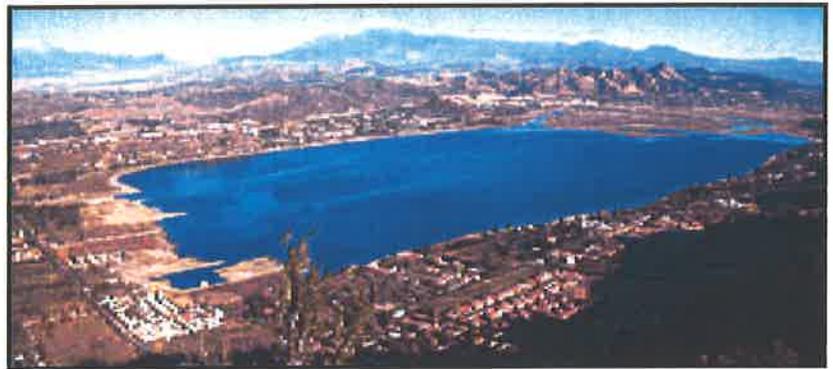


# THE VILLAGE AT LAKESHORE

City of Lake Elsinore, California



## SPECIFIC PLAN

SP2005-01  
ZC 2005-01  
CUP 2005-21  
R 2005-09  
TRM 33267

**Planning Commission**  
**Approved** 8/15/06

**City Council**  
**Approved** 9/2/06

*Prepared by*

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April 2006

# The Village at Lakeshore Specific Plan

City of Lake Elsinore, California

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City of Lake Elsinore

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# 1.0 Introduction

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

## 1.0 INTRODUCTION

The Village at Lakeshore Specific Plan is located in the city of Lake Elsinore, California. The regional location of the project is illustrated in *Figure 1-1, Regional Map*. The proposed project is comprised of approximately 20 acres of land near the intersection of Riverside Drive and Grand Avenue. The location is illustrated in *Figure 1-2, Vicinity Map*.

The project site is currently vacant land that was once used for agricultural purposes. The City's General Plan land use designation for the project area is identified as "Future Specific Plan P", which allows for a range or mix of uses. The City's current zoning designation is "Commercial Park (CP)". Also, the project site lies within one of the City's designated Redevelopment Areas (RDA), Project Area 2, Area A. As part of the City's jurisdictional approvals, there will need to be a rezoning of the project property from commercial to medium-density residential (R-2).

The Village at Lakeshore Specific Plan is a unique plan for development of a planned private residential community consisting of approximately 146 attached, multi-family residential units. These multi-family residential units will be for-ownership and include Homeowners Association (HOA) fees. The proposed development is designed to include two gated entrance areas with paved surface material and accent landscaping, community signage walls with decorative material at each entrance area, a perimeter 6-foot block wall that secures and privatizes the development, a recreation center area that includes a pool, open turf area and two visitor parking areas, a storage area with a secured gate for motorized equipment, a circulation system that accommodates an enhanced parkway landscape with a pedestrian sidewalk, an open park area, and a detention basin that also serves as an open park area. The 6-foot perimeter wall along the northwestern portion of the proposed project will incorporate an 8-foot wall section adjacent to the designated storage area. The Conceptual Development Plan included as *Figure 6-1, Conceptual Development Plan* illustrates the design features of the proposed development plan for The Village at Lakeshore Specific Plan.

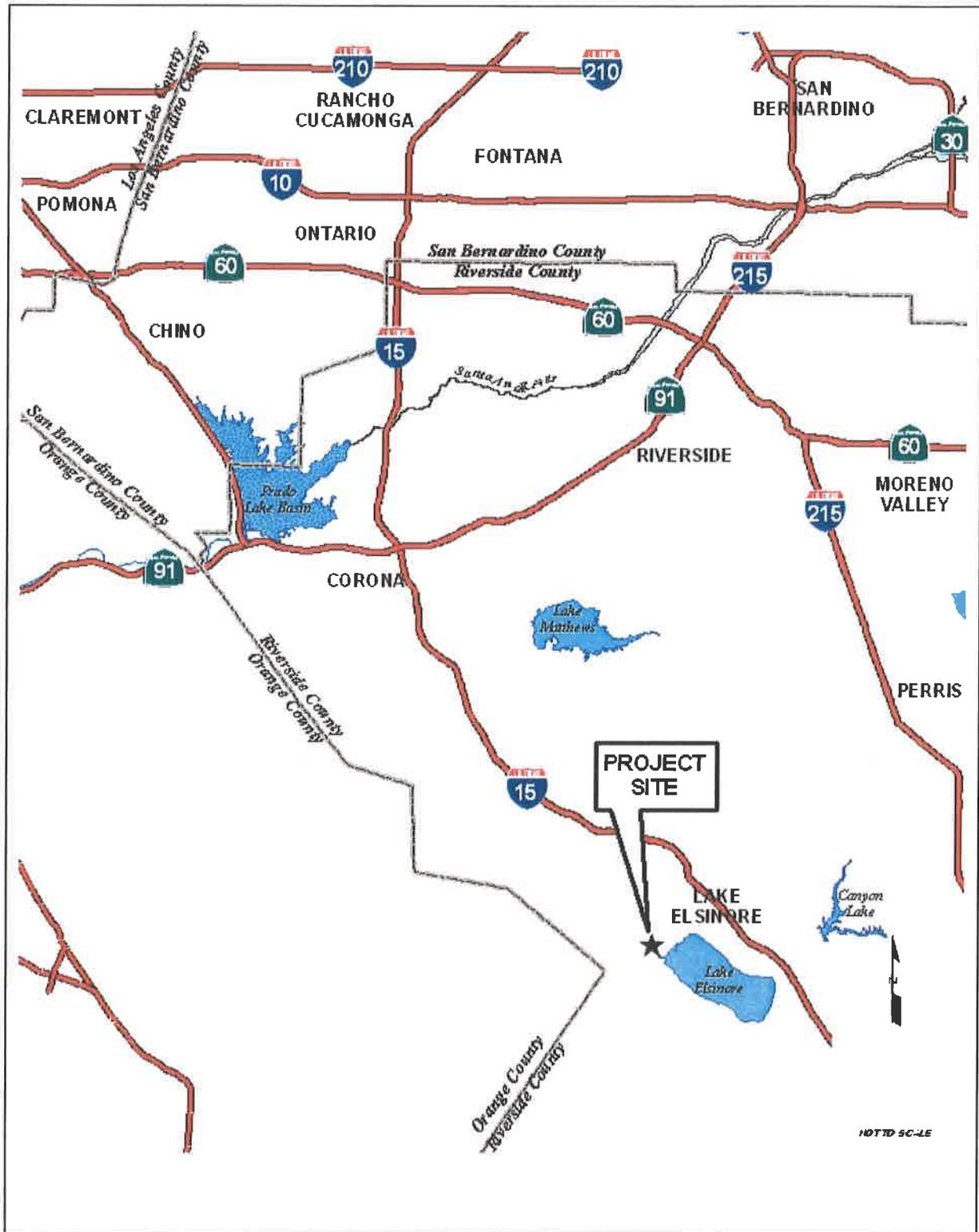
### 1.1. SPECIFIC PLAN PURPOSE

The Village at Lakeshore Specific Plan (the project) is intended to comprehensively define the development regulations, requirements and design guidelines for the development of the residential neighborhoods, open space, and recreational improvements within the project site. It will establish the type, location, intensity and character of development, and the required infrastructure to support the planned land uses. The Specific Plan defines the methods and requirements necessary for development of the project to insure that City of Lake Elsinore General Plan requirements are implemented.

The Village at Lakeshore Specific Plan will provide parameters for establishing a cohesive planned development. This will be achieved by integrating the land use, intensity and aesthetics of development with goals and policies of the General Plan and current market force realities for the community.

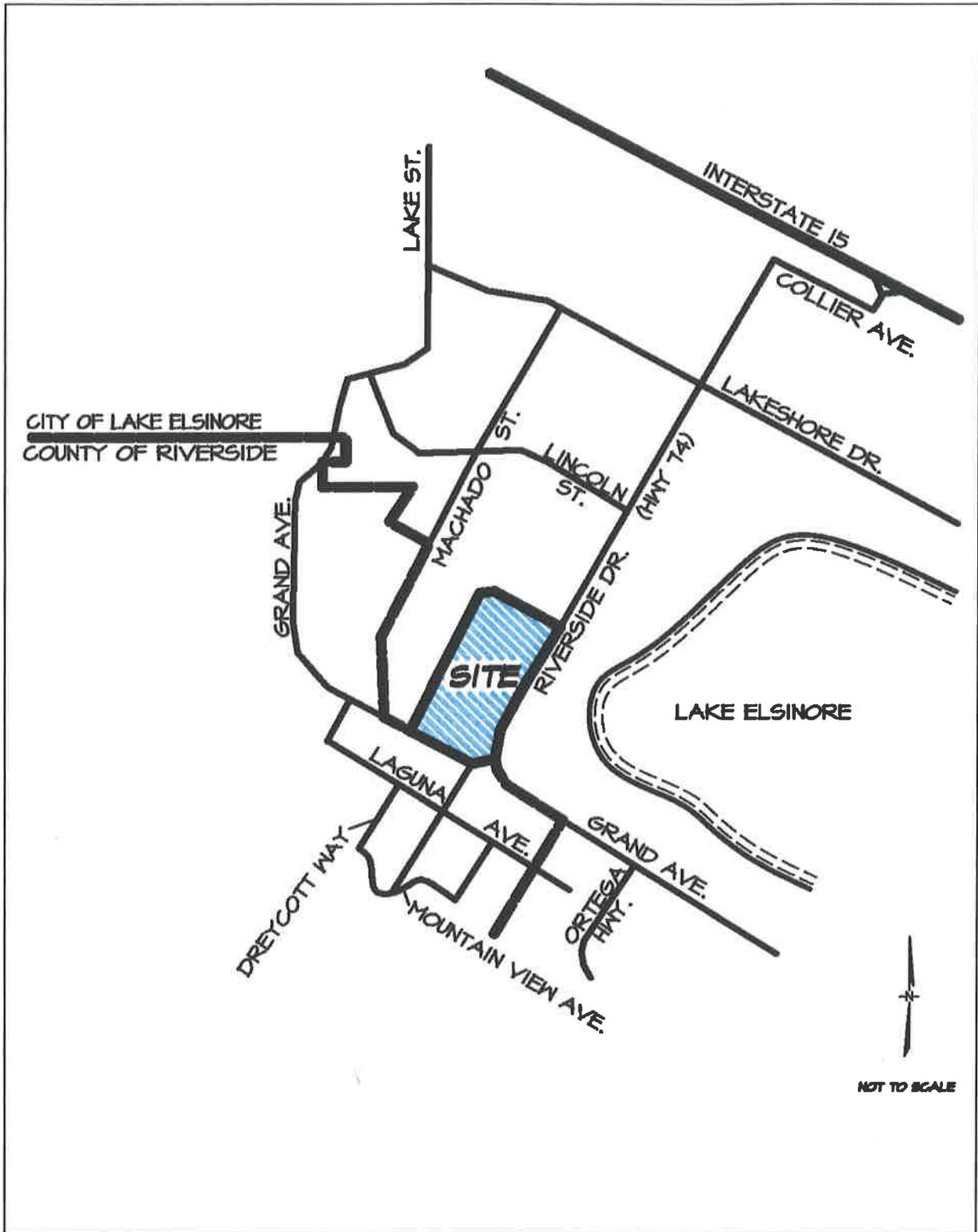
### 1.2. AUTHORITY OF THE SPECIFIC PLAN

State of California Government Code, Title 7, Division 1, Article 8, Section 65450 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code states that specific plans may be adopted either by resolution or by ordinance and that the specific plan is required to be consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for specific plans including the provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures. The Government Code also states that specific plans may address any other subjects, which in the judgment of the city are necessary or desirable for implementation of the General Plan.



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**Figure 1-1**  
**Regional Map**  
*The Village at Lakeshore Specific Plan*



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**Figure 1-2**  
**Vicinity Map**  
*The Village at Lakeshore Specific Plan*

Section 65454 of the Government Code mandates that a specific plan contain the following:

- A. A Specific Plan shall include a text and a diagram(s) which specify all of the following:
  - 1. The distribution, location and extent of the uses of land including open space within the plan.
  - 2. The proposed distribution, location and extent of major transportation, sewage, water, drainage, solid waste disposal, and energy components, and other essential facilities proposed to be located within the plan and needed to support the land uses proposed.
  - 3. Standards and criteria by which development will proceed, and standards for conservation, development and utilization of natural resources, where applicable.
  - 4. A program of implementation measures including regulations, programs, public works, and financing measures necessary to fulfill the plan.
- B. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

On the following page, *Table 1-1, Government – Specific Plan Code Requirements* describes how this Specific Plan meets these Government Code requirements.

The Village at Lakeshore Specific Plan is the major component in the City’s entitlement approval process that will result in the development of the approximately 20-acre Village at Lakeshore Planned Community. The components of the development approval process for the project are discussed below.

#### 1.2.1. Specific Plan

The Village at Lakeshore Specific Plan, when adopted, will serve as a legal document which implements the General Plan land use designation of “Future Specific Plan P.” The site will be rezoned to Residential Medium Density (R2), which will set forth the development standards not addressed in the Specific Plan. The Specific Plan will serve as a “blueprint” for development establishing the land use and the criteria for development of the land use as set forth herein. The Specific Plan establishes the development requirements and guidelines to be applied to each phase of development within the Specific Plan Area.

**Table 1-1, Government – Specific Plan Code Requirements**

Government Requirements (listed above)	Code	Specific Plan Section
Requirement (1.2.A.4)		Incorporated within Sections 1.0 through 5.0
Requirement (1.2.A.2)		Incorporated within Section 3.0, Specific Development Plan
Requirement (1.2.A.3)		Incorporated within Section 4.0 Circulation Plan and Section 5.0 Infrastructure and Public Facilities
Requirement (1.2.B.3)		Incorporated within Section 6.0 Implementation, Sub-section 6.1 and 6.2
Requirement (1.2.A.4)		Incorporated within Section 6.0 Implementation, Sub-section 6.4 and 6.5
Requirement (1.2.B)		Incorporated within Section 7.0 Relation to General Plan Goals and Policies

1.2.2. Subdivision Map

A one-lot Tentative Parcel Map No. 33267 will be submitted to the City concurrently with The Village at Lakeshore Specific Plan. Tentative Parcel Map No. 33267 will be prepared pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 through 66499) for creation of attached residential units, the City of Lake Elsinore Subdivision Ordinance, and the applicable provisions contained within The Village at Lakeshore Specific Plan. The tentative parcel map submitted concurrently with the Specific Plan will provide for the basis for development of approximately 20 acres.

### 1.3. PROJECT SUMMARY

The proposed Village at Lakeshore project will provide infill development as a planned medium-density community for residential purpose. The Village at Lakeshore Specific Plan of approximately 20 acres will provide for up to 146 attached multi-family residential dwelling units.

Actions necessary to facilitate implementation of this proposed project include the following:

- Approval of Specific Plan for the entire project area;
- Certification of CEQA documentation for the proposed project;
- Approval of a Tentative Parcel Map;
- Design Review approval for individual project development; and
- Change of zone from commercial to medium density residential.

The proposed Village at Lakeshore development is sensitive to the site's surrounding physical and environmental conditions. A detailed evaluation of the site's environmental conditions and the market demand were analyzed to establish a sound basis for land use planning decisions. As a result, the land use plan integrates this background analysis into a comprehensive development concept, which incorporates measures to compliment surrounding residential neighborhoods while at the same time providing a medium density residential mix, which is supported by market demand. Circulation and infrastructure features composed of streets, sewer, water and drainage facilities have been included to facilitate implementation of the project and provide a benefit to the community.

To create a healthy lifestyle environment for homeowners, the proposed project establishes a high standard for design quality. The quality is evident in the residential architecture, landscaping and open space/recreational amenities. The proposed project is designed to be a private and gated community with a Homeowners Association to manage the development's design aesthetics and to provide long term maintenance of streets, landscaping and private recreation facilities.

## 1.4. LOCATION

The city of Lake Elsinore encompasses approximately 35 square miles in the western portion of Riverside County. The city was founded in 1883 and incorporated in April 1888. Lake Elsinore is the oldest city in Riverside County. The city is located approximately 75 miles southeast of Los Angeles and approximately 35 miles southwest of the city of Riverside. The city is in the Lake Elsinore Valley bounded by the Elsinore and Santa Ana Mountains on the southwest and hills and low mountains of the Perris Valley uplands to the northeast. Within the valley floor lies Lake Elsinore, the largest natural lake in southern California. The lake is approximately five miles long, two miles wide, and contains a surface area of approximately 6,200 acres. Today, the Railroad Canyon Reservoir is the primary source of water to the lake. The city's elevation ranges from 1,230 feet at the lake surface area to approximately 2,000 feet in the mountain areas to the south and west (see *Figure 1-1, Regional Map*).

The Village at Lakeshore Specific Plan area is located near the western-central area of the city of Lake Elsinore, near the westerly edge of Lake Elsinore. It is bounded on the northwest and southwest by existing residential development and open space and on the northeast and southeast by residential and commercial development, undeveloped commercial property, a public school, Lake Elsinore and open space (see *Figure 1-2, Vicinity Map*).

## 1.5. PROJECT OBJECTIVES

Establishing of The Village at Lakeshore Specific Plan was prepared and developed to implement the following objectives:

- To create a community where homeowners can live in a comfortable, safe and healthy environment, and appreciate the value of living within a lake-style setting of Lake Elsinore.
- To create an infill community that enhances the City's vision of incorporating well-planned communities.
- To provide a medium density home ownership opportunity that meets the needs of current market demand.

- To create community continuity by providing a logical transition of uses from vacant and/or open space areas to the adjoining residential uses.
- To develop a plan that implements the City of Lake Elsinore's General Plan goals and policies.

## 2.0 Planning Framework

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

## 2.0 PLANNING FRAMEWORK

### 2.1. JURISDICTIONAL CONTEXT

#### 2.1.1. General Plan Land Use

The General Plan was adopted in 1990 and outlines goals, policies and standards for land use, development and environmental quality. This document establishes both land use designations and a circulation network to serve the buildout of the community. The City of Lake Elsinore is currently in the process of updating the General Plan.

The General Plan land use designation for the project area is “Specific Plan Area P”, and may consist of a wide range or mix of uses. The General Plan also identifies that general and tourist commercial uses may be appropriate for the Riverside Drive frontage. Also, the General Plan states that multiple-family housing, at a density not exceeding 18 dwelling units per acre, may be appropriate if access is feasible along Riverside Drive. The City’s zoning designation for the proposed project site is Commercial Park (CP).

The Village at Lakeshore Specific Plan is consistent with the General Plan. Given the General Plan land use designation is “Future Specific Plan P”; an amendment to the General Plan will not be required. However, a re-zone application will be necessary to change the Commercial Park zoning to Medium Density Residential (R-2) zoning. A detailed analysis of the proposed project relationship with the General Plan is discussed further in Section 7.0.

#### 2.1.2. City of Lake Elsinore Redevelopment Areas

The project site lies within one of the City’s designated Redevelopment Areas (RDA), Project Area 2, Area A. As such, it must also be consistent with adopted Redevelopment policies for properties located within Redevelopment Area 2.

### 2.1.3. Summary of Jurisdictional Approvals/Amendments

As required, The Village at Lakeshore Specific Plan follows the current jurisdictional designations and will proceed to follow the entitlement process which allows development of the proposed land use project:

- Approval of a Specific Plan for proposed property area;
- Rezoning of the property from Commercial Park (CP) to Medium Density Residential (R-2);
- Certification of CEQA documentation for the proposed project;
- Approval of a Tentative Parcel Map; and
- Design Review approval for project development.

## 2.2. EXISTING CONDITIONS

### 2.2.1. Land Use Setting

Village at Lakeshore Specific Plan is an infill property located less than 1 mile northwest of Lake Elsinore. The current condition of the site consists of exposed soil with moderate grass and weed growth and several large trees concentrated in the north corner of the project site. The proposed project area is bounded by Riverside Drive to the southeast; Grand Avenue to the southwest; a concrete flood control channel to the northwest; and Ulla Lane to the northeast. Existing land uses adjacent to the proposed project site include residential and open space areas to the south and northwest of the project site, and Lakeside High School located adjacent and northeast of the project site (see *Figure 2-1, Surrounding Land Use*).

The project area is situated in the Elsinore Valley, northeast of the Santa Ana-Elsinore mountain range, and within a half-mile west of Lake Elsinore, one of the few large natural lakes in southern California. The hills and mountains to the southwest reach elevations as high as 4,400 feet above sea level, but the terrain in the valley is relatively level. The surface elevation of the project site is approximately 1,280 feet above sea level.



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**Figure 2-1**  
**Surrounding Land Use**  
*The Village at Lakeshore Specific Plan*

### 2.2.2. Circulation

Existing vehicular circulation to the project site is accessible through the following streets:

Riverside Drive: Located adjacent to the south side of the project site, Riverside Drive runs in a generally north-south direction and is a major street within the City's circulation plan. It provides access northward to the Interstate 15 corridor which is located approximately 5 miles to the northeast.

Grand Avenue: Located adjacent to the project site's west boundary, Grand Avenue runs in a generally east-west direction and is a major street within the City's circulation plan. It provides the principle access to the project site along the southern boundary. It also provides access to residential neighborhoods to the northwest of the project site and easterly to the central core of the city.

### 2.2.3. Topography

The project area is relatively flat with a slight slope from the northwest to the southeast, toward the lake. No significant topographic features exist on the site.

### 2.2.4. Water and Sewer

The site is not currently served by public water or sewer systems; however, these systems are located on the periphery of the property.

### 2.2.5. Geology and Soils

According to the *USGS Soil Survey*, the project area is underlain by Quaternary young alluvium valley soil. The soils consist of medium dense, damp to moist, fine sandy silt.

### 2.2.6. Drainage

Storm runoff generally flows from the northwest towards the southeast on the project site and in the adjacent area. The South Riverside Channel (Stage 1) is directly adjacent to the northern and western sides of the project site. There are also underground culverts located northeast of the intersection of Grand Avenue and Riverside Drive. Storm runoff from adjacent Tract 10706 is intercepted by an existing catch basin at the west side of Grand Avenue; then conveyed through an existing double culvert that crosses the Grand Avenue/Riverside Drive intersection. Storm runoff from north and west of the project site is intercepted by the South Riverside Channel (see *Figure 5-3, Proposed Drainage Plan*).

### 2.2.7. Seismicity

The project site is not located within a designated earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The closest Alquist-Priolo Earthquake Fault Zones are the Glen Ivy North branch of the Elsinore fault zone located approximately 1.75 miles north-northwest of the project site. A fault study that was performed for the Lake Elsinore Unified School District on the easterly adjacent property concluded that the Wildomar fault was not present on the school district site; however, the Wildomar fault transects the project site and has been determined to be potentially active. Based on the results of the fault study, the project has been designed with a minimum 50-foot structural setback adjacent to the fault.

### 2.2.8. Biology

Historically, the proposed Village at Lakeshore Specific Plan area was primarily used for agricultural operations and long-term disturbance by dry land farming and discing. The natural vegetation and soils conditions that once occurred throughout the project area have been altered due to human activity. Based on the findings of site-specific general and focused species-specific biological studies conducted by Michael Brandman Associates, (June 2004),

the project site does not contain native and/or sensitive plant species within the project site limits.

#### 2.2.9. Noise

An interior noise level of 45dB is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for multiple-family dwellings and for hotel and motel rooms and is typically considered a desirable noise level for all residential dwelling units. Since normal noise attenuation within residential structures with closed windows is about 20-25 dB, an exterior noise exposure of 65dB is generally the noise land use compatibility guideline for noise sensitive receiver sites in California. Since commercial and industrial activities are generally conducted indoors, the exterior noise exposure standard for such less-sensitive land uses is less stringent.

An Acoustical Impact Analysis was prepared by Webb Associates (February 2005). Along Riverside Drive, the analysis documented that the first floor receiver will be exposed to exterior noise levels as high as 68.22 dB. This exterior noise level is higher than the 65 dB exterior threshold. Therefore, a six-foot sound wall is recommended to be placed along Riverside Drive to mitigate the noise impacts. Along Grand Avenue, the analysis documented that the exterior noise levels were measured at 64.53 dB, which is lower than the 65 dB threshold and does not require a sound wall.

#### 2.2.10. Air

The South Coast Air Quality Management District (SCAQMD) has developed surrogate significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale.

An Air Quality Impact Analysis was prepared by Webb Associates (February 2005). The study found that two criteria pollutant emissions, ROG and NO<sub>x</sub>, exceed the SCAQMD suggested significance thresholds during the construction of this project. CO, SO<sub>2</sub> and PM-10 do not, however, exceed the threshold. Long-term emissions of all criteria pollutants are

below the SCAQMD thresholds of significance. The CO Hotspot analysis that was modeled for four project-area intersections that met SCAQMD criteria for such study were all well below the state and federal significance thresholds. Therefore, due to the temporary nature of construction emissions, the cumulative impacts to air quality can be considered less than significant.

#### 2.2.11. Visual

The proposed project area has distinctive views of the lake and surrounding hillside and mountains. As a result of the relatively flat nature of the site, the visual character of the property is basically open and underdeveloped, with no on-site distinguished features.

### 2.3. DEVELOPMENT ISSUES

Preliminary planning issues have been identified and briefly discussed. The following evaluation discusses how the development plan will address these issues. These preliminary planning issues were identified based on review of the development plan for the project site, market forces in the city of Lake Elsinore, land use and access compatibility concerns and physical development constraints.

*Land Use Relationships:* The plan has been developed within the context of the existing residential development to the northwest and southwest, and the existing commercial development to the north and east. Each of these land uses creates a logical and/or real boundary to the project, and in the interest of creating an aesthetically balanced community, the existing commercial zoning designation is proposed to be revised to a medium density residential use. The proposed project is also compatible with the adjacent residential land use areas to the southeast, southwest, and northwest and Lakeside High School to the northeast.

*Drainage:* The proposed project will manage overland surface flows and convey the onsite storm runoff to a water quality basin which will be located at the northeastern corner of the project site. The offsite storm runoff from the west will flow to the intersection of Grand Avenue and Riverside Drive and will be intercepted by the proposed storm drain facilities

along Riverside Drive and through the basin conveyed to the existing South Riverside Channel.

*Market Demand:* The Specific Plan is consistent with the City's current and long-term interest to support medium density residential development. Commercial demand and rate of absorption is more tentative as evidenced by many vacant and undeveloped commercial properties within the immediate project area. For this reason, the Specific Plan proposes to replace the existing commercial zoning on the property with medium density residential development.

*Access and Circulation:* The Plan recognizes the importance of an efficient circulation system to facilitate ingress and egress from the project site in a manner which will enhance the City's planned circulation system and not be detrimental to the surrounding existing development. The project proposes to include an acceleration/deceleration lane along Riverside Drive that will be located at the entrance to the project. This designated lane will minimize any potential traffic concern relating to homeowners entering and/or exiting the development. There is a second project entrance area on Grand Avenue. This entrance area will not include an acceleration/deceleration lane.

*Traffic and Transportation:* The Plan recognizes the need to evaluate the effects on traffic circulation resulting from the development of The Village at Lakeshore (Parcel Map 33267). To address this concern a traffic study (*Traffic Impact Report*, Webb Associates, January 2005) was prepared to determine existing traffic conditions in the vicinity of the project; evaluate the traffic generated from the development with respect to its impact on the existing and cumulative traffic conditions; and determine the level of service required by the City of Lake Elsinore General Plan at all affected intersections, and if not met, determine the mitigation measures that will be necessary in order to maintain the required level of service.

*Maintenance:* The Plan recognizes single-family, medium density residential development as a desirable alternative for a growing market segment, as opposed to more conventional suburban living. In response to that market demand and in order to establish and maintain a strong

family lifestyle within a generally more intense land use setting, the proposed project incorporates a high quality of design and maintenance of that quality over time which is essential to the lifestyle success of the project. Quality control for the project and its amenities will be achieved through the establishment of a sound Homeowners Association and/or private property management group. The project will include a detention basin located near the northeast corner of the project site. The detention basin will be used to manage water quality. Maintenance of the detention basin will be described and included in the Homeowners Association regulations.

## 3.0 Specific Development Plan

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

### 3.0 SPECIFIC DEVELOPMENT PLAN

#### 3.1. LAND USE ALLOCATION

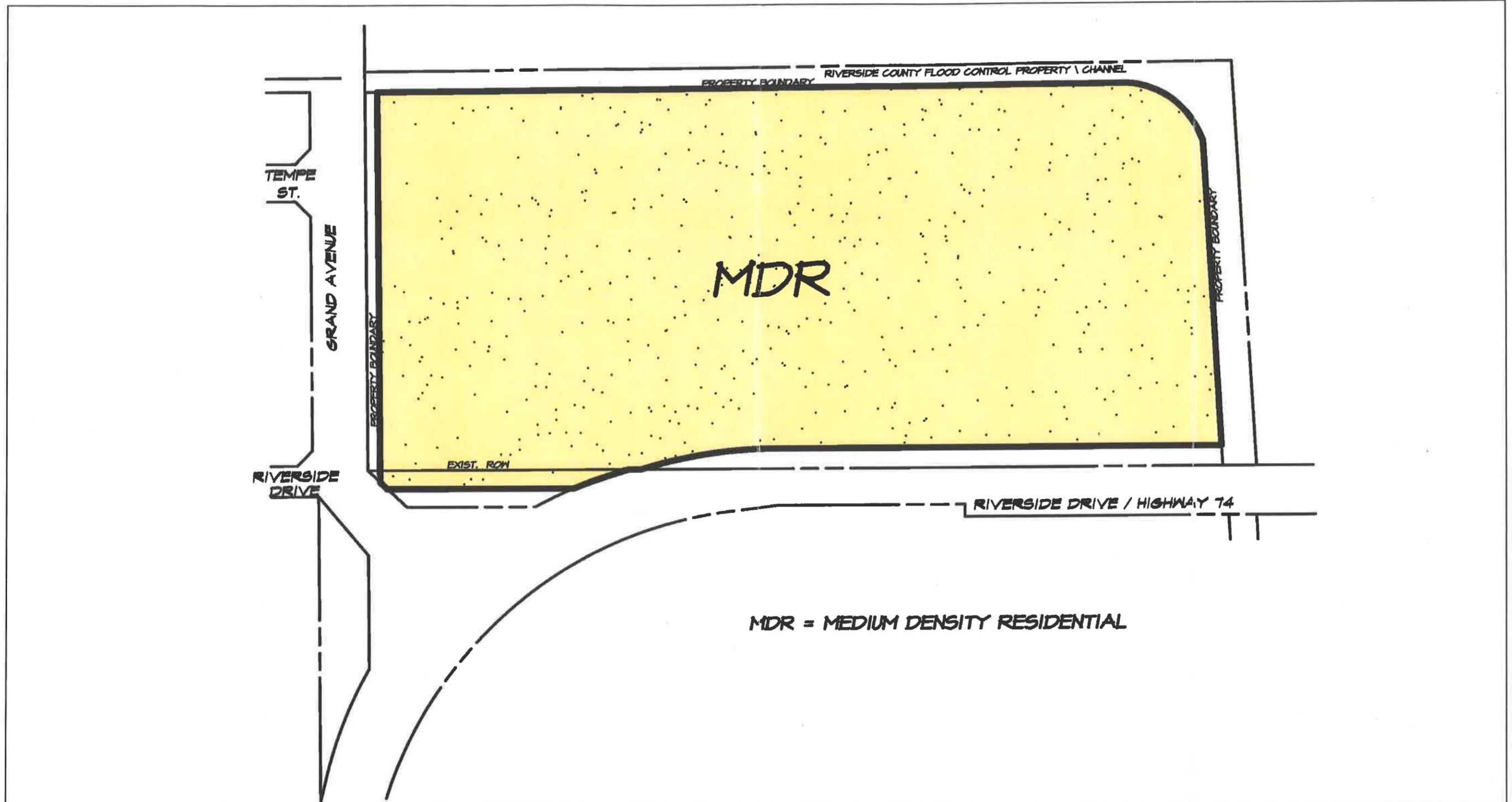
The Specific Plan area is approximately 19.71 acres gross and the entire land use category for the project site will be “Medium Density Residential” (MDR) (see *Figure 3-1, Land Use Plan*). This area will contain a target yield of an estimated 146 dwelling units at a density of approximately 7.4 units per acre which is below the maximum yield allowed of up to 12.0 units per acre, within this Specific Plan land use designation. Below, *Table 3-1, The Village at Lakeshore Specific Plan Land Use Summary* presents the land use summary.

The residential product planned for this area is condominiums. It is projected that the residential units will consist of two-story buildings, with individual attached garages.

The intent of this land use designation is to accommodate attached condominium residences in multi-family structures with a density of approximately 7.4 units per acre. This land use area will be developed as a private residential community with access points along and adjacent to Riverside Drive. The private community will include internal streets and common open space with recreational amenities. This development, including the recreational facilities, will be maintained by a Homeowners Association or development owner.

**Table 3-1, The Village at Lakeshore Specific Plan Land Use Summary**

LAND USE	LAND USE DESIGNATION	ACREAGE	TARGET DENSITY	TARGET YIELD
Residential Medium Density Residential	MDR	19.71	7.4 DU/AC	146 DUs



MDR = MEDIUM DENSITY RESIDENTIAL

## 4.0 Circulation

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

### 4.0 CIRCULATION PLAN

The project site will be served by a system of existing and proposed roadways. The existing roadways include Riverside Drive as the northern boundary of the project site and Grand Avenue serving the western boundary of the project site. These two streets will provide access to and from the project site. On-site circulation within The Village at Lakeshore Planned Community will be provided through a system of private streets to be constructed internal to the project. A recent Traffic Impact Study Report (Webb Associates, January 2005) concluded that the proposed project along with area-wide growth cannot be accommodated within the existing circulation system at the intersections in the study area. However, recommended offsite improvements will improve projected conditions to LOS D or better at City maintained roads during AM and PM peak hours. *Table 4-1, Level of Service – Existing Plus Project With Improvements* identifies the Level of Service (LOS) near the vicinity of the proposed project area. It is estimated that the following LOS will not be exceeded:

**Table 4-1, Level of Service – Existing Plus Project With Improvements**

Intersection	Traffic Control Status	AM Peak Hour	PM Peak Hour
		LOS	LOS
Grand Ave/Machado St	AWSC	B	B
Grand Ave/Riverside Dr	TWSC	B	B
Grand Ave/SR74 (north)	Signal	C	C
Riverside Dr/Lincoln St	Signal	D	D
Riverside/Lakeshore Drive	Signal	D	D
AWSC All-Way Stop Controlled TWSC Two Way Stop Controlled			

The traffic impact analysis study also recommended the construction of full width improvements of internal roadways and part width improvements of the following roadways in order to comply with City of Lake Elsinore standards:

- Construct partial width improvements on the easterly side of Grand Avenue at its ultimate cross-section as a modified Arterial Highway (120' right-of-way) adjacent to project boundary line.
- Construct partial width improvements on the northerly side of Riverside Drive at its ultimate cross-section as a modified Urban Arterial Highway (123' right-of-way) adjacent to project boundary line.
- The Village at Lakeshore project shall comply with both Caltrans and City sight distance standards at the designated project entrances. The proposed roadway system shall be reviewed with respect to the City of Lake Elsinore sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

The Circulation Plan (shown in *Figure 4-1, Circulation Plan*) is intended to illustrate the general layout and design standards of roadways and pedestrian pathways for The Village at Lakeshore community to safely meet the circulation needs of the residents. The circulation concept consists of an internal street system focused on a primary collector street.

#### 4.1. VEHICULAR SYSTEM

The vehicular circulation system for the Specific Plan consists of a collector street system that inter-links the residential units and driveway system within the project. These are discussed as follows:

##### 4.1.1. Collector Street

Vehicular access and circulation through The Village at Lakeshore community is primarily provided by a collector street which allows residents of the project to access Riverside Drive on the east and Grand Avenue to the south.

Design standards are described as follows, and street sections (see *Figure 4-1, Circulation Plan*).

- Collector Street will have a thirty-two (32)-foot pavement section to accommodate one twelve (12) foot travel lane in each direction, on-street parallel parking (8' width) and a five (5)-foot sidewalk along one side.

#### 4.1.2. Shared Access Driveways

All of the units within The Village at Lakeshore community will share driveways off the internal street system. The design standards will be as follows:

- Shared Access Driveways shall have a minimum pavement width of twenty (20) feet.
- Shared Access Driveways serving courtyards with more than four (4) units shall have a minimum pavement width of twenty-five (25) feet.

#### 4.1.3. Entrance Areas

The Village at Lakeshore community includes two entrances located on Riverside Drive and Grand Avenue. Each entrance will include a secured gate system that will allow resident owners and guests to enter and exit the community.

#### 4.1.4. School Zone

The Village at Lakeshore community is located directly west and adjacent to Lakeside High School (see *Figure 2-1, Surrounding Land Use*). The project's Riverside Drive entrance will be located near the school facility. The design of the entrance will promote a deceleration of vehicles onto and towards the school zone.

#### 4.1.5. Parking Areas

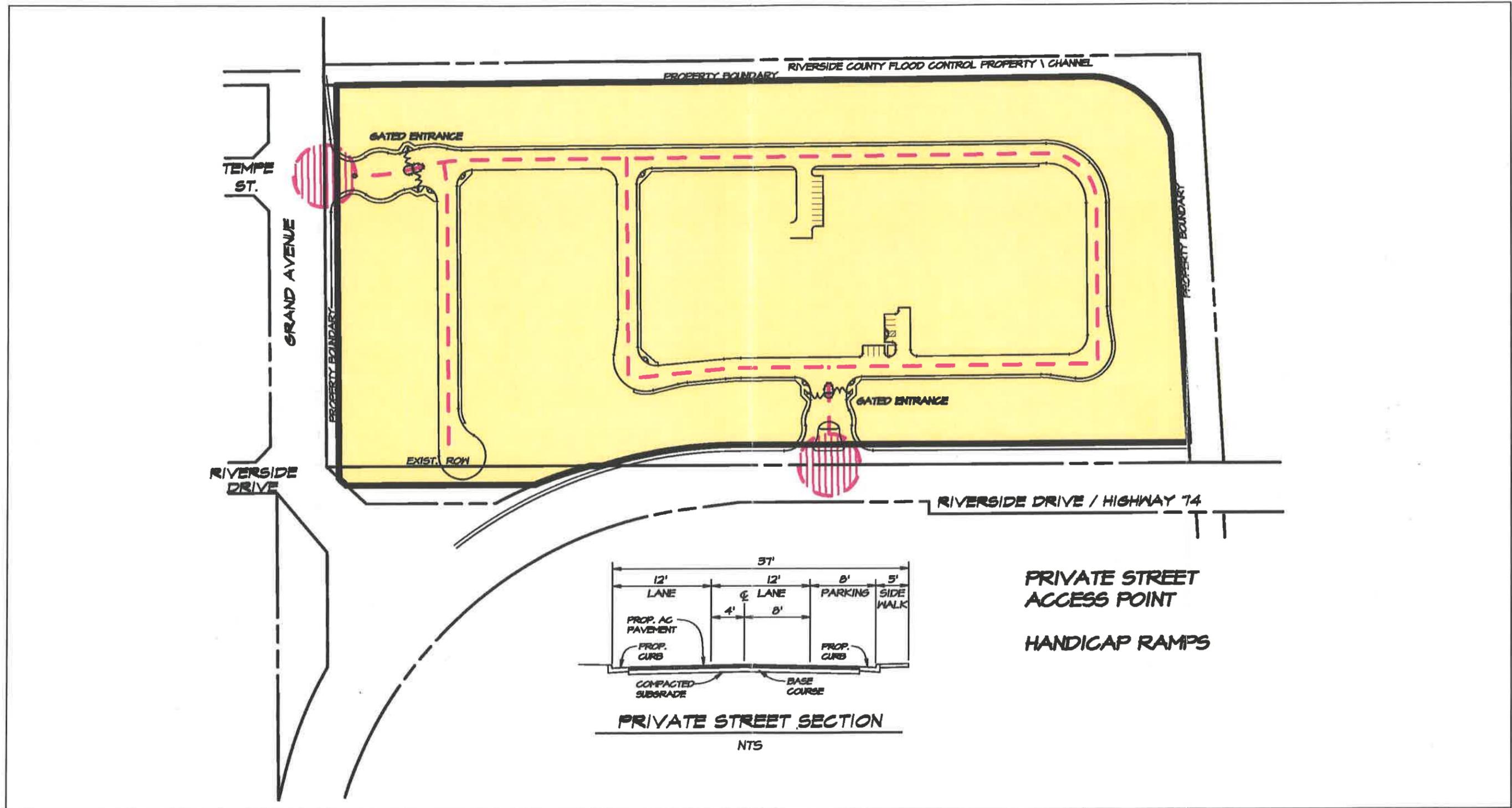
The Village at Lakeshore community will accommodate approximately one hundred and six (106) parking spaces for visitors. These spaces will be located along the internal street system and adjacent to the recreation area.

### 4.2. NON-VEHICULAR SYSTEM

The Village at Lakeshore project provides for a pedestrian walkway system on the collector street to supplement the vehicular system and provide for linkages to neighbors, and internal open space/recreational amenities. The pedestrian walkway system will be comprised of a sidewalk as part of the Collector Street.

#### 4.2.1. Collector Street Sidewalk

The internal Collector street system will incorporate a five (5)-foot wide sidewalk on one side of the street abutting the back of the curb. The sidewalk layout and section is illustrated in *Figure 4-1, Circulation Plan*.



**Figure 4-1**  
**Circulation Plan**  
*The Village at Lakeshore Specific Plan*

## 5.0 Infrastructure and Public Services

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

## 5.0 INFRASTRUCTURE AND PUBLIC SERVICES

Infrastructure and public services provided within the Specific Plan are described in the following sub-sections. Conceptual system plans are shown for water, sewer, and drainage; however, this plan represents a preliminary service layout and is subject to modification upon final engineering design.

### 5.1. WATER

Elsinore Valley Municipal Water District (EVMWD) provides domestic water to the project area from a system of distribution mains located in Riverside Drive and Grand Avenue.

An internal water main loop will be provided within the collector street circulation loop. Water service improvements for this project will be limited to the in-tract distribution mains as depicted on *Figure 5-1, Proposed Water System Plan*

### 5.2. SEWER

Elsinore Valley Municipal Water District provides sanitary sewer collection and treatment services for all development within the project area. Existing collection mains exist within both Riverside Drive and Grand Avenue.

The project area will be served by a system of 8-inch collector lines within the collector street system. These collectors will convey gravity flows south to the existing main in Riverside Drive and westerly to Grand Avenue. This design will be dependent on the final engineering analysis. Sewer improvements for this project will be limited to the in-tract collection mains as depicted on *Figure 5-2, Proposed Sewer Plan*.

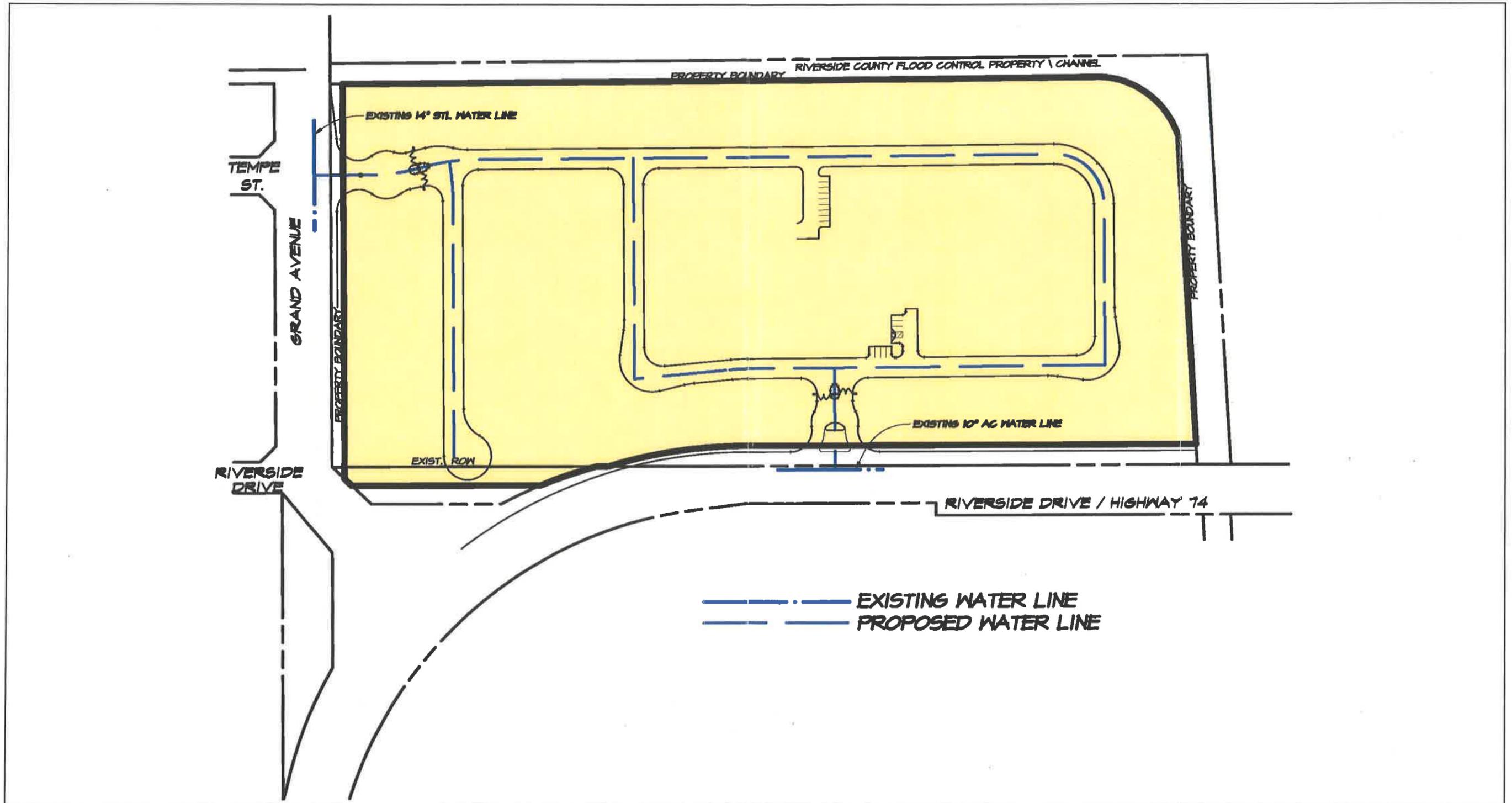
### 5.3. DRAINAGE

The City of Lake Elsinore provides storm water drainage facilities within the city. Existing collection and conveyance facilities within the project area include a combination of in-street pipes and curb drainage which ultimately outfall into Lake Elsinore. Storm water runoff within the project area will be collected through a system of on-site storm drain pipes, and into an onsite water quality basin with diversion beam and bio swale. Flows will then be discharged into the existing South Riverside Channel Stage 1, adjacent to Riverside Drive.

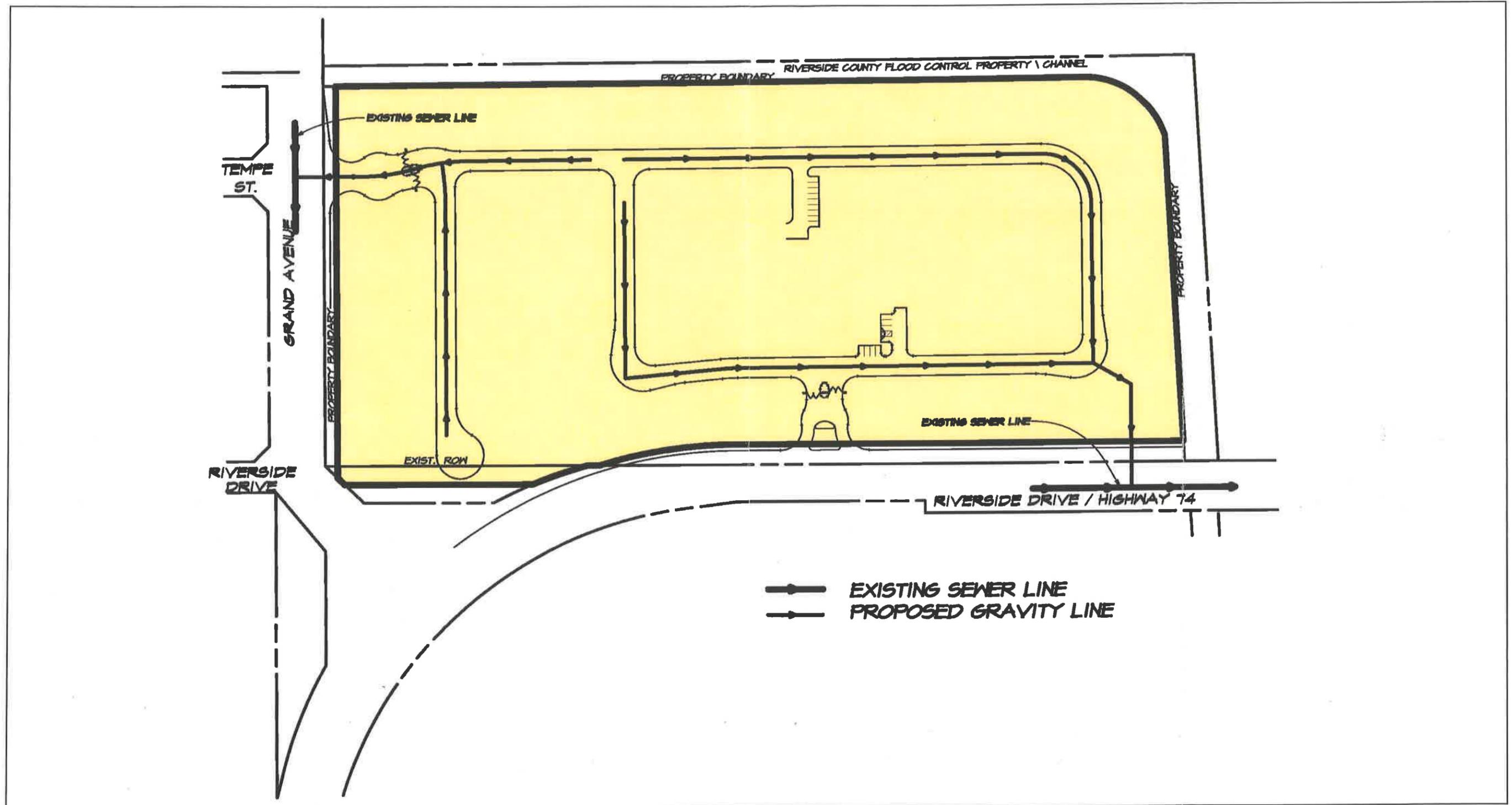
Drainage improvements for this project will be limited to the in-tract collection pipes and connections to existing storm drains at the perimeter of the project area. Prior to departing the project area, storm water will enter a water quality basin located at the northeast corner of the project site. The sizing of the detention basin will be dependent on final engineering analysis. The proposed storm drain improvements are illustrated on *Figure 5-3, Proposed Drainage Plan*.

### 5.4. UTILITIES

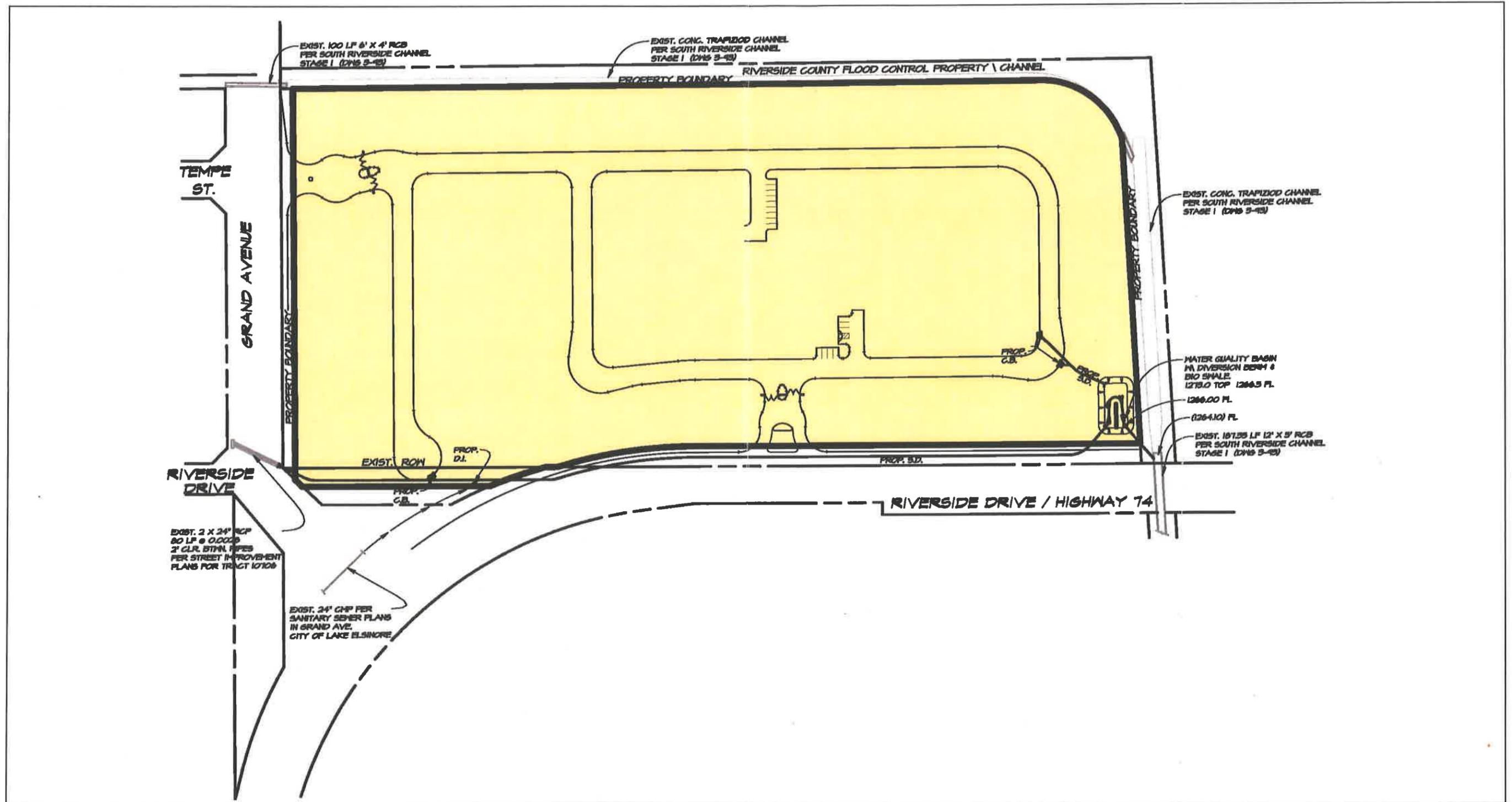
Southern California Edison and the Southern California Gas Company currently provide electricity and natural gas respectively to the city of Lake Elsinore and the project area. SBC and Comcast Cable provide telephone and cable communication service to the project area. These facilities currently exist along both Riverside Drive and Grand Avenue which border the project site and will be extended into the project by way of underground conduits. These utility services will be located underground within all the project streets. Above-ground appurtenances (transformers, etc.) will be placed behind the face of curb at various locations. If necessary, adequate buffering will be placed to screen the units.



**Figure 5-1**  
**Proposed Water System Plan**  
*The Village at Lakeshore Specific Plan*



**Figure 5-2**  
**Proposed Sewer Plan**  
*The Village at Lakeshore Specific Plan*



**Figure 5-3**  
**Proposed Drainage Plan**  
*The Village at Lakeshore Specific Plan*

## 6.0 Implementation

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

## 6.0 IMPLEMENTATION

The Village at Lakeshore Specific Plan is the primary guidance tool used to meet the required approval steps for development. The Plan establishes the character of the development through the definition of permitted land use, required infrastructure, development regulations and design guidelines. The concepts and regulations contained in this section provide the framework upon which all subsequent implementation planning decisions are based, and criteria for determining consistency of site specific design with the Specific Plan objectives.

It is the purpose of this Section to identify the development standards, design parameters, zoning designation, design guidelines, development phasing, financing and maintenance plan, development review process, and adjustments/revisions for The Village at Lakeshore project. As such, these standards supercede the corresponding City of Lake Elsinore Zoning Ordinance sections. Where the Specific Plan is unclear on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the City of Lake Elsinore Zoning Ordinance and/or other applicable City ordinances shall take precedent. Where the proposed project's development standards do not agree with the City's ordinances, the Specific Plan shall take precedent. *Table 6-1, Residential Development Standards*, provides general guidance in determining which documents are applicable for addressing the various regulatory parameters.

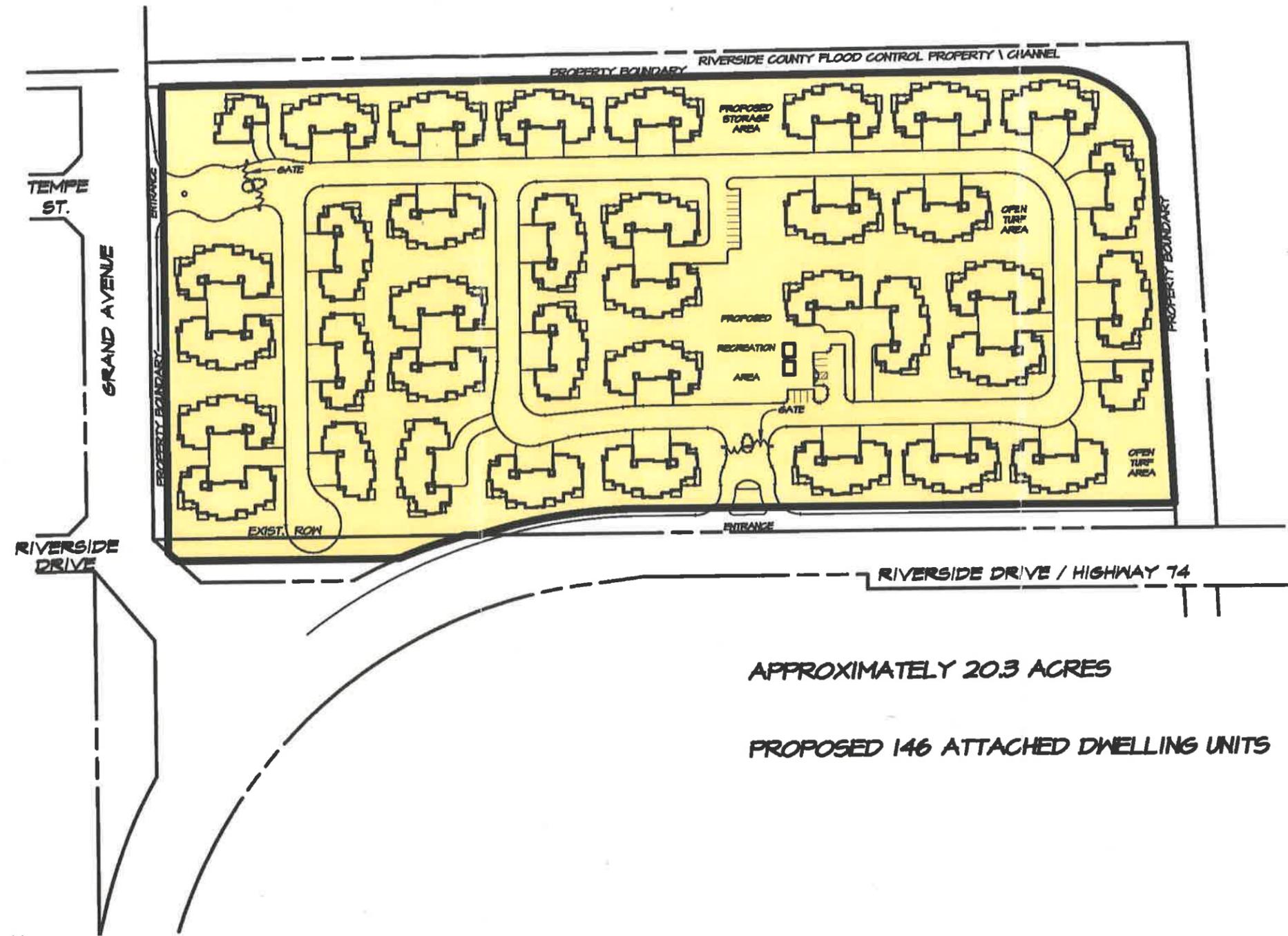
In addition to the development standards, design guidelines have been established to provide clarification towards the implementation of the Specific Plan. These guidelines provide further definition for the project's design objectives and the intended development character. The design guidelines are intended to establish a consistent design approach that is evident in the site planning, engineering, architecture and landscape architectural components. Examples of desirable design elements are described in the following pages.

All diagrams, sketches and other graphic representations contained in this section are for conceptual purposes only and do not depict final designs. They are not intended to depict any

actual lot or specific building design and do not limit the range of expression by future builders and/or their professional design teams.

**Table 6-1, Residential Development Standards**

NOTE	DEVELOPMENT CRITERIA	STANDARD
1	Lot Area Minimum (sq ft)	N/A
1	Lot Area Per Dwelling Unit (sq ft) <sup>1</sup>	N/A
1	Street Frontage Lot Width (ft)	N/A
2	Setbacks (ft) <sup>2</sup>	
3	• Front – Main Structure <sup>3</sup>	N/A
3	• Side – Main Structure <sup>3</sup>	10' Minimum
3	• Rear – Main Structure <sup>3</sup>	10' Minimum
	• Front for Parking	N/A
4	• Accessory Structure – Front	N/A
	• Accessory Structure – Side	
	• Accessory Structure Rear	
	• Accessory Structure Side	
5	• Projections into Required Yards	N/A
6	Lot Coverage (%)	N/A
	Building Height (ft)	25'-0" Maximum
	Dwelling Unit Size Minimum (sq. ft.)	
	• Two Bedroom or Larger Unit	1,231 sq. ft. Minimum
	Open Space (sq ft)	
7	• Limited Open Space	N/A
8	• Private Open Space	393 sq. ft. Minimum
	Parking	
9	• Two or more Bedroom Units	2 Spaces Minimum
	Building Separation Minimum (ft)	
	• Main Structures	12' Minimum
	• Accessory Structures	20' Minimum
<p>Notes:</p> <p>(1) Development is recognized as an R-2 Attached Residential Units which can also be referenced as owner occupied condominium units. Therefore, the property is a recognized as a One-Lot Area.</p> <p>(2) Setbacks are from external parcel property lines.</p> <p>(3) Main structures consist of the habitable residential buildings.</p> <p>(4) Accessory structure to be attached to the main structure and for uninhabitable use.</p> <p>(5) No yard encroachments shall project closer than 3 feet to a property line.</p> <p>(6) Coverage is for habitable main structures (excluding accessory structures).</p> <p>(7) Limited open space will be the area contained within the recreation facilities and designated open turf areas.</p> <p>(8) The private open space requirement may be reduced by a corresponding increase in common open space at the ratio of an additional 1.5 sq. ft. of common open space (over and above the base requirement of 250 sq. ft./unit) for every 1.0 sq. ft. of private open space reduction.</p> <p>(9) Resident owner parking spaces will be enclosed.</p>		



APPROXIMATELY 20.3 ACRES

PROPOSED 146 ATTACHED DWELLING UNITS

**NOTE:**  
 This is for conceptual purposes only. Final design will be subject to approval by the Community Development Director.

These design guidelines are intended to benefit the builder, the design team, and the City staff in reviewing the development proposal. They are also intended to streamline the review process through clarification of the design's intent and minimize any misunderstanding.

## 6.1. ZONING DESIGNATIONS

The Village at Lakeshore Specific Plan includes a single land use designation of Medium Density Residential (MDR), with Medium Density Residential (R-2) zoning. Within the Medium Density Residential designation, attached residential development shall be subject to the R-2 development standards described herein.

Although the R-2 zoning designation represents an existing designation within the City's Zoning Code, the standards for this designation within The Village at Lakeshore Specific Plan have been modified as described below. As previously indicated, where development standards and/or design guidelines for the zoning designations in this proposed project do not agree with the corresponding City Zoning Code designation, the provisions of this Specific Plan shall apply. It is the intent of the Specific Plan that development shall be allowed only if the proposed development meets the requirements for the Medium Density Residential land use designation and modified R-2 zoning designation.

**Medium Density Residential (R-2):** This zone is intended to accommodate attached single-family residential units in a pattern consistent with the Conceptual Development Plan shown in *Figure 6-1, Conceptual Development Plan*. However, the conceptual plan is not the final development design and therefore may be modified in the final design due to final engineering analysis.

This zone is characterized by a dwelling unit size ranging from approximately 1,231 sq. ft. to approximately 1,848 sq. ft. An overall density of approximately 7.4 units per acre is envisioned. Permitted uses are listed in the development standards, and applicable design guidelines are described in Section 6.2.

Permitted Uses: Uses permitted in this zoning designation shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- Multi-family residences.
- Duplexes
- Recreation facilities that include but not limited to an open-turf area, playground area, and a recreation building.
- Accessory structures pursuant to Zoning Code Section 17.24.040, Sub-section B, only numbers 3, 5, 7 & 8.

## 6.2. DESIGN GUIDELINES

The intent of the Design Guidelines contained in this Section is to establish the architectural and landscape themes for The Village at Lakeshore, and to express the community's identity.

These Design Guidelines shall form the basis and criteria for the review and evaluation of future plans submitted to the City of Lake Elsinore for approval. The purpose of these guidelines is:

1. To assure the City of Lake Elsinore and the master developer that The Village at Lakeshore will develop in accordance with the approved design principles contained within this Specific Plan.
2. To provide guidance to the City Council, Planning Commission and City staff in the review of future development and construction activities within The Village at Lakeshore.
3. To provide guidance to builders, architects, engineers, landscape architects and other design professionals to maintain the design quality of the project.
4. To build a community that will maintain its quality over the years.

5. To provide a recreation area that includes swimming pool, spa, sitting area, enhanced paving surface and a secured gate that is accessible and commonly shared by all residents.
6. To provide open turf areas for passive recreation purpose to be commonly shared by all residents.
7. To provide a storage facility area with an 8-foot block wall and secured gate for motorized equipment to be commonly shared by all residents.
8. To develop a detention basin to retain storm runoff for water quality purpose and to serve as an open turf area during dry periods.
9. To provide two separate gated entrances for the private community.
10. To build entrances that include a community sign wall, enhanced paving surface, and accent landscaping.
11. To build a six-foot block wall that encloses the community.
12. To provide a pedestrian, sidewalk system throughout the community that meets ADA requirements and allows for an internal and external relationship.
13. To provide an entrance on Riverside Drive that promotes the deceleration of vehicles to accommodate a nearby school zone.

The following elements are addressed in these Design Guidelines:

1. Site Planning Guidelines
2. Architectural Design Guidelines
3. Landscape Design Guidelines

The Site Planning Guidelines provide the plotting concepts, design criteria, public and private design elements which are to direct the design of the final site plan/tentative tract map.

The Architectural Design Guidelines set forth the allowable residential architectural styles within The Village at Lakeshore. The architectural characteristics of building articulation, massing, roof forms, colors and materials, windows and doors and accents are outlined, along with typical elevations.

The Landscape Design Guidelines express the community landscape themes for The Village at Lakeshore. The guidelines present the overall community landscape, entry treatments, public and private walls and fences, and plant materials.

#### 6.2.1. SITE PLANNING GUIDELINES

The site planning of the residential community created by The Village at Lakeshore Specific Plan will be guided by the following residential product siting concepts and siting criteria.

##### Siting Concepts

1. The development concept of the project is based on the siting of a Single-Family Attached product.
2. Emphasis in residential building articulation should be placed on elevations facing internal streets, common/public open spaces and off-site areas.
3. Facades (all four sides) should include features such as patios, porches, courtyards, entry doors or windows that create a welcoming appearance from adjacent common area and streets. In addition, four-sided architecture should be achieved whereby materials specific to an architectural style are applied to all elevations that face interior streets and off-site areas.

4. Utilities should be underground, or screened from public view where feasible. Above ground mechanical equipment, meter cabinets, etc., shall be placed so as to not block access to private side or rear yards.
5. Residential units shall be buffered from existing adjacent land uses and/or future non-residential uses that may create negative impacts.
6. Ancillary uses and structures, such as parking and trash enclosures, shall be placed so they are fully integrated with the community.
7. Trash and/or recyclable material storage shall be kept within the property limits. HOA approved guidelines will identify the rules and regulations associated with each homeowner's responsibility on disposal of trash and/or recyclable material.
8. Trash and/or recyclable material collection shall be provided by the City at a rate assessed to each homeowner.
9. The recreation area shall include a swimming pool, spa, sitting area, enhanced paving surface and a secured gate. Buildings associated with the recreational areas shall reflect the architectural styles described in Section 6.2.2, Architectural Design Guidelines, below, as shown in *Figure 6-10, Pool Building - Conceptual Plan and Elevations (Spanish Colonial)*.
10. Homeowner mailboxes shall be provided in a clustered manner and located within 100 feet from any residential unit. Mail box kiosk structures shall reflect the architectural styles described in Section 6.2.2, Architectural Design Guidelines, below, as shown in *Figure 6-11, Mail Box Kiosk - Conceptual Plan and Elevations (Spanish Colonial)*.
11. Lighting shall be located and designed so as to minimize spill light into the night sky or onto adjacent properties. All lighting fixtures shall be manufactured of high quality

materials that are compatible with design elements and architectural styles within the project. (See *Figure 6-12, Typical Outdoor Lighting.*)

### Siting Criteria

1. Residential units should be placed so that varying elevations (front, side or rear) are visible from community and public streets.
2. Various setbacks should be used along community streets and public streets to provide a more varied visual character along streets.
3. Garage and driveway orientations should be varied to break up repetitive curb cuts and common yards, providing a more varied streetscape.

### 6.2.2. Architectural Design Guidelines

The Architectural Design Guidelines represents the opportunities for the architecture of The Village at Lakeshore. The architectural design of the residential dwellings is the key to promoting and reinforcing a distinctive visual environment for the community and its residents. The basic design concepts established in these Architectural Design Guidelines are intended to be flexible in their structure, encouraging builders to create a consistent high-quality design which reflects current market values.

### Architectural Styles

The architectural character of the community will consist of three (3) distinctive, yet compatible, architectural styles:

- A. Spanish Colonial
- B. Craftsman
- C. Tuscan

Each of the accepted architectural styles employ common textures of white to pastel and earthen tone colors, stucco or stone walls, tile and shingle roofs, similar roof pitches, and simple ornamentation and details.

The three architectural styles accepted within The Village at Lakeshore are outlined below. Each distinctive style is briefly outlined by its key design characteristics and elements, and by design criteria specific to The Village at Lakeshore. Example architectural elevations are provided for each architectural style to convey the expected architectural quality of the community (*Figure 6-4, Elevation A – Spanish Colonial - Front View through Figure 6-9, Elevation C – Tuscan – Side & Rear Views*).

### Spanish Colonial Style

Spanish Colonial architecture is derived from various design sources, including the early mission and pueblo styles, and Moorish influences from Spain. Dominant architectural characteristics include strong, simple one- and two-story massing, simple wall surfaces and materials, arches, courtyards and tile roofs. Walls typically convey a “thick” appearance with recessed doors and windows set into smooth wall planes. Arches, courtyards, colonnades and patios are further recognizable elements of the Spanish Colonial style.



*Spanish Colonial Style*

### General Attributes

1. Building and Massing
2. Mixture of 1- and 2-story forms.

Simple hip or gable roofs.

1. Roofs
2. Low pitch roofs, typically 3:12 to 5:12.
3. Barrel roof tiles, typically reddish to tobacco in color.
4. Eaves flush with wall or with exposed rafter tails; overhanging beams shaped at ends.

### Windows and Doors

1. Arched doorways and window openings.
2. Some windows deeply recessed and some having molded surrounds.
3. Vertical windows, typically with divided lines.
4. Doors which are typically natural or stained dark wood.
5. Simple plank shutters (if provided).

### Materials and Colors

1. Stucco finish achieving a smooth wall plane and thick appearance.
2. Wood used typically as accent trim, doors, porch or balcony railings only.
3. Color palette to reinforce architectural style, primarily white, off-whites and tones of peach or sandy pink.

### Accents and Details

1. Colored ceramic tiles used on steps, around openings and on patio walls.
2. Wrought iron or wood balcony railings.
3. Chimney caps to be stucco or clay tile.

### Craftsman Style

The Craftsman architectural style evolved from the late 19<sup>th</sup> century Arts and Crafts movements in America and England which focused on traditional hand craftsmanship and simplicity of details in place of elaborate ornamentation. The Craftsman style is typified by the use of natural materials and colors, and is characterized by low sloping roofs, multiple gables, wood or stone siding, tapered wood columns on brick or stone pilasters and porches.



*Craftsman Style*

### General Attributes

#### Building and Massing

1. Front porch as major element of elevation.
2. Gable and shed roofs.
3. Horizontal massing with 1- and 2-story element.

#### Roofs

1. Low pitch roofs, typically 3:12 to 4:12.
2. Flat or shingle tiles.
3. Wide eave overhangs with exposed rafter tails.

#### Windows and Doors

1. Simple wood (or wood-simulated fiberglass) doors with wood trim surroundings.
2. Covered door entry, sometimes raised.
3. Simple windows with wood trim surroundings.
4. Windows typically, vertical, may be grouped as horizontal elements.
5. Louvered shutters (if provided).

#### Materials and Colors

1. Wood, shingle, brick, stone or stucco finish siding in horizontal banding.
2. Stucco is sand finish and matches other siding color.
3. Roof material is flat concrete or wood shake.
4. Color palette to reinforce architectural style, light earth tone colors with contrasting trim color.

#### Accents and Details

1. Tapered porch columns (wood or stucco) on brick or stone pilasters to mark entries.
2. Wood braces at gable ends.
3. Chimneys - wood siding, brick or stone veneer.

### Tuscan Style

Tuscan-style architecture shares many of the historic design sources of other Mediterranean buildings and architecture. Tuscan architecture is organic in nature, having evolved over the centuries, keeping those elements and features which work best with its environment. Primary architectural characteristics include simple one- and two-story massing, plain wall surfaces and

materials, use of darker, reddish or pink earth-tone colors and materials, and tile roofs. Walls typically convey a “thick” appearance with recessed doors and windows set into smooth wall planes.



*Tuscan Style*

### General Attributes

#### Building and Massing

1. Mixture of 1- and 2-story forms.
2. Simple hip or gable roofs.
3. Recessed and covered entries.

#### Roofs

1. Medium pitch roofs, typically 4:12 to 6:12.
2. Barrel roof tiles, typically reddish to tobacco in color.
3. Simple, short roof overhangs.

#### Windows and Doors

1. Typically rectangular or round headed door and window openings.
2. Some windows recessed and some having exterior stucco plant-on and sills.
3. Windows typically comprised of several small panes rather than single large one.
4. Doors are typically natural or stained dark, “heavy” wood.

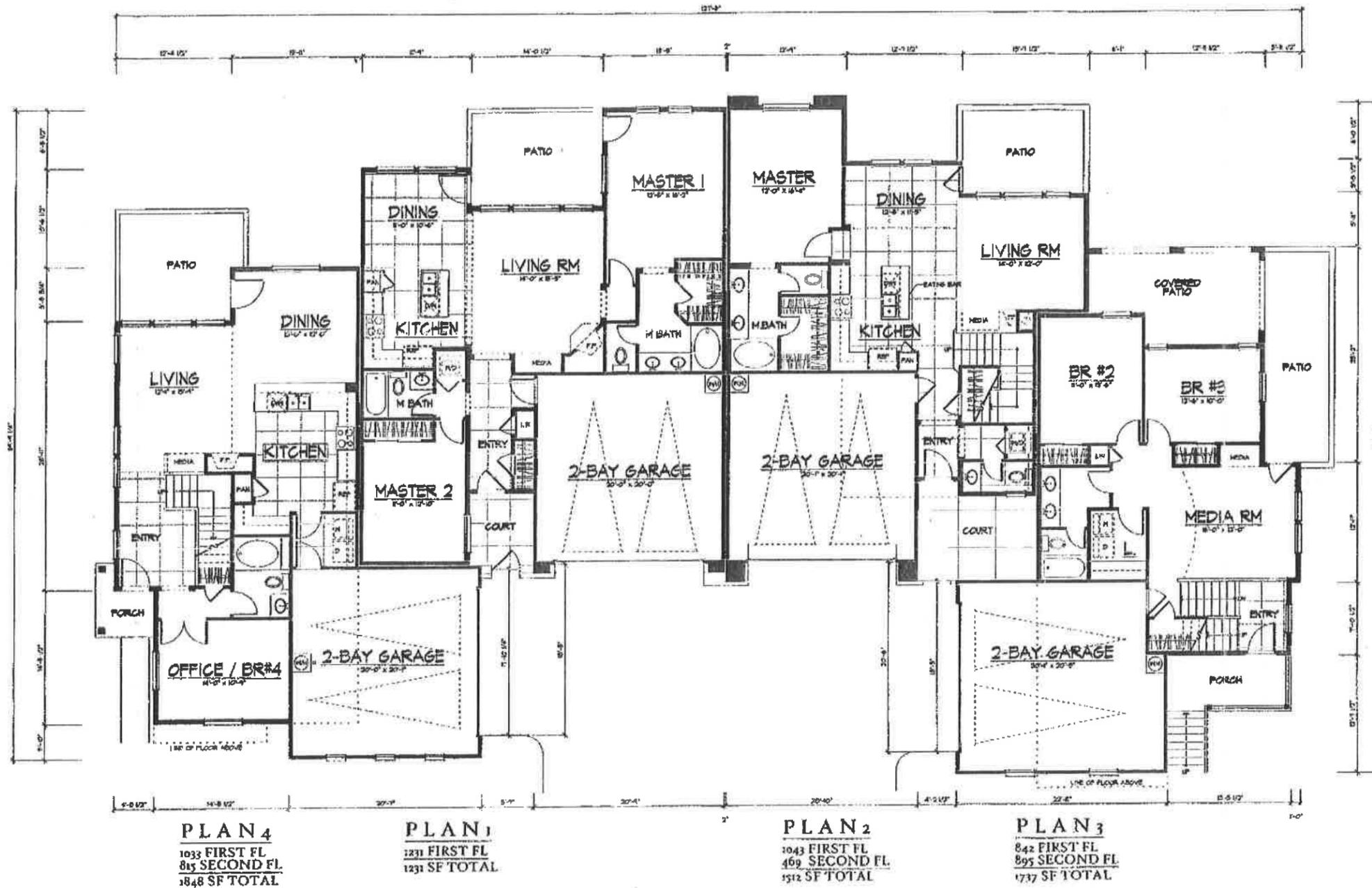
#### Materials and Colors

1. Smooth stucco finish with hand-toweled or mottled look.
2. Use of wood, tile or brick as design accents only.

3. Color palette to reinforce architectural style, primarily white, off-whites or light pastels. Accent colors typically used on cornice band and window articulations.

#### Accents and Details

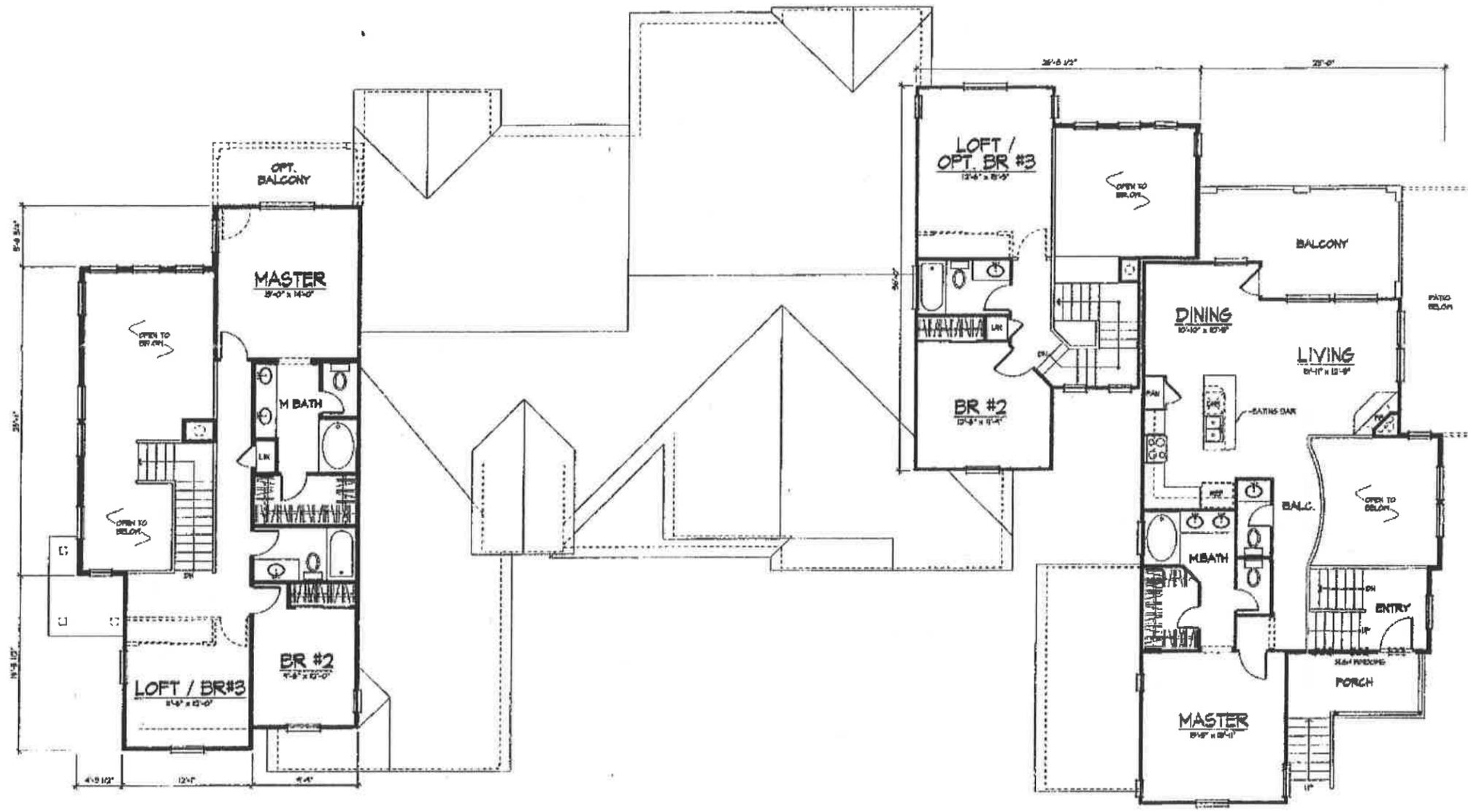
1. Columns and archways.
2. Covered walks, patios and entries should be enriched with textured paving.
3. Chimney caps to repeat cornice band treatment and trim color.



**NOTE:**  
This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.



**Figure 6-2**  
**Conceptual Floor Plan – First Floor**  
*The Village at Lakeshore Specific Plan*



**PLAN 4**  
 1033 FIRST FL  
 815 SECOND FL  
 1848 SF TOTAL

**PLAN 1**  
 1231 FIRST FL  
 1231 SF TOTAL

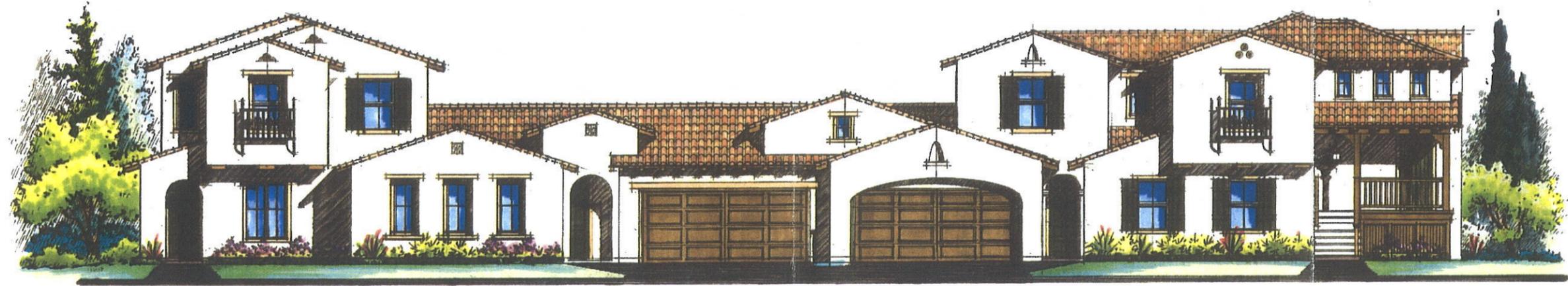
**PLAN 2**  
 1043 FIRST FL  
 169 SECOND FL  
 1512 SF TOTAL

**PLAN 3**  
 842 FIRST FL  
 895 SECOND FL  
 1737 SF TOTAL

**NOTE:**  
 This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.



**Figure 6-3**  
**Conceptual Floor Plan – Second Floor**  
*The Village at Lakeshore Specific Plan*



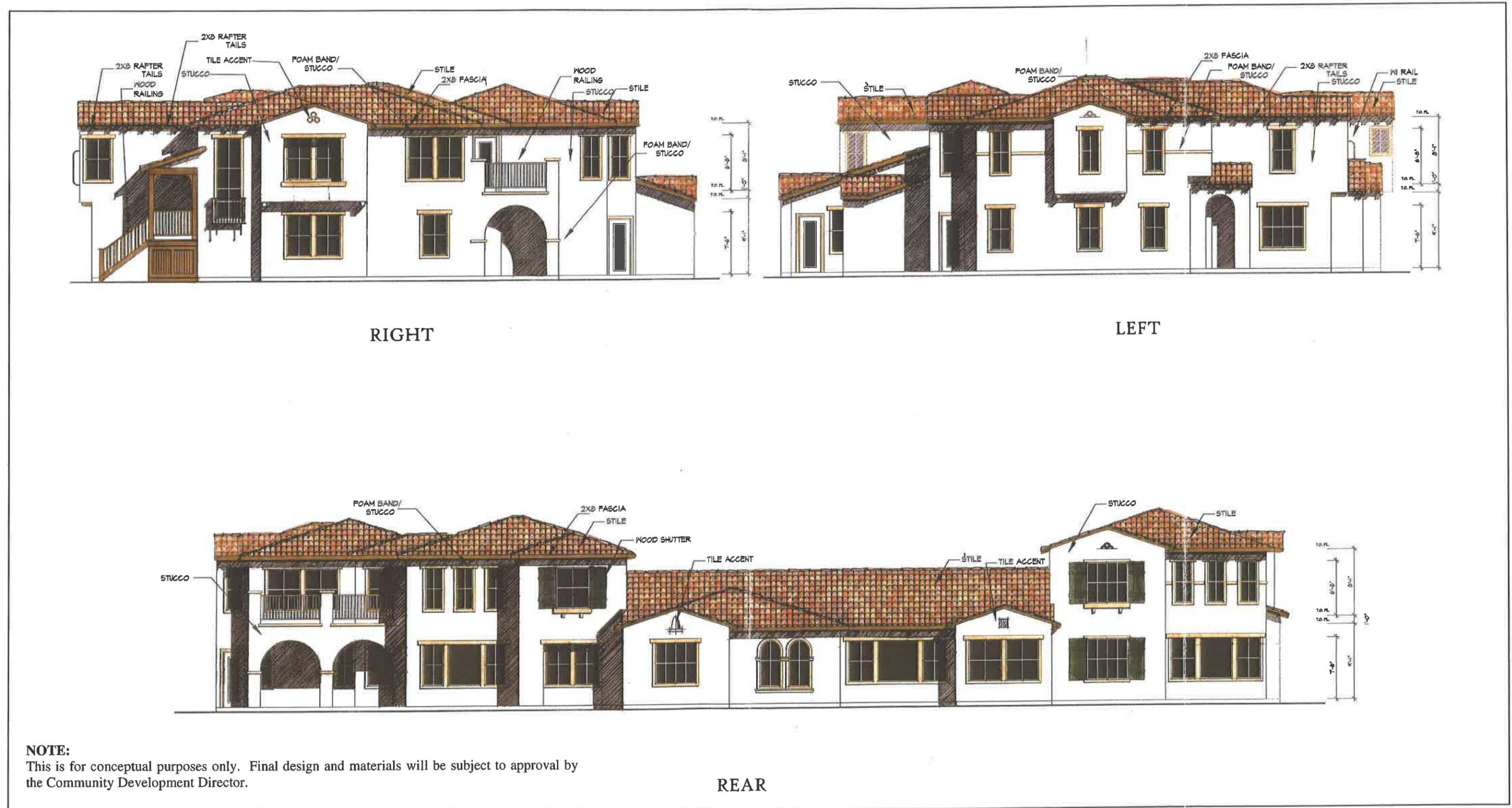
FRONT

**NOTE:**

This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.



**Figure 6-4**  
**Elevation A – Spanish Colonial – Front View**  
*The Village at Lakeshore Specific Plan*



**NOTE:**  
This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.



**Figure 6-5**  
**Elevation A – Spanish Colonial – Side & Rear Views**  
*The Village at Lakeshore Specific Plan*



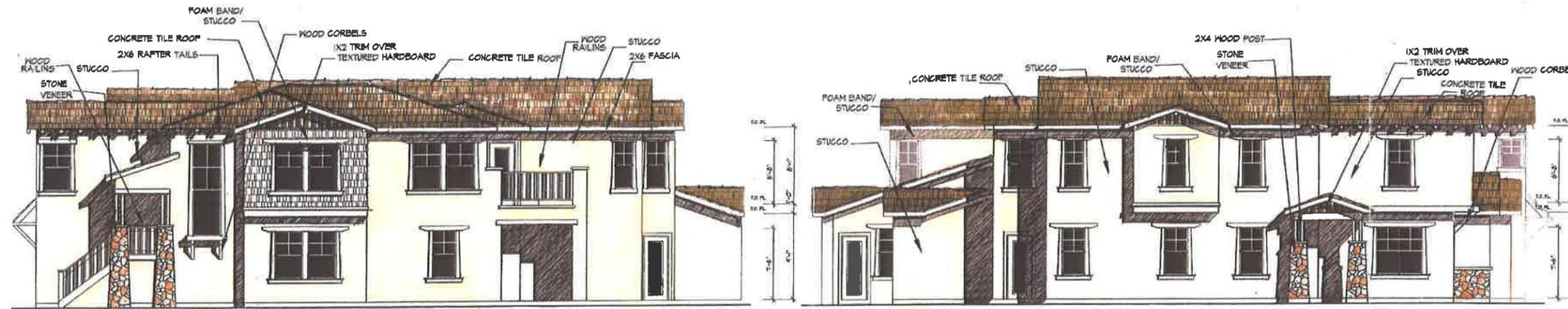
FRONT

**NOTE:**

This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.

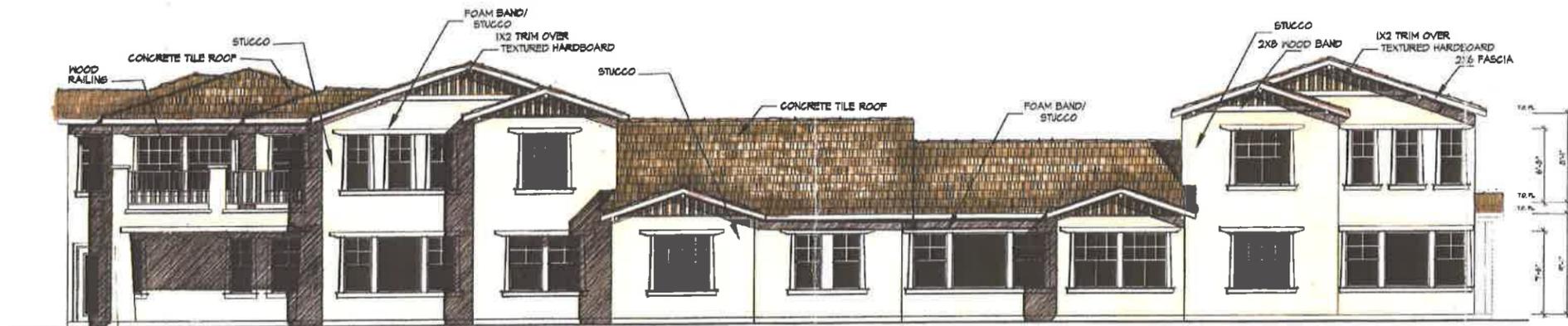


**Figure 6-6**  
**Elevation B – Craftsman – Front View**  
*The Village at Lakeshore Specific Plan*



RIGHT

LEFT



REAR

**NOTE:**  
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**Figure 6-7**  
**Elevation B – Craftsman – Side & Rear Views**  
*The Village at Lakeshore Specific Plan*



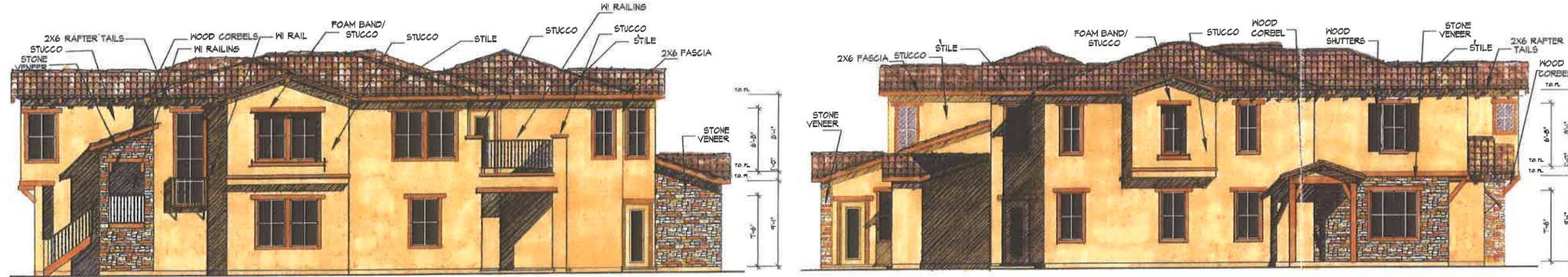
FRONT

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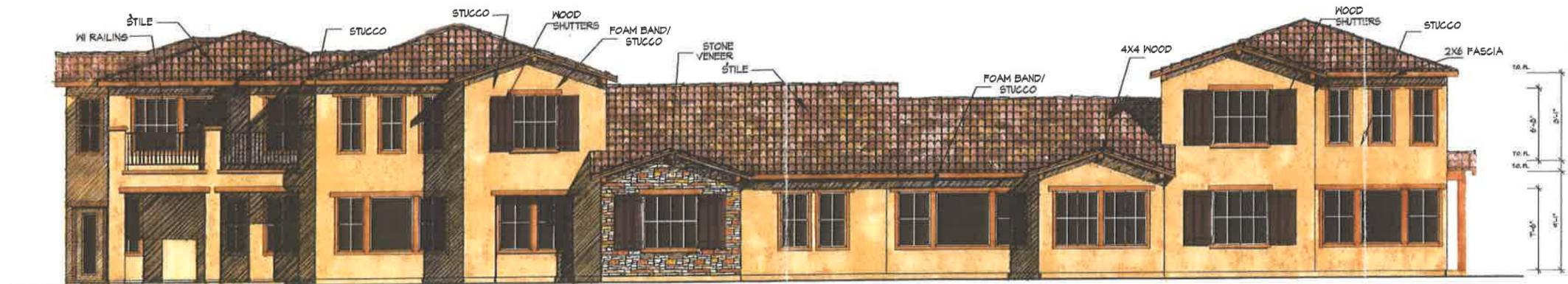


**Figure 6-8**  
**Elevation C – Tuscan – Front View**  
*The Village at Lakeshore Specific Plan*



RIGHT

LEFT

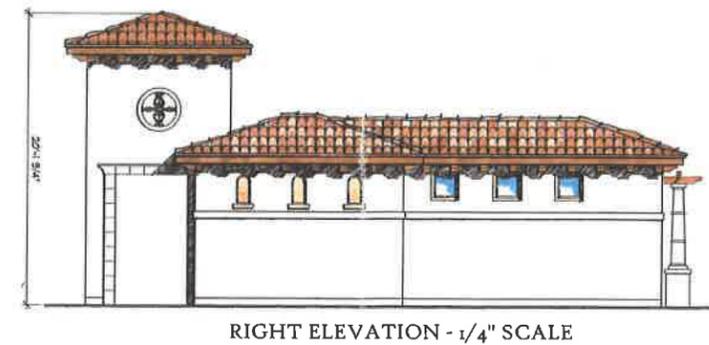
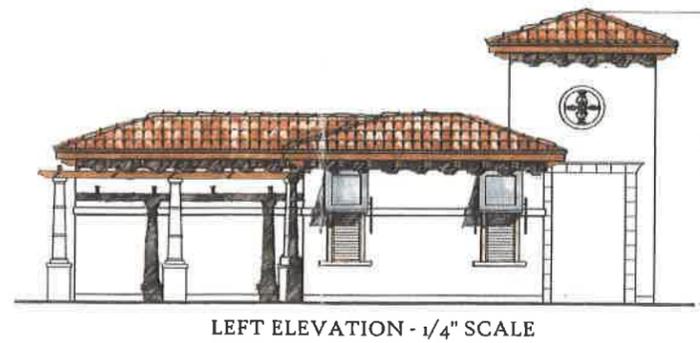
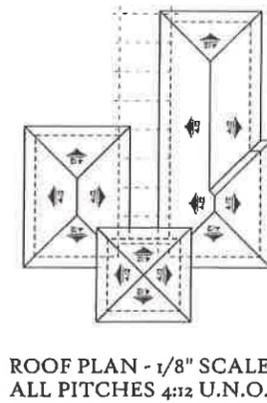
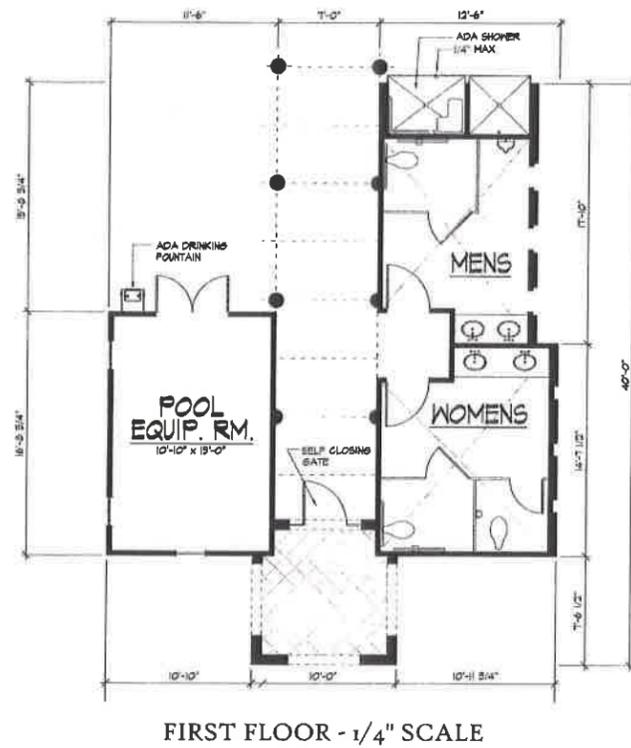


REAR

**NOTE:**  
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**Figure 6-9**  
**Elevation C – Tuscan – Side & Rear Views**  
*The Village at Lakeshore Specific Plan*



**NOTE:**  
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**Figure 6-10**  
**Pool Building – Conceptual Plan and Elevations (Spanish Colonial)**  
*The Village at Lakeshore Specific Plan*



Streetlight Examples



Example Bollard

**NOTE:**

This is for conceptual purposes only. Final design and materials will be subject to approval by the Community Development Director.

**Figure 6-12**  
**Typical Outdoor Lighting**  
*The Village at Lakeshore Specific Plan*

### 6.2.3. Landscape Design Guidelines

The landscape image for The Village at Lakeshore was determined by its location, by its natural and built surroundings and the community history of Lake Elsinore. Generally, Lake Elsinore landscapes have been defined by streetscape plantings, parcel and boundary articulation, tree wind screens and proximity to the lake. Within the confines of these characteristics, The Village at Lakeshore has established the following goals and landscape criteria to encourage the desired landscape image.

#### Goals

- A. To articulate and reinforce architectural elevations and development of a high-quality community.
- B. Development of a cohesive sense of identity for the community.
- C. Landscape character.

#### Criteria

- A. Landscape, hardscape, monumentation, and signage treatments will be coordinated to create a strong design and thematic image for The Village at Lakeshore.
- B. The landscape theme for The Village at Lakeshore will be an informal and visually attractive landscape image.
- C. Pedestrian walkways will be provided along streets and within the interior of the development to link major community destinations and provide adequate pedestrian circulation.
- D. Tree plantings will be used to shade streets, identify special areas (such as common open space and on-site amenities) and to create a strong community identity.
- E. Water conserving/drought-tolerant plants will be used as a primary component of the planting palette.

### Community Landscape Plan

The Village at Lakeshore community landscape plan (*Figure 6-13, Conceptual Landscape Plan*) has thematic landscape setbacks along all streets and perimeter edges, identifiable community entries and hardscape elements, and definable common and private areas. Community streetscenes consist of front yard and parkway landscaping, including trees, shrubs and turf, and automatic irrigation systems, and pedestrian linkages and hardscape. (See *Figure 6-14, Conceptual Landscape Details* and *Figure 6-15, Typical Courtyard Planting Detail*.) The community landscape plan designates the primary common recreation and open space areas and provide connecting links. The community streets, parkways and planting program unite to promote the desired community image for The Village at Lakeshore.

### Community Entries

Two (2) community entries will serve The Village at Lakeshore, one from Riverside Drive (State Route 74) to the south (*Figure 6-14, Conceptual Landscape Details* and *Figure 6-16, Entry and Pool Area Detail*), and one from Grand Avenue to the east. The community entries serve as distinctive gateways into the community. Large specimen trees (36-inch box) will be placed at these entrances to provide a sense of identify and arrival, and to reinforce the community's architectural imagery and boundaries.

The community entries will reflect the architecture of The Village at Lakeshore by the following elements:

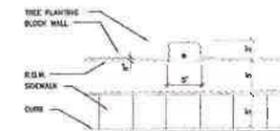
- A. The community entries will include designated landscape space beyond the street right-of-way which have adequate size for entry monuments and thematic landscaping.
- B. The entry landscape will incorporate deciduous and other accent trees, shrubs and groundcover, with the minimum use of turf.
- C. Entry monuments will be constructed of stone, river rock or brick consistent with detailing of the architectural styles.
- D. Entry treatments will include decorative hardscape and paving materials to reinforce the sense of arrival and gateway into the community.



WALL AND FENCE LEGEND

- BLOCK WALL
- - - WOOD FENCE
- . . . TUBULAR STEEL FENCE
- PILASTER

- STREET TREE
- ACCENT TREE
- SCREEN TREE
- DECIDUOUS ACCENT SPECIMEN



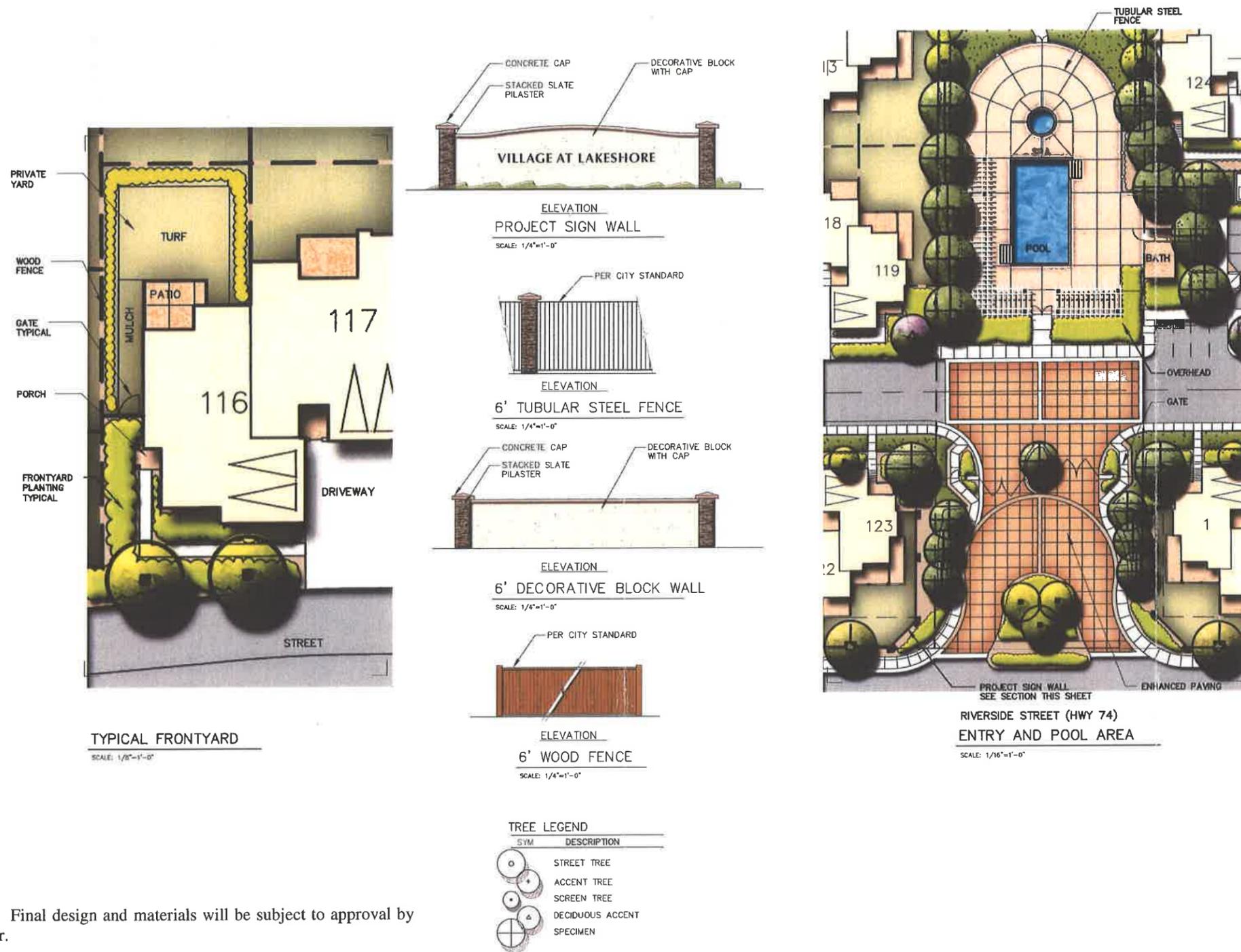
**NOTE:**

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**RJCLA**

RJCUNNINGHAM COMPANY  
Landscape Architects  
14681 La Plaza Suite 330  
Dana Point, CA 92629  
(949) 661-3998 - FAX (949) 489-4411

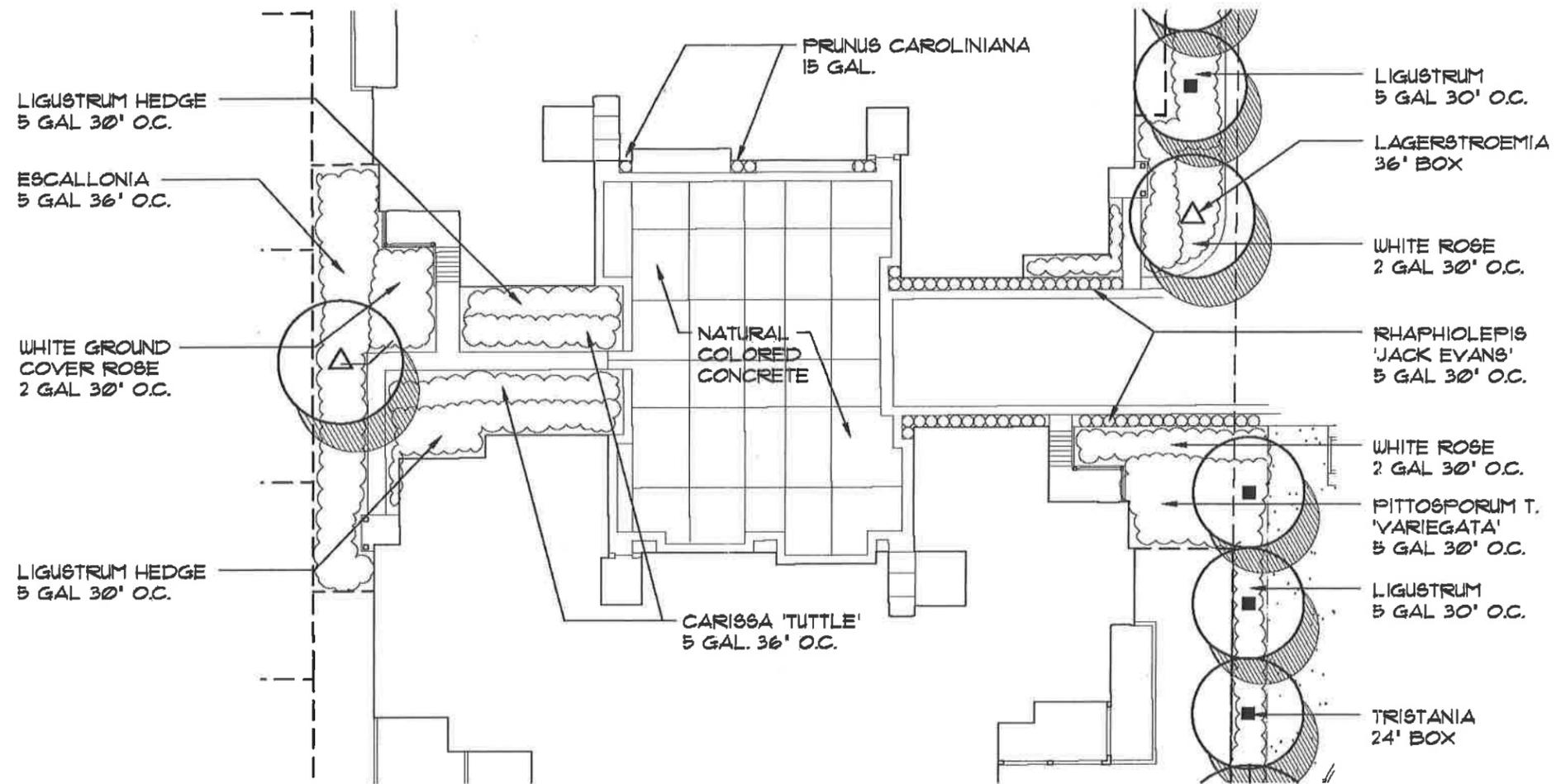
**Figure 6-13**  
**Conceptual Landscape Plan**  
*The Village at Lakeshore Specific Plan*



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**Figure 6-14**  
**Conceptual Landscape Details**  
*The Village at Lakeshore Specific Plan*



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**Figure 6-15**  
**Typical Courtyard Planting Detail**  
*The Village at Lakeshore Specific Plan*

### Streets and Parkways

The landscape character of the streets and parkways are to reinforce The Village at Lakeshore image. All street trees are to be planted in informal patterns, with greater density of trees wherever screening of side or rear yards of residential homes is deemed necessary. All streets will have street trees of a minimum of 24-inch box and selected from the community plant palette approved by the city.

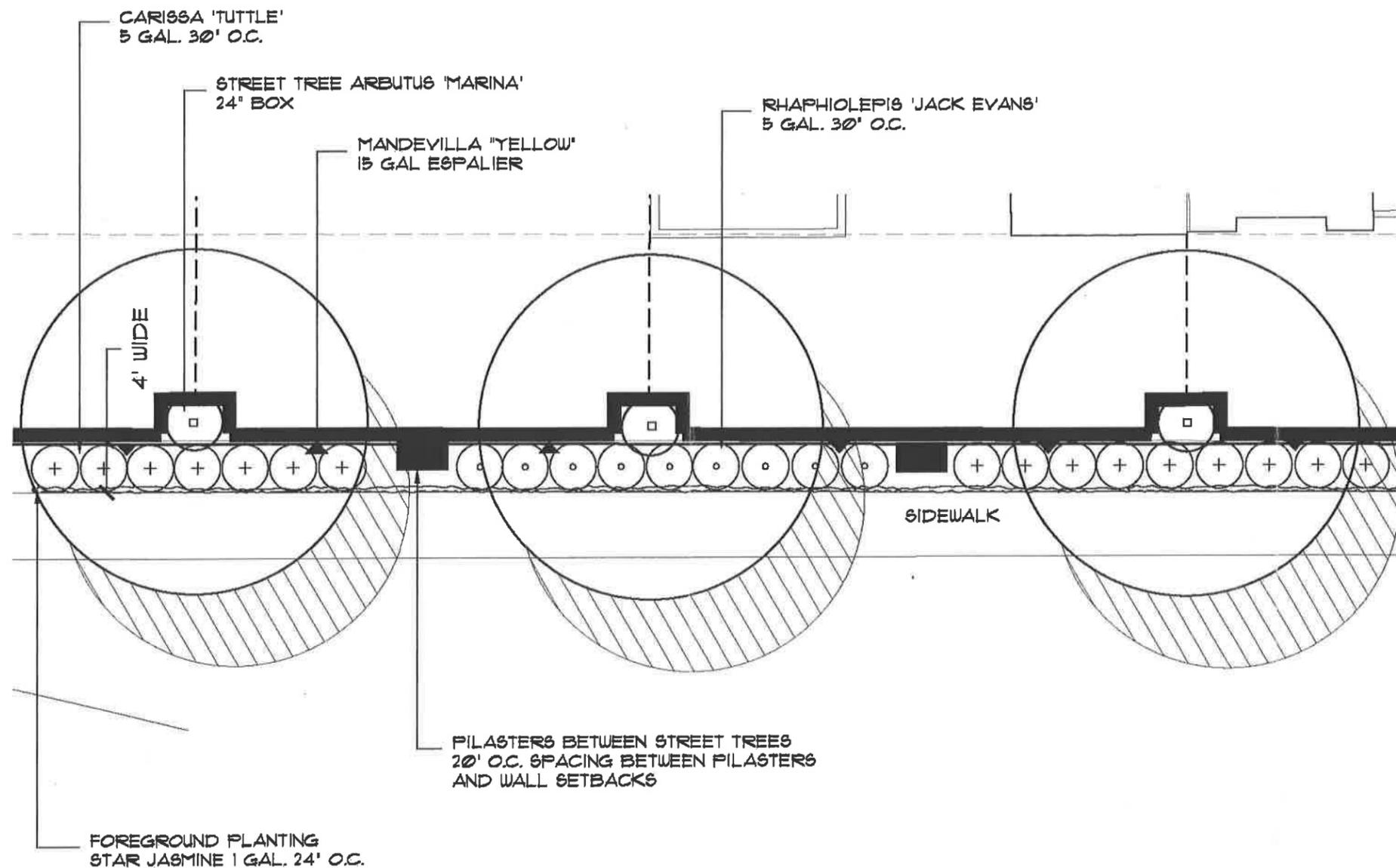
All areas between the streets and the residential homes and/or fences, including parkways, auto-courts, and front yards, will be considered common area and will be maintained by the Homeowners Association (HOA). All residential homes will have a private yard area enclosed by a wall or fence, and screened from the streets.

### Community Walls

#### Solid Wall:

A community theme wall, which will also serve as a sound wall, will be located along Riverside Drive and Grand Avenue, and the property boundaries, creating and reinforcing the community character, providing for privacy and noise control within the community. The community theme walls will be constructed of decorative masonry slump block with a cap. At 50-foot intervals along the community theme wall or at changes in the wall's vertical or horizontal direction, a pilaster of decorative ledge stone will be constructed. The community theme and sound wall will not be less than six (6) feet in height. In addition, a 5-foot deep offset will be provided for every 50 feet of wall.

Adjacent to the community theme walls along Riverside Drive and Grand Avenue will be a landscape space to provide for visual softening of the solid block wall. This landscaping space will be a minimum of four (4) feet in width. (See *Figure 6-17, Streetscape Planting Study – Riverside Drive/Highway 74.*) Landscaping in this space will include a selection of trees, shrubs, groundcover and flowering vines that offers variety of color and plant material.



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**Figure 6-17**  
**Streetscape Planting Study – Riverside Drive/Highway 74**  
*The Village at Lakeshore Specific Plan*

**View Fence:**

A steel picket or wrought iron view fence will be located around the swimming pool which will be located within the community recreation area. Additionally, where appropriate for safety and security, other common open space areas, easements and retention areas may be fenced with the view fence. The view fences will not exceed six (6) feet in height. Chain-link fencing may be not used as view fencing.

**Wood Fence:**

A wood fence will be located along private rear and side yards to provide privacy for individual homeowners. The wood fence will consist of wood-wrapped steel posts and pressured treated wood which is finished with a solid body stain to prevent weathering and discoloration. The wood fences should be a minimum of five (5) feet and not greater than six (6) feet in height.

**Community Plant Palettes**

The following plant materials, including trees, shrubs, vines, groundcovers, and turf, may be used to create the desired landscape character for The Village at Lakeshore. These plants are consistent with the drought tolerant/water conserving objectives previously established in this section. The number and size of the plant materials will be consistent with the City of Lake Elsinore standards.

**Table 6-2, Plant Material List**

Botanical Name	Common Name
<b>Trees - Deciduous</b>	
Albizia julibrissin	Silk Mimosa
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Bauhinia variegata	Purple Orchid Tree
Fraxinus velutina 'Modesto'	Modesto Ash
Fraxinus uhdei 'Tomlinson'	Tomlinson Ash
Jacaranda acutifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria panniculata	Golden Rain Tree
Liquidambar styaciflua	American Sweet Gum
Malus floribunda	Japanese Crabapple
Populus fremontii	Freemont Cottonwood

Botanical Name	Common Name
Pyrus callerana	European Pear
Pyrus kawakamii	Ornamental Pear
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Prunus cerasifera	Purple Leaf Plum
Robinia ambigua 'Idahoensis'	Idaho Locust
Salix baylonica	Weeping Willow
<b>Palms</b>	
Chamaerops humilis	Mediterranean Fan Palm
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Washingtonia robusta	Mexican Fan Palm
<b>Shrubs</b>	
Abelia 'Edward Goucher'	Edward Goucher Abelia
Acacia longifolius	Barberry
Acacia redolens	Sidney Golden Wattle
Agave spp	Agave
Aloe spp	Aloe
Berberis species	N.C.N.
Bougainvillea 'La Jolla'	Bougainvillea
Camellia species	Camellia
Cistus spp	Rock Rose
Cotoneaster species	Cotoneaster
Elaegnus pungens	Silver Berry
Euonymus Japonica	Evergreen
Feijoa sellowwiana	Pineapple Guava
Hetermmeles arbutifolia	Toyon
Lavendula spp	Lavender
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum	Japanese Privet
Myoporum leaturm	Myoporum
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Phominium tenax	Flax
Photinia fraseri	Photinia
Pittosporum tobira species	Mock Orange
Plumbago auriculata	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana 'Bright'n'Tight'	Carolina Laurel
Prunus ilicifolia	Cherry Hollyleaf
Pyranantha species	Cherry Firethorn
Raphiolepis indica species	Pink Indian Hawthorn
Salvia greggii	Autumn Sage
Salvia lucantha	Mexican Brush Sage
Tecomaria capensis	Cape Honeysuckle
Viburnum tinus Lauretinus	Spring Bouguet
Xylosma congestum	N.C.N.

Botanical Name	Common Name
Yucca spp	Yucca
<b>Sub-Shrubs</b>	
Agapanthus africanus	Lily-of-the-Nile
Arctostaphylos species	Manzanita
Hemerocallis species	Day Lily
Lonicera japonica	Hall's Honeysuckle
Moraea bicolor	Fortnight Lily
Tracheolospermum jasminoides	Star jasmine
<b>Vines / Espaliers</b>	
Bougainvillea 'Barbara Karst'	Bougainvillea
Calliandra inquilatera	Pink Powder Puff
Doxantha unguis-cati	Cat's Claw Vine
Ficus pumila	Creeping Fig
Grewia caffra	Star Vine
Gelsemium sempervirens	Carolina Jasmine
Jasminum polyanthum	N.C.N
Parthmociscus tricuspidada	Boston Ivy
Wisteria floribunda	Wisteris
<b>Groundcovers</b>	
Baccharis pilularis 'Twin Peaks'	Coyote Brush
Festuca ovina 'glauca'	Blue Fescue
Fragaria chiloensis	Gazania
Gazania species	Gazania
Hedera helix	English Ivy
Limonium perezii	Statice
Lonicera japonica	Honeysuckle
Mulenbergia rigens	Deer Grass
Myoporum parvifolium	Myoporum
Optunia robusta	Optunia
Potentilla verna	Spring Cinquefoil
Rosemaris officinalis	Rosemary
Senicio mandraliscae	Senecio
Verbina spp	Verbina
<p>Note: Some of the plants will freeze in unprotected exposure area, but will generally rejuvenate from undamaged parts. Use with caution.</p>	

Table 6-3, Specific Plan Development Standards & Design Guidelines Reference Matrix below identifies the location of reference material as it relates to either site development standards or design guidelines.

**Table 6-3, Specific Plan Development Standards & Design Guidelines Reference Matrix**

	Specific Plan	Zoning Ordinance
Definitions		X
Permitted Uses	X	
Accessory Uses & Structures	X	
Lot Area & Width	X	
Density/FAR	X	
Setbacks	X	
Lot Coverage	X	
Building Height	X	
Parking	X	
Yard Encroachments	X	
Architectural Style & Design Guidelines	X	
Dwelling Unit Size	X	
Open Space	X	
Fences & Walls <sup>1</sup>	X	X
Signs <sup>1</sup>		X
Design Review Procedures		X
Street Standards	X	
Note: <sup>1</sup> Fence, Wall and Sign design guidelines specified within the Specific Plan document. Fence, Wall and Sign location and height standards identified within the Zoning Code.		

### 6.3. PHASING

Implementation of The Village at Lakeshore Specific Plan will require improvements to circulation, drainage, water, sewer, and utility infrastructure. The Village at Lakeshore project development will be developed in a single phase. Development will consist of the entire project site, and will include the completion of the frontage improvements, site grading, and construction of on-site sewer, water and drainage facilities.

### 6.4. FINANCING/MAINTENANCE PLAN

Implementation and long term maintenance of improvements within the Specific Plan are important considerations to ensure a successful development. *Table 6-4, Financing and Maintenance Plan*, identifies the types of improvements anticipated to implement the Specific Plan, the party(s) responsible for constructing the improvements, the probable type and responsibility for funding the improvements, and responsibility for operation and maintenance of the improvements. The financing plan is intended to ensure the long-term maintenance of the improvements. A variety of financing mechanisms may be utilized in the project. A final

decision on what financing mechanism will be used for any single type of improvement will be made prior to initiation of that improvement. For that reason, *Table 6-4, Financing and Maintenance Plan* identifies the probable financing/funding alternatives which will be considered.

**Table 6-4, Financing and Maintenance Plan**

THE VILLAGE AT LAKESHORE COMMUNITY			
100 FIXED COSTS			Comments
101	Property Taxes	UO <sup>1</sup>	All property taxes are segregated to the owners RE: tax bills.
102	Corporation Franchise Taxes	HOA	
103	Insurance (attach proposal)	HOA	Covers building property, liability, D&O coverages.
104	Local License & Inspection Fees	HOA	Covers backflow device testing.
200 OPERATING COSTS			
201	Electricity (attach worksheet)	HOA	Covers landscape, building, street lights and gate/pool/spa motors.
202	Gas (attach worksheet)	HOA	
203	Water (attach worksheet)	HOA	Covers landscape only - All units will be individually metered.
204	Sewer/Septic Tanks	HOA	
205	Cable TV/Master Antenna	UO	Buildings prewired for cable. Unit Owner contracts directly with provider.
207	Custodial Area: Number of Restrooms:	HOA	Covers janitorial service of pool area restroom building.
208	Landscape Area:	HOA	HOA to maintain all landscaping except for areas within Unit Owner's exclusive use common area.
209	Refuse Disposal Vender Name: Telephone Number:	UO	Individual trash cans billed directly to each Unit Owner.
211	Private Streets, Driveways and Walkways & Area Outside ROW	HOA	HOA to maintain all street surfaces, and common area walkways.
212	Heating & Air Conditioning Maintenance Area:	UO	HVAC units located with Units Owner's exclusive use common area.
213	Swimming Pool & Fountain Maintenance Number of Pools: 1 Number of Spas: 1 Number of Fountain:	HOA	Weekly maintenance provided by pool maintenance vendor.
215	Access Control No. of motorized gates: 2	HOA	HOA to maintain 2 sets of double swinging gates.
	No. of Intercoms/Telephone Entry:	HOA	HOA to maintain 2 telephone access control systems.
216	Reserve Study	HOA	HOA to prepare a study of the reserve requirements every 3 years.
217	Miscellaneous:		
	Minor Repairs (i.e., graffiti removal)	HOA	Covers miscellaneous repairs to common area components.
	Pest Control	HOA/ UO	HOA to provide pest control service for exterior, Unit Owner's interior
	Light Maintenance Service and Supplies	HOA	HOA to maintain common area lighting and building lights on house panels.
	Storm Drain Filters	HOA	HOA to maintain storm drain filters.
	Private Sewer Line Maintenance	HOA	HOA to maintain private sewer lines (outside of ROW).
	Roof and Rain Gutter Inspections And Maintenance	HOA	HOA to maintain roofing, deck waterproofing and rain gutters.
	Fire Sprinkler & Alarm Systems	HOA	HOA to maintain fire sprinkler and alarm systems, if required.
	Common Area Inspections	HOA	HOA to annually inspect common areas and adjust maintenance if necessary.
300 RESERVES			
	Paint Buildings: Stucco	HOA	

	Paint Buildings: Misc. Trim/metals: 10%	HOA	
	Roof - Type: Concrete tile	HOA	
	Exterior Lights	HOA	
	Streets & Drives: Asphalt	HOA	
	Pool Re-plaster	HOA	
	Pool Heater	HOA	
	Pool Filter	HOA	
	Spa Re-plaster	HOA	
	Spa Heater	HOA	
	Spa Filter	HOA	
	Pool/Spa Pumps	HOA	
	Deck Surface	HOA	
	Block Walls (Paint):	HOA	HOA to maintain block walls facing common area including perimeter walls.
	Block Walls (Repair):	HOA	
	Wood Fencing: (Paint)	HOA	
	Wood Fencing: (Repair)	HOA	HOA to maintain all wood fencing facing common area.
	Metal Fencing: (Paint)	HOA	HOA to maintain all metal fencing facing common area.
	Metal Fencing: (Repair)	HOA	
	Common Area Doors	HOA	HOA to maintain utility cabinet doors on the buildings.
	Fire Sprinklers: 5 Year Cert.	HOA	HOA to have fire sprinkler systems recertified every 5 years. If required
	Motorized Gates	HOA	
	Access System	HOA	
	Landscape Furniture	HOA	
	Entry Monuments	HOA	
	Miscellaneous Signage	HOA	HOA to reserve for building address numbering and directories.
	Clustered Mailboxes	HOA	HOA to reserve for maintaining clustered mailboxes.
	Tree Trimming	HOA	
	Irrigation Controllers	HOA	
	Landscape Refurbishment/Major Repairs	HOA	
<b>400 ADMINISTRATION</b>			
401	Management (1)	HOA	HOA to be managed by a professional HOA management company.
402	Legal Services	HOA	
403	Accounting	HOA	
404	Education	HOA	HOA to provide opportunities for Board of Directors education.
405	Miscellaneous Office Expense	HOA	
<b>500 CONTINGENCY</b>			
501	New Construction +/- 3%	HOA	HOA's budget to reflect a 3% contingency.
Note [ 1 ]: Unit Owner			

### 6.5. ADJUSTMENTS AND REVISIONS

The Specific Plan may be amended in the same manner as a General Plan, except that a specific plan amendment may be adopted by resolution or ordinance consistent with the manner of adoption of the specific plan. It may also be amended as often as deemed necessary by the City Council.

Specific Plan amendments shall be consistent with the General Plan. Once the proposed amendment has been submitted to the City, City staff shall review the application for

completeness, and then issue a notice of the upcoming public hearing. Staff shall prepare a staff report with recommendations on the amendment and forward it to the Planning Commission for consideration and action to pass their own recommendation on to the City Council for final action on the request.

## 7.0 General Plan Consistency

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

### 7.1.1. Land Use Element Consistency Summary

The project is consistent with the intent of the Land Use Element goals and objectives that are applicable to the project as summarized as follows:

- The City of Lake Elsinore is experiencing growth opportunities in terms of new development and redevelopment. The proposed development will provide single-family, medium density residential land use.
- The proposed development will provide open space and recreational uses to meet the need of the homeowners. The development will respect and look to benefit from the city's surrounding natural environment.

## 7.2. OPEN SPACE/CONSERVATION ELEMENT

Goal 1.0 *Biological Survey will identify and recommend preservation of any onsite natural resources.*

Status: Consistent

Goal 2.0 *To achieve and maintain state and national ambient air quality standards.*

Status: Consistent.

Goal 3.0 *Historical/Archaeological Resources Survey will identify and recommend preservation of any onsite cultural resources.*

Status: Consistent

Goal 4.0 *To identify and preserve open space areas for public safety, recreation, scenic quality and preservation of natural resources.*

Status: Not Applicable

Goal 5.0 *To encourage the conservation and efficient production of lands with mineral deposits.*

Status: Not Applicable

Goal 6.0 *To identify, protect and preserve prime agricultural land from premature conversion to urbanized areas.*

Status: Not Applicable

Goal 7.0 *To protect against loss of soils from wind and water erosion.*

Status: Consistent

### 7.2.1. Open Space/Conservation Element Consistency Summary

The project is consistent with the intent of the Open Space/Conservation Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development will meet the accepted ambient air quality standards and will not look to significantly impact the environment.
- The proposed development will be designed with minimal and insignificant impact to soil loss from wind and water erosion.

## 7.3. PARKS AND RECREATION ELEMENT

Goal 1.0 *To provide a range of recreational opportunities for all residents and visitors.*

Status: Consistent

### 7.3.1. Parks and Recreation Element Consistency Summary

The project is consistent with the intent of the Parks and Recreation Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development will provide recreational features and amenities for residents and visitors of the community development.

## 7.4. PUBLIC SAFETY AND URBAN SERVICES ELEMENT

Goal 1.0 *To ensure a high level of public safety for the community.*

Status: Consistent

Goal 2.0 *To ensure public infrastructure supports existing and future land uses.*

Status: Consistent

### 7.4.1. Public Safety and Urban Services Element Consistency Summary

The project is consistent with the intent of the Public Safety and Urban Services Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development will be a gated community to ensure public safety.
- The proposed development has incorporated water, sewer and storm water infrastructure designed to meet anticipated future needs of this community.

- On-site and off-site (if needed) infrastructure improvements are implemented with the project's development to meet projected demand.

## 7.5. COMMUNITY DESIGN ELEMENT

Goal 1.0 *To develop and reinforce an image of the city related to its regional and natural setting and its tourist orientation.*

Status: Not Applicable

Goal 2.0 *To preserve, strengthen, or develop the positive qualities of individual districts or neighborhoods and enhance their image and function.*

Status: Consistent

Goal 3.0 *To develop a circulation system that creates community image and identity.*

Status: Consistent

Goal 4.0 *To protect and enhance public views of significant natural features and of developed land.*

Status: Consistent

Goal 5.0 *To remove visual blight.*

Status: Consistent

### 7.5.1. Community Design Element Consistency Summary

The project is consistent with the intent of the Community Design Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development will enhance and strengthen the city's community/neighborhood image.
- The proposed development will protect and enhance public views from within the development of significant natural features.

## 7.6. CIRCULATION ELEMENT

Goal 1.0 *To provide a street network to more people and goods safely and efficiently through Lake Elsinore.*

Status: Consistent

Goal 2.0 *To promote a public transportation system that is safe, convenient, efficient, and meets the identified needs of the Lake Elsinore valley.*

Status: Not Applicable

Goal 3.0 *To promote alternatives to motorized transportation that meet the needs of all city residents.*

Status: Consistent

Goal 4.0 *To provide an adequate supply of private off-street and public parking to meet the needs of residents and visitors to the city.*

Status: Consistent

Goal 5.0 *Manage peak hour traffic flow and change demand on the circulation system to reduce traffic congestion where necessary and feasible.*

Status: Not Applicable

### 7.6.1. Circulation Element Consistency Summary

The project is consistent with the intent of the Circulation Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development incorporates improved street frontage which will improve traffic flows and reduce safety issues along the project frontages.
- The proposed development incorporates sidewalks to facilitate pedestrian movement.
- The proposed development incorporates guest parking as well as required resident parking.

## 7.7. HOUSING ELEMENT

Goal 1.0 *To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore.*

- Status: Consistent
- Goal 2.0 *To conserve and improve the condition of the existing affordable housing stock.*  
Status: Not Applicable.
- Goal 3.0 *To assist in the development of adequate housing to meet the needs of low and moderate income households.*  
Status: Not Applicable
- Goal 4.0 *To address, and where appropriate and legally possible, constraints to the maintenance, improvement and development of housing.*  
Status: Consistent
- Goal 5.0 *To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.*  
Status: Consistent
- Goal 6.0 *To encourage the incorporation or energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments.*  
Status: Consistent

#### 7.7.1. Housing Element Consistency Summary

The project is consistent with the intent of the Housing Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development provides the opportunity for a satisfying living environment within a gated community.
- The proposed development will encourage energy conservation features.

#### 7.8. NOISE ELEMENT

- Goal 1.0 *To reduce noise impacts from transportation sources.*  
Status: Consistent
- Goal 2.0 *To incorporate noise considerations into land use planning decisions.*  
Status: Consistent
- Goal 3.0 *To develop measures to control non-transportation noise impacts.*  
Status: Not Applicable

### 7.8.1. Noise Element Consistency Summary

The project is consistent with the intent of the Noise Element goal to incorporate noise consideration into land use planning decisions. An acoustical impact study was prepared to analyze potential impacts after construction and concluded that non-significant noise impacts would occur with the project. As none of the other Noise Element goals were determined to be applicable to the proposed project, no further consistency summary is provided.

## 8.0 References

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*The Village at Lakeshore Specific Plan, City of Lake Elsinore, California*

## 8.0 REFERENCES

The following documents were referenced as general information sources during the preparation of The Village at Lakeshore Specific Plan. All reference documents are the property of Classic Pacific, Inc.

- A. *Air Quality Impact Analysis*, Webb Associates, February 2005.
- B. *Acoustical Impact Analysis*, Webb Associates, February 2005.
- C. *Traffic Impact Report*, Webb Associates, January 2005.
- D. *Phase I Environmental Site Assessment for Tomlinson Property*, Southern California Geotechnical, November 2004.
- E. *Historical/Archaeological Resources Survey Report*, CRM TECH, October 2004.
- F. *Fault Study for Tomlinson Property*, Southern California Geotechnical, August 2004.
- G. *Geotechnical Investigation for Tomlinson Property*, Southern California Geotechnical, July 2004.
- H. *Preliminary Environmental Due Diligence for the Tomlinson Property*, Michael Brandman Associates, June 2004