5	Open Space	140.6	-	-
6	Medium Low Density	36.8	145	3.9
6	Open Space	148.0	-	-
		184.8	145	-
7	Low Density	56.9	185	3.3
	Open Space	158.3	-	-
		215.2	185	-

[3] Should this site be developed with residential uses, in lieu of the school, it will be developed as medium low density residential with 70 dwelling units and the total number of dwelling units within the specific plan will be increased to 2,829 dwelling units.

TABLE 2
STATISTICAL SUMMARY
(Continued)

TT NO.	P.A.	USE	ACRES	UNITS	DENSITY
	8	Open Space	164.8	-	-
	9	Medium Low Density	23.2	174	7.5
		Open Space/Passive Park	22.0	-	-
			45.2	174	-
	10	Medium Low Density	47.0	242	5.1
		Open Space	2.6		-
		Park	3.0		-
			52.6	242	-
	11	Medium Low Density	63.7	274	4.3
		Open Space	5.3		-
		Park	5.6		
			74.6	274	-
	All	Local and Collector Public Street Circulation	162.5	-	-
		TOTAL	1,366.2	2,759[4]	

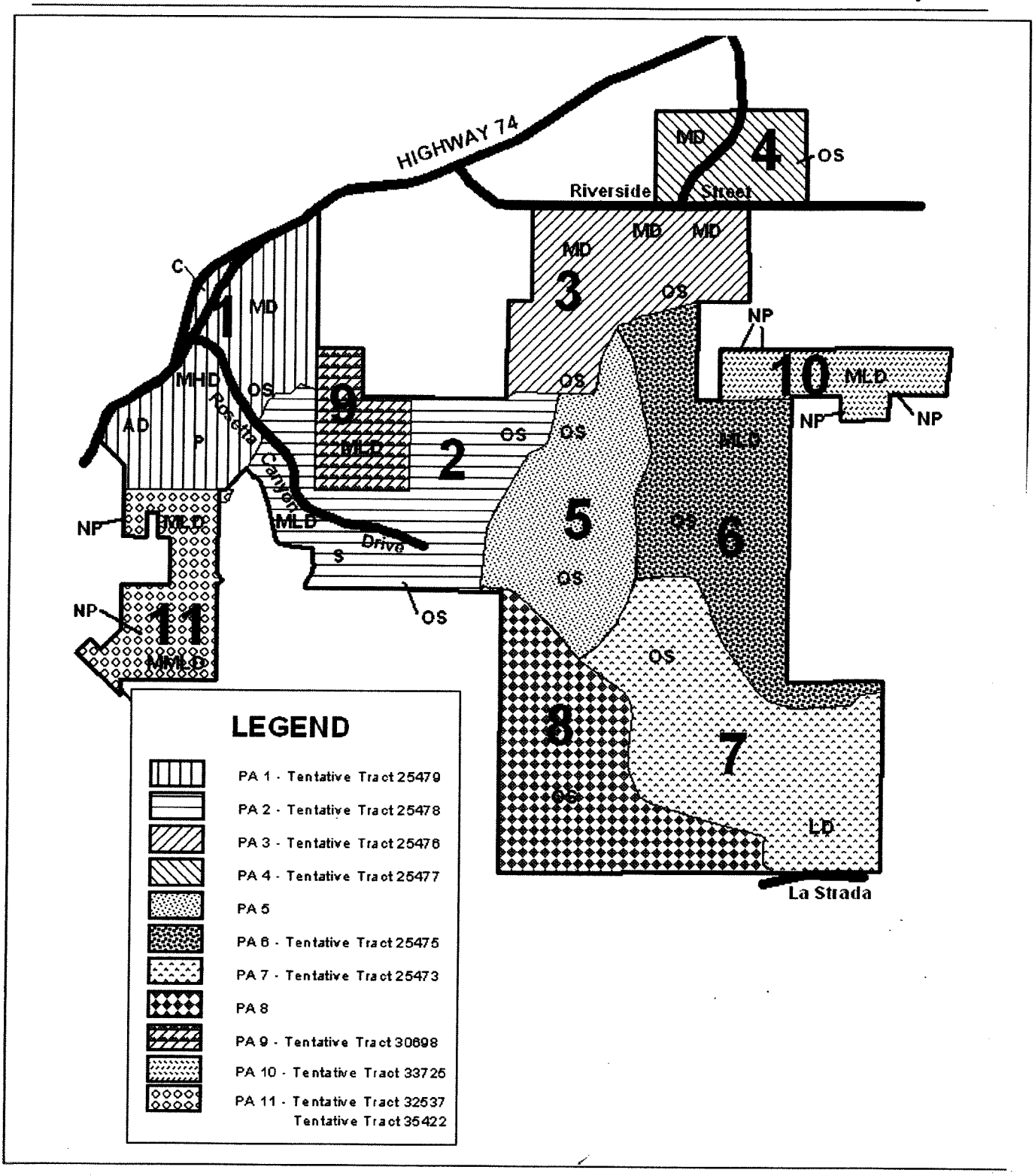
NOTE: The developer may draw upon accumulated pool for use in other planning areas, subject to the provision that r planning area exceed its allocated number of units by more than 10% and the 2,759 dwelling unit figure may n be exceeded in the buildout of the Ramsgate project[3].

In order to better understand the elements of the land use plan, the following section describe the land use plan in detail.

4.1 Land Use Plan

Ramsgate comprises 1,366.2 gross acres and will be developed as a planned community with projected population of 7,449 persons[5]. This number is based on 2.7 persons per dwelling uni as defined in the November 1990 General Plan. The current land use plan for Ramsgate consis of three primary land use designations: residential, school and park/open space. These uses a

[4] Should this site be developed with residential uses, in lieu of the school, it will be developed as medium low density resident with 70 dwelling units and the total number of dwelling units within the specific plan will be increased to 2,829 dwelling units.
[5] The estimated population will be 7,638 if the school site is developed with single-family residences in lieu of the school.



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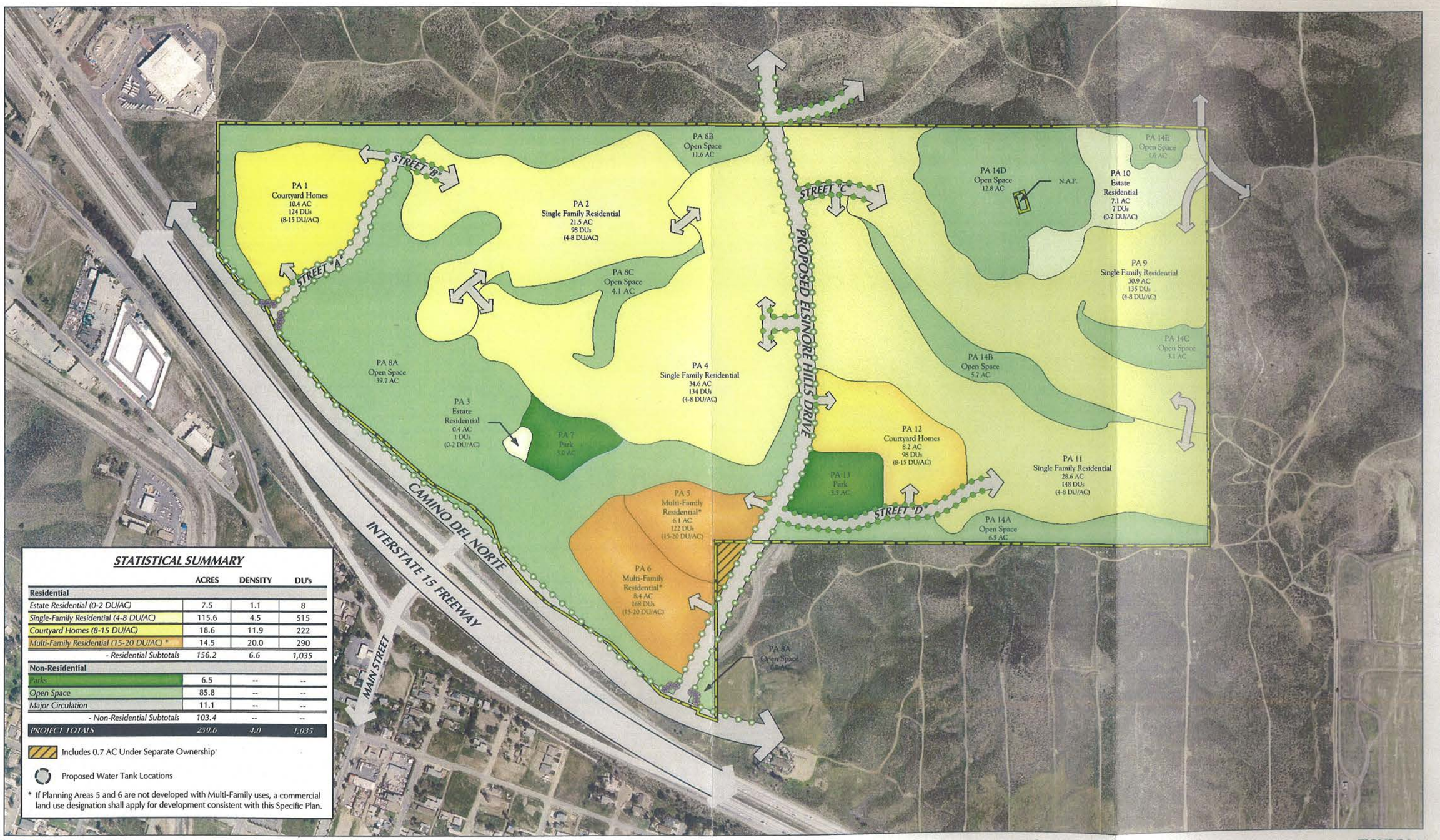
W E
S
Not to Scale

Exhibit 4
Planning Area Map
Ramsgate Specific Plan

A16

Spyglass Ranch
Specific Plan



STATISTICAL SUMMARY

	ACRES	DENSITY	DU's
Residential			
Estate Residential (0-2 DU/AC)	7.5	1.1	8
Single-Family Residential (4-8 DU/AC)	115.6	4.5	515
Courtyard Homes (8-15 DU/AC)	18.6	11.9	222
*Multi-Family Residential (15-20 DU/AC) **	14.5	20.0	290
- Residential Subtotals	*156.2*	*6.6*	*1,035*
Non-Residential			
Parks	6.5	--	--
Open Space	85.8	--	--
Major Circulation	11.1	--	--
- Non-Residential Subtotals	*103.4*	--	--
PROJECT TOTALS	*259.6*	*4.0*	*1,035*

Includes 0.7 AC Under Separate Ownership

Proposed Water Tank Locations

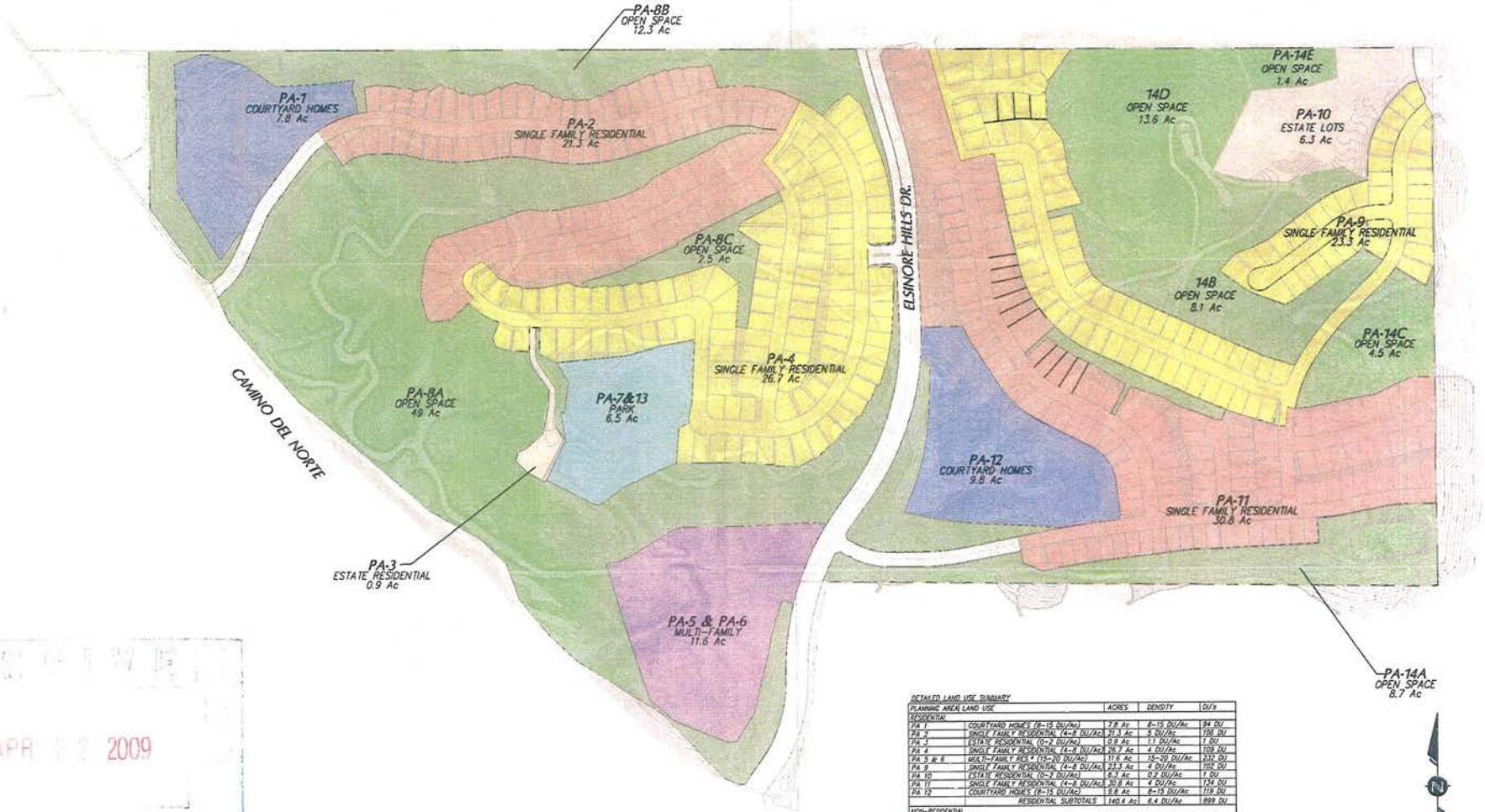
* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

0 250 500 Feet

T&B PLANNING CONSULTANTS
17542 East 17th Street, Suite 100 Tustin, CA 92780
p. 714.505.6360 f 714.505.6361
www.tbplanning.com

FIGURE I-1
Illustrated Land Use Plan

SPYGLASS RANCH LAND USE PLAN
TENTATIVE TRACT MAP 35337



LEGEND AND STATISTICAL SUMMARY				
CLR	LAND USE DESIGNATION	ACRES	DENSITY	DU's
	SINGLE FAMILY RESIDENTIAL (5,000 SF MIN. LOT)	102.1 Ac	4.3 DU/Ac	451 DU
	SINGLE FAMILY RESIDENTIAL (6,000 SF MIN. LOT)			
	COURTYARD HOMES	17.6 Ac	8-15 DU/Ac	213 DU
	MULTI-FAMILY RESIDENTIAL	11.6 Ac	15-20 Du/Ac	232 DU
	ESTATE RESIDENTIAL	7.2 Ac	0.28 DU/Ac	2 DU
	PARKS	6.5 Ac	N/A	N/A
	OPEN SPACE	100 Ac	N/A	N/A
	MAJOR CIRCULATION	10.1 Ac	N/A	N/A
PROJECT TOTALS		257 Ac	3.5 DU/Ac	899 DU

DETAILED LAND USE SUMMARY				
PLANNING AREA	LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL				
PA 1	COURTYARD HOMES (8-15 DU/Ac)	7.8 Ac	8-15 DU/Ac	94 DU
PA 2	SINGLE FAMILY RESIDENTIAL (4-8 DU/Ac)	21.3 Ac	5 DU/Ac	106 DU
PA 3	ESTATE RESIDENTIAL (0-2 DU/Ac)	0.9 Ac	1.1 DU/Ac	1 DU
PA 4	SINGLE FAMILY RESIDENTIAL (4-8 DU/Ac)	26.7 Ac	4 DU/Ac	109 DU
PA 5 & 6	MULTI-FAMILY RES * (15-20 DU/Ac)	11.6 Ac	15-20 DU/Ac	232 DU
PA 9	SINGLE FAMILY RESIDENTIAL (4-8 DU/Ac)	23.3 Ac	4 DU/Ac	102 DU
PA 10	ESTATE RESIDENTIAL (0-2 DU/Ac)	6.3 Ac	0.2 DU/Ac	1 DU
PA 11	SINGLE FAMILY RESIDENTIAL (4-8 DU/Ac)	30.8 Ac	4 DU/Ac	134 DU
PA 12	COURTYARD HOMES (8-15 DU/Ac)	9.8 Ac	8-15 DU/Ac	119 DU
	RESIDENTIAL SUBTOTALS	140.4 Ac	6.4 DU/Ac	899 DU
NON-RESIDENTIAL				
PA 7 & 13	PARK	6.5 Ac	N/A	N/A
PA 8A	OPEN SPACE	50.1 Ac	N/A	N/A
PA 8B	OPEN SPACE	12.3 Ac	N/A	N/A
PA 8C	OPEN SPACE	2.5 Ac	N/A	N/A
PA 14A	OPEN SPACE	8.7 Ac	N/A	N/A
PA 14B	OPEN SPACE	6.6 Ac	N/A	N/A
PA 14C	OPEN SPACE	4.5 Ac	N/A	N/A
PA 14D	OPEN SPACE	14.6 Ac	N/A	N/A
PA 14E	OPEN SPACE	1.8 Ac	N/A	N/A
	NON-RESIDENTIAL SUBTOTALS	107.6 Ac	N/A	N/A
MAJOR CIRCULATION		10.1 Ac	N/A	N/A
PROJECT TOTALS		258 Ac	3.5 DU/Ac	899 DU

* IF PA's 5 AND 6 ARE NOT DEVELOPED WITH MULTI-FAMILY USES, A COMMERCIAL LAND USE DESIGNATION SHALL APPLY

SCALE: 1"=200'
0 200 400 600

KA Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4280

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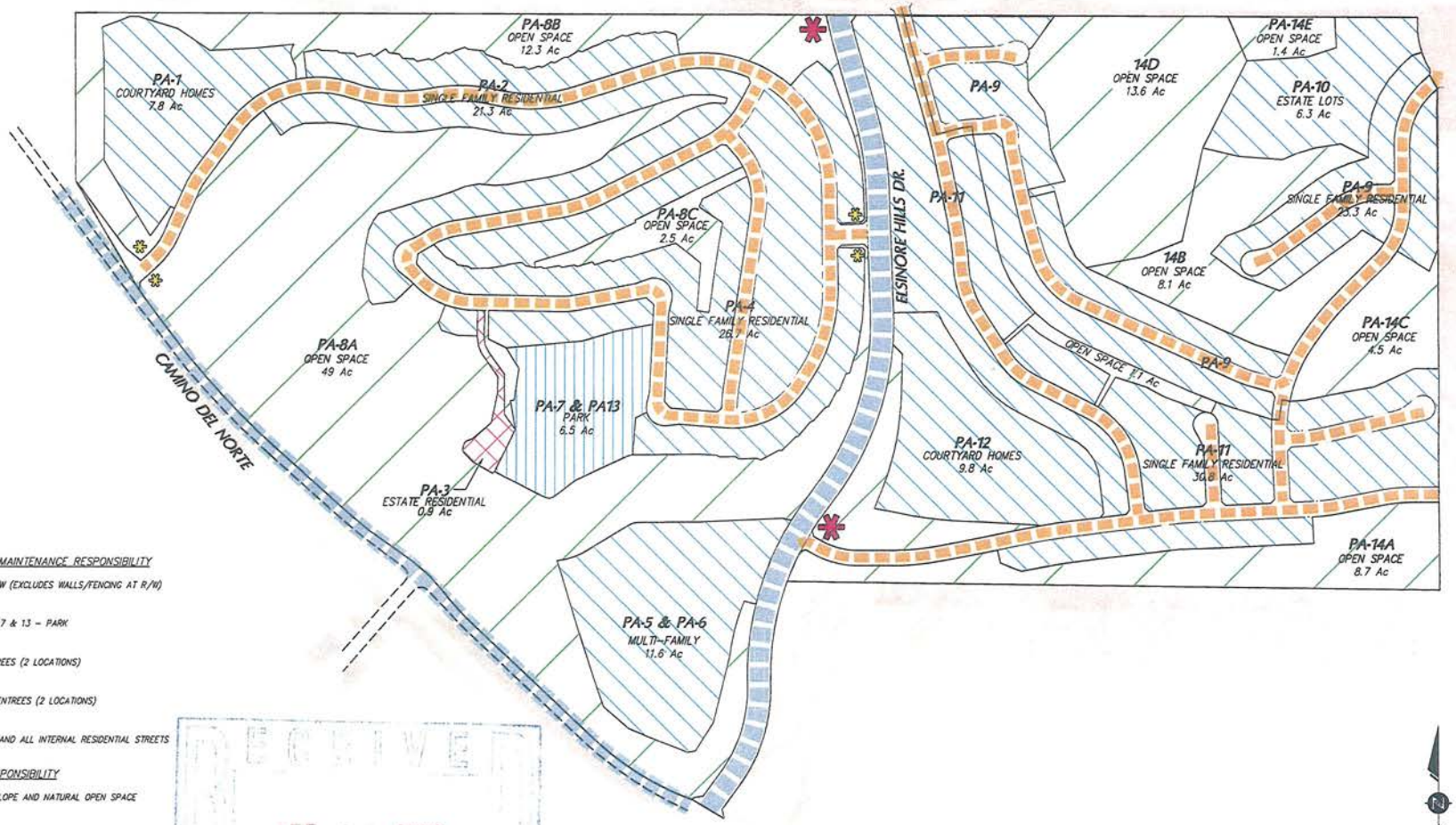
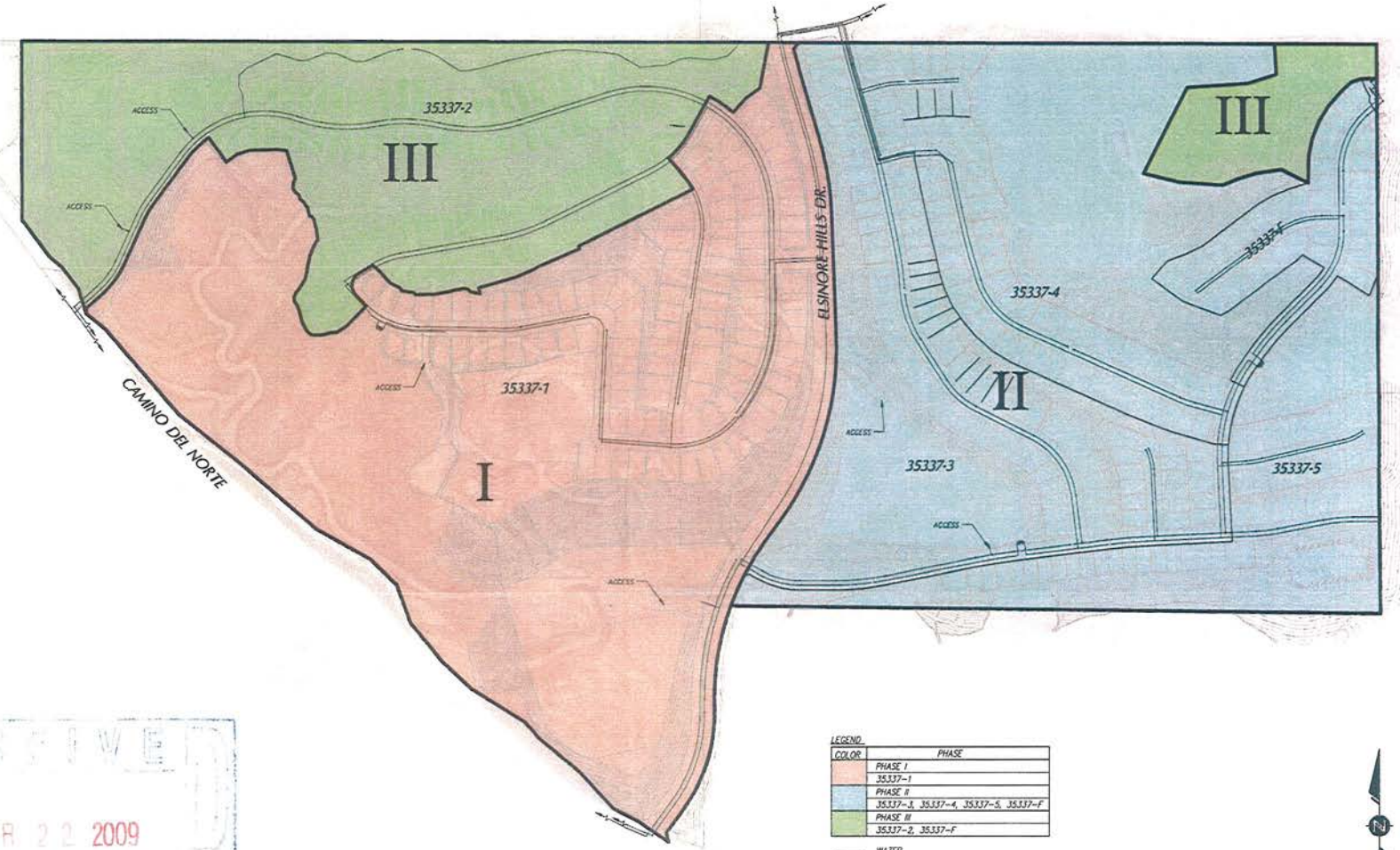
SPYGLASS RANCH MAINTENANCE PLAN
TENTATIVE TRACT MAP 35337



SPYGLASS RANCH PHASING PLAN
TENTATIVE TRACT MAP 35337



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LEGEND

COLOR	PHASE
	PHASE I
	35337-1
	PHASE II
	35337-3, 35337-4, 35337-5, 35337-F
	PHASE III
	35337-2, 35337-F

WATER
SEWER
STORM DRAIN

SCALE: 1"=200'
0 200 400 600

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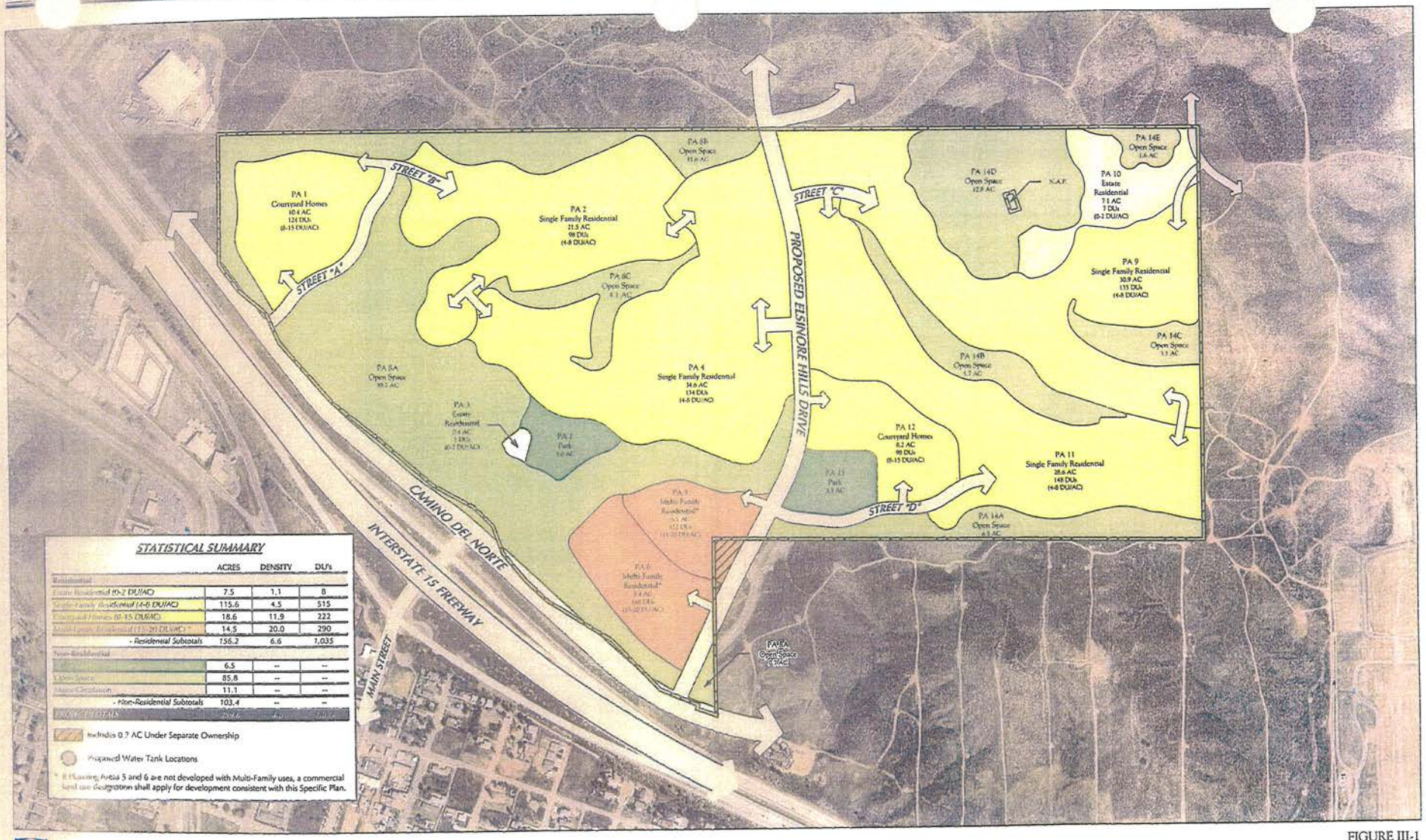


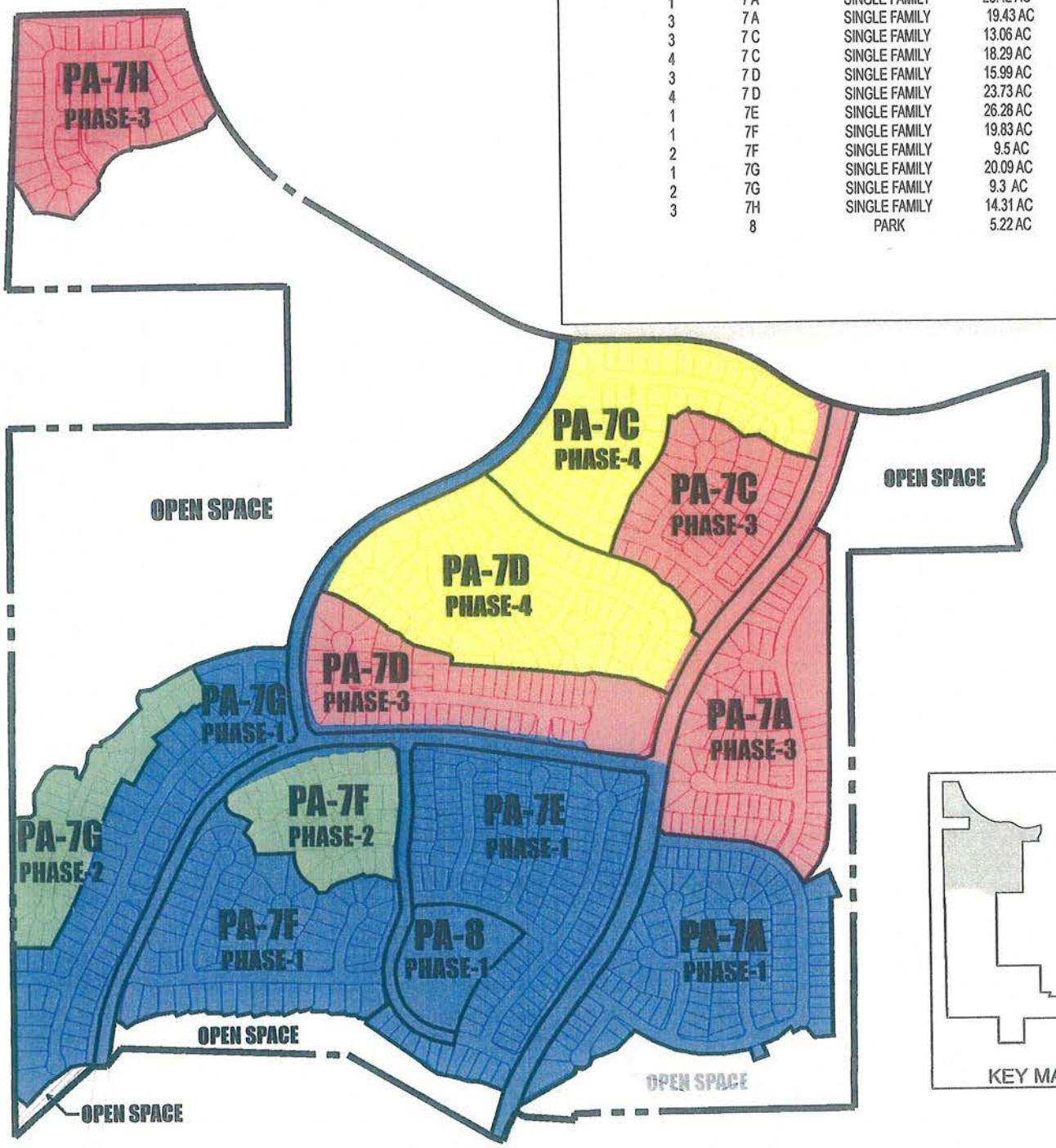
FIGURE III-1
Specific Plan Land Use Plan

A17

Tuscany Hills
Specific Plan

STATISTICAL SUMMARY

PHASE NUMBER	PLANNING AREA	LAND USE	GROSS AREA	DWELLING UNITS
1	7 A	SINGLE FAMILY	23.42 AC	106 DU
3	7 A	SINGLE FAMILY	19.43 AC	81 DU
3	7 C	SINGLE FAMILY	13.06 AC	47 DU
4	7 C	SINGLE FAMILY	18.29 AC	65 DU
3	7 D	SINGLE FAMILY	15.99 AC	55 DU
4	7 D	SINGLE FAMILY	23.73 AC	94 DU
1	7E	SINGLE FAMILY	26.28 AC	125 DU
1	7F	SINGLE FAMILY	19.83 AC	63 DU
2	7F	SINGLE FAMILY	9.5 AC	32 DU
1	7G	SINGLE FAMILY	20.09 AC	64 DU
2	7G	SINGLE FAMILY	9.3 AC	25 DU
3	7H	SINGLE FAMILY	14.31 AC	50 DU
	8	PARK	5.22 AC	
				807DU



SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE:

Land Use Plan - North

TUSCANY HILLS

HUNSAKER & ASSOCIATES
IRVINE, INC.
INLAND EMPIRE REGION

N

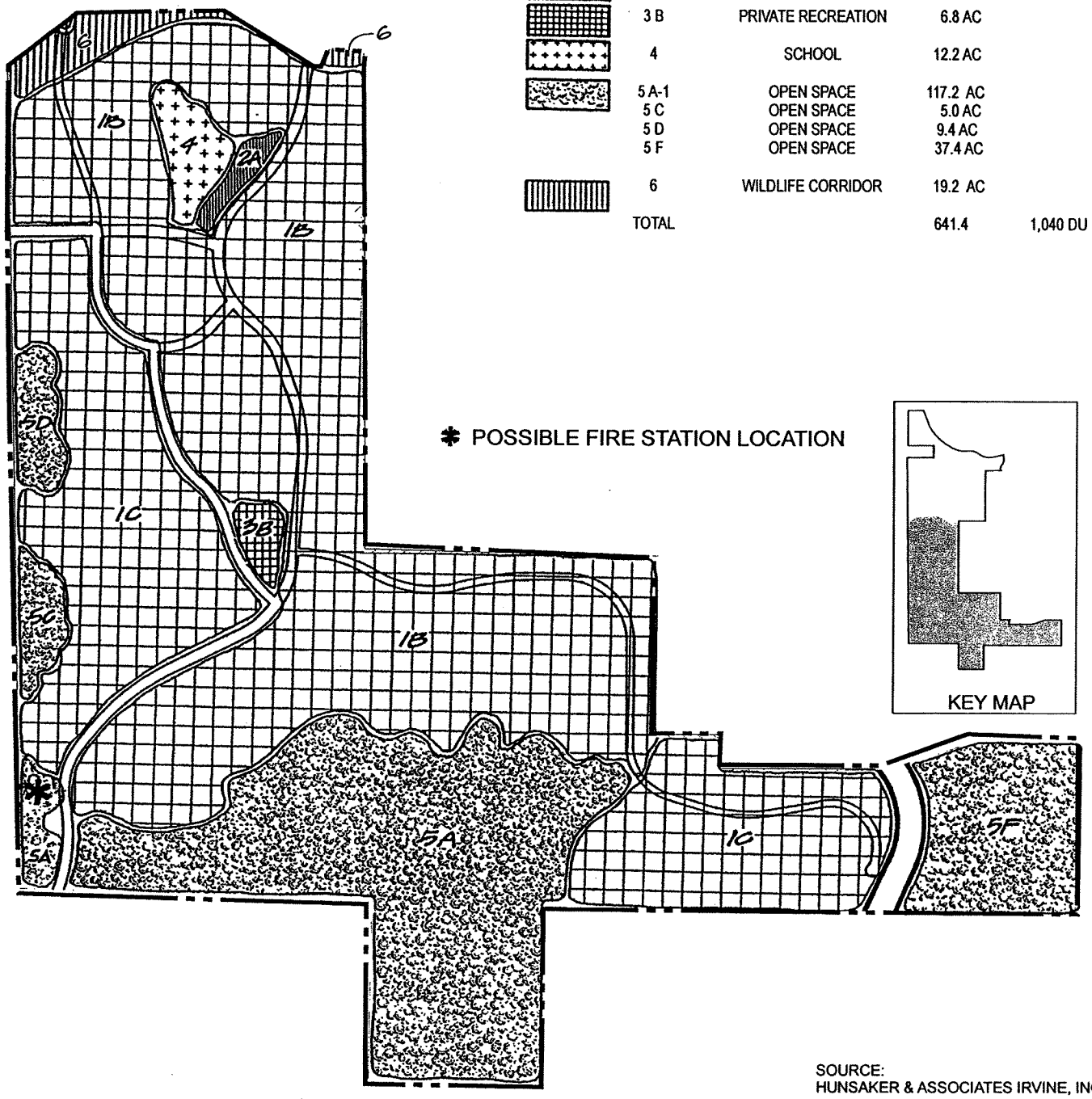
NOT TO SCALE

EXHIBIT 8B

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

STATISTICAL SUMMARY

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



SOURCE:
HUNSAKER & ASSOCIATES IRVINE, INC.

TITLE:

Land Use Plan - South

HUNSAKER & ASSOCIATES
IRVINE, INC.
INLAND EMPIRE REGION

N NOT TO SCALE

TUSCANY HILLS

EXHIBIT 8A

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[1]

Planning Area	Land Use	Gross Acres	Dwelling Units
SOUTH			
1B[2]	Single Family	242.8[3]	256
1C[2]	Single Family	180.9[3]	784
2C	Park	5.3	--
3D	Private Recreation	6.8	--
4	School	12.2	--
5A-1	Open Space	117.2	--

5A-2	Open Space	5.2	--
5C	Open Space	5.0	--
5D	Open Space	9.4	--
5F	Open Space/Park	37.4	--
6	Wildlife Corridor	19.2	--
South Total		**641.4**	**1,040**

TABLE 1
Tuscany Hills Specific Plan Amendment No. 1
Statistical Summary[1]

Planning Area	Land Use	Gross Acres	Dwelling Units
NORTH			
7A	Single Family	42.85[3]	187
7C	Single Family	31.35[3]	112
7D	Single Family	39.72[3]	149
7E	Single Family	26.28[3]	125
7F	Single Family	29.33[3]	95
7G	Single Family	29.39[3]	89
7H	Single Family	14.31[3]	50
7H	HOA Park	0.495	--
8	Community/Neighborhood Park	5.22	--
9A	Wildlife Corridor	89.91	--
9B	Wildlife Corridor	0.7	--
9C	Wildlife Corridor	7.7	--
9D	Wildlife Corridor	31.14	--
9E	Private Recreational	2.64	--
	Non-local Streets	17.8	--
North Total		**368.8**	**807**
PROJECT TOTAL		**1,010.2**	**1,847**

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).

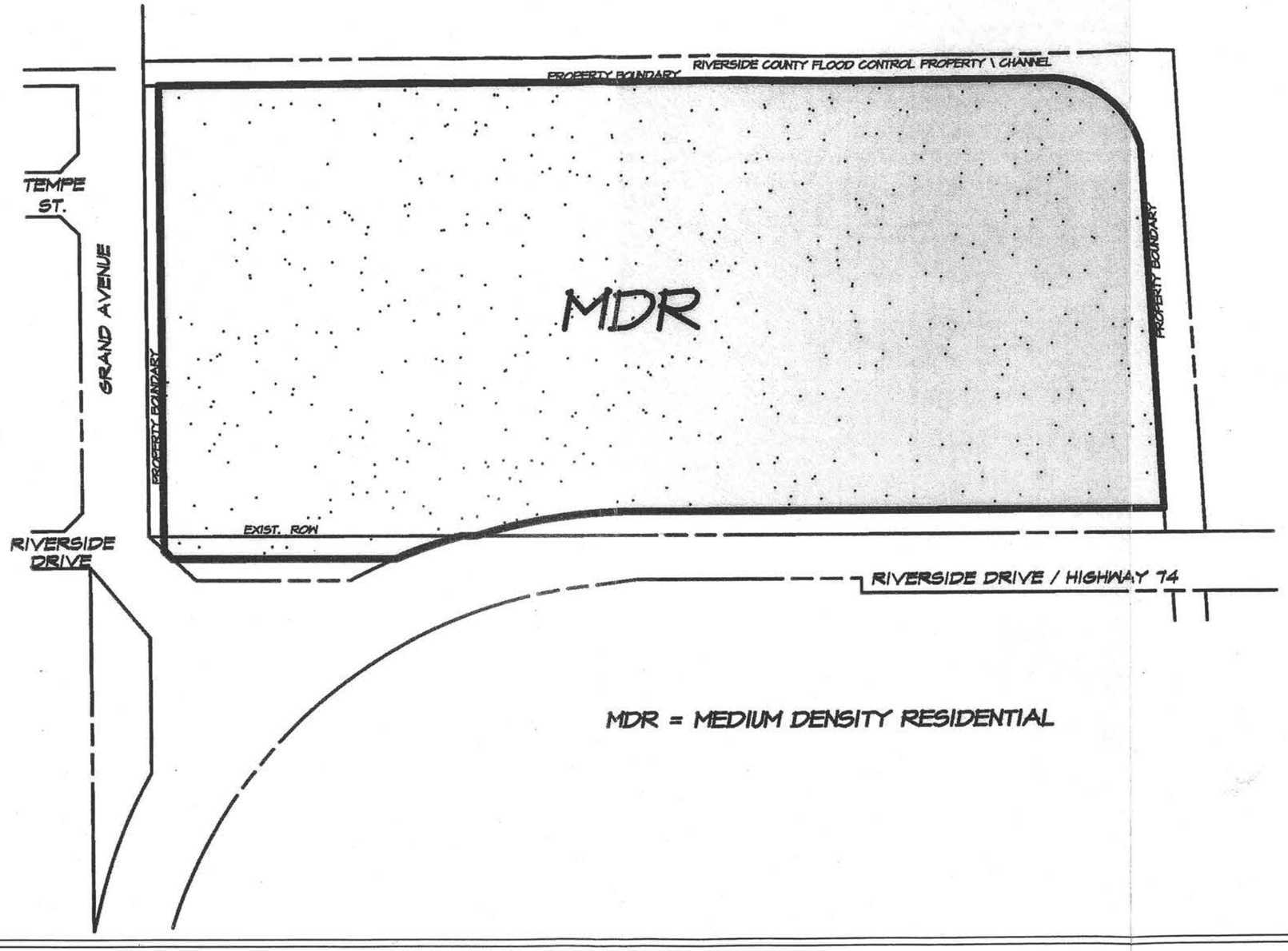
[1] Planning Areas are shown on Exhibit 8A & 8B

[2] Includes local and non-local street rights-of-way

[3] Includes landscaped slopes along major streets

A18

Villages at Lakeshore
Specific Plan



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ENGINEERING CONSULTANTS

Figure 3-1
Land Use Plan
The Village at Lakeshore Specific Plan