

2. Planning Area 2 - Estate Residential (R-A-1.5)
(Refer to Exhibit III-11)

a. Acreage: 36.4 Acres

b. Permitted Uses

-- A maximum of 20 single-family residential lots on minimum one and one-half acre lots.

c. Development Standards

-- Refer to Article VIb - R-A Zone (Residential Agricultural), Riverside County Land Use Ordinance No. 348.

-- All structures shall be setback a minimum of 25 feet from the curb face of any residential collector street or cul-de-sac.

d. Architectural Design Guidelines

A "Rural Residential" architectural theme shall be used to guide the design of individual residences, according to the following criteria:

-- Exterior Materials

Walls: wood siding, brick, fieldstone, or rough textured stucco and masonry.

Roofs: fire-resistant shakes, tile, composition shingles.

-- Color

Natural finishes and earth tones.

-- Massing

Emphasis on hip and gable roof shapes, articulated window and door fenestrations and setback of second floor walls from the ground floor wall lines.

-- Accessory Structures

To be compatible with the design theme of the primary structure.

Further, development shall generally be guided by the policies established in the Rancho El Sobrante Community Plan. Wherever possible, significant drainage courses, topographic, and other features should be preserved within the residential lots of the proposed development.

3. Planning Area 3 - Controlled Development Areas (W-2) (Refer to Exhibit III-12)

a. Acreage: 6.4 Acres

b. Permitted Uses

-- Equestrian facilities associated with a private commercial center, including riding rinks, stables, training facilities and other facilities which would support such a use.

c. Development Standards

-- Refer to Section 15.2 of Article XV - W-2 (Controlled Development Areas) in Riverside County Land Use Ordinance No. 348.

-- Enriched landscape treatment and a perimeter landscape buffer shall be incorporated into the design of the equestrian center to ensure that these facilities are adequately shielded from the residential lots to the west.

d. Architectural Design Guidelines

The architectural theme used to guide the design of the equestrian center shall be similar in character as the individual residences, according to the following criteria:

-- Exterior Materials

Walls: wood siding, brick, fieldstone, or rough textured stucco and masonry.

Roofs: fire-resistant shakes, tile, composition shingles.

-- Color

Natural finishes and earth tones.

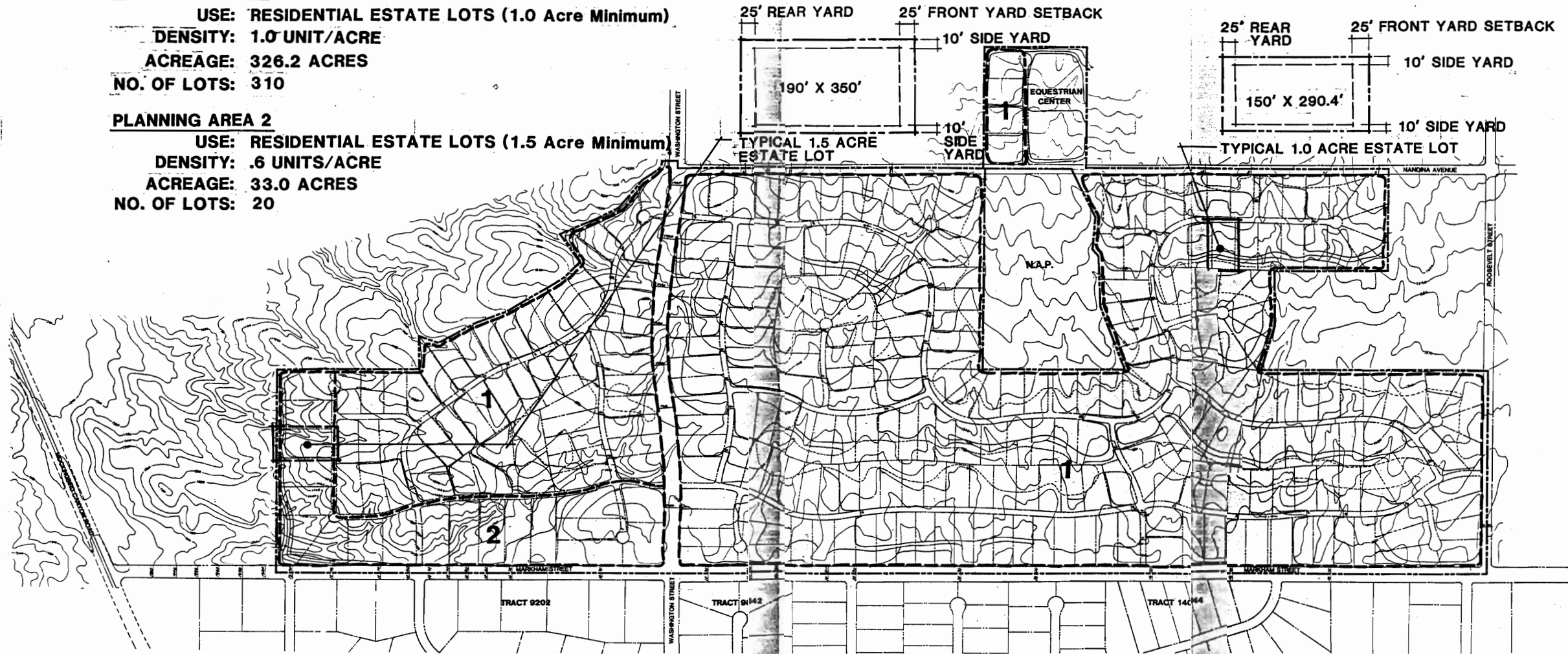
PLANNING AREAS 1 and 2

PLANNING AREA 1

USE: RESIDENTIAL ESTATE LOTS (1.0 Acre Minimum)
 DENSITY: 1.0 UNIT/ACRE
 ACREAGE: 326.2 ACRES
 NO. OF LOTS: 310

PLANNING AREA 2

USE: RESIDENTIAL ESTATE LOTS (1.5 Acre Minimum)
 DENSITY: .6 UNITS/ACRE
 ACREAGE: 33.0 ACRES
 NO. OF LOTS: 20



THREE SISTERS ESTATES

FKC PARTNERSHIP

