



LAND USE SUMMARY

LAND USE		GROSS ACRES	UNITS	DENSITY (DU/AC)
RESIDENTIAL				
PA 1	Single Family 5,500 s.f. min. lot size	12.12	42	3.4
PA 2	Single Family 4,500 s.f. min. lot size	34.18	116	3.4
PA 3	Single Family 6,500 s.f. min. lot size	46.05	88	1.9
PA 4	Single Family 5,500 s.f. min. lot size	29.50	57	1.9
PA 5	Single Family 6,500 s.f. min. lot size	33.26	79	2.4
PA 6	Single Family 5,500 s.f. min. lot size	32.09	80	2.5
PA 7	Executive 10,000 s.f. min. lot size	50.32	60	1.2
PA 8	Mixed-Use	12.67	228 ¹	17.9 ¹
RESIDENTIAL SUB-TOTAL		261.11	750	
COMMERCIAL				
PA 9	Community Commercial	18.14	-	-
COMMERCIAL SUB-TOTAL		18.14		
OPEN SPACE				
OS 1	MSHCP	619.38 ²	-	-
OS 2	Linear Natural Open Space Area	40.42	-	-
OS 3	Non-MSHCP Open Space	3.14	-	-
OPEN SPACE SUB-TOTAL		662.94		
CIRCULATION				
Backbone Streets (Loop Road and McElwain)		19.53	-	-
Future Caltrans I-215 Interchange ROW		4.61	-	-
Street ROW Dedication and Slopes outside ROW		16.39	-	-
CIRCULATION SUB-TOTAL		40.53		
TOTAL		971.8	750	0.77

Riverside County

FOOTNOTES:
 1. The Mixed-Use zone applies specifically to PA 8. The purpose of the MU zone is to allow for a mixture of multi-family residential uses in combination with a variety of commercial retail, professional office, and service-oriented businesses and/or combinations of such uses in a mixed-use environment. It is anticipated that PA 8 would allow for maximum future development of up to 228 attached multi-family residential dwelling units (DUs).
 2. Includes portion of McElwain Road and proposed water tank/access road. OS 1 (619.38 acres) includes 4.4-acre FMZ easement (Greer Ranch). 614.98 acres will be dedicated to RCA for MSHCP.

DESIGN ELEMENTS

- Specific Plan Boundary
- City of Murrieta
- PA # Planning Area
- OS # Open Space
- 500-foot Setback from Edge of I-215 Right-of-Way
- Portion of Proposed McElwain Road within OS 1 MSHCP
- Proposed Water Tank and Access Road
- Existing EMWD Water Tank Not A Part of Specific Plan
- Proposed Water Tanks and Booster Station
- Access Point
- Fuel Modification Zone Easement (Greer Ranch to Maintain)

To Linnel Lane



Not to Scale

Figure 3-1
LAND USE PLAN