

III. SPECIFIC PLAN

A. Comprehensive Land Use Plan

1. Approach

The following design objectives guided the formulation of the Land Use Plan:

- a. Provide large estate lots on the property to maintain the rural character of the Three Sisters Estates residential community.
- b. Provide larger estate lots north of Markham Street and west of Washington Street to serve as a buffer from existing larger lots to the south.
- c. Establish a local street system which is integrated with the existing and planned circulation system for the surrounding area, with logical connections to major and secondary arterials adjacent to the property. The internal street pattern should be compatible with the overall rural character desired for Three Sisters Estates, including curvilinear streets which follow the gently rolling terrain of the site.
- d. Provide an equestrian center and multi-use trail system to serve not only the proposed residential development but also those residing in the area. The equestrian center will also serve as a link for the system of regional trails which will traverse the site and the surrounding properties.
- e. Accommodate County of Riverside General Plan bike routes as part of improvement plans to arterials adjacent to the property.
- f. Grade the site to maintain the gently rolling character of the topography which is essential to the rural character desired for Three Sisters Estates.
- g. Whenever possible, adhere to the policies established by the Rancho El Sobrante Community Plan to ensure that the physical character and integrity of the site is maintained.

The Comprehensive Land Use Plan for Three Sisters Estates proposes the development of 330 single-family residential lots on the 384.8-acre property, together with an equestrian facility. Exhibit III-1 illustrates the Comprehensive Land Use Plan and Table III-1 provides a summary of the proposed development.

Table III-1

LAND USE SUMMARY
THREE SISTERS ESTATES

<u>Land Use</u>	<u>Total Acres</u>	<u>No. of Lots</u>	<u>Density (DU/Ac)</u>	<u>Percent of Total Acres</u>
Residential				
Estate Residential (1.5 du/ac)	33.0	20	0.6	8.6
Estate Residential (1.0 du/ac)	326.2	310	0.9	84.8
Recreation				
Equestrian Center	6.4	-	-	1.7
Other Uses				
Roadways	19.2	-	-	4.9
GRAND TOTAL	384.8	330	0.9	100.0

2. Residential Use




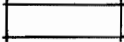
Only one type of residential use is planned: large lots which have a minimum size of one acre. Generally, two lot sizes are proposed: (1) minimum one-acre lots and (2) one and one-half acre lots. The latter lot size is proposed to ensure that an effective buffer is provided between the area south of Markham Street and west of Washington Street. The general locations of the two lot sizes are illustrated on Exhibit III-1.

3. Recreation

The primary open space and recreation amenity of the development is a 6.4-acre equestrian center. This facility, also depicted on Exhibit III-1 north of Nandina Street, will serve as a hub which connects not only the multi-use trails proposed within the development but also those which exist and are proposed in the regional trails system to serve the area.

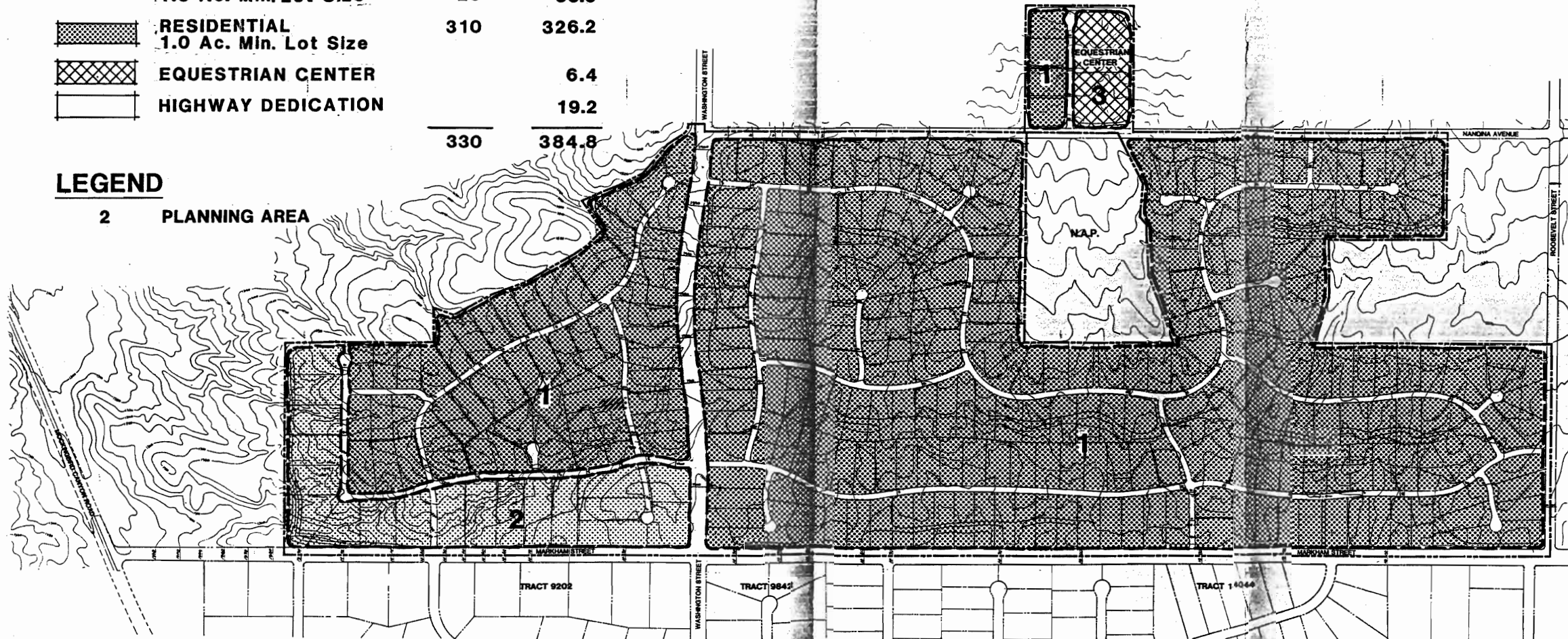
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COMPREHENSIVE LAND USE PLAN

LAND USE	NUMBER OF LOTS	ACRES
 RESIDENTIAL 1.5 Ac. Min. Lot Size	20	33.0
 RESIDENTIAL 1.0 Ac. Min. Lot Size	310	326.2
 EQUESTRIAN CENTER		6.4
 HIGHWAY DEDICATION		19.2
	330	384.8

LEGEND

2 PLANNING AREA



THREE SISTERS ESTATES

FKC PARTNERSHIP



EXHIBIT 1