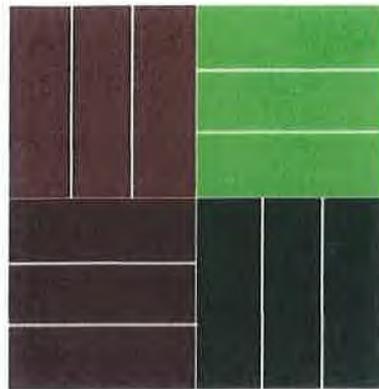


MURDOCK ALBERHILL RANCH SPECIFIC PLAN



**Planning Commission
Approved** 11/4/08

**City Council
Approved** 11/25/08

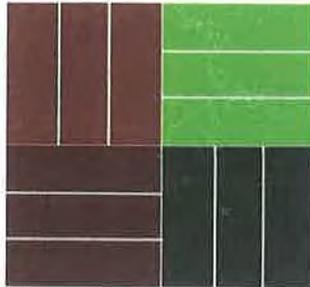
ALBERHILL RANCH

CASTLE & COOKE-ALBERHILL RANCH, INC.

*Adopted by the City of Lake Elsinore:
June 1992*

*Subsequently Amended by:
Administrative Amendment #1 on December 27, 2005
Specific Plan Amendment #2 on November 25, 2008*

MURDOCK ALBERHILL RANCH SPECIFIC PLAN



ALBERHILL RANCH

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**MURDOCK ALBERHILL RANCH SPECIFIC PLAN
SUMMARY OF APPROVALS & AMENDMENTS**

ACTION	DESCRIPTION	APPROVAL DATE
Specific Plan No. 89-2 Alberhill Ranch Specific Plan & EIR (SCH # 88090517)	Adoption of a Master Specific Plan covering 1,853 acres and three separate ownerships, generally located south and east of the I-15 between Lake Street and Nichols Road. The Specific Plan allowed for 3,705 dwelling units, 254 acres of commercial uses, 531 acres of open space, 30 acres of park land, and 50 acres of school sites.	August 28, 1989
Murdock Alberhill Ranch Specific Plan & EIR Addendum #1	Adoption of an Amendment to SP-89-2, which pertained to the 511 acres owned by the Murdock Alberhill Ranch Limited Partnership. The Amendment established the Murdock Alberhill Ranch Specific Plan as a separate document, and made various revisions to the land use plan, circulation plan, phasing plan, and design guidelines. The Specific Plan Amendment permitted a maximum of 1,819 dwelling units and included commercial land, two public park sites, a school site, open space and private park sites.	June, 1992
Vesting TTM 28214, Vesting TTM 30836 and EIR Addendum #2	Two Vesting Tentative Tract Maps were approved for the specific plan property, implementing the land use plan and densities contained in the Murdock Alberhill Ranch Specific Plan.	January 13, 2004
Administrative Amendment #1 to the Murdock Alberhill Ranch Specific Plan	An Administrative Amendment was approved pursuant to the amendment criteria contained in the Murdock Alberhill Ranch Specific Plan. The amendment relocated the proposed elementary school site at the request of the school district, made various other concurrent adjustments in the density allocation and boundaries of the planning sub-areas, and increased the number of private park sites from two to seven. The total number of units and overall residential density did not change as a result of this administrative amendment.	December 27, 2005
Specific Plan Amendment #2 and Mitigated Negative Declaration No. 2008-12	SPA #2 modified the configuration and acreage of the passive park site located at the eastern edge of Planning Area 2.	November 25, 2008
Vesting TTM 35773	Approval of a 72 lot single family residential subdivision of 19.8 acres within Planning Area 2.	November 25, 2008

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MURDOCK ALBERHILL RANCH

SPECIFIC PLAN

COMPONENT I

SPECIFIC PLAN SUMMARY

1.0 EXECUTIVE SUMMARY

1.1 Introduction

The approved Alberhill Ranch Specific Plan No. 89-2 (the "Specific Plan") and associated Environmental Impact Report (SCH 88090517) pertain to approximately 1,853 acres within the city of Lake Elsinore, California. There are currently three major ownerships associated with the Specific Plan area. They are Murdock Alberhill Ranch Limited Partnership ("Murdock"), Brighton Alberhill Associates, and Long Beach Equities, Inc.

The Murdock Alberhill Ranch Specific Plan constitutes an amendment to a portion of the previously-approved Alberhill Ranch Specific Plan No. 89-2. Minor land use and circulation system changes from the approved Alberhill Ranch Specific Plan have been made in the Murdock Alberhill Ranch Specific Plan. A statistical summary of previously approved land uses and densities and the revised land uses and densities for Murdock Alberhill Ranch are shown on Table 1. An addendum to the Alberhill Ranch Specific Plan Environmental Impact Report (SCH 88090517) was prepared for the Murdock Alberhill Ranch Specific Plan. A separate mitigation monitoring program was also prepared for the Murdock Alberhill Ranch Specific Plan.

Administrative Amendment (#1) to the Murdock Alberhill Ranch Specific Plan was approved by the City of Lake Elsinore on December 27, 2005. The Administrative Amendment was processed in response to the Lake Elsinore School District's desire to relocate the elementary school site from Planning Area 2 to a more central location in Planning Area 1. In addition, it was determined that a reconfiguration of the Community Park site to achieve more net usable acreage would be beneficial to the overall plan. As a result of these modifications, minor adjustments were also made in the surrounding residential sub-areas, in accordance with the criteria for administrative amendments as contained in Section 10.4 of this Specific Plan. The Specific Plan exhibits and text contained herein incorporate the modifications approved in Administrative Amendment #1.

This document, together with its accompanying maps and diagrams, is the Murdock Alberhill Ranch Specific Plan. It describes the proposed development of approximately 511.4 acres at the northwestern edge of the City. The two largest portions of the project site (Planning Areas #1 and #2) are located on either side of Nichols Road between Lake Street

and Interstate 15. Approximately 16.9 acres of the project, Planning Area #3, is designated Commercial-Specific Plan by the current Specific Plan. Planning Area #3 is located at the southwest corner of Temescal Canyon Road and Lake Street near Interstate 15.

Murdock Alberhill Ranch will be a planned community which combines residential, commercial, and open space and recreational uses. The Murdock Alberhill Ranch Specific Plan describes all aspects of the planned community in detail and will guide its development.

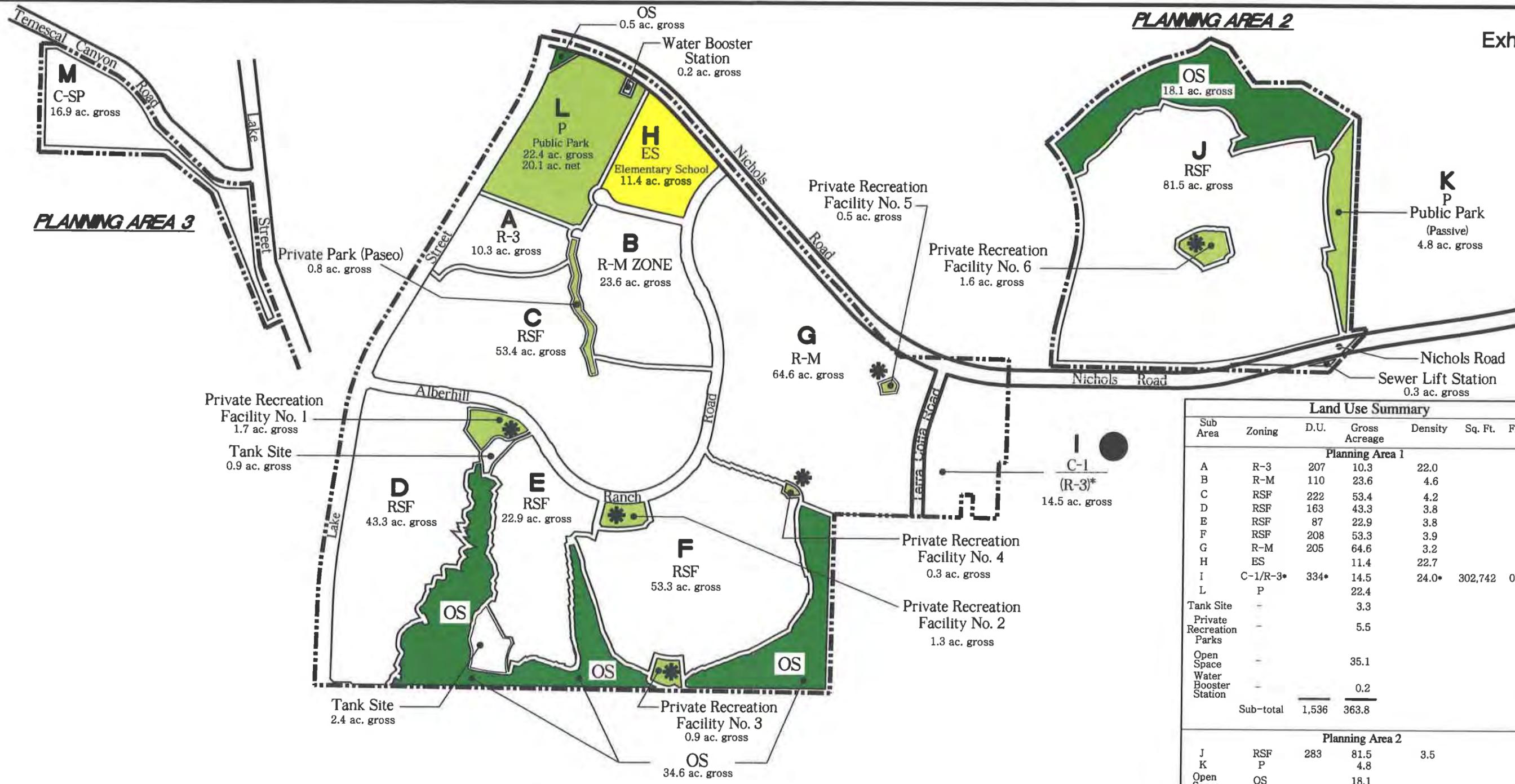
A general plan amendment, an addendum to the Final Environmental Impact Report, and a development agreement were processed and approved concurrently with the Murdock Alberhill Ranch Specific Plan.

TABLE 1A
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
LAND USE COMPARISON CHART

Original Alberhill Ranch Specific Plan*
(Adopted August, 1989)

<u>Land Use</u>	<u>Acres</u>	<u>Density</u>	<u>Dwelling Units</u>
RR	169.0	0.2	34
R-SF	175.5	4.0	702
R-M	43.0	8.0	344
R-3	11.1	24.0	266
C-1	10.7		
C-SP	16.9		
ES/P	15.0		
P	30.0		
OS	10.1		
Roads	30.1		
TOTAL	511.4	2.6	1346

* Table reflects only the Murdock Alberhill ownership portion of the original SP.



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

* Figures reflect multi-family development option.



1" = 800'



DATE 1-25-08

**Planning Areas and Sub Areas
MURDOCK ALBERHILL RANCH**

TABLE 1B
LAND USE COMPARISON CHART

Murdock Alberhill Ranch Specific Plan
(Adopted January, 1992)

<u>Land Use</u>	<u>Acres</u>	<u>Density</u>	<u>Units</u>
R-SF	258.3	3.8	975
R-M	80.8	3.6	294
R-3	9.4	19.1	180
C-1/R3*	15.4	24.0*	370*
C-SP	16.9		
ES/P	22.5		
P	34.0		
OS	41.9		
Roads	25.1		
Private Parks	3.5		
Tank Site	3.6		
TOTAL	511.4	<u>2.8</u> 3.5*	<u>1449</u> 1819*

*Figures reflect multi-family development option

TABLE 1C
CURRENTLY APPROVED LAND USE PLAN CHART
Specific Plan Amendments #1 and #2
(Adopted by the City Council on 12/27/05 and 11/25/08)

<u>Land Use</u>	<u>Acres</u>	<u>Density</u>	<u>Units</u>
R-SF	254.4	3.8	963
R-M	88.2	3.6	315
R-3	10.3	20.1	207
C-1/R3*	13.9	24.0*	334*
C-SP	16.9		
ES/P	11.4		
P	27.2		
OS	53.8		
Roads	24.4		
Private Parks	7.1		
Tank Site	3.3		
Utilities	0.6		
TOTAL	511.4	<u>2.9</u> (3.5*)	<u>1485</u> (1819*)

*Figures reflect multi-family development option

1.2 Purpose

The purpose of the Murdock Alberhill Ranch Specific Plan is to specify the proposed distribution, location, and extent of land uses, public facilities, and infrastructure which compose the Murdock Alberhill Ranch Specific Plan project area. An additional purpose of this specific plan is to establish a land plan and standards which provide for orderly growth which is integrated into the environment and local setting. Section 2.3 identifies the specific plan requirements as stipulated in the California Government Code.

1.3 Description of the Murdock Alberhill Ranch Specific Plan

The Murdock Alberhill Ranch site is divided into three general planning areas (Exhibit 1). The central portion of the project (Planning Area #1), located south of Nichols Road between Lake Street and Terra Cotta Road, consists of Open Space areas and sub-areas A through I and L. The eastern portion of the project area (Planning Area #2) consists of sub-areas J and K and Open Space areas on the north side of Nichols Road just southwest of Interstate 15. The area adjacent to Temescal Canyon Road (Planning Area #3) consists of Sub-area M.

The site is characterized by rolling terrain, ranging in elevation from approximately 1,200 feet above sea level in the northern project area to almost 1,800 feet above sea level in the central project area. Vegetation on the site is generally sparse, consisting predominantly of native grasses and chaparral. In response to the geography of the site, the Plan blends 13 development areas with open space areas, thereby providing a link to the area's natural setting.

A land use summary is provided in Table 1C of the text and on Exhibit 1, Planning Areas and Sub-areas. The residential portion of the Alberhill Ranch Specific Plan proposes 1,485 dwelling units with a residential development option on the neighborhood commercial parcels which could raise the total number of dwelling units to a maximum of 1,819 dwelling units. The residential areas are comprised of 8 neighborhoods (9 neighborhoods if the residential development option is exercised) which provide a range of housing types and densities.

The neighborhood commercial (Planning Area #1, Sub-area I) portion of the project (with a multi-family development option) encompasses approximately 14.5 gross acres located on both sides of Nichols Road at Terra Cotta Road. The commercial sites will provide shopping opportunities for the residents of Murdock Alberhill Ranch. In addition, 16.9 gross acres of highway and office commercial uses will be located along Interstate 15 at Lake Street (Planning Area #3, Sub-area M). This commercial area will serve the Murdock Alberhill Ranch Project as well as residences in the Temescal and Elsinore Valleys.

The Murdock Alberhill Ranch project will provide 34.3 gross acres of parks (including 7.1 acres of Private Parks), and 53.8 gross acres of open space including a 3.3 acre tank site. The plan includes a 11.4 gross acre elementary school site located adjacent to the 20 acre Community Park site.

1.4 Features of the Plan

Murdock Alberhill Ranch provides for a planned community with contemporary neighborhoods designed to respond to the character of the Lake Elsinore area. The residential neighborhoods generally have curvilinear streets, many of which are cul-de-sacs as opposed to a traditional grid pattern. Land uses within the project area are separated according to function, commercial or residential, and type of density.

1.5 Guide to the Murdock Alberhill Ranch Specific Plan

The Specific Plan is divided into six components. Component I, which concludes here, contains a brief summary of the Murdock Alberhill Ranch Specific Plan. Component II is an introduction to the Murdock Alberhill Specific Plan that describes the location and environmental setting for the Plan. Component III is a description of the Plan and contains the proposed land uses, circulation, infrastructure, and public facility development concepts. Component IV contains the Specific Plan Regulations that supplement or replace the traditional zoning regulations that apply to other areas of the City of Lake Elsinore. Component V contains the Community Design Element, which describes the elements of the Plan that will create the overall identity of Murdock Alberhill Ranch. Component VI contains information about the implementation of the Murdock Alberhill Ranch Specific Plan, such as phasing, infrastructure financing, and the development approval process.

MURDOCK ALBERHILL RANCH
SPECIFIC PLAN
COMPONENT II
SPECIFIC PLAN INTRODUCTION

2.0 THE SPECIFIC PLAN PROCESS

2.1 Purpose of the Murdock Alberhill Ranch Specific Plan

The primary purpose of the Murdock Alberhill Ranch Specific Plan is to specify the proposed distribution, location, and extent of land uses, public facilities, and infrastructure which comprise the Murdock Alberhill Ranch Specific Plan project. The Murdock Alberhill Ranch Specific Plan responds to interrelated environmental considerations. The Murdock Alberhill Ranch Specific Plan will serve as the primary planning document to guide and regulate development within the Murdock Alberhill Ranch Specific Plan area, consistent with the policies of the City's General Plan.

The Murdock Alberhill Ranch Specific Plan constitutes an amendment to a portion of the previously-approved Alberhill Ranch Specific Plan No. 89-2. Minor land use and circulation system changes from the approved Alberhill Ranch Specific Plan have been made in the Murdock Alberhill Ranch Specific Plan. An addendum to the Alberhill Ranch Specific Plan Environmental Impact Report (SCH 8809517) was prepared for the Murdock Alberhill Ranch Specific Plan. A separate mitigation monitoring program was also prepared for the Murdock Alberhill Ranch Specific Plan.

2.2 Legal Basis for the Murdock Alberhill Ranch Specific Plan

The Murdock Alberhill Ranch Specific Plan has been prepared in accordance with Section 65450 et. seq. of the California Government Code. The Plan is accompanied by an addendum to the Final Environmental Impact Report for the Alberhill Ranch Specific Plan in accordance with the provisions of the California Environmental Quality Act (CEQA), Section 21000 et. seq. of the Public Resources Code, and with the CEQA Guidelines promulgated by the State Secretary of Resources.

2.3 Content of the Murdock Alberhill Ranch Specific Plan

The California Government Code stipulates that a specific plan contain text and diagrams that specify the following in detail:

Land Use - The Murdock Alberhill Ranch Specific Plan must specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.

Public Facilities - The Murdock Alberhill Ranch Specific Plan must show the proposed distribution,

location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities located within the area covered by the Plan and needed to support the land uses described in the Plan.

Development Standards - The Murdock Alberhill Ranch Specific Plan must include standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.

Implementation Measures - The Murdock Alberhill Ranch Specific Plan must include a program of implementation measures, including regulations, programs, public works projects and financing measures.

Consistency with the General Plan - The Murdock Alberhill Ranch Specific Plan must include a statement of the relationship of the Plan to the General Plan.

2.4 Relationship of the Murdock Alberhill Ranch Specific Plan to the City of Lake Elsinore General Plan

Table 2 is an objective-by-objective analysis of the Murdock Alberhill Ranch Specific Plan's compliance with the City of Lake Elsinore General Plan.

TABLE 2
COMPLIANCE WITH GENERAL PLAN - MURDOCK ALBERHILL RANCH

LAND USE GOALS AND OBJECTIVES

GOAL 1.0: To achieve the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

Objective 1.1: Encourage the development and maintenance of a broad range of housing types for all income groups and age categories.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for three categories of residential land uses, ranging from single family residential uses at a density of approximately 4.0 dwelling units per acre to multi-family residential uses at a density of up to 24.0 dwelling units per acre. This range of housing types will allow access to housing for a full range of income groups and age categories.

Objective 1.2: Encourage the development of commercial land uses and the revitalization of existing commercial uses that strengthen the city's economic base and offer a range of enterprises that serve the needs of residents and visitors.

Implementation: The Murdock Alberhill Ranch Specific Plan includes the provision of neighborhood commercial development sites and a commercial-specific plan site which is intended to accommodate commercial and business park uses with a freeway orientation.

Objective 1.3: Encourage industrial land uses to diversify Lake Elsinore's economic base.

Implementation: The Commercial-Specific Plan designation allows for the development of light industrial uses which are associated with business park-type development.

TABLE 2 (continued)

Objective 1.4: Provide for open space and recreational land uses to meet the needs of the community.

Implementation: The Murdock Alberhill Ranch Specific Plan contains three types of parks which account for 43.3 gross acres of parkland. Additionally, the Murdock Alberhill Ranch Specific Plan designates approximately 41.9 gross acres of the Murdock Alberhill Ranch Specific Plan area for permanent open space. Combined, parks and open space areas accounts for approximately 17% of the Murdock Alberhill Ranch Specific Plan area.

Objective 1.5: Provide for institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of the residents.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for school facilities serving the community as well as park and recreational opportunities. Neighborhood commercial areas would allow churches, with a conditional use permit.

Objective 1.6: Encourage a jobs-to-housing balance of one job for every .82 households by the year 2010.

Implementation: The Murdock Alberhill Ranch Specific Plan includes both neighborhood and regional/subregional commercial land use designations to reduce regional and subregional commuting and to encourage balance between jobs and housing.

GOAL 2.0: To maintain the city's role as a year-round resort destination.

Objective 1.7: Provide for new development around the lake that offers increased recreational activities for residents and tourists.

TABLE 2 (continued)

Implementation: The Murdock Alberhill Ranch Specific Plan area is not located near the lake, and will not impede the attainment of this objective.

Objective 1.8: Ensure that new development provides open space, parkland, and amenities that contribute to a high quality of life for residents and tourists.

Implementation: The Murdock Alberhill Ranch Specific Plan area includes approximately 17% of the land area devoted to parks and open space to contribute to a high quality of life for residents and visitors.

GOAL 3.0: To achieve a physical environment in which development of the land respects the city's natural environment.

Objective 1.9: Ensure the consideration of environmental and geologic features in the planning process.

Implementation: The Murdock Alberhill Ranch Specific Plan includes the preservation of a significant amount of open space/parkland and contains a detailed landscaping plan and criteria to minimize impact on the natural environment.

Objective 1.10: Require physical and visual buffers between land uses characterized by differing functions and density to ensure land use compatibility.

Implementation: The Murdock Alberhill Ranch Specific Plan buffers different land uses with roadways, landscaping, and open space/parks areas to ensure land use compatibility.

GOAL 4.0: To provide infrastructure and services to support existing and future land uses.

TABLE 2 (continued)

Objective 1.11: Ensure that impacts on infrastructure from new development do not exceed the city's ability to provide essential facilities and services; and plan for the correction of existing infrastructure and service deficiencies.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for the timely development of adequate public services and facilities through the phasing and financing sections of the plan. The Murdock Alberhill Ranch Specific Plan addresses the provision of facilities for water, sewer, flood control, school, and road improvements.

OPEN SPACE/CONSERVATION GOALS AND OBJECTIVES

GOAL 1.0: To identify, protect, and conserve natural resources.

Objective 1.1: Preserve important biological habitats and protect plants and animal species of concern.

Implementation: Endangered species habitat will be avoided, where feasible. Where it is not possible to avoid this habitat, mitigation will insure provision of replacement habitat.

Objective 1.2: Increase and preserve natural and planted vegetation on public and private lands.

Implementation: Natural vegetation will be preserved through the preservation of permanent open space areas. The landscaping regulations of the Murdock Alberhill Ranch Specific Plan will require an increase in planted vegetation.

Objective 1.4: Promote water conservation and ensure that the quality of water resources is not degraded as a result of urbanization of the city.

TABLE 2 (continued)

Implementation: Provision of on- and off-site improvements to water and sewer facilities, programmed as part of the Murdock Alberhill Ranch Specific Plan, will ensure that water quality is not degraded due to Murdock Alberhill Ranch Specific Plan development.

Objective 1.5: Promote the conservation of scarce energy resources and reduce the community's reliance on traditional energy resources.

Implementation: The provision of commercial development in close proximity to residential development will reduce vehicular travel and promote the conservation of energy.

GOAL 2.0: To achieve and maintain state and national ambient air quality standards.

Objective 2.1: Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for a land use pattern which locates residential land uses adjacent to commercial, recreational, and educational land uses to reduce trip distance.

Objective 2.2: Reduce air pollution emissions.

Implementation: The location of neighborhood commercial land uses in close proximity to residential land use decreases trip distance and associated air quality impacts.

GOAL 3.0: To prevent the loss of significant historical and cultural resources.

TABLE 2 (continued)

- Objective 3.1: Identify and promote the preservation and conservation of paleontological and archaeological sites.
- Implementation: A possible remnant of historical use at the intersection of Nichols and Terra Cotta Roads may be impacted by project development.
- Objective 3.2: Assure the recognition of the city's heritage through preservation of the city's significant historical sites and structures.
- Implementation: No sites of cultural or historical significance are located within the Murdock Alberhill Ranch Specific Plan area.
- GOAL 4.0: To identify and preserve open space areas for public safety, recreation, scenic quality, and preservation of natural resources.
- Objective 4.1: Preserve quality public views of the lake and ridgelines.
- Implementation: Extensive open space has been retained in the Murdock Alberhill Ranch Specific Plan area, allowing for views of ridgelines and view-oriented lots are included in the Murdock Alberhill Ranch Specific Plan. Construction of the project will not obstruct any views of the lake from existing residential areas.
- Objective 4.2: Promote the establishment of permanent open space areas and the preservation of significant physiographic features.
- Implementation: The Murdock Alberhill Ranch Specific Plan area reserves 41.9 gross acres for permanent open space.

TABLE 2 (continued)

GOAL 5.0: To encourage the conservation and efficient production of lands with mineral deposits.

Objective 5.1: Ensure the viability of resource production in state designated regionally significant resource areas, as well as other on-going and potential mining sites, through the protection of such resources from encroachment by incompatible land uses.

Implementation: Historically, the project site has been subjected to mining activities. Area clay mining activity is being phased out in accordance with a mining and reclamation permit in accordance with the Surface Mining and Reclamation Act.

Objective 5.2: Control the extraction of mineral resources to ensure minimal disturbance to the environment and surrounding land uses.

Implementation: All mined areas of the Murdock Alberhill Ranch Specific Plan area will be regraded for development in accordance with the City of Lake Elsinore Surface Mining and Reclamation Ordinance.

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

Objective 6.1: Encourage continued production of prime agricultural soils, groves, and other agriculture activity.

Implementation: No land classified as prime agricultural land will be converted to urban uses as part of this project.

TABLE 2 (continued)

PARKS AND RECREATION GOALS AND OBJECTIVES

GOAL 1.0: To provide a range of recreational opportunities for all residents and visitors.

Objective 1.1: Provide a combination of local park acreage, park facilities, and parks and recreation programs to serve the different needs of the community.

Implementation: The Murdock Alberhill Ranch Specific Plan contains 43.3 acres of parkland, including a neighborhood park, a community park, and two private park facilities. In addition, the multi-family areas will also provide recreational facilities.

Objective 1.2: Provide parkland and recreational opportunities to complement the tourist orientation of the community.

Implementation: The neighborhood and community park will be available for use by the entire community as well as for use by visitors.

Objective 1.3: Encourage the development of private recreational facilities in Lake Elsinore.

Implementation: Two private park facilities comprising a total of 3.5 gross acres will be developed within the Murdock Alberhill Ranch Specific Plan area.

Objective 1.4: Establish a primary trail network that links city, County of Riverside, and state park and recreation facilities.

Implementation: A hiking trail system is provided as part of the Murdock Alberhill Ranch Specific Plan.

TABLE 2 (continued)

PUBLIC SAFETY AND URBAN SERVICES GOALS AND OBJECTIVES

GOALS 1.0: To ensure a high level of public safety for the community.

Objective 1.1: Provide effective and cost-efficient police, fire, and emergency medical service to the city to minimize potential injury, loss, or destruction of persons and property and to provide a safe and secure environment for the city's residents and visitors.

Implementation: Police protection will be provided from the existing Riverside County Sheriff's substation in the City of Lake Elsinore. Fire protection will be provided by the Riverside County Fire Department.

Objective 1.2: Minimize the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geologic hazards resulting from earthquakes and geologic constraints.

Implementation: Although the entire City is located in an area of potential seismic activity, the potential impacts of such activity will be mitigated by enforcement of City building codes which address geologic and seismic safety considerations.

Objective 1.3: Minimize the risk of injury to residents and visitors and of property damage due to flooding.

Implementation: The Murdock Alberhill Ranch Specific Plan contains a plan for a storm drain system. The design of the storm drain plan considered the runoff anticipated from proposed development within the Murdock Alberhill Ranch Specific Plan area.

TABLE 2 (continued)

Objective 1.4: The city shall work towards reducing the level of risk to persons and property from hazardous waste within the city.

Implementation: No hazardous waste related land uses are designated within the Murdock Alberhill Ranch Specific Plan area.

Objective 1.5: Coordinate with the County of Riverside and other appropriate agencies to provide effective response to an emergency; minimize property damage in a disaster; and enhance citizen awareness of evacuation routes and actions to be taken in the event of an emergency through education.

Implementation: The Murdock Alberhill Ranch project will fully comply with local planning for disaster management and evacuation.

GOAL 2.0: To ensure public infrastructure supports existing and future land uses.

Objective 2.1: Coordinate with the water districts to provide domestic water supplies and fire flow water requirements to meet existing and future demand.

Implementation: The Elsinore Valley Municipal Water District will provide water service to the Murdock Alberhill Ranch Specific Plan area. The water service plan within the Murdock Alberhill Ranch Specific Plan contains provisions to provide domestic water supplies and fire flow water requirements to serve buildout of the Murdock Alberhill Ranch Specific Plan.

Objective 2.2: Ensure that wastewater/sewer flows are accommodated and provide facilities to meet existing and future development.

TABLE 2 (continued)

Implementation: The Elsinore Valley Municipal Water District will provide sewerage service to the Specific Plan area. The sewer service plan within the Murdock Alberhill Ranch Specific Plan contains provisions to ensure that wastewater/sewer flows generated by development of the Murdock Alberhill Ranch Specific Plan are accommodated.

Objective 2.3: Coordinate with the County of Riverside in the establishment of a long-term solid waste management plan.

Implementation: The project will comply with applicable provisions of the long-term solid waste management plan.

Objective 2.4: Coordinate planning and development proposals including general plan amendments, changes in land use classifications, development agreements, annexations, public financing, and redevelopment proposals as well as applicable determinations of consistency with the general plan with the school district serving the planning area in an effort to assist the school district in providing school facilities to meet the needs of the community in a timely manner.

Implementation: A joint elementary school/park site has been incorporated in the Murdock Alberhill Ranch Specific Plan.

Objective 2.5: Ensure that adequate electrical, natural gas, and telecommunication systems are provided to meet the demand of new and existing development.

Implementation: Electric, natural gas, and telephone service will be provided by Southern California Edison, Southern California Gas Company, and General Telephone, respectively. Existing or approved facilities for these services will meet the requirements for the project.

TABLE 2 (continued)

Objective 2.6: Encourage the County of Riverside County/City Public Library System to provide sufficient library services and facilities.

Implementation: The project will comply with any applicable adopted City of Lake Elsinore program to help provide library service.

COMMUNITY DESIGN GOALS AND OBJECTIVES

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

Objective 1.1: Encourage the preservation of the countryside retreat image.

Implementation: The design guidelines included in the Murdock Alberhill Ranch Specific Plan are intended to establish a theme that responds to the rural setting of the outlying Lake Elsinore area.

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

Objective 2.1: Encourage new residential development to establish identifiable neighborhoods.

Implementation: The Murdock Alberhill Ranch Specific Plan contains a range of residential uses as part of a land use plan which has been designed to provide identifiable neighborhoods.

Objective 2.2: Promote and strengthen business and commercial center identity through architecture, landscaping, and signage.

TABLE 2 (continued)

- Implementation:** Design guidelines and development standards contained in the Murdock Alberhill Ranch Specific Plan promote and strengthen business and commercial center identity.
- GOAL 3.0:** To preserve elements of the natural environment in the community.
- Objective 3.1:** Promote site design and building construction that preserves significant landforms.
- Implementation:** Significant landforms are being preserved within the Murdock Alberhill Ranch Specific Plan area. Site design guidelines are included within the Murdock Alberhill Ranch Specific Plan.
- GOAL 4.0:** To develop a circulation system that creates community image and identity.
- Objective 4.1:** Establish methods to maintain a country road image in developed areas.
- Implementation:** Parkways adjacent to major arterials and collectors are included as part of the landscape for the Murdock Alberhill Ranch Specific Plan.
- Objective 4.1:** Identify the principal gateways of the community and establish arrival statements in the landscape and architectural setting.
- Implementation:** The major entry roads to the Murdock Alberhill Ranch Specific Plan area (Lake Street and Nichols Road) will have monumentation signifying entry into the project. The intersections of Lake Street and Nichols Road with Collector A are intended to be community arrival points.

TABLE 2 (continued)

GOAL 5.0: To protect and enhance public views of significant natural features and of developed land.

Objective 5.1: Establish practices that ensure development features enhance public views.

Implementation: The landscape concept plan includes a landscape hierarchy along public streets within the Murdock Alberhill Ranch Specific Plan area.

Objective 5.2: Encourage developments to locate public streets and public facilities to take advantage of views of natural features.

Implementation: Streets and public facilities within the Murdock Alberhill Ranch Specific Plan area are located in accordance with the landscape concept plan which includes streetscape plans which take advantage of natural features.

GOAL 6.0: To remove visual blight.

Objective 6.1: Continue and improve efforts to upgrade the visual qualities of developed property.

Implementation: The design guidelines contained in the Murdock Alberhill Ranch Specific Plan provide criteria to ensure that developed property will have a rural quality that is enhanced.

Objective 6.2: Identify and encourage preservation of areas or structures with historic significance.

Implementation: No buildings existing on the project site have been identified as worthy of preservation.

TABLE 2 (continued)

CIRCULATION GOALS AND OBJECTIVES

GOAL 1.0: To provide a street network to move people and goods safely and efficiently throughout Lake Elsinore.

Objective 1.1: Maintain a minimum level of service C at intersections during non-peak hours and level of service D at intersections during peak hours.

Implementation: Roadways within the Murdock Alberhill Ranch Specific Plan area have been designed to maintain or exceed minimum levels of service established by the city.

Objective 1.2: Establish measures to minimize unsafe circulation conditions.

Implementation: Unsafe circulation conditions will be minimized by the circulation plan and design standards provided in the Murdock Alberhill Ranch Specific Plan.

Objective 1.3: Preserve the quality of residential neighborhoods by maintaining the legally enforceable speed limits and by discouraging the flow of truck traffic and through traffic.

Implementation: The residential quality of neighborhoods within the Murdock Alberhill Ranch Specific Plan area will be preserved by the design of roadway facilities.

GOAL 2.0: To promote a public transportation system that is safe, convenient, and effective.

TABLE 2 (continued)

Objective 2.1: Develop a strategy to meet the needs of the transit-dependent residents and visitors of the city.

Implementation: Transit facilities such as benches, shelters, and pedestrian access will be provided along expanded transit routes as they are developed by the City or other agencies.

GOAL 3.0: To promote alternatives to motorized transportation.

Objective 3.1: The city shall promote the design and location of future land uses to encourage access by non-automotive means.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for bike lanes to promote non-automotive travel.

GOAL 4.0: To provide a supply of parking to meet the needs of residents and visitors to the city.

Objective 4.1: Ensure that the public parking needs of the city are met.

Implementation: As required by the City, adequate public parking will be provided within the Murdock Alberhill Ranch Specific Plan area.

HOUSING GOALS AND OBJECTIVES

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

TABLE 2 (continued)

Objective 1.1: Achieve the construction of 1,352 new housing units during the next five years. (This objective equals the market rate demands plus 20 percent of the non-market rate need.)

Implementation: The Murdock Alberhill Ranch Specific Plan will provide a wide variety of and range of new housing units within the City.

GOAL 2.0: To conserve and improve the condition of the existing affordable housing stock.

Objective 2.1: Encourage conservation of existing affordable rental housing throughout the city, including dwellings occupied by households assisted through local, state, or federal programs.

Implementation: Implementation of the Murdock Alberhill Ranch Specific Plan will not interfere with the City's efforts to conserve the existing affordable housing stock.

Objective 2.2: Prevent the physical decline of existing residential neighborhoods.

Implementation: Implementation of the Murdock Alberhill Ranch Specific Plan will not interfere with the City's efforts to rehabilitate and protect the existing housing stock.

Objective 2.3: Achieve the rehabilitation of 50 dwelling units during the next five years.

Implementation: Implementation of the Murdock Alberhill Ranch Specific Plan will not interfere with the City's efforts to rehabilitate and protect the existing housing stock.

TABLE 2 (continued)

GOAL 3.0: To assist in the development of housing to meet the needs of low and moderate income households.

Objective 3.1: Facilitate the development of at least 200 dwelling units during the next five years to provide the city's fair share of low and moderate income households in accordance with Article 10.6 of the California Government Code.

Implementation: The Murdock Alberhill Ranch Specific Plan provides for housing which ranges from apartment to large single family homes, thereby providing a range and variety of housing types priced and sized to meet community needs.

GOAL 4.0: To address, and where appropriate and legally possible, constraints to the maintenance, improvement, and development of housing.

Objective 4.1: Achieve reasonable processing times and fees and encourage incentives for the provision of quality housing opportunities.

Implementation: This objective is a matter for City implementation and does not call for implementation through the Murdock Alberhill Ranch Specific Plan.

GOAL 5.0: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Objective 5.0: Coordinate with state and country agencies involved in ensuring compliance with fair housing laws.

TABLE 2 (continued)

Implementation: The developer of the Murdock Alberhill Ranch Specific Plan area will cooperate with all City, County, and State agencies in enforcing fair housing laws.

GOAL 6.0: To encourage the incorporation of energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments.

Objective 6.1: Evaluate each residential proposal of more than 50 dwelling units for opportunities to conserve energy.

Implementation: Energy conservation will be taken into account in the site plan and design phases of development allowed by the Murdock Alberhill Ranch Specific Plan.

NOISE GOALS AND OBJECTIVES

GOAL 1.0: To reduce noise impacts from transportation noise sources.

Objective 1.1: Reduce transportation noise through a variety of methods, including coordination with various agencies, proper design of transportation facilities, and coordination of traffic routing.

Implementation: Anticipated noise levels generated by project traffic will not exceed City standards. Adequate landscape and building setback will insure noise attenuation.

GOAL 2.0: To incorporate noise considerations into land use planning decisions.

TABLE 2 (continued)

Objective 2.1: Establish acceptable limits of noise for various land uses throughout the community.

Implementation: The project will comply with all City noise standards and requirements for land uses within the project.

GOAL 3.0: To develop measures to control non-transportation noise impacts.

Objective 3.1: Reduce noise generated by non-transportation sources.

Implementation: The project will comply with all City noise standards and requirements for non-transportation noise services within the Murdock Alberhill Ranch Specific Plan area.

3.0 ENVIRONMENTAL SETTING

3.1 Location and Extent

Murdock Alberhill Ranch is located approximately 50 miles southeast of Los Angeles in Riverside County in the City of Lake Elsinore. The specific plan area contains approximately 511.4 acres situated in the northwestern portion of the City of Lake Elsinore (Exhibit 2).

3.2 Existing Physical Conditions

The following is a brief description of the existing physical conditions at Murdock Alberhill Ranch. In the following description, all references to the site include only those parcels that will be covered by the Murdock Alberhill Ranch Specific Plan.

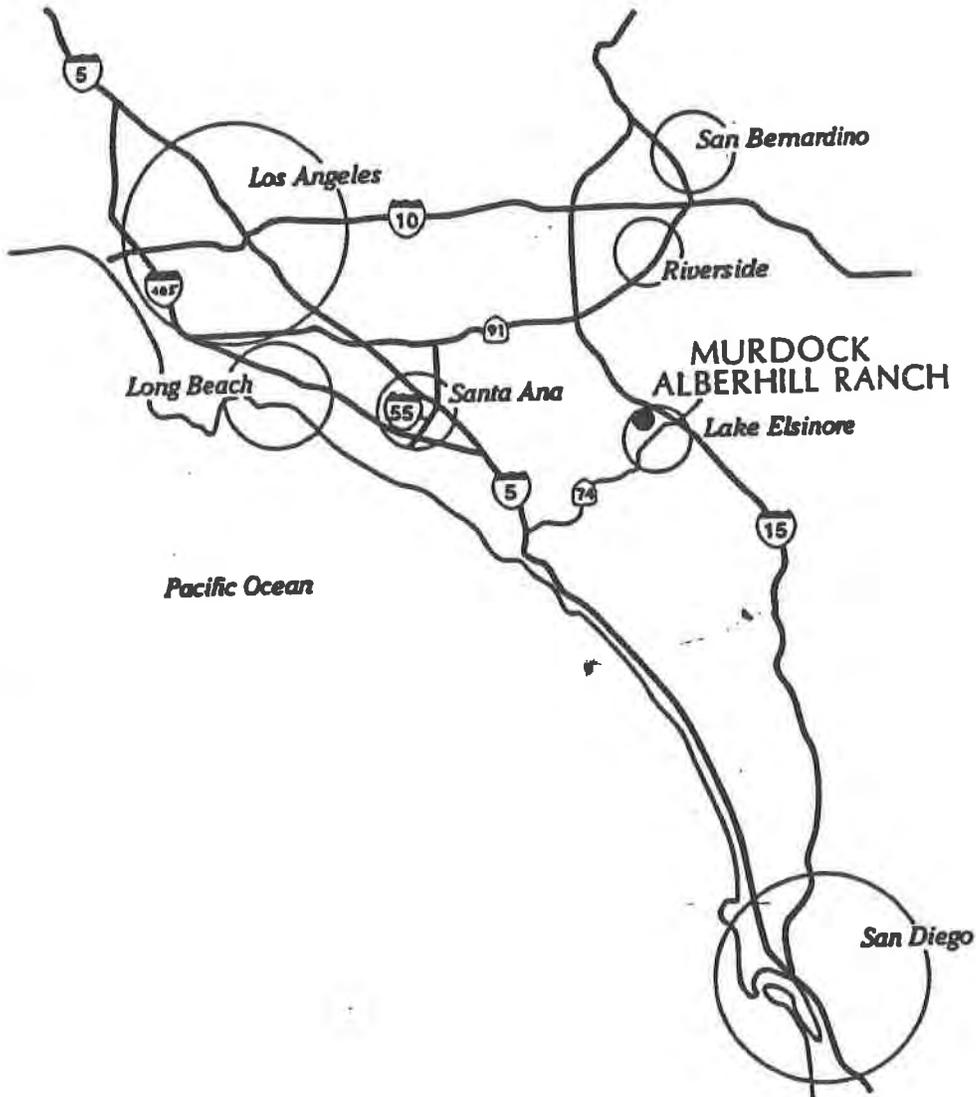
Historically, the project site and adjacent areas have been subjected to mining activities. Clay and coal were discovered in the project vicinity in the 1800s. As Exhibit 3 illustrates, the majority of properties north of the project site are undeveloped or were used for past mining activities. To the east, low density residential development exists. The predominant type of housing is single-family detached south of the project site. To the west of Planning Area #3, Pacific Clay Products operates its ceramic factory near the Lake Street interchange. Clay mining operations also are in process in this area. The majority of recent development has occurred south and west of the site.

In addition to several large single family subdivisions, remaining land uses south of the project site in the Terra Cotta area consist of very low density residences. In the vicinity of Collier Avenue, industrial uses are developing near the freeway.

A number of Specific Plans have been approved in the vicinity of the Murdock Alberhill Ranch Specific Plan area, including: Horsethief Canyon (to the northwest), North Peak, Ramgate, and Tuscany Hills (to the east).

Geology and Landform

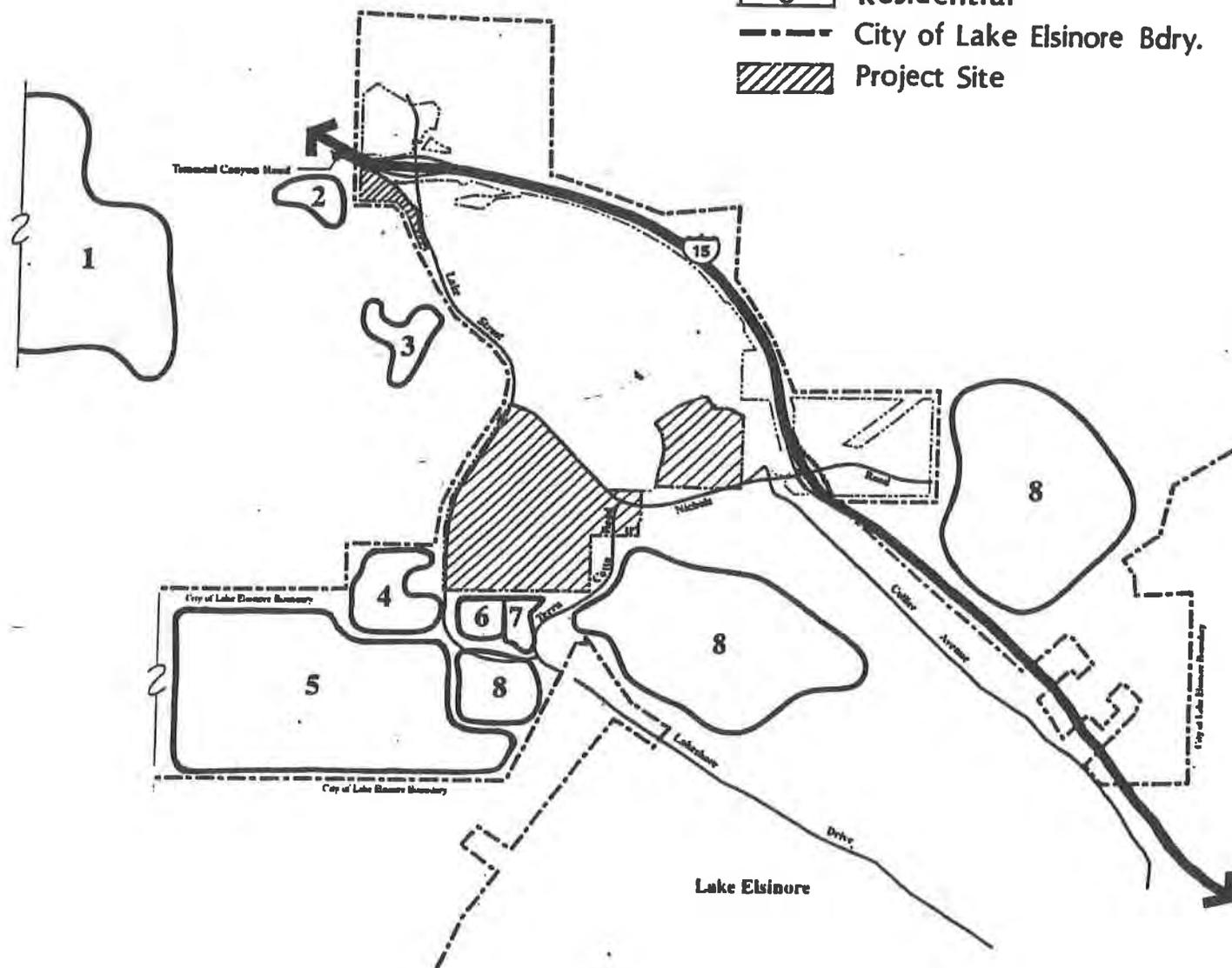
- a. Topography and Slope - The project site is located adjacent to the foothills of the Santa Ana Mountains in southwestern Riverside County.



Regional Location

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

- Legend**
- 1 Horsethief Canyon Specific Plan #152
 - 2 Ceramic Factory
 - 3 Mining Operation
 - 4 Tract Map #18719 (Resid.)
 - 5 Specific Plan Area (Vacant)
 - 6 Tract Map # 19750 (Resid.)
 - 7 Tract Map #15020 (Resid.)
 - 8 Residential
 - - - - City of Lake Elsinore Bdry.
 - ▨ Project Site



NTS

Existing and Approved Land Uses

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

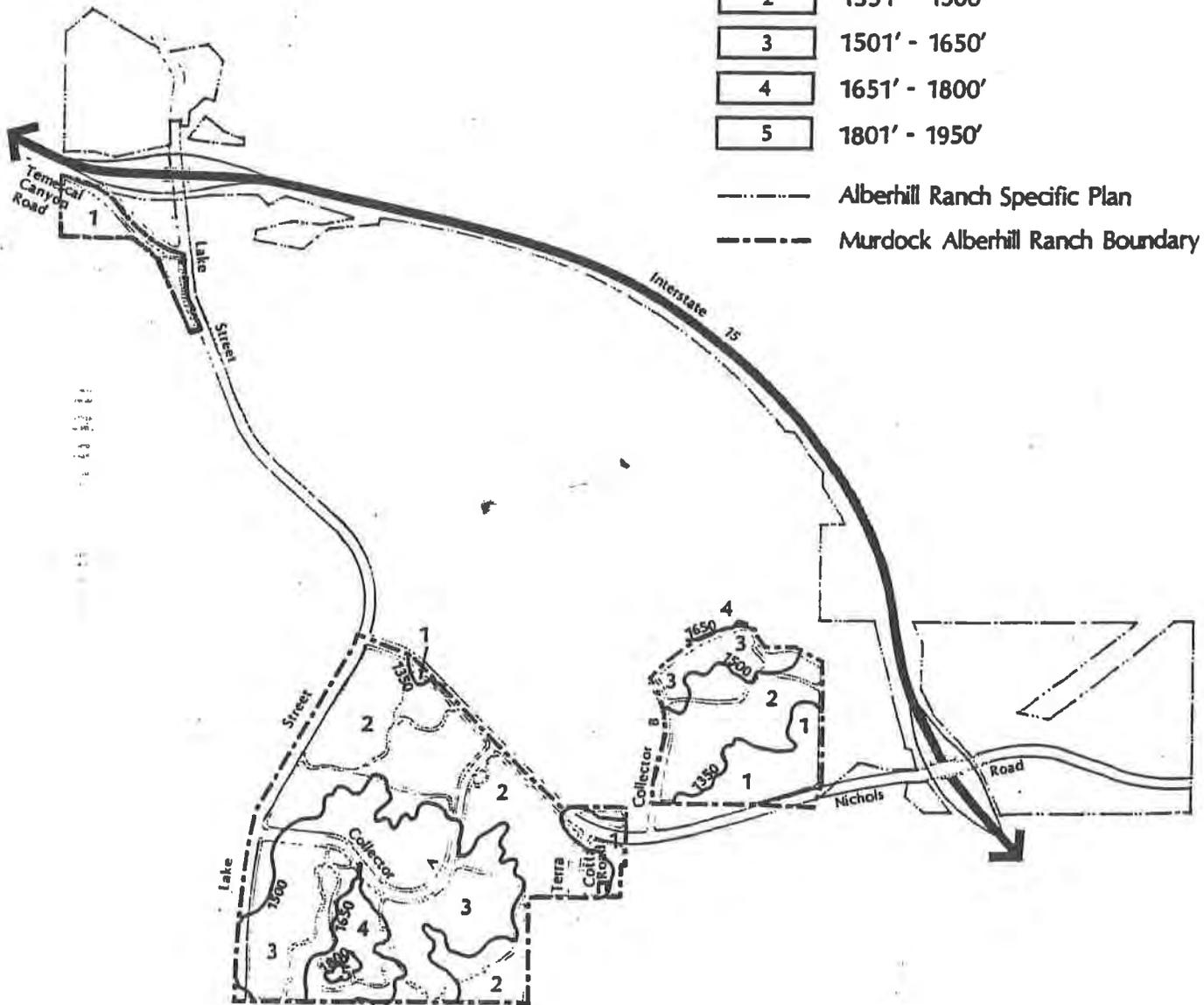
Elevations range from 1,200 feet above sea level in Planning Area #3 to a range from 1,300 feet to 1,600 feet in Planning Area #2, and from 1,300 feet to 1,800 feet in Planning Area #1 (Exhibit 4). Planning Area #3 is generally a level site, whereas Planning Areas #1 and #2 contain rolling hills with some slopes exceeding 25%. Exhibit 5 shows the distribution of slope categories within the project site.

- b. **Regional Geology** - The project site is located at the southeast end of the Temescal Valley, which is situated along the southwest boundary of the Perris Penneplain. Igneous and Metamorphic rocks form the basement complex which is overlain by Tertiary and Quaternary age marine and non-marine sediments. The geologic structure of the Southern Temescal Valley is characterized by a complex of northeast-trending faults which have developed in response to tectonic activity along the Elsinore fault zone.
- c. **Local Geology** - The geology of the site includes Santiago Peak Volcanics, Alluvium, and the Pauba Formation in Planning Areas #1 and #2 and Alluvium in Planning Area #3 (Exhibit 6). According to geotechnical investigation conducted for Alberhill Ranch, the project site is suitable for development from a geotechnical standpoint.
- d. **Mining Operation** - Clay and coal were discovered in the Murdock Alberhill Ranch Specific Plan area around the 1880s. All tunnels and shafts created during the mining operations have either been removed or sealed. Except for the future removal of stockpiles, on-site area clay mining activity has ceased. Before development of mined areas occurs, all mined areas of the Murdock Alberhill Ranch Specific Plan area will be regraded for development in accordance with the City of Lake Elsinore Surface Mining and Reclamation Ordinance.
- e. **Soils** - The Murdock Alberhill Ranch Specific Plan site contains numerous soil types divided into two dozen soil series. The majority of these project soils have textures ranging from loams, to loamy sands, to gravelly loams. These soils are generally moderately deep to shallow, with low to high erosion hazard. The soils' permeability ranges from low to high, depending upon texture, relative density, and ground slope.

Legend

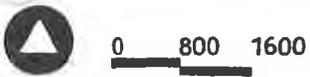
1	1200' - 1350'
2	1351' - 1500'
3	1501' - 1650'
4	1651' - 1800'
5	1801' - 1950'

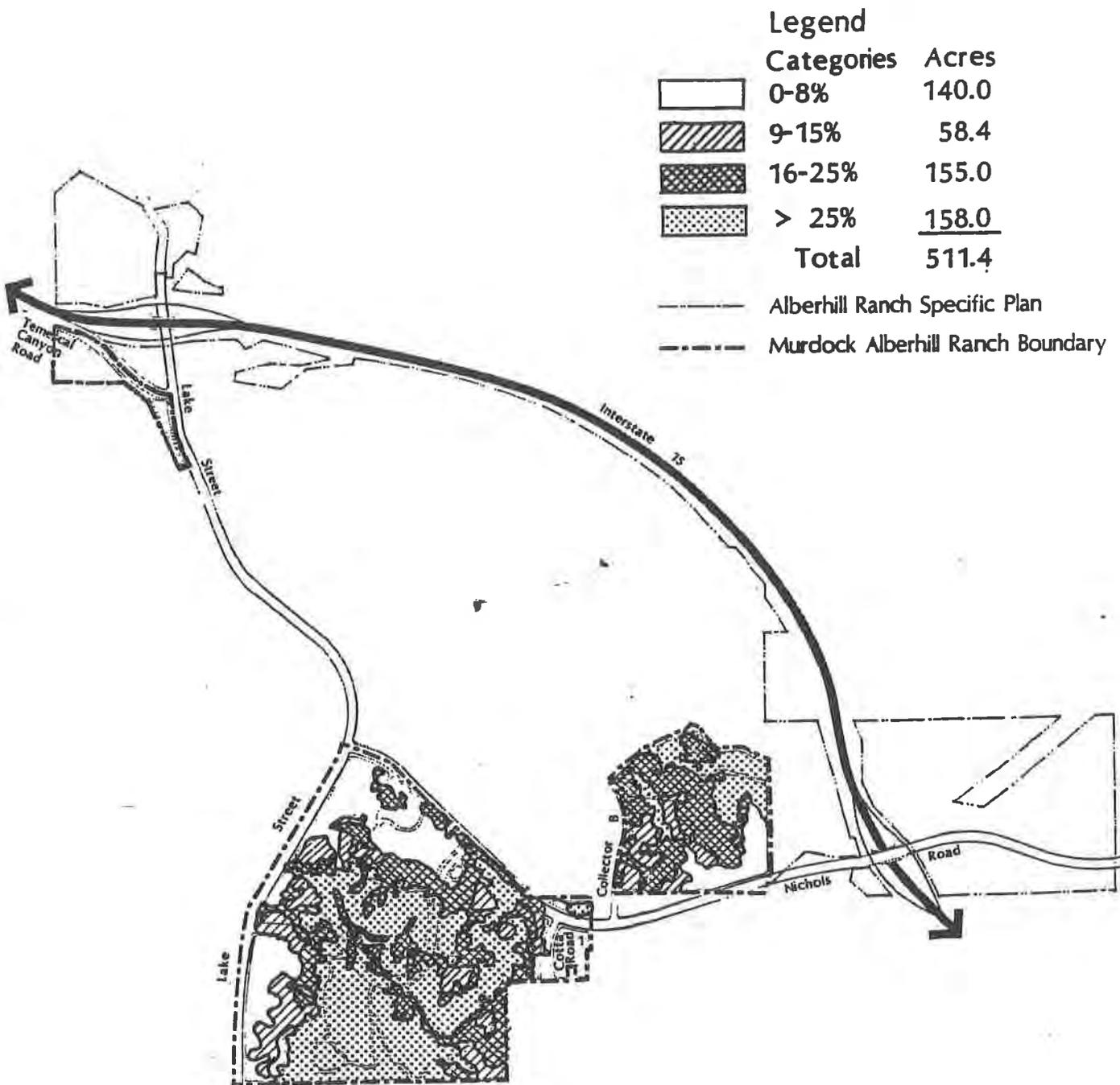
- Alberhill Ranch Specific Plan
- - - - - Murdock Alberhill Ranch Boundary



Elevation Analysis

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA





Slope Analysis

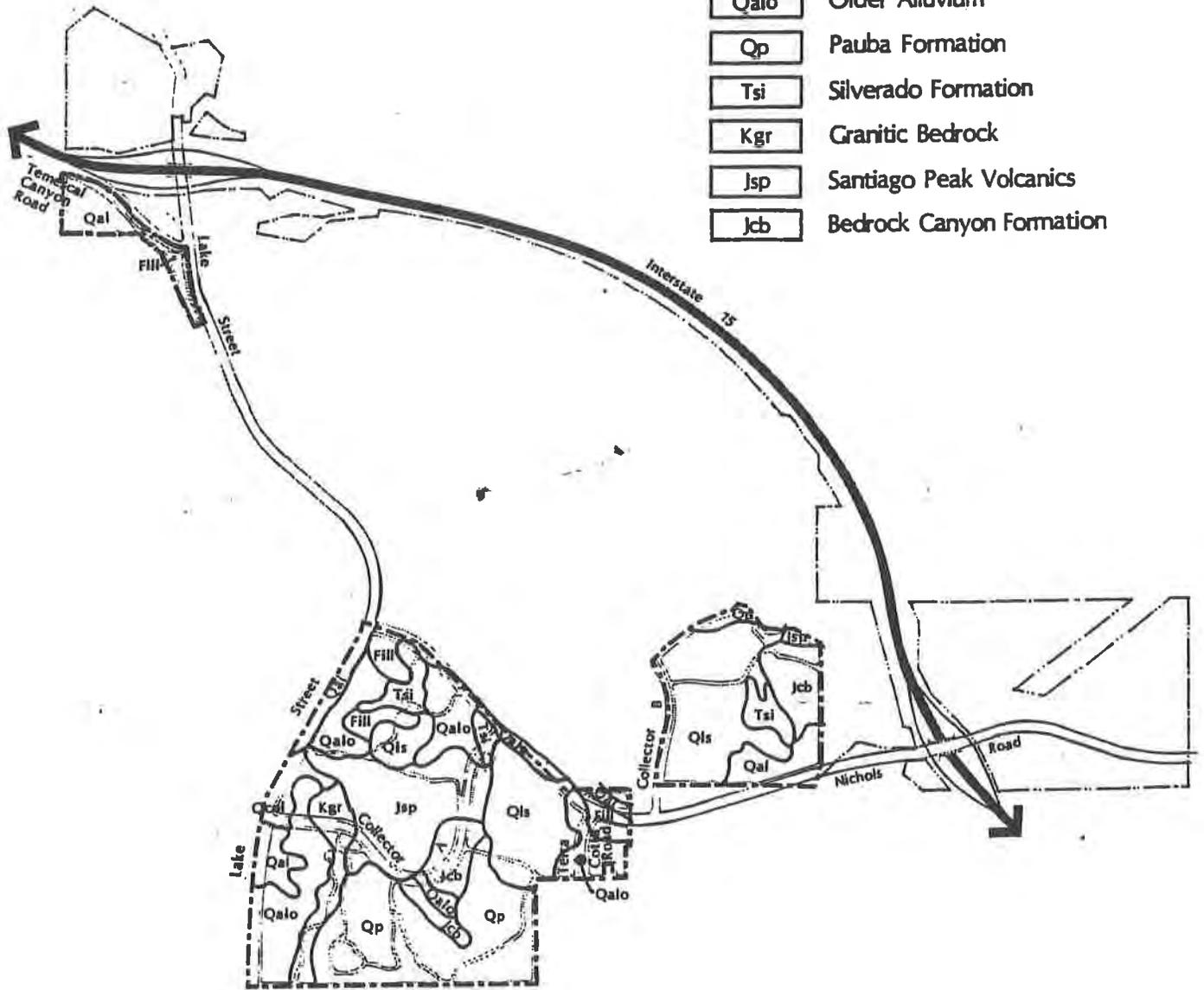
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



--- Alberhill Ranch Specific Plan
 - - - - - Murdock Alberhill Ranch Boundary

Legend

Fill	Fill
Qal	Alluvium
Qls	Landslide
Qcol	Colluvium
Qalo	Older Alluvium
Qp	Pauba Formation
Tsi	Silverado Formation
Kgr	Granitic Bedrock
Jsp	Santiago Peak Volcanics
Jcb	Bedrock Canyon Formation



Geology Map

MURDOCK ALBERHILL RANCH
 LAKE ELSINORE, CALIFORNIA



Based on a field exploration the native soils and fill soils composing a majority of the site should be readily gradable with conventional earthmoving equipment. Some ripping may be required in areas underlain with bedrock formations. In addition, excavation exceeding depths of 30 to 60 feet in some areas will require blasting. Some erosion has occurred on site in areas of sparse vegetation; however, this erosion can be controlled by planting and properly constructing drainage systems.

- f. **Seismicity** - The project site is located in the vicinity of the Whittier-Elsinore Fault Zone, which has a continuous record of seismic activity. The Elsinore Fault Zone lies mostly along the southwestern side of the rift-like feature known as the Elsinore Trough, bordering the Santa Ana and Elsinore Mountains on the northeast. The northwestern part of the fault zone cuts diagonally west-northwest, away from the trough, across the northwesterly base of the Santa Ana Mountains.

The most active portions of the Elsinore Fault Zone appear to be in the Main Street, Glen Ivy South, Wildomar, and Glen Ivy North segments from the northwestern to southeastern ends of Lake Elsinore. The Glen Ivy fault passes immediately southwest of the project site. The Murdock Alberhill Ranch Specific Plan is not within an Alquist-Priolo Zone, and contains no active faults.

A moderately large earthquake (estimated magnitude 6.0) took place in the Elsinore Fault Zone in 1910, in the Temescal Valley area, and earthquakes of that magnitude can be expected in the future. Figures indicate that recorded magnitudes within 1.5 miles of the Alberhill Ranch Specific Plan site do not exceed Richter Magnitude 5.4.

Hydrology and Drainage

a. Surface Drainage

The project site is located within the extensive Upper Santa Ana Valley watershed which extends to the main divide of the Santa Ana Mountains south of Trabuco Creek. Drainage from the site is tributary to the Santa Ana River through Temescal Creek, which ultimately flows into the Pacific Ocean near Newport Beach in Orange County. Temescal Creek is the main drainage course near the site. It collects runoff from

the Walker Canyon area which encompasses slopes both east and west of I-15. One hundred year storm runoff in this area is 11,500 cubic feet per second (cfs). In addition, drainage flows from Rice Canyon, east of Horsethief Canyon, generally follows the Lake Street alignment along the site's northwestern boundary, and into Walker Canyon contributing 3,800 cfs to the flow. From there, drainage flows west to the Prado Flood Control Basin near Corona. Hydrologic conditions associated with the project site are shown in Exhibit 7.

Existing Federal Emergency Management Agency (FEMA) data does not include the project area. Since no FEMA mapping has been conducted on the site, no 100-year floodplain has been established for either Walker or Rice Canyons. Also, according to the Riverside County Flood Control District, the Northwestern Elsinore Drainage Plan only covers watershed south of Rice Canyon that feeds into Lake Elsinore at the downtown outflow. Nonetheless, a Flood Insurance Study conducted for the City of Lake Elsinore indicates that Walker Canyon (Temescal Creek) to Nichols Road would be subject to flooding at a peak exit flow rate of 5,600 cfs in a 100-year storm (Q-100) (flooding 20.4 square miles), and that 2.8 square miles of Rice Canyon would potentially flood at a peak exit flow rate of 1,900 cfs in Q-100 conditions.

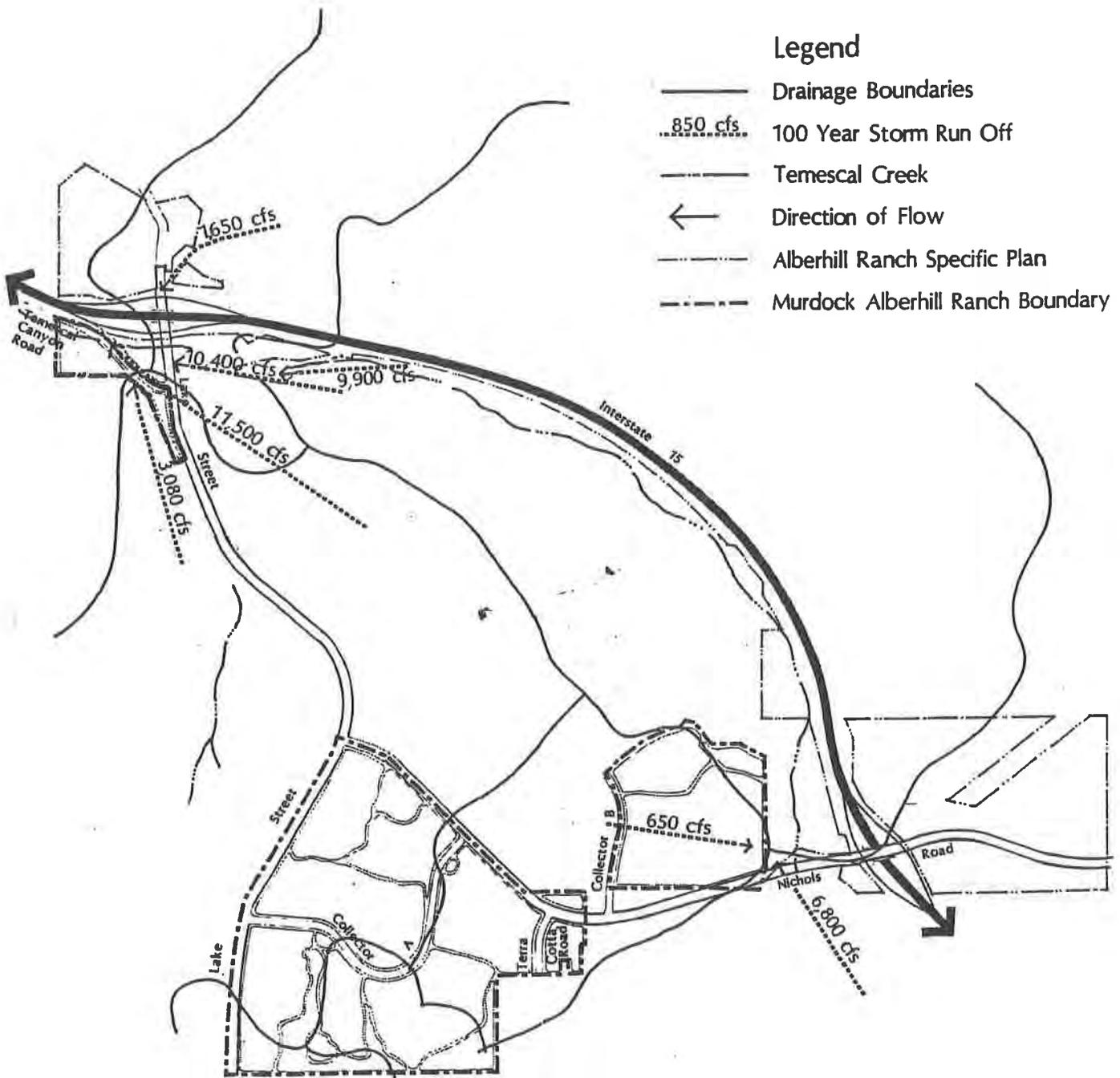
b. Groundwater

Groundwater storage is continually being replenished by deep water percolation caused by precipitation and stream flow. The depth to groundwater surface is typically determined by existing on-site water wells. However, no wells are known to be present on the site and no groundwater was encountered in any exploration pits during field analysis conducted for Alberhill Ranch.

Vegetation and Wildlife

a. Biotic Communities

Several biotic communities are found on-site. Biotic communities which can be found on the Murdock Alberhill Ranch site are shown in Exhibit 8, and described below.

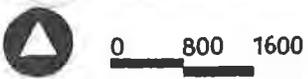


Legend

- Drainage Boundaries
- 100 Year Storm Run Off
- ~~~~~ Temescal Creek
- ← Direction of Flow
- - - - - Alberhill Ranch Specific Plan
- · - · - Murdock Alberhill Ranch Boundary

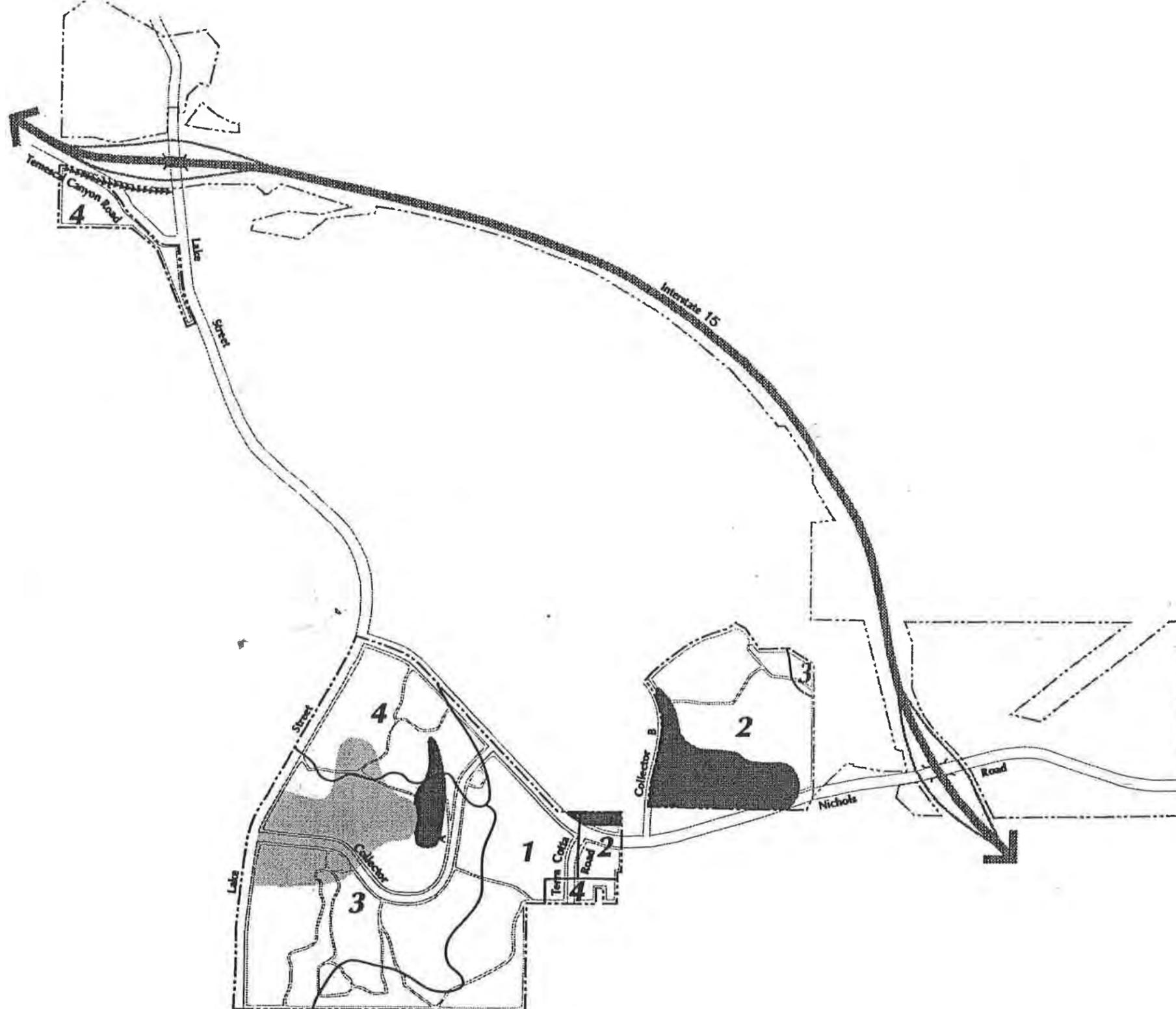
Existing Hydrology

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



Legend

- 1 Introduced Grassland
- 2 Introduced Grassland/
Coastal Sage Scrub
- 3 Coastal Sage Scrub
- 4 Disturbed/Ruderal
- Stephens' Kangaroo Rat
Habitat
- Approximate Limits of
Brush Fire
(5 July, 1991)
- Alberhill Ranch Specific
Plan
- Murdock Alberhill Ranch
Boundary
- Blue Line Stream



Biology Map

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

- 1) Coastal Sage Scrub. Native coastal sage scrub is found over the steeper hillsides on-site. Coastal sage scrub supports a moderate diversity of wildlife in comparison to other habitats in Southern California. However, vegetative productivity is normally high and large numbers of individuals of each species are usually found. During field analysis conducted for the Alberhill Ranch environmental documentation, several species of lizards and snakes were observed or were identified as expected including side-blotched lizard, western fence lizard, spiny granite lizard, gopher snake, red diamond rattlesnake, and red racer. Rodents and other small mammals are also abundant. The more common species observed and expected are deer mouse, botta pocket gopher, pacific kangaroo rat, audubon cottontail, and beechey ground squirrel.
- 2) Introduced Grassland. Introduced grassland is a vegetation type that replaces native communities following dryland farming, heavy grazing, and other artificial clearing. Relatively large introduced grasslands are found on the more gentle south-facing hillsides of the site. Large open expanses of grassland support a limited diversity of wildlife, but those that are present are normally abundant. No amphibian species are expected in this dry disturbed habitat. The side-blotched lizard, western fence lizard, red diamond rattlesnake and gopher snake are the characteristic reptiles of this community. The latter two species as well as larger mammalian predators, such as coyote, fox and bobcat, are supported by abundant population of rodents and small mammals and birds.
- 3) Blue-line Stream. Blue-line streams are found along drainage courses throughout California where moisture is at or near the surface on a year-round basis. These conditions are favorable for the establishment of a rich cover of trees, shrubs, herbs, and grasses. Blue-line streams are found along drainage courses near the project site, and a blue-line stream exists within the boundaries of Murdock Alberhill Ranch in Planning Area 3.
- 4) Disturbed Ruderal. This biotic community has been completely altered from its native condition. Alterations have been so intensive that large expanses of bare ground

exist today. What little vegetation does exist is scattered and characterized by plant species commonly considered to be roadside weeds. This condition of intensive and/or frequent disturbance supporting sparse non-native vegetation is termed "ruderal."

Wildlife habitat values of ruderal vegetation are extremely low due to the lack of cover, nesting/denning areas and food resources. Only a handful of species are expected and most of these are considered to be transitory only.

b. Rare/Endangered Species

The Stephens' kangaroo rat, whose range includes the study area (California Department of Fish and Game, 1982), has been provided protection by the Endangered Species Act of 1973.

In order to determine the presence or absence of the species on site, a trapping program was undertaken. The results of the trapping program found evidence of SKR habitat in scattered localities. Development of areas which are presently occupied by the Stephens' kangaroo rat will eliminate the species presently on-site. Due to the small size of the Stephens' kangaroo rat population on the project site, long-term preservation of the species is unlikely.

Since the Stephens' kangaroo rat is on the Federal and State Endangered Species list, development of the Murdock Alberhill Ranch in the Stephens' kangaroo rat range will require a "permit to take" from the U.S. Fish and Wildlife Service. In addition, the project will be in accordance with the mitigation fee program adopted by the City of Lake Elsinore.

The least Bell's vireo is an endangered wildlife species which also may be present within the study area, associated with the dense riparian habitat along Temescal Creek. This species may exist in the Temescal Canyon area because the species characteristically inhabits dense willow thickets. Historically, this species was found throughout California in expansive riparian habitats. Today, however, the past loss of riparian habitats has limited its distribution to relatively few areas.

Archaeology/Paleontology

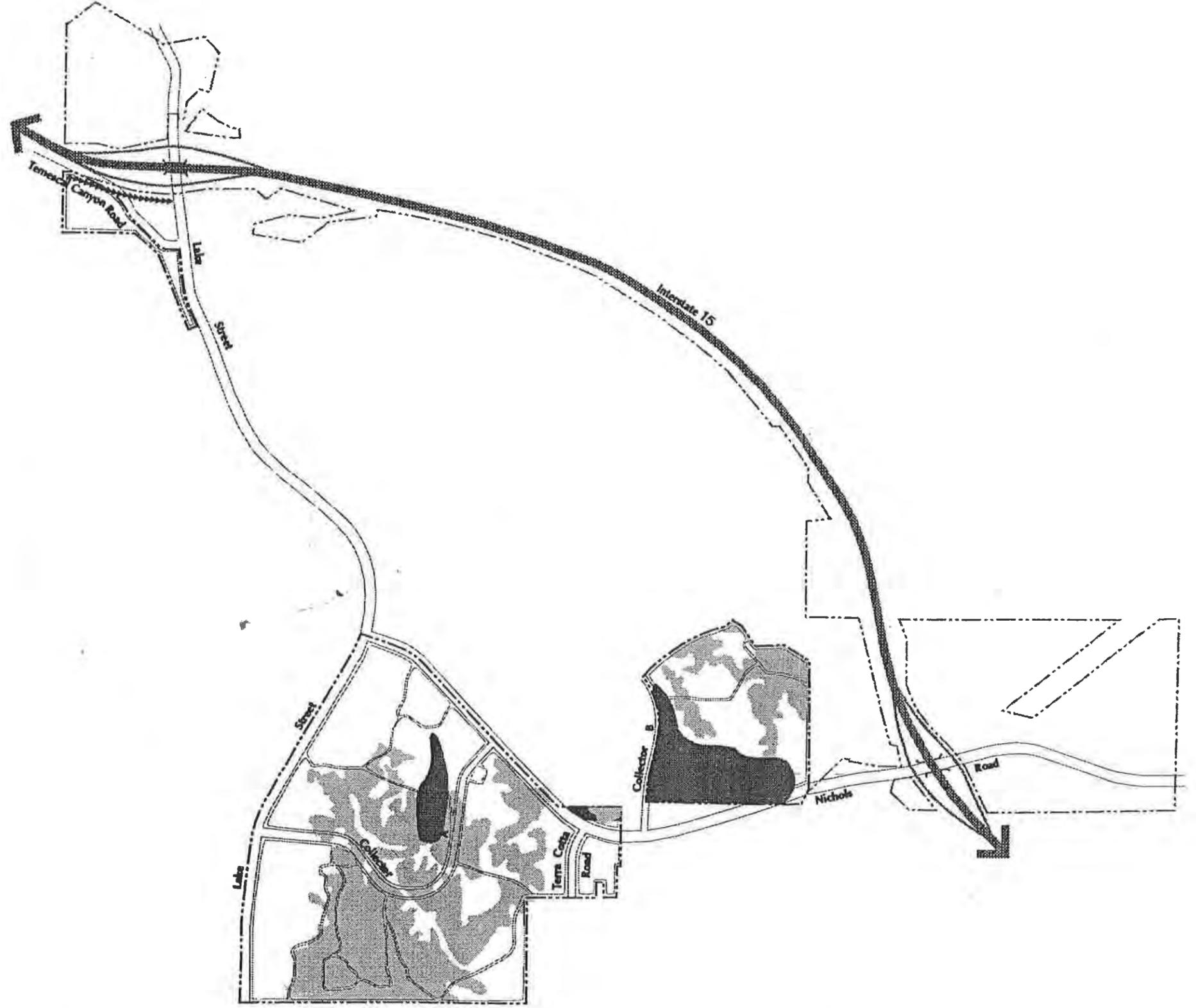
A search of the archaeological site records on file at the Archaeological Research Unit (ARU), University of California, Riverside, during environmental analysis conducted for the Alberhill Ranch project approval, did not locate any recorded archaeological sites within the project boundaries.

A possible remnant of the historical use at the intersection of Nichols and Terra Cotta Roads may be impacted by project development.

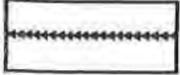
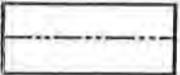
3.3 Summary of Existing Conditions

Exhibit 9 shows the summary of physical constraints to development of the Murdock Alberhill Ranch site.

Slopes of 25% or greater may be found at several locations on the site. The 25% slopes may be sensitively recontoured to blend into the natural topography. This recontouring will also eliminate areas of the property disturbed by mining. Stephens' kangaroo rat habitat also may be found at several locations on the site. The developer will be required to pay fees in accordance with the City's Stephens kangaroo rat mitigation ordinance and obtain a 10(a) permit. A blue line stream exists in Planning Area #3. Permits will be required for streambed alteration as a part of project development.



Legend

-  Slopes >25%
-  Stephens' Kangaroo Rat Habitat
-  Blue Line Stream
-  Alberhill Ranch Specific Plan
-  Murdock Alberhill Ranch Boundary



1"=1670'



0' 1670' 3340'

Constraints Summary

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

MURDOCK ALBERHILL RANCH
SPECIFIC PLAN
COMPONENT III
SPECIFIC PLAN DESCRIPTION

4.0 OBJECTIVES OF THE MURDOCK ALBERHILL SPECIFIC PLAN

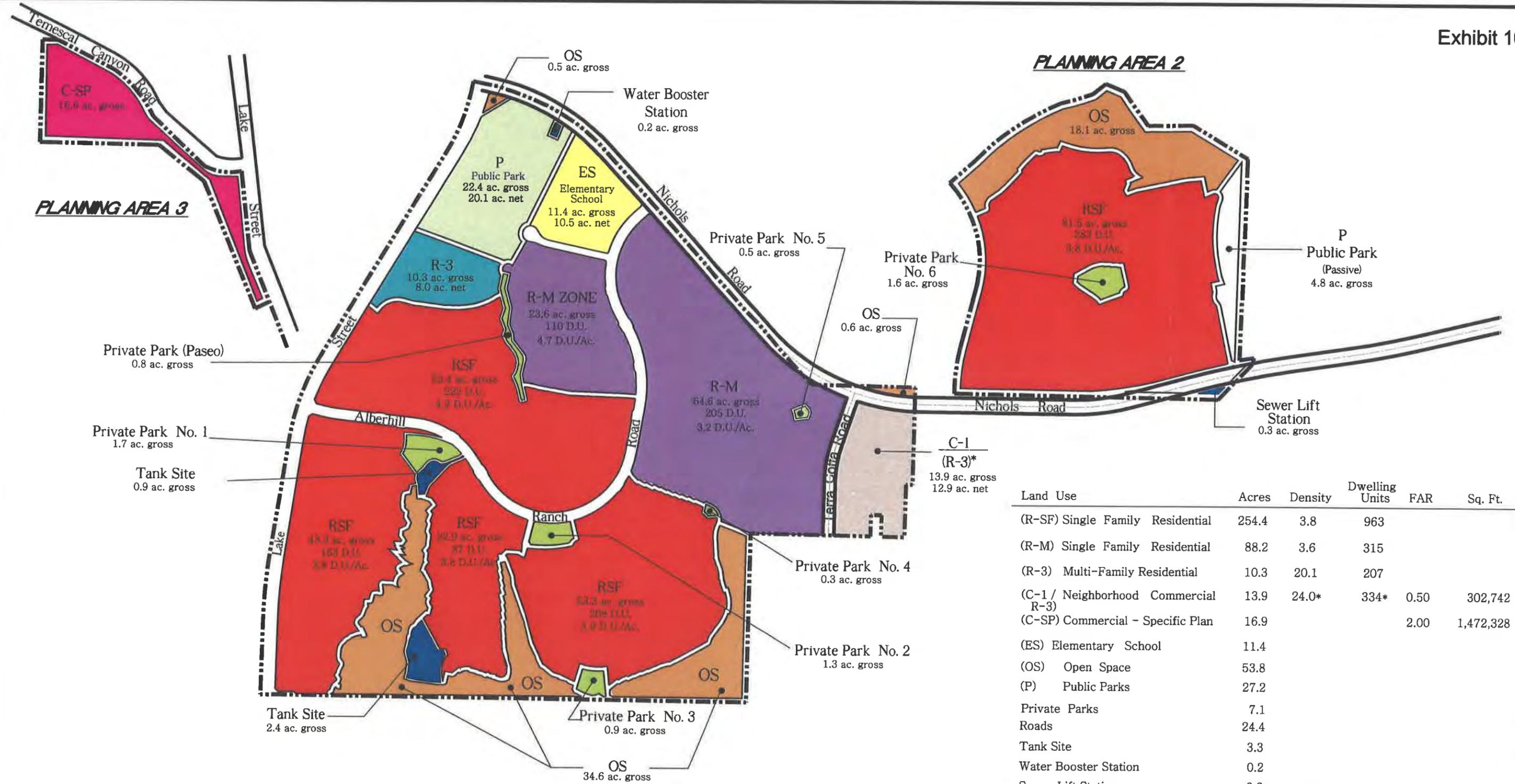
Several fundamental objectives have guided the preparation of the Murdock Alberhill Ranch Specific Plan. They are:

- Provide sufficient area for both active and passive recreation in conjunction with open space areas throughout the project area;
- Utilize state-of-the-art grading techniques which minimize the intrusion of development into natural open space areas and which maintain, to the greatest extent possible, existing natural terrain and significant topographic features;
- Minimize the extent of environmental impacts resulting from the development of this project and provide substantial mitigation for all adverse effects;
- Provide opportunities for regional/sub-regional commercial/industrial development which do not conflict or compete with the City's downtown development potential;
- Provide attractive neighborhoods which offer a wide range of housing opportunities; and
- Provide the public facilities and improvements necessary to accommodate the ultimate buildout of the project and to maintain a quality level of service for its residents.

5.0 LAND USE PLAN

5.1 Description of the Land Use Plan

The land use plan for Murdock Alberhill Ranch, as shown in Exhibit 10 and as detailed in Table 3, is based upon a comprehensive evaluation of the environmental and physical factors described in the preceding sections.



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

*Figures Reflect Multi-Family Development Option.



TABLE 3
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
STATISTICAL SUMMARY

<u>Land Use</u>	<u>Acres</u>	<u>Density</u>	<u>Dwelling Units</u>	<u>FAR</u>	<u>Sq.Ft.</u>
RSF Single family	254.4	3.8	963		
R-M Residential Medium	88.2	3.6	315		
R-3 Multi-family	10.3	20.1	207		
C-1/R3 Commercial/ Multifamily Overlay	13.9	24.0*	334*	0.5	302,742
C-SP Commercial	16.9			2.0	1,472,328
ES Elementary School	11.4				
P Parks	27.2				
OS Open Space	53.8				
Private Parks	7.1				
Roads	24.4				
Tank Site	3.3				
Total:	511.4	2.9	1,485		1,775,070
		3.5*	1,819*		

* Figures reflect multi-family option

5.2 Planning Area 1 (Murdock Alberhill Ranch - Central)

Planning Area 1 (Exhibit 10) represents the central portion of Murdock Alberhill Ranch. Planning Area 1 is located south of Nichols Road (except for 4 acres at Terra Cotta Road) and east of Lake Street.

Planning Area 1 will consist of 1,536 residential units, with project densities ranging from 3.2 to 24.0 dwelling units per gross acre. A 20.1 net acre community park, five private recreation facilities, a greenbelt paseo, and open space areas along the southern hill are also included in this planning area. On Nichols Road at Terra Cotta Road two parcels will be reserved for commercial uses oriented towards the needs of local residents. The neighborhood commercial sites include a R-3 multi-family development option. The R-3 multi-family overlay provides the potential for 334 additional dwelling units for a total of 1,536 within Planning Area 1.

5.3 Planning Area 2 (Murdock Alberhill Ranch - East)

Planning Area 2 (Exhibit 10) is located to the east of Planning Area 1 on the north side of Nichols Road near I-15. It is designated R-SF, with a density of 3.9 dwelling units per acre. Planning Area 2 will consist of 283 single family residential dwelling units. In addition, this planning area contains a 4.8 gross acre public park site, a private park site and an approximately 18 acre open space area.

5.4 Planning Area 3 (Murdock Alberhill Ranch - North)

Planning Area 3 (Exhibit 10) consists of 16.9 gross acres of specific plan district commercial (C-SP) uses located on the south side of Temescal Canyon Road at Lake Street. The intent of this zoning designation is to provide office, retail, commercial, and light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect areas designated for C-SP from intrusion by residential and other inharmonious uses. See Section 8.5 for uses allowed within this designation in Murdock Alberhill Ranch.

5.5 Land Use Components

Murdock Alberhill Ranch Specific Plan land use designations of C-1 and R-3 are the same as those land use designations in the City of Lake Elsinore General Plan. Other land use designations discussed below are tailor-made for the Murdock Alberhill Ranch Specific Plan.

1) Residential Uses

A variety of housing types and densities will be accommodated within the project. Overall, the project is Low Density, in keeping with the residential character of development immediately adjacent to the project site and consistent with the General Plan concept of providing lower densities at the perimeter of the City.

2) Commercial Uses

A combination of neighborhood-oriented and freeway-oriented commercial uses are contemplated within the project. Within the interior of the project, commercial sites are located at major intersections to provide convenient access to the residents in Murdock Alberhill Ranch. At freeway interchanges (Planning Area 3), a mix of commercial retail and business park uses will be accommodated. Such commercial uses will include support services for office and business park uses in addition to freeway-oriented retail and service commercial uses and light industrial uses. The freeway-oriented and business park uses will serve a more regional market area.

3) Public Facilities

Adequate public facilities will be provided for the residents of Murdock Alberhill Ranch. An 11.4 acre elementary school site is provided in Planning Area 1. The elementary school is located away from major thoroughfares to minimize potential conflicts between motorists and pedestrians.

In addition, a 22.1 gross acre community park site has been located in Planning Area 1 to provide facilities for residents of Lake Elsinore in addition to the Murdock Alberhill Ranch community. The community park site within Murdock Alberhill Ranch is located at the intersection of Nichols Road and Lake Street.

4) Circulation

The circulation system serving the Murdock Alberhill Ranch Specific Plan area is designed to utilize existing roadways and to improve facilities in keeping with the City's General Plan street classifications. Internal circulation systems are designed to follow natural topography as much as possible while providing efficient and convenient access within the project with the minimum roadway width. Landscaped medians and parkways will be provided to enhance the streetscape and help define the hierarchy of roadways serving the project.

5.6 Residential

Three categories of residential land use are provided within the Murdock Alberhill Ranch Specific Plan. Densities range from 3.6 to 24.0 dwelling units per gross acre.

A total of 1,485 (1,819 with multi-family development option) dwelling units is proposed in the categories described below:

1) R-SF Single Family Residential

The S-RF category is consistent with the Low Medium Density Residential designation of the General Plan. This category is intended primarily for conventional single family development. The overall density in this category is approximately 3.8 du/ac. A total of 963 units on 254.4 acres are designated R-SF within Murdock Alberhill Ranch as shown on the land use plan (Exhibit 10).

2) R-M Single Family Residential

The R-M category is consistent with the General Plan's Low Medium Density Residential designation. This category is intended to allow a variety of housing types, including single family detached dwellings, zero lot line dwellings, and attached townhouses. A total of 315 units on 88.2 acres is designated R-M within Murdock Alberhill Ranch as shown on the land use plan (Exhibit 10).

3) R-3 Multi-Family Residential

The R-3 category is consistent with the General Plan's High Density Residential designation. This category is intended to allow multi-family apartment and condominium projects. The overall density will average approximately 20 du/ac. A total of 207 units on 10.3 acres is designated R-3 within Murdock Alberhill Ranch as shown on the land use plan (Exhibit 10). See section 5.7, Commercial Uses, regarding the R-3 multi-family overlay for C-1 Neighborhood Commercial sites within Murdock Alberhill Ranch.

4) Residential Density and Population

Within the project area, a variety of residential densities and housing types are proposed. A total of 1,485 dwelling units will be provided in the project area which encompasses 511.4 acres. The overall residential density on a gross acreage basis is therefore 2.9 dwelling units per acre. This density is consistent with similar Specific Plan areas designated in the City's General Plan including Ramsgate at 2.5 du/ac, North Peak at 2.4 du/ac, and Centex at 2.9 du/ac. If the multi-family development option is implemented, a total of 1,819 residential dwelling units will be provided and the overall residential density will become 3.5 dwelling units per acre.

Population projections established by the City of Lake Elsinore in the calculating park dedication requirements indicate a factor of 3.22 persons/dwelling unit for single family, 2.71 persons/dwelling unit for duplex/medium-low density, and 2.2 persons per dwelling unit for apartments/condos. Utilizing these factors, the anticipated population generated by Murdock Alberhill Ranch at buildout is consistent with the City of Lake Elsinore General Plan and is projected in Table 4.

TABLE 4
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
BUILDOUT POPULATION PROJECTIONS

<u>Category</u>	<u>Land Use</u>	<u>Dwelling Units</u>	<u>Population¹</u>
R-SF	Single Family Residential	963	3,100
R-M	Single Family Residential	315	854
R-3	Multi-Family Residential	<u>207</u>	<u>455</u>
TOTAL		1,485	4,409
C-1/R-3	Multi-Family Overlay	* <u>334</u>	<u>735</u>
TOTAL		*1,819	5,144

* Figures reflect multi-family development option

¹ Projections derived from City of Lake Elsinore Resolution No. 91-42, adopted May 1991

5.7 Commercial

Two categories of commercial use are provided within the Murdock Alberhill Ranch Specific Plan. Neighborhood commercial and office and business park uses are proposed. These land use categories are described in more detail below. In general, the neighborhood commercial C-1 centers will serve primarily the project residents and those persons living in the area immediately surrounding the project.

Larger commercial centers and those with a broader range of uses (e.g., office commercial/business park C-SP developments) will generally attract consumers from a wider area than will the neighborhood center. The C-SP center will serve a more city-wide and regional function.

1) C-SP Commercial - Specific Plan

This category is intended to accommodate mixed use development projects with a freeway orientation. The predominant uses would be retail and service commercial in conjunction with business park uses, such as research and development, limited manufacturing, office and administrative uses. Business support services are also compatible within this category. A total of 16.9 acres have been designated at the freeway interchange at Lake Street/I-15 within the project area.

2) C-1 Neighborhood Commercial

This category is intended primarily to provide retail and commercial services for the project area, and nearby residents in the immediate vicinity surrounding the project. Neighborhood centers, in general, will contain a supermarket as the principal anchor tenant, and may also contain drug stores, gift shops, book stores, cleaners, and other related uses. Commercial office uses are also compatible within neighborhood commercial centers. A total of 13.9 acres of neighborhood commercial development is provided at the intersection of Nichols Road and Terra Cotta Road, central to the adjacent neighborhood areas for the convenience of the residents.

The C-1 Neighborhood Commercial sites within the Murdock Alberhill Ranch have an R-3 multi-family development option. The R-3 multi-family overlay establishes the potential for 334 additional dwelling units.

Prior to development of the C-1 Neighborhood Commercial sites, a feasibility analysis will be undertaken to determine whether the R-3 Multi-Family Development Overlay Option should be exercised. The analysis will evaluate land uses

in the vicinity of the C-1 Neighborhood Commercial sites and evaluate marketing considerations to determine appropriate land uses.

Subject to design review approval, the multi-family development option may be permitted in the C-1 District in conformance with the development regulations/standards of the R-3 District. Exercise of the R-3 overlay option shall not require any further amendment to the Specific Plan.

5.8 Public Facilities

1) Neighborhood and Community Parks

A major element of the Murdock Alberhill Ranch Specific Plan is the open space and recreational amenities offered. The Murdock Alberhill Ranch Specific Plan proposes to devote nearly 17.2% of the total Specific Plan acreage to parks and open space. According to Resolution No. 91-42 of the City of Lake Elsinore, 5 acres of park land must be dedicated for every 1,000 residents.

The Murdock Alberhill Ranch Specific Plan provides for approximately 34.3 gross acres of park land and 53.8 gross acres of passive open space. In addition, the multi-family areas will be required to provide recreational facilities. All dedications will be in accordance with Resolution No. 91-42.

The types of recreational facilities to be provided in the Murdock Alberhill Ranch Specific Plan area are described below.

Neighborhood Park:

Murdock Alberhill Ranch Specific Plan provides for one 4.8 gross acre neighborhood park in Planning Area 2. The Neighborhood Park is adjacent to Nichols Road and is easily accessible to residents of the Murdock Alberhill Ranch Specific Plan as well as the general community.

The types of facilities which are appropriate for the neighborhood park include the following:

- sports field
- tot lot
- lawn area
- restrooms
- parking facilities

Community Park Site:

A 22.4 gross acre community park site has been designated at the intersection of Nichols Road and Lake Street, and will accommodate a variety of playfields, sports courts and other recreational amenities.

Private Parks:

Six private park facilities comprising a total of 7.1 gross acres will be developed in Planning Areas 1 & 2 to serve the residential neighborhoods within the Specific Plan.

2) Open Space

Approximately 53.8 gross acres within the Murdock Alberhill Ranch Specific Plan area have been designated as permanent open space. This area will be left in its natural condition, except for development associated with the construction of the 3.3 gross acre tank sites. In those areas where remedial grading disturbs natural vegetation, the slopes will be revegetated with either indigenous plant materials or other appropriate native materials.

In open space areas adjacent to development, fuel modification zones will be established utilizing fire retardant and fire resistant plant materials. Landscaping and revegetation plans will be reviewed with the County Fire Department to ensure fire protection in areas prone to grassland and range fires. Developed recreational facilities are not proposed within natural open space areas.

3) Schools

The Murdock Alberhill Ranch Specific Plan provides for one elementary school site. This school site within the Murdock Alberhill Ranch Specific Plan has been provided in accordance with the Lake Elsinore Unified School District (LEUSD), and will be made available for purchase, in accordance to State regulations. An effort has

been made to provide a school site bounded on three sides by streets, subject to LEUSD requirements.

The elementary school site in the Murdock Alberhill Ranch includes joint use with the adjacent Community Park. The elementary school will be 11.4 gross acres in size. A 10.5 acre (net) pad will be provided in accordance with LEUSD criteria for the elementary school site. The site has been located adjacent to Nichols Road and Alberhill Ranch Road, and is in close proximity to residential developments to reduce vehicular trips. Both pedestrian and bicycle access will be provided between residential areas and the school site, as shown on Exhibit 18.

4) Community Element Maintenance Plan

Successful community maintenance operations are important in providing for a quality specific plan project. Community elements and maintenance responsibility are listed below.

a) Parks and Open Spaces

All open space and park areas which are private recreational facilities directly associated with a particular residential development will be maintained by a homeowners' association. All open space and park areas which are not associated with a particular residential development will be dedicated to the City for ownership and maintenance.

b) Expanded Parkways

All expanded parkways that are within designated rights-of-way will be dedicated to the City for ownership and maintenance. Any parkway areas outside the public right-of-way will be maintained by a homeowners' association.

c) Pedestrian

The maintenance of sidewalks will be the responsibility of the City, since they will be dedicated for public use. Pedestrian walkways outside the public right-of-way will be maintained by a homeowners' association.

5.9 Circulation Plan

The circulation system serving the Murdock Alberhill Ranch Specific Plan area and adjacent areas as illustrated in Exhibit 11 will utilize the existing street network in the area with appropriate improvements to adequately handle projected increased traffic.

The major streets serving the project are discussed below. Nichols Road (Coal Road) will be realigned to become a Major Street which will ultimately connect Lake Street (Robb Road) with Interstate 15. Terra Cotta Road will be improved from the intersection of Nichols Road to the project boundary. A new collector Street "A" (Alberhill Ranch Road) will improve road access between Lake Street (Robb Road) and Nichols Road (Coal Road).

5.9.1. Interstate 15 Interchanges

Freeway interchanges exist at Lake Street on the north side of Alberhill Ranch, and Nichols Road on the southeast. The current improvements at these interchanges are under-utilized and will accommodate anticipated increases in project related traffic, with certain improvements.

5.9.2 Lake Street

The Lake Street/Temescal Canyon Road intersection will be improved to Urban Arterial standards with a 140-foot right-of-way, 14-foot raised median, and two foot travelways as illustrated in Exhibits 11 and 12.

Lake Street (Robb Road) to the north and south of Nichols Road (Coal Road) is currently two lanes. At buildout, this portion of Lake Street will be improved to Major Highway standards with a 120-foot right-of-way and 14-foot median. The street cross-section is illustrated in Exhibit 13.

5.9.3 Nichols Road

Nichols Road (Coal Road) will be improved to Major Highway standards with a 120-foot right-of-way. The street cross-section, as illustrated in Exhibit 13, provides a 14-foot raised median and two travelways.

5.9.4 Secondary Highways

Temescal Canyon Road and Terra Cotta Road will need to be upgraded to Secondary Highway standards as shown in Exhibit 11.

1. *Temescal Canyon Road*

Temescal Canyon Road is currently a two-lane roadway. This roadway will become a Secondary Highway west of its intersection with Lake Street as illustrated in Exhibit 14.

2. *Terra Cotta Road*

Terra Cotta Road is currently a two-lane unimproved road. At buildout, Terra Cotta Road will be improved to the project boundary to a Secondary Highway Standard with a 114-foot right-of-way and a 62-foot curb-to-curb pavement width, as illustrated in Exhibit 15.

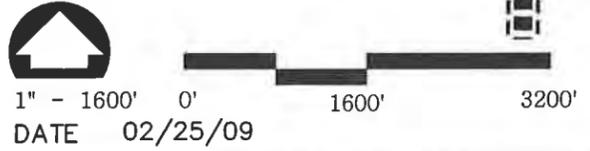
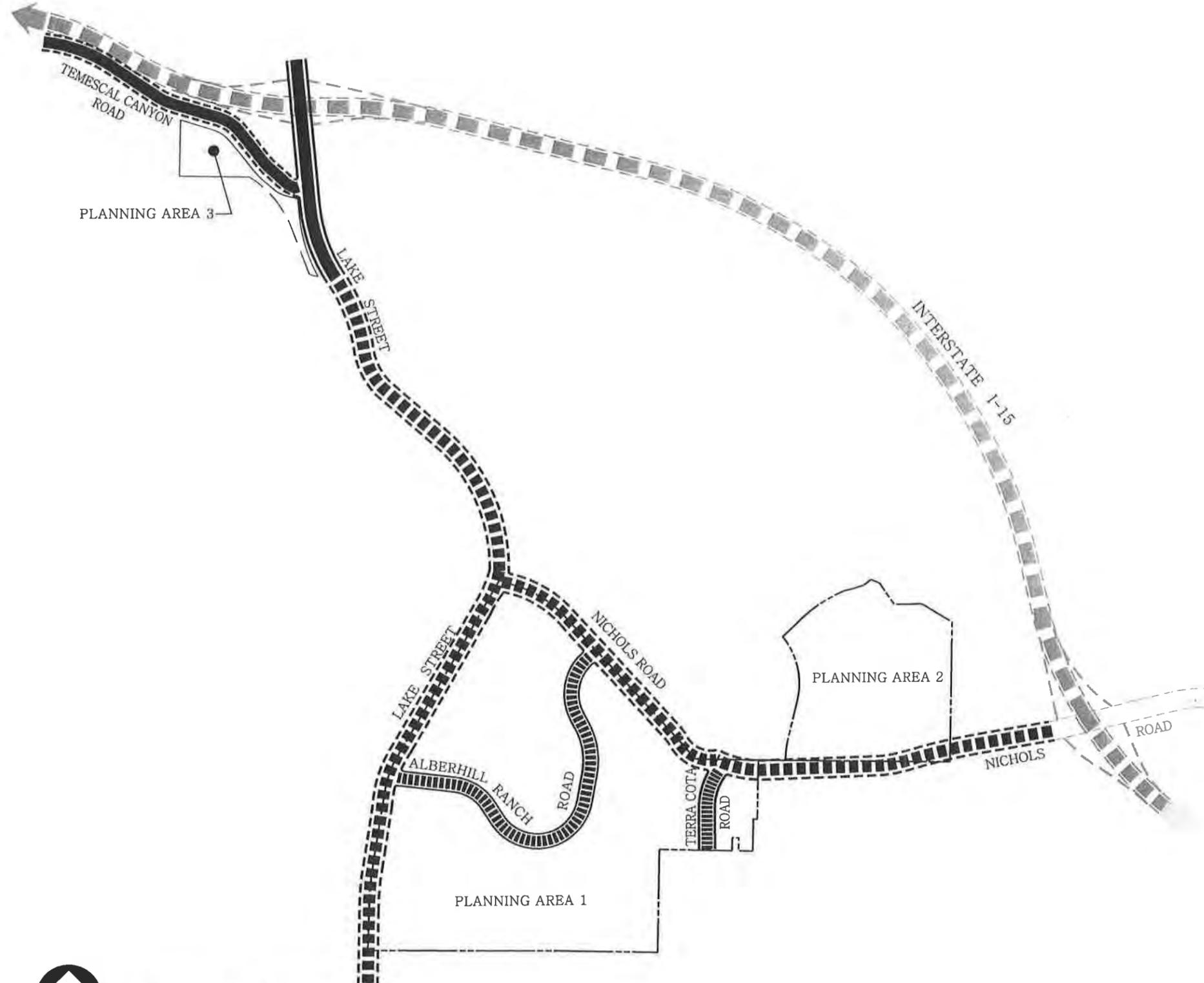
5.9.5 Collector Streets

Alberhill Ranch Road (Collector A) within the project will be improved to Collector Street standards.

1. Alberhill Ranch Road will be improved with a 90-foot right-of-way, 14-foot median, and two travelways, as illustrated in Exhibit 15.

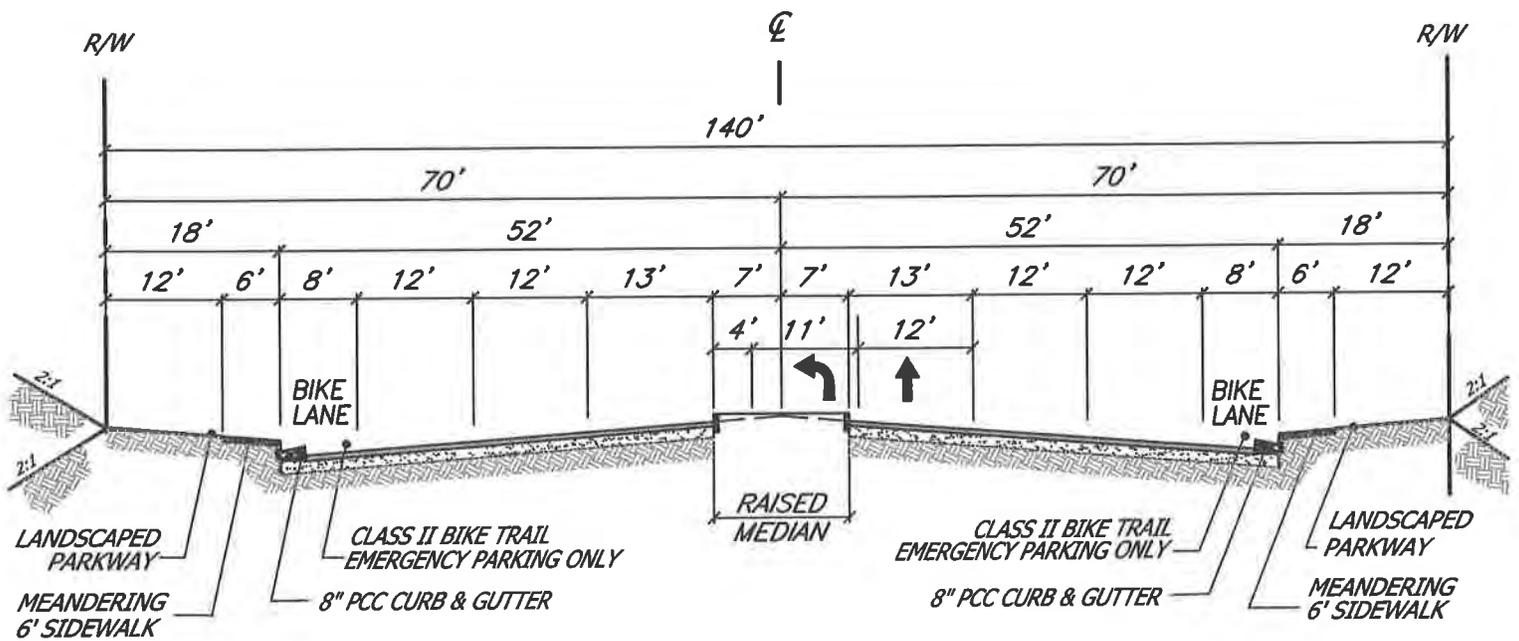
Legend

-  Interstate 15 Freeway
(varied R/W)
-  Urban Arterial
(140' R/W with Class II Bike Trail)
-  Major Highway
(120' R/W with Class II Bike Trail)
per C.O.A. for Lake & Nichols
-  Secondary Highway
(114' R/W with Class II Bike Trail)
-  Collector Road
(90' R/W with Class II Bike Trail)
-  Murdock Alberhill Ranch
Boundary



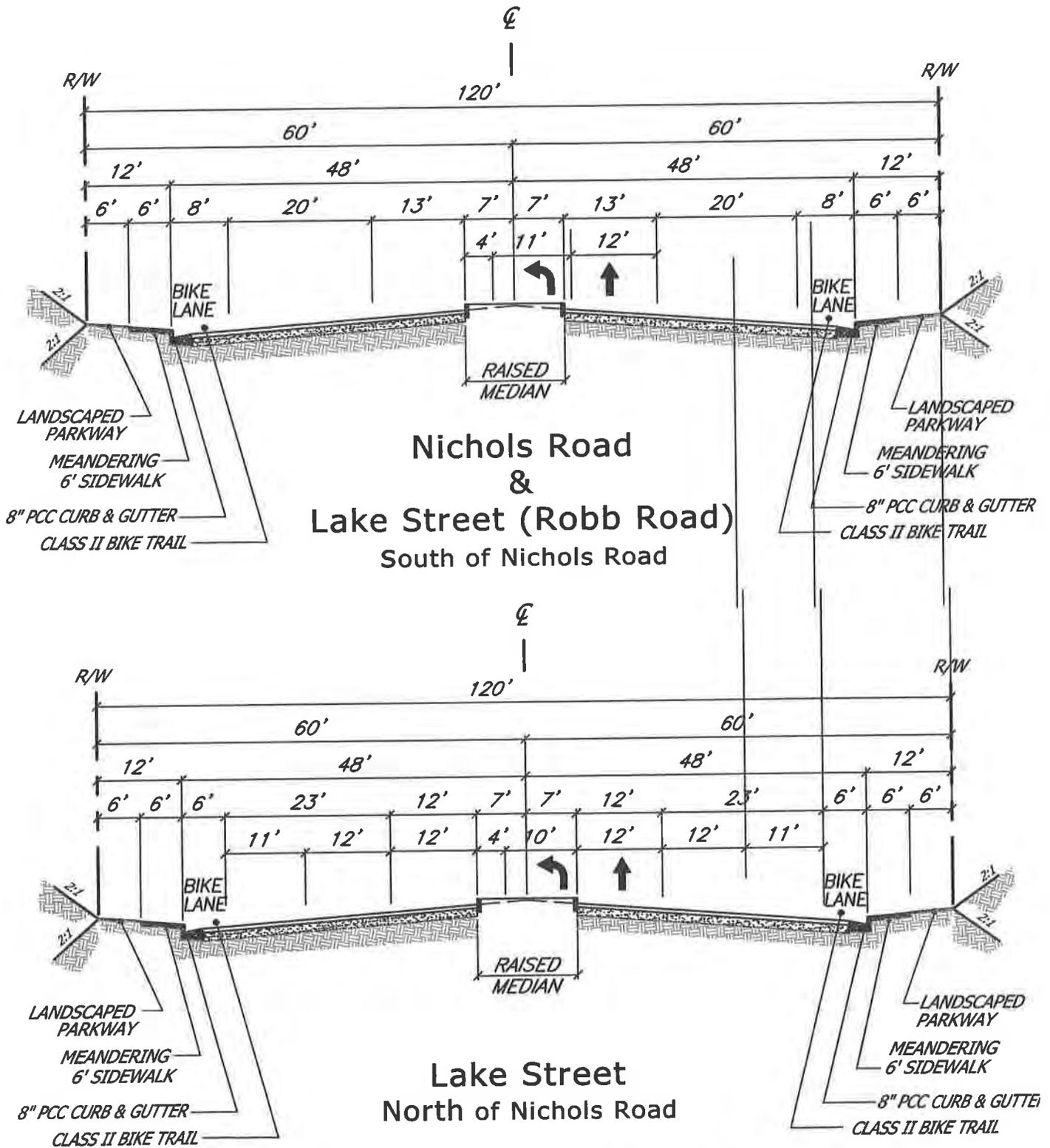
Circulation Plan

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



Lake Street

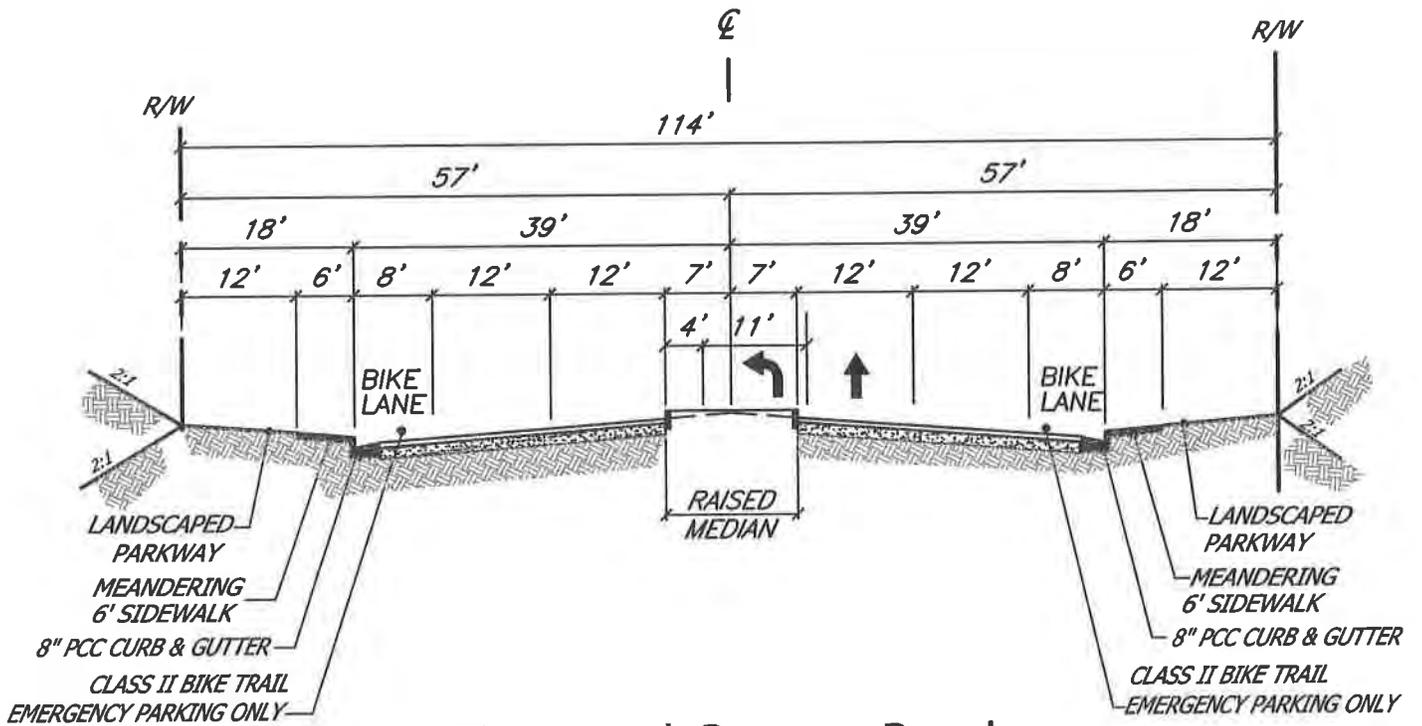
Note: South of Temescal Canyon Road, Lake Street (Robb Road) will transition to a Major Highway



NTS

Major Highway Standards

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

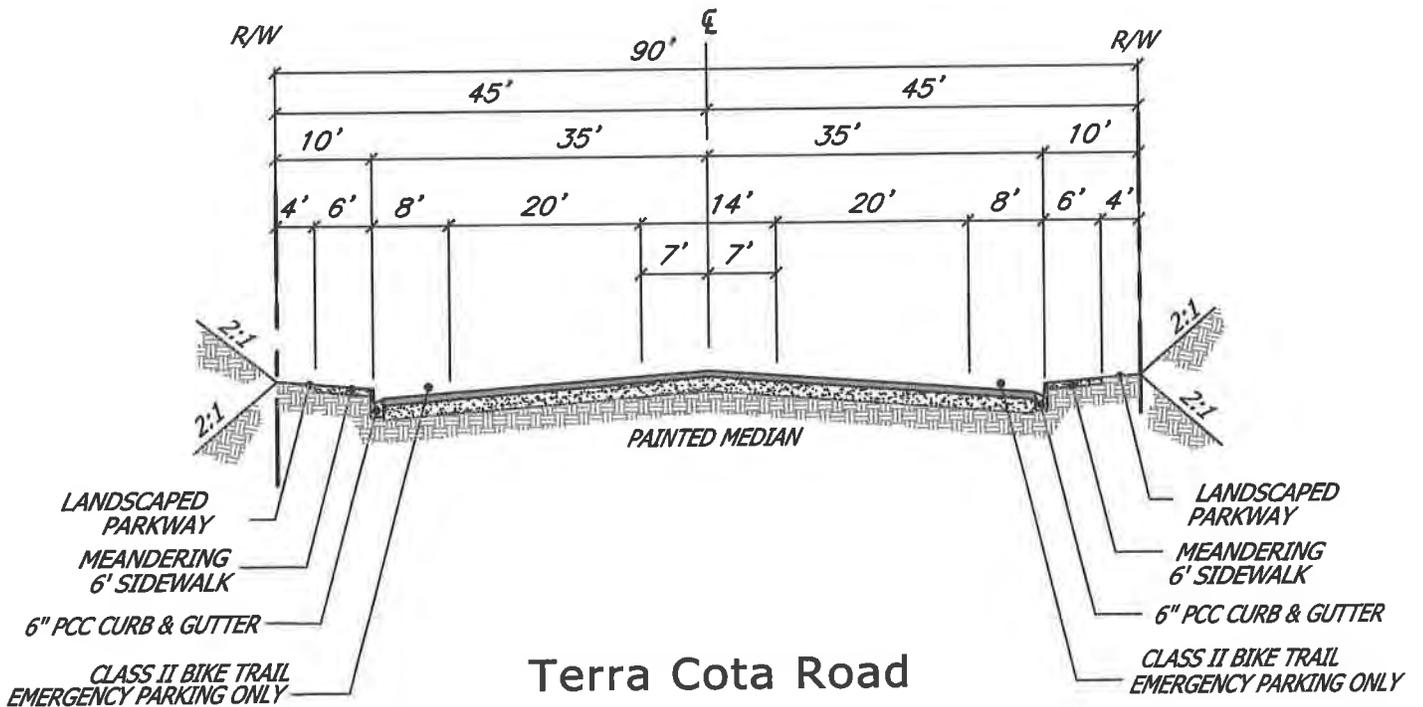
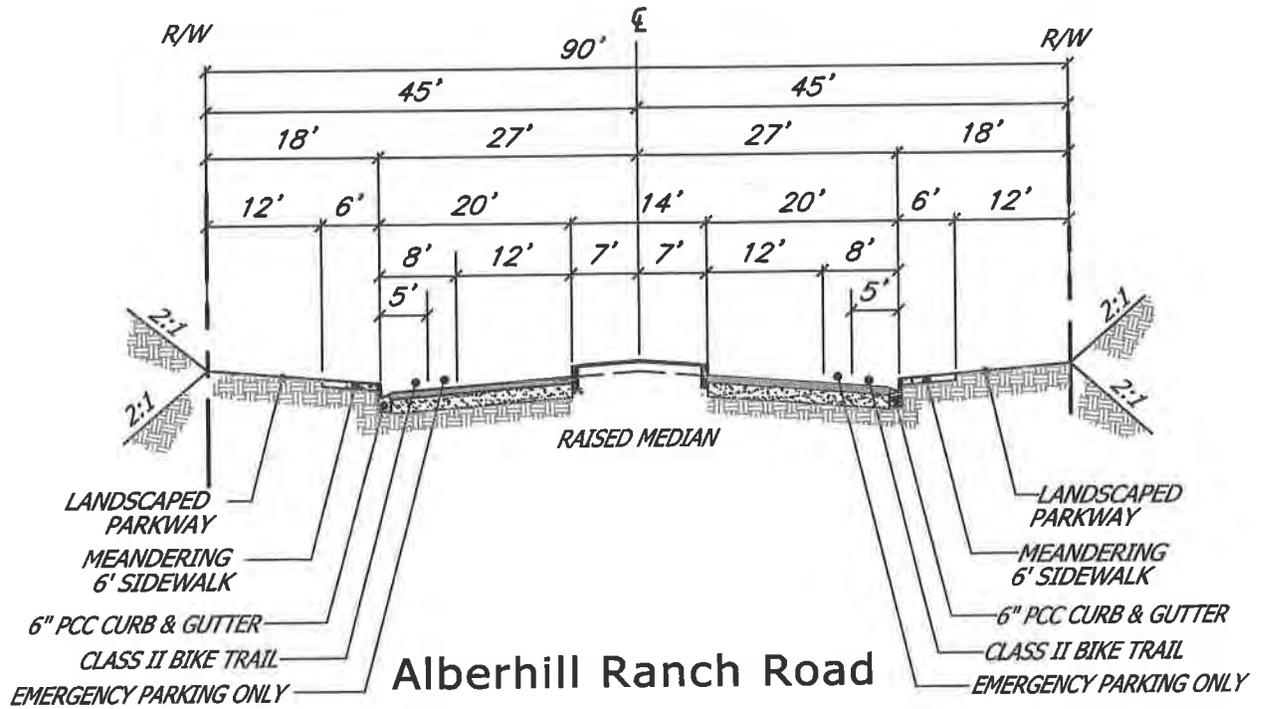


Temescal Canyon Road

NTS

Secondary Highway Standards

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



2. Collector "B" will be improved with a 76-foot right-of-way in residential areas, and an 84-foot right-of-way in commercial areas, as illustrated in Exhibit 16.

5.9.6 Local Streets

Vehicular access within individual planning areas will be provided by local streets which will extend from the collector streets. Access from local streets to streets larger than Collectors will be limited to reduce points of conflict on the roadways carrying higher traffic volumes and speeds. The local street cross-section, as illustrated in Exhibit 17, provides a 54-foot right-of-way and a 40-foot curb-to-curb pavement width or a 50-foot right-of-way and a 36-foot curb-to-curb pavement width at appropriate locations to be determined by the City Traffic Engineer.

5.9.7 Private Roads

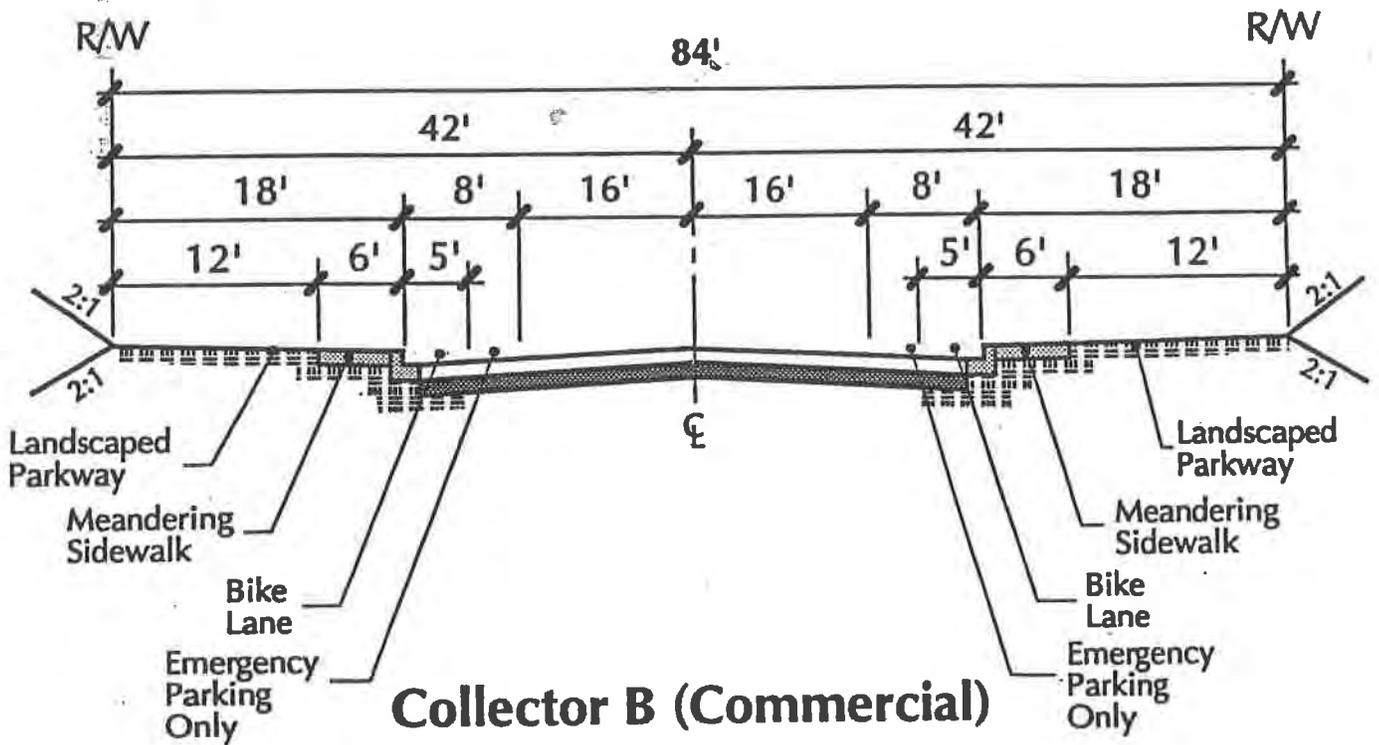
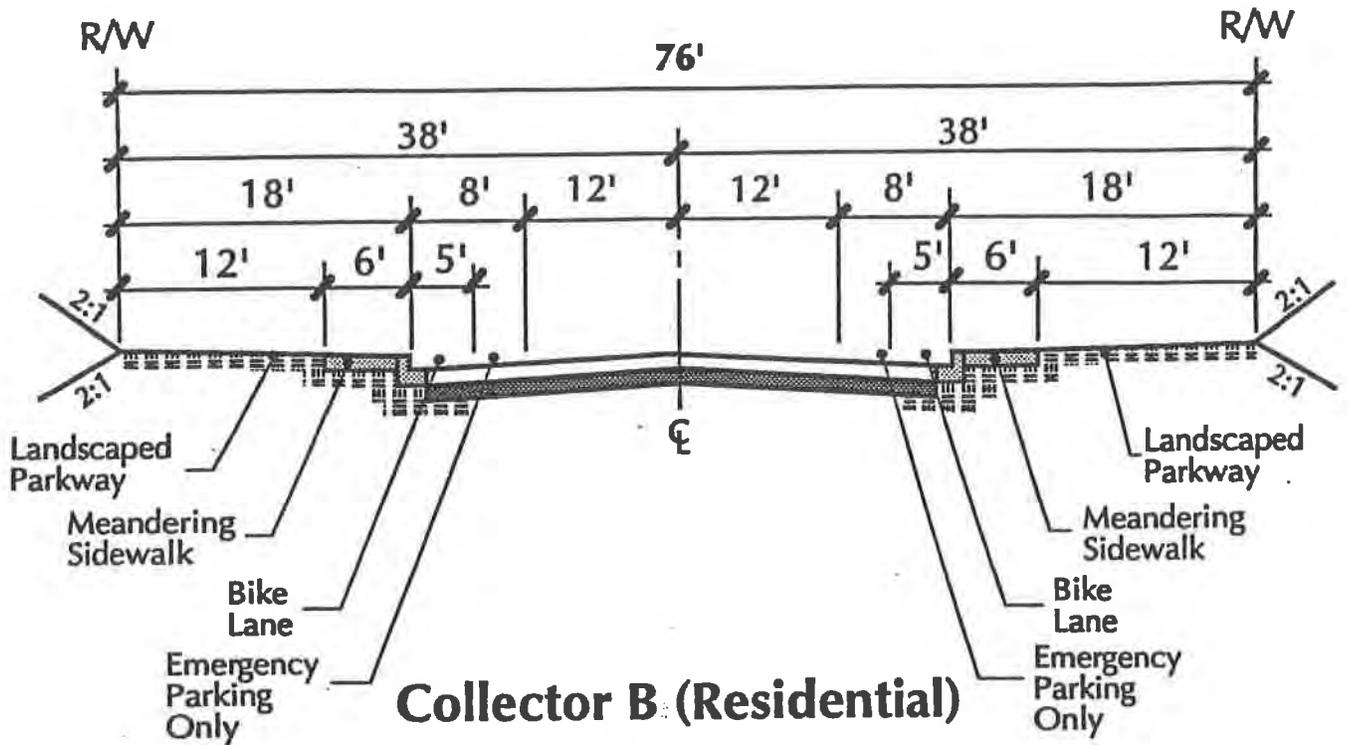
In addition to vehicular access provided to planning areas by local roads, private roadways may be utilized. A minimum of 36 feet of paved roadway will be provided for private roads. This width will insure proper fire access, smooth traffic flow, and on-street parking.

5.9.8 Non-Vehicular Systems

In conjunction with the roadway system, non-vehicular systems will be provided throughout the project area as shown on Exhibit 18.

1. Bicycle Paths

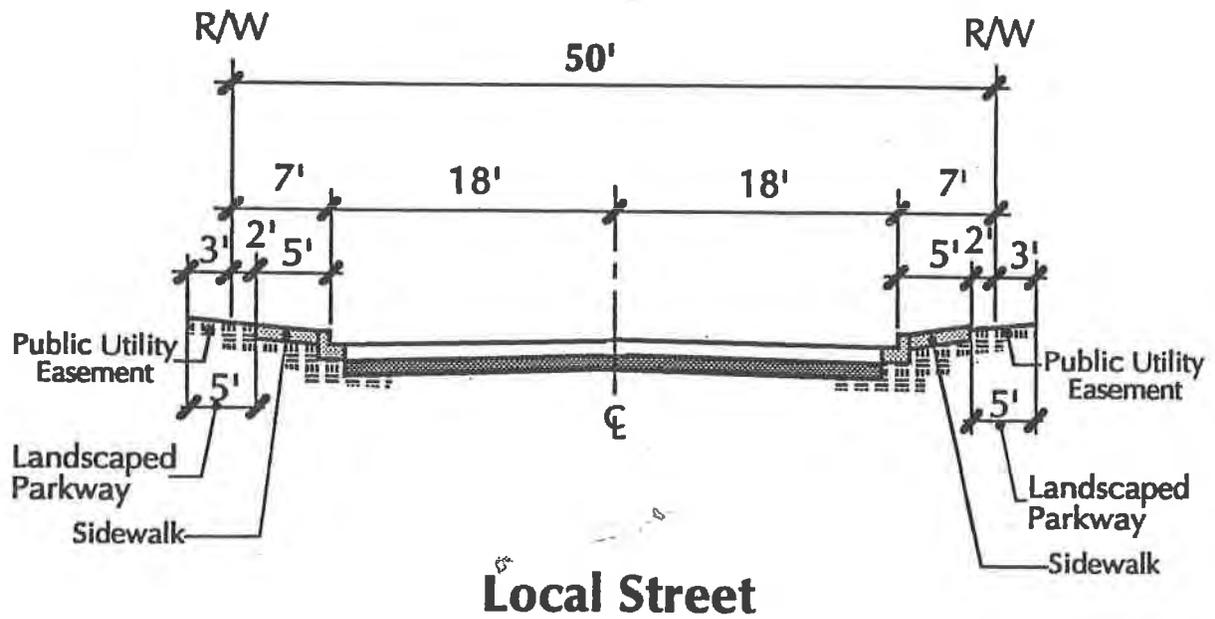
The County Plan of Bicycle Routes identifies a Class II Bike Lane along Lake Street (Robb Road). This bike lane continues west along Temescal Creek Road. A Class II facility provides for a separate bike lane within the road right-of-way. A Class II bike lane is designated through the project site in keeping with the County's designation. In addition, a Class II lane is provided along Nichols Road (Coal Road) through the project site and eventually extending (not as part of this specific plan) east of I-15 to provide bicycle access from Alberhill Ranch to Temescal Canyon High School (Exhibit 18). Class II bike lanes will also extend along Collectors "A" and "B" in Murdock Alberhill Ranch (Exhibit 18).



Collector B Standards

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

-NTS



(within future residential subdivisions)

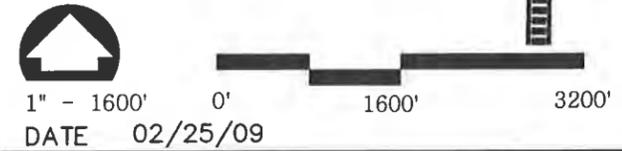
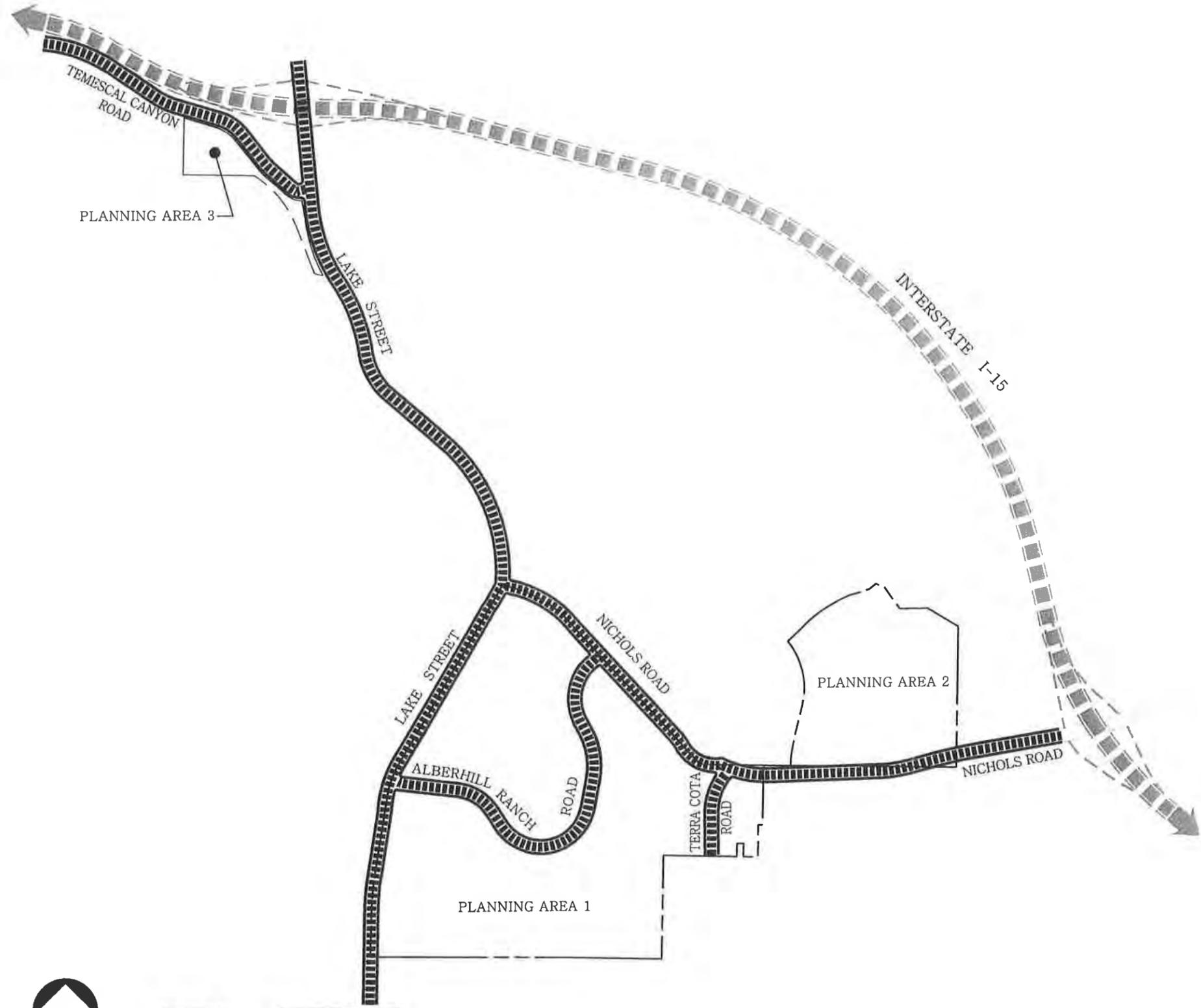
Local Street Standards

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

NTS

Legend

-  Pedestrian Walkways
-  Class II Bike Trails



Non-Vehicular Circulation

MURDOCK ALBERHILL RANCH
 LAKE ELSINORE, CALIFORNIA

2. Pedestrian Facilities

The majority of pedestrian facilities will be provided in the form of sidewalks provided along Major, Arterial, Secondary, and Collector Streets within the project. Within individual development areas served by local streets, opportunities will be available to provide walkways and bike lanes through greenbelt systems (i.e., expanded landscaped parkways within the street right-of-way) which link park and school sites to residential areas, separating non-vehicular traffic from motorists.

3. Hiking Trails

The County Parks and Recreation Area Map does not designate any hiking trails within the project area. However, opportunities for such facilities exist within the community park.

6.0 UTILITIES

In order to adequately service the proposed development associated with the Murdock Alberhill Ranch Specific Plan, the infrastructure improvements described below will be required.

6.1 Water Service

1. Service Demand

Elsinore Valley Municipal Water District (EVMWD) provides water service for the Lake Elsinore area. The average daily demand by land use is shown below in Table 5.

The total water service demand for the project is summarized in Table 6. An addendum to Table 6 is provided which represents the demand factor if the multi-family overlay development option is implemented. Development under the Murdock Alberhill Ranch Specific Plan will explore opportunities for recycling of water.

2. Proposed Facilities

Exhibit 19 illustrates the proposed water distribution system for Murdock Alberhill Ranch. The majority of the project area could be serviced by the 1601 pressure zone. However, areas to the east of the site would have to be served by the 1800.5 pressure zone system. At this time, there are no facilities to serve the 1800.5 pressure zone system. To provide service to this area, the regional pump station, pump discharge/distribution lines and storage reservoirs must be constructed.

**TABLE 5
WATER USAGE BY LAND USE - EVMWD**

USE	AVERAGE DAILY DEMAND
Residential:	
Single Family or Duplex	500 Gal./Unit 2,500 Gal./Acre
Multi-Family Low Rise	400 Gal./Unit 4,000 Gal./Acre
Commercial:	
Commercial/Industrial Mix	100 Gal./1,000 sq.ft.
Commercial/Residential Mix	120 Gal./1,000 sq.ft.
Schools/Parks	4,000 Gal./Acre 60 Gal./Student

Maximum daily water demand is two times the average daily demand (MDD = ADD x 2).

For calculating storage requirements, EVMWD uses MDD plus fire flow for 4 hours duration. For this analysis, fire flow was assumed to be an average of 3,500 gallons per minute (GPM).

Source: Elsinore Valley Municipal Water District

**TABLE 6
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
ESTIMATED WATER DEMAND**

Category/Land Use	Acreage	Dwelling Units	Est. ¹ Population	ADD ² (mgd) ³	MDD ⁴ (mgd)
R-SF/Single Family	258.3	975	2925	0.488	0.976
R-M/Single Family	80.8	294	782	0.147	0.294
R-3/Multi-Family	9.4	180	540	0.072	0.144
C-1/Neighborhood Commercial	15.4	-0-	-0-	0.046	0.092
C-SP/Commercial Specific Plan District	16.9	-0-	-0-	0.050	0.100
P/Park	34.0	-0-	-0-	0.016	0.032
ES-P/Elementary School/Park	5.8 (sc) 16.7 (pk)	-0- -0-	-0- -0-	0.048 0.067	0.096 0.134
PP/Private Parks	3.5	-0-	-0-	<u>0.014</u>	<u>0.028</u>
TOTAL			4247	0.948	1.896

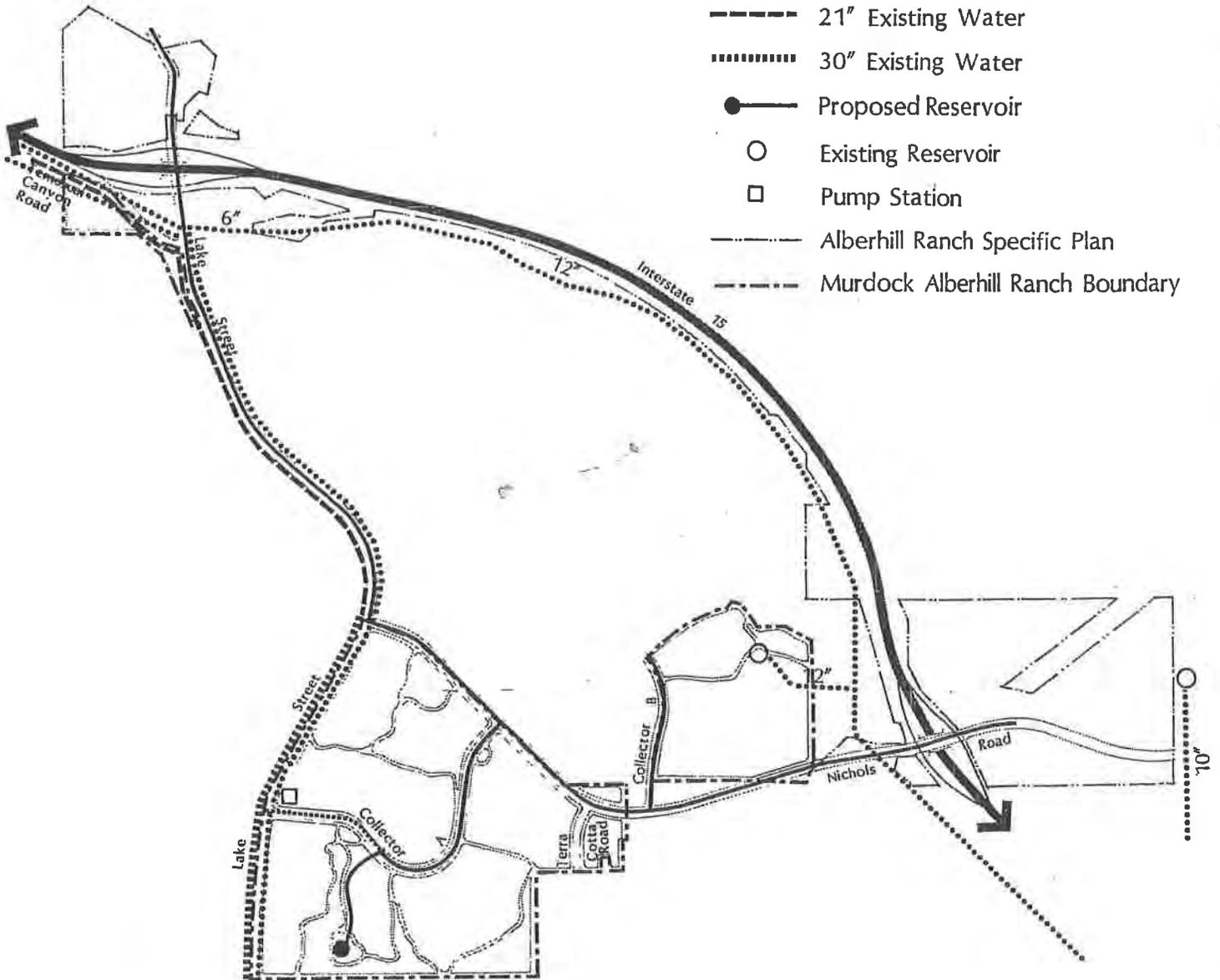
**TABLE 6 ADDENDUM
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
ESTIMATED WATER DEMAND WITH MULTI-FAMILY OVERLAY OPTION**

Category/Land Use	Acreage	Dwelling Units	Est. Population	ADD (mgd)	MDD (mgd)
C-1/Neighborhood Commercial	15.4	-0-	-0-	0.046	0.092
C-1/R-3/Multi-Family Overlay	15.4	370	<u>1110</u>	<u>0.148</u>	<u>0.296</u>
TOTAL			1110	0.102	0.204

¹ Estimated population assumes 3.0 persons per dwelling unit.
² A.D.D. Average Daily Demand based on EVMWD criteria.
³ M.G.D. Million Gallons per Day.
⁴ M.D.D. Maximum Daily Demand (MDD = ADD x 2).

Legend

- Existing Water (EVMWD)
- 12" Proposed Water
- 16" Proposed Water
- 21" Existing Water
- 30" Existing Water
- ——— Proposed Reservoir
- Existing Reservoir
- Pump Station
- Alberhill Ranch Specific Plan
- Murdock Alberhill Ranch Boundary



Conceptual Backbone Water Distribution System

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



6.2 Sewer Service

1. Service Demand

The estimated sewage generation from the proposed project was determined according to Elsinore Valley Municipal Water District (EVMWD) criteria. The criteria assumes an average daily flow of 100 gallons per person per day (GPD), with an average population factor of three persons per dwelling unit. Total average daily flow (ADF) for the Murdock Alberhill Ranch Specific Plan is summarized in Table 7. An addendum to Table 7 is also provided which shows the demand factor if the multi-family overlay development option is implemented. The criteria further assumes a peaking factor of 2.90 based on current EVMWD data. Peak daily flow (PDF) is determined by multiplying the ADF by the peaking factor. Adequate sewer capacity must be provided to accommodate daily flows from the project, as determined by EVMWD.

2. Proposed Facilities

A new treatment plant is proposed in the EVMWD Master Plan to be located west of the project site. The conceptual backbone sanitary sewer system for the Murdock Alberhill Specific Plan is shown on Exhibit 20.

The sizing and construction of all sewer facilities will be coordinated through the Elsinore Valley Municipal Water District, who ultimately has the responsibility of owning and operating the system. Any oversizing of facilities to accommodate adjacent and other proposed land development will be done according to EVMWD standards. Phasing of the construction of all facilities will be accomplished in accordance to the overall land development Phasing Plan (Exhibit 46).

6.3 Drainage Facilities

The Murdock Alberhill Ranch Specific Plan site consists of rolling terrain. The site generally drains to the northwest, ultimately flowing into Temescal Creek. The proposed drainage system utilizes natural drainage channels to the greatest extent possible, although improvements will be necessary to accommodate expected flows from the project.

**TABLE 7
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
ESTIMATED SEWAGE GENERATION**

Category/Land Use	Acreage	Dwelling Units	Est. ¹ Population	ADF ² (mgd)
R-SF/Single Family	258.3	975	2925	0.2925
R-M/Single Family	80.8	294	882	0.0882
R-3/Multi-Family	9.4	180	540	0.0540
C-1/Neighborhood Commercial	15.4	-0-	-0-	0.0125
C-SP/Commercial Specific Plan District	16.9	-0-	-0-	0.0137
ES-P/Elementary School/Park	16.7 (sc) 5.8 (pk)	-0- -0-	-0- -0-	0.0785 ³ -0-
PP/Private Parks	3.5	-0-	<u>-0-</u>	<u>-0-</u>
TOTAL			4147	0.5394

**TABLE 7 ADDENDUM
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
ESTIMATED SEWAGE GENERATION
WITH MULTI-FAMILY OVERLAY OPTION**

Category/Land Use	Acreage	Dwelling Units	Est. Population	ADF (mgd)
C-1/Neighborhood Commercial	15.4	-0-	-0-	0.0125
C-1/R-3/Multi-Family Overlay	15.4	370	<u>1110</u>	<u>0.1110</u>
TOTAL			1110	0.0985

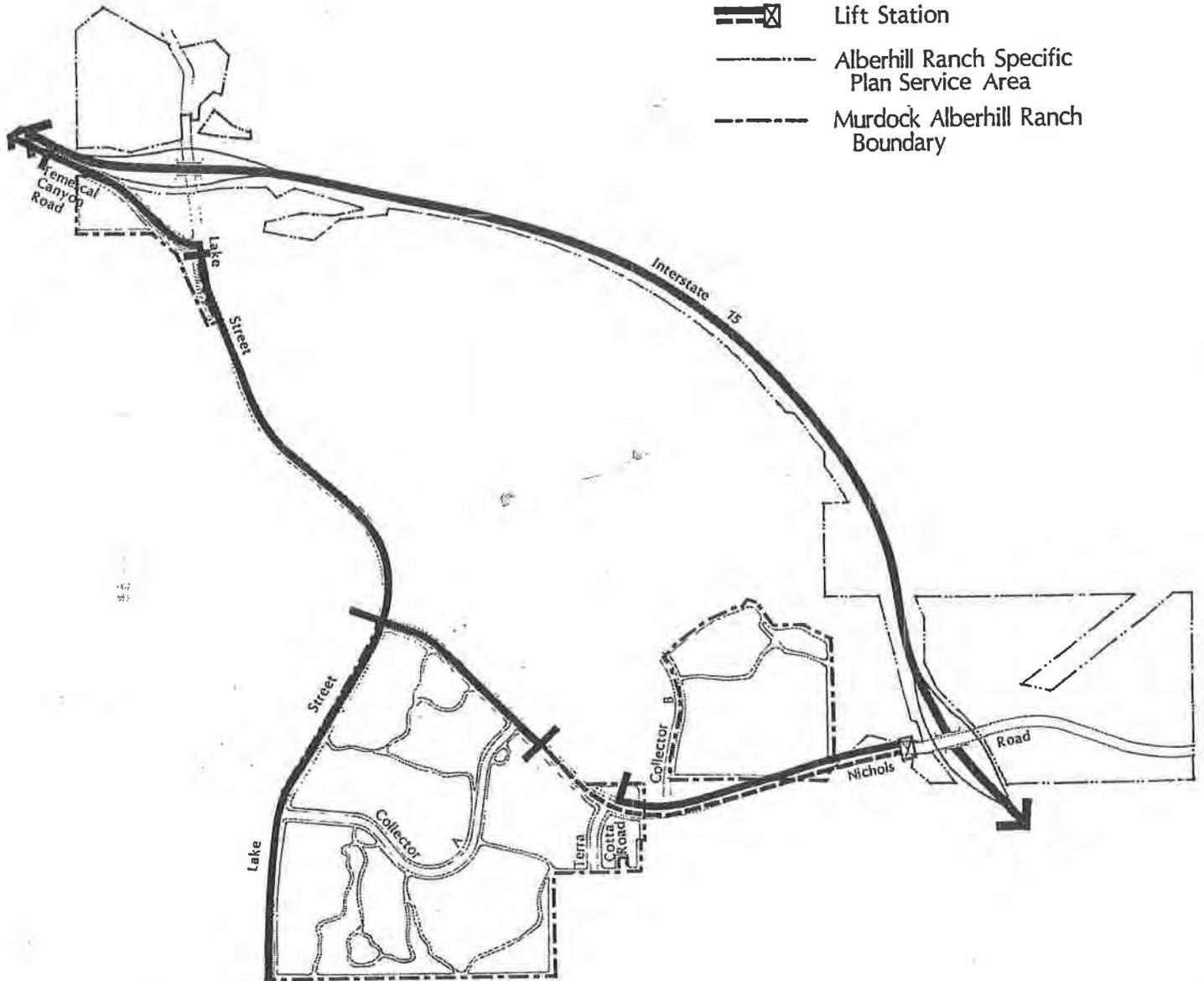
¹ Estimated population assumes 3.0 persons per dwelling unit.

² ADF Average Daily Flow based on EVMWD criteria.

³ Generation for entire elementary school.

Legend

-  8" Gravity Sewer
-  8" Force Main Sewer
-  Lift Station
-  Alberhill Ranch Specific Plan Service Area
-  Murdock Alberhill Ranch Boundary



Conceptual Sanitary Sewer System

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



The design of the storm drain system has considered the runoff anticipated to be generated by the proposed densities within Murdock Alberhill Ranch. However, specific drainage systems will be designed as each planning area develops. Drainage systems will comply with adopted City standards and the Master Plan of storm drains. The proposed drainage facilities are delineated in Exhibit 21.

6.4 Other Utilities

The extension of electrical, gas, telephone and cable television lines will be designed as each portion of the project develops. Specific easements for these facilities will be determined during the subdivision stage of development. The location of existing utilities is illustrated in Exhibit 22.

Electrical service requirement to the project site will be determined by the Southern California Edison Company. The developer will be responsible for the cost of extending adequate power to the project site.

The Southern California Gas Company indicates that the existing lines on Lake Street (Robb Road) are adequate for local service needs. The cost of extending gas service to the project area will be borne by the developer.

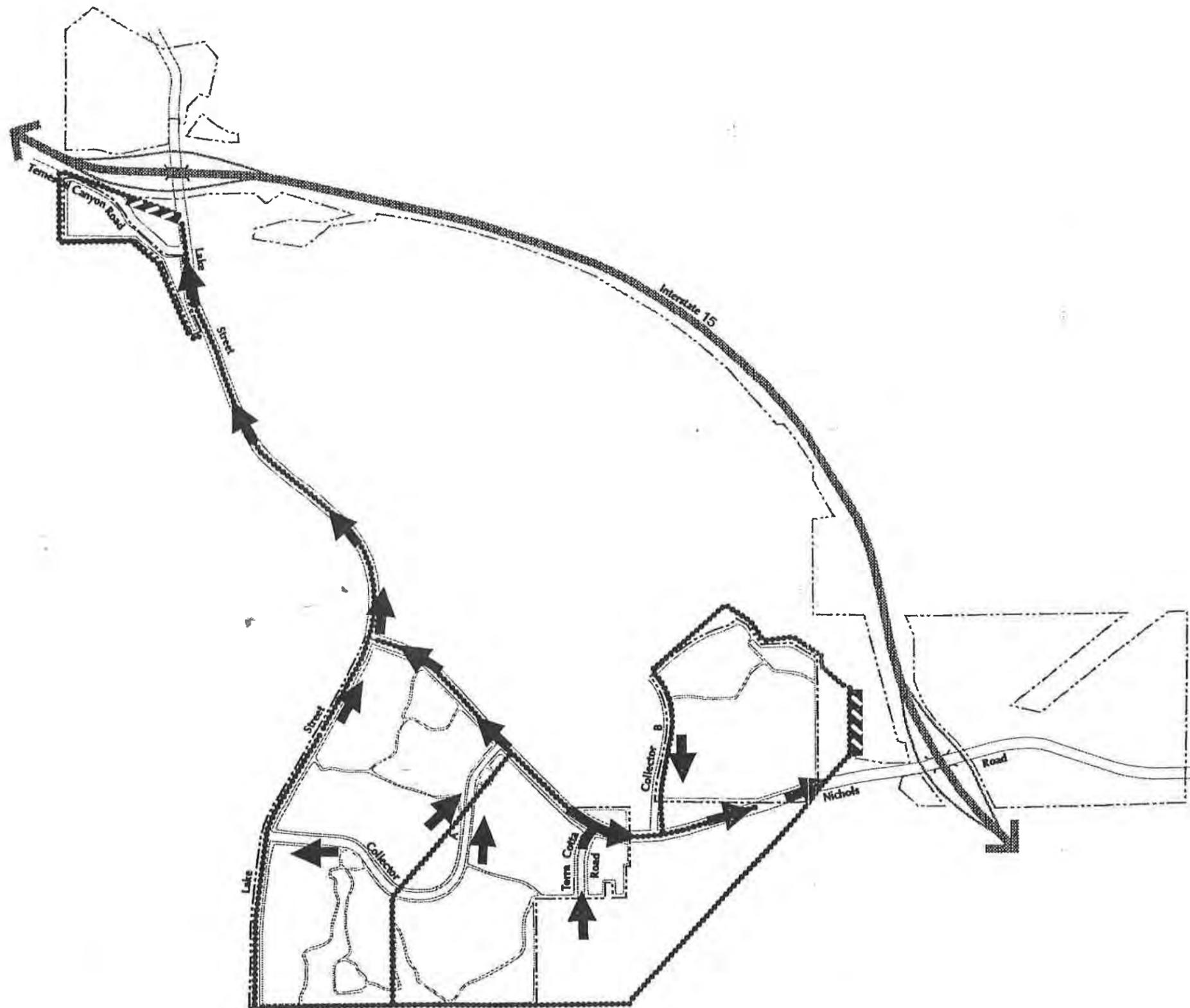
The General Telephone Company has advised that the existing facilities in the area are not adequate to service the project site. GTE will design and pay for these lines, except for 200 feet of line next to each tract boundary. These costs will be the developer's responsibility.

King Videocable Company provides cable television service to the area. King Videocable will pay for the cost of installation, utilizing SCE trenches throughout the project area.

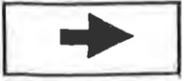
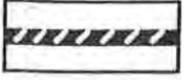
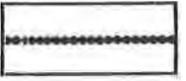
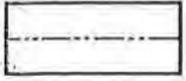
7.0 PUBLIC FACILITIES

7.1 Police Protection

The Riverside County Sheriff's Department will provide protection to the project area from the existing substation located at 177 South Langstaff Street in Lake Elsinore. Service will be provided on a response basis only; regular patrols will not be provided.



Legend

- 
Direction of Flow
 shows the direction storm waters will flow within appropriately sized drainage facilities in the designated Drainage Area.
- 
Channel Improvements
 designates the areas within Temescal Wash which will require appropriately sized drainage facilities to handle additional flows generated by development.
- 
Drainage Areas
 depicts the post graded areas in which local storm waters will be collected within appropriately sized drainage facilities.
- 
Alberhill Ranch Specific Plan
- 
Murdock Alberhill Ranch Boundary

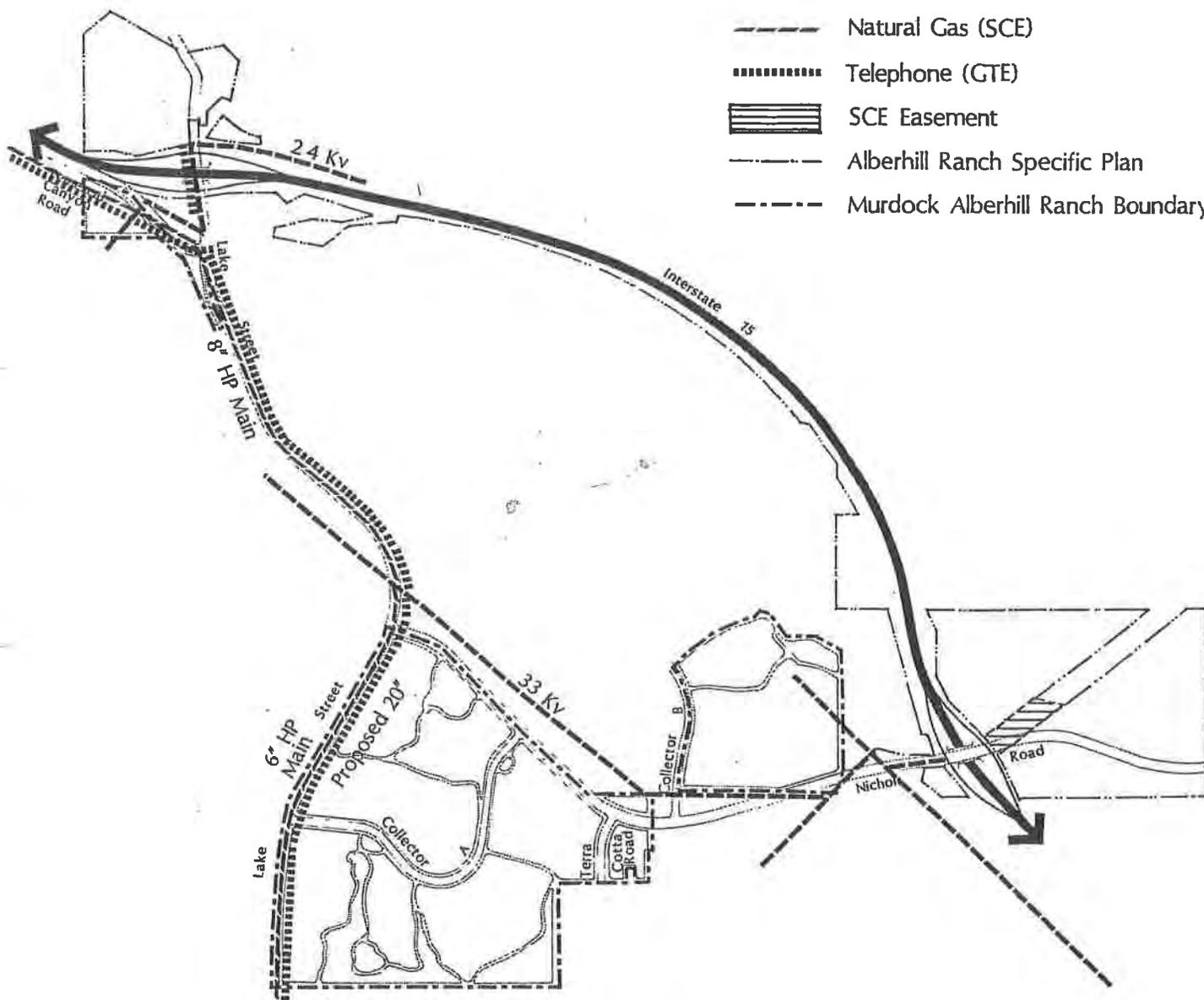
Drainage Facilities

MURDOCK ALBERHILL RANCH
 LAKE ELSINORE, CALIFORNIA

Note: The ultimate sizing of drainage facilities will occur in conjunction with the subdivision process for this property.

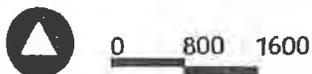
Legend

- Electricity (SCE)
- Natural Gas (SCE)
- Telephone (GTE)
- ===== SCE Easement
- Alberhill Ranch Specific Plan
- Murdock Alberhill Ranch Boundary



Other Utilities

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



7.2 Fire Protection

The County Fire Department assumes a standard of one substation per 2,000 residents of a service area. A fire substation may be required within the larger Alberhill Ranch Specific Plan area (89-2) to provide the necessary coverage. The substation would provide a response time within five minutes to any location in the project area.

7.3 Schools

A school sites has been provided in accordance with the Lake Elsinore Unified School District criteria for sizing facilities. Estimated student generation from the project is summarized in Table 8. An addendum to Table 8 is also provided which represents the student generation factor if the multi-family overlay development option is implemented. A 11.4 gross acre elementary school is located south of Nichols Road within Planning Area 1 of the Murdock Alberhill Ranch Specific Plan project area.

TABLE 8
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
STUDENT GENERATION BY LAND USE

<i>Category</i>	<i>Land Use</i>	<i>Dwelling Units</i>	<i>Student Generation</i>			<i>Total</i>
			<i>K-6¹</i>	<i>7-8²</i>	<i>9-12³</i>	
R-SF	Single Family	963	561	82	111	754
R-M	Single Family	315	184	27	36	247
R-3	Multi-Family	<u>207</u>	<u>79</u>	<u>18</u>	<u>24</u>	<u>121</u>
TOTAL			824	127	171	1,122

TABLE 8 ADDENDUM
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
STUDENT GENERATION BY LAND USE
WITH MULTI-FAMILY OVERLAY OPTION

<u>Category</u>	<u>Land Use</u>	<u>Dwelling Units</u>	<u>Student Generation</u>			<u>Total</u>
			<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	
C-1/R-3	Multi-Family Overlay	334	127	28	38	<u>193</u>
Combined Total Students:						1,315

Lake Elsinore Unified School District generation factors:
¹.583 per DU for single family and 0.38 for multi-family
².085 per DU
³.115 per DU

The Lake Elsinore Unified School District requires 10-net acre sites for elementary schools, as provided in the Land Use Plan. Maximum enrollment for school facilities is 600 students. It is expected that several acres of the site will be used for school district buildings and parking facilities. The remainder of the site will be used for playgrounds, ballfields, and miscellaneous open space and recreational activities in conjunction with the adjacent Community Park.

7.4 Parks

Park facility demand has been calculated based on the City of Lake Elsinore Resolution No. 91-42, requiring park dedication and/or payment of fees. Park dedication requirements are shown in Table 9 and Table 9A below. A total of 22.04 gross acres of public park land is required to be dedicated within the Specific Plan, as shown in Table 9. In the event that the Multi-family residential option in the Land Use Plan is implemented, the park dedication requirement increases to a total of 25.71 gross acres, as shown in Table 9A.

Park dedication requirements for the Specific Plan have been met through the provision of 27.2 gross acres of public park lands, as illustrated in the Murdock Alberhill Ranch Specific Plan land use exhibit. In addition to the two public park sites, the specific

plan provides 7.1 acres of private park land, distributed over six separate parks and a greenbelt area. Overall, the project provides 34.3 acres of public and private park land for the community. The locations of the proposed public and private park sites are illustrated in Exhibit 38.

TABLE 9
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
PARK DEDICATION REQUIREMENTS

<u>Category</u>	<u>Land Use</u>	<u>Dwelling Units</u>	<u>Persons/ DU¹</u>	<u>Total</u>
R-SF	Single Family	963	3.22	3100
R-M	Single Family	315	2.71	853
R-3	Multi-Family	207	2.2	455
TOTAL				4408

$$\text{Park Dedication requirement} = 4408 \times \frac{5 \text{ acres}}{1000} = 22.04 \text{ acres}$$

¹Persons per dwelling unit factors per City Resolution No. 91-42, adopted May 1991.

TABLE 9A
MURDOCK ALBERHILL RANCH SPECIFIC PLAN
PARK DEDICATION REQUIREMENTS
WITH MULTI-FAMILY OVERLAY OPTION

<u>Category</u>	<u>Land Use</u>	<u>Dwelling Units</u>	<u>Persons/ DU¹</u>	<u>Total</u>
C-1/R-3	Multi-Family Overlay	334	2.2	735

$$\text{TOTAL park dedication requirement} = 5143 \times \frac{5 \text{ acres}}{1000} = 25.71 \text{ acres}$$

¹Persons per dwelling unit factors per City Resolution No. 91-42, adopted May 1991.

MURDOCK ALBERHILL RANCH
SPECIFIC PLAN
COMPONENT IV
SPECIFIC PLAN REGULATIONS

8.0 MURDOCK ALBERHILL RANCH SPECIFIC PLAN ZONING ORDINANCE

This chapter establishes zoning and land use development standards for each of the land uses planned within the Murdock Alberhill Ranch Specific Plan project area. The standards provided in Section 8.0 supersede the City's Zoning Ordinance. For those standards not contained in Section 8.0, the City's Zoning Ordinance in effect at the time of document adoption shall prevail.

It is not the intent of the Murdock Alberhill Ranch Specific Plan Zoning Ordinance to replace the City of Lake Elsinore Zoning Ordinance. Many of the regulations contained within the Murdock Alberhill Ranch Specific Plan Zoning Ordinance are identical to those contained within the City of Lake Elsinore Zoning Ordinance. Rather, it is the intent of the Murdock Alberhill Ranch Specific Plan Zoning Ordinance to supplement and supersede the City of Lake Elsinore Zoning Ordinance to respond to the unique aspects of the development program of the Murdock Alberhill Ranch.

Exhibit 10, Land Use Plan, depicts the zoning for the entire Murdock Alberhill Ranch Specific Plan. Zoning districts include the following:

- R-SF Single-Family Residential
- R-M Medium Density Single-Family Residential
- R-3 High Density Residential
- C-1 Neighborhood Commercial
- C-SP Commercial - Specific Plan
- OS Open Space District
- ES/P Elementary School/Park
- P Park

In addition to the Murdock Alberhill Ranch Specific Plan Zoning, which is adopted by Ordinance, the Murdock Alberhill Ranch Specific Plan has set forth detailed Design Guidelines. The design guidelines comprise Component V of the Murdock Alberhill Ranch Specific Plan text. Component V specifies criteria for such items as landscaping, site planning, architecture, grading, signage, etc. It is the purpose of the design guidelines to augment the Murdock Alberhill Ranch Specific Plan Zoning Ordinance.

In the City of Lake Elsinore, Specific Plan zoning (Section 17.99.060) can occur by either of two alternative procedures, either of which to be selected by the applicant. The conditional specific plan zoning process allows the applicant to receive a specific plan zoning designation for properties prior to preparing and submitting specific plan documents. The nonconditional specific plan zoning process allows the applicant to receive concurrent approval of the specific plan documents and specific plan zoning designation. The Murdock Alberhill Ranch Specific Plan is being processed as a nonconditional specific plan.

Section 17.99.070 of the City of Lake Elsinore Zoning Ordinance requires that a residential, commercial or industrial development intensity policy be established for each specific plan zone concurrent with the approval of specific plan zoning or other applicable zoning. The City Council shall determine the allowable development intensity for Specific Plan zones and shall designate said density on the official zoning map of the City and/or as described in the text of the Zoning Ordinance.

A residential designation shall be made where residential uses within the specific plan zone combine to comprise over fifty percent (50%) of the proposed land use within the specific plan zone. Residential densities shall be noted on the official zoning map referencing the gross average density per acre permitted within the specific plan zone. The Murdock Alberhill Ranch Specific Plan is a residential specific plan as 348.5 acres of land (53%) are to be developed with residential uses.

8.1 R-SF: Single-Family Residential District (Four Dwelling Units Per Acre)

Purpose. The R-SF District is intended to accommodate low density projects comprised of single-family residences developed in an urban environment with available public services and infrastructure.

Permitted Uses. Uses permitted in this District shall include those uses listed below when developed in compliance with the purpose and intent of this chapter.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Small family day care and residential care facilities pursuant to Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- C. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- D. Government buildings and service facilities.
- E. Public parks, playgrounds, community centers, recreation buildings, elementary, junior high and high schools.
- F. Manufactured houses in compliance with the provisions of Chapter 17.14 of the City of Lake Elsinore Zoning Ordinance.

- G. Similar uses to those listed above as approved by the Community Development Director or designee.

Uses Subject to a Conditional Use Permit. It is recognized that certain uses, while similar in characteristics to the above Permitted Uses, may have the potential to impact surrounding properties and, therefore, require additional approval and consideration.

Uses permitted subject to approval of a use permit, pursuant to Chapter 17.74 of the City of Lake Elsinore Zoning Ordinance, in the R-SF District shall be as follows:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the City of Lake Elsinore Zoning Ordinance.
- C. Keeping of exotic animals or birds, or more than three dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- D. Churches, located on a site a minimum of one acre in size and located on streets designated as arterial streets or collector streets.
- E. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.
- F. Parochial or private preschools, elementary, junior high or high schools.
- G. Similar uses as those listed above as approved by the Planning Commission.

Accessory Uses and Structures. The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood and that any buildings or structures be harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only in rear one-half of the lot.

A. Uses:

1. Home occupations; subject to the approval of an application for a home occupation issued by the Director of Community Development or designee and compliance with the provisions of Chapter 17.15 of the City of Lake Elsinore Zoning Ordinance.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a use permit is obtained.

B. Structures

1. Group I

Sheds, children's playhouses, and similar enclosures of less than 120 square feet, provided they do not exceed a maximum height of six and one-half feet. Such structures may be located on a property line provided the design of the structure complies with the City's Fire and Building Code.

2. Group II

Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I, but containing less than 600 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of fifteen feet and are located no closer than five feet to a side property line, or ten feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.

3. Group III

Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area

provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may be required to have a greater setback.

4. Group IV

- a. Antennas subject to compliance with the provisions of Chapter 17.67 of the City of Lake Elsinore Zoning Ordinance.
- b. Swimming pools, jacuzzis, spas, and associated equipment provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within ten feet of a property line shall be separated from the adjacent property by a minimum six foot high masonry wall. Otherwise there shall be no required setback provided the design and installation complies with the City's Building Codes.
- c. Open trellis-type patio covers may be located in a front yard area but shall not encroach more than five feet into the required setback.

Lot Area. The minimum lot area for any new lot created in the R-SF District for Murdock Alberhill Ranch shall be as follows:

Interior Lot: Minimum 5,500 square feet.
Corner Lot: Minimum 6,000 square feet.

Street Frontage Width. The street frontage width for any new detached single family residential lot created in the R-SF District in Murdock Alberhill Ranch shall be measured from the property line as follows:

- A. Standard Interior Lots: Minimum fifty-five (55) feet.
- B. Corner Lots: Minimum sixty (60) feet. Measured at building setback.
- C. Flag Lots: Minimum twenty (20) feet; provided that the average width of the principal portion of the lot is fifty-five (55) feet.
- D. Knuckle and Cul de Sac Lots: Minimum thirty-five (35) feet; provided that the average width of the lot is sixty (60) feet.

Setbacks. The following minimum standards shall apply to all new construction within the R-SF District:

A. Front Yard:

1. **Main Dwelling Unit:** Twenty (20) feet from the property line.
2. **Garage:** Twenty (20) feet from the property line, provided that turn-in entry garages may encroach to within fifteen (15) feet of the front property line.

B. Side Yard:

1. **Main Dwelling Unit:** Adjacent to an interior lot line there shall be minimum side yard of five (5) feet. Adjacent to a public right-of-way there shall be ten (10) feet.
2. **Accessory Structures:** All accessory structures are to be located on the rear one-half of the lot, except for open trellis-type patio covers and detached garages. Setbacks are as follows: Adjacent to an interior lot line, there shall be minimum side yard of five (5) feet. Adjacent to a public right-of-way, there shall be ten (10) feet. However, where straight-in entry garage gains access via the side yard, the setback shall be twenty (20) feet.
3. **Finished slopes exceeding five percent (5%) shall not be permitted within five (5) feet of the main dwelling unit.**

C. Rear Yard:

1. **Main Dwelling Unit:** Minimum ten (10) feet; average twenty (20) feet.

2. Accessory Structures: As specified in "Accessory Uses and Structures" in this District, with the exception that where straight-in entry garage gains access via rear yard, the setback shall be twenty-two (22) feet.
3. Finished slopes in excess of five percent (5%) shall not be permitted within fifteen (15) feet of the main dwelling units.

Lot Coverage. The maximum lot coverage in the R-SF District shall be fifty (50) percent.

Building Height. No building or structure shall exceed a building height in the R-SF District of thirty (30) feet, excluding appurtenances. For the purposes of this chapter, in all cases of split levels, no vertical section through the building shall measure more than thirty (30) feet.

Minimum Dwelling Unit Size. The minimum dwelling unit size within the R-SF District shall be 1,000 square feet exclusive of garage area, provided that at least 20% of the total number of units within any planning area shall exceed the minimum square footage by 15%.

Parking. The provisions of Chapter 17.66 of the City of Lake Elsinore Zoning Ordinance shall be used to determine the required parking for development in the R-SF District.

Design Review. No building permits shall be issued for the construction of any building or structure in the R-SF District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82, Design Review, of the City of Lake Elsinore Zoning Ordinance. The following exemptions shall apply.

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which does not increase the floor area by more than 50%.
- B. Group I, II, and IV accessory structures.
- C. Fences and Walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Director of

Community Development or designee prior to construction or installation.

8.2 R-M: Medium Density Single-Family Residential District
(Four Dwelling Units Per Acre)

Purpose. The R-M District is intended to accommodate medium density projects comprised of single-family residences developed in an urban environment with available public services and infrastructure.

Permitted Uses. Uses permitted in this District shall include those uses listed below when developed in compliance with the purpose and intent of this chapter.

- A. Single-family detached dwelling units including, but not limited to, patio homes, "wide and shallow" lots, zero lot line lots, Z-lot and Angled Z-lot developments.
- B. Attached single-family dwelling units, including but not limited to, duplexes, triplexes, fourplexes, townhomes, and stacked units.
- C. Small family day care and residential care facilities pursuant to Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- D. Government buildings and service facilities.
- E. Public parks, playgrounds, community centers, recreation buildings, elementary, junior high and high schools.
- F. Manufactured houses in compliance with the provisions of Chapter 17.14 of the City of Lake Elsinore Zoning Ordinance.
- G. Similar uses to those listed above as approved by the Community Development Director or designee.

Uses Subject to a Conditional Use Permit. It is recognized that certain uses, while similar in characteristics to the above Permitted Uses, may have the potential to impact surrounding properties and, therefore, require additional approval and consideration.

Uses permitted subject to approval of a use permit, pursuant to Chapter 17.74 of the City of Lake Elsinore Zoning Ordinance, in the R-M District shall be as follows:

- A. Two, three, or four detached single-family dwellings on a single lot subject to the following:
1. The property is presently zoned for single-family dwellings.
 2. The Director of Community Development or designee has determined that the property cannot be subdivided to comply with established lot dimension and street frontage criteria.
 3. There is lot area equivalent to 7,260 square feet per dwelling unit exclusive of any required drive aisles or access easements.
- B. Large family day care homes in compliance with the provisions of Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- C. Second units in compliance with the provisions of Chapter 17.17 of the City of Lake Elsinore Zoning Ordinance.
- D. Keeping of exotic animals or birds, or more than three dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- E. Churches, located on a site a minimum of one acre in size and located on streets designated as arterial streets or collector streets.
- F. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.
- G. Parochial or private preschools, elementary, junior high or high schools.
- H. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- I. Similar uses as those listed above as approved by the Planning Commission.

Accessory Uses and Structures. The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the

neighborhood and that any buildings or structures be harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only on the rear one half of the lot.

A. Uses

1. Home occupations, subject to the approval of an application for a home occupation issued by the Community Development Department and compliance with the provisions of Chapter 17.15 of the City of Lake Elsinore Zoning Ordinance.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a use permit is obtained.

B. Structures

1. Group I

Sheds, children's playhouses, and similar enclosures of less than 120 square feet provided they do not exceed a maximum height of six and one-half feet. Such structures may be located on a property line provided the design of the structure complies with the City's Fire and Building code.

2. Group II

Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I, but containing less than 600 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of fifteen feet and are located no closer than five feet to a side property line, or ten feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a

property line than the setback prescribed for the main dwelling unit.

3. Group III

Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may be required to have a greater setback.

4. Group IV

- a. Antennas subject to compliance with the provisions of Chapter 17.67 of the City of Lake Elsinore Zoning Ordinance.
- b. Swimming pools, jacuzzis, spas, and associated equipment provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within ten feet of a property line shall be separated from the adjacent property by a minimum six foot high masonry wall. Otherwise there shall be no required setback provided the design and installation complies with the City's Building Codes.
- c. Open trellis-type patio covers may be located in a front yard area but shall not encroach more than five feet into the required setback.

Lot Area. The minimum lot area for any new lot created in the R-M District shall be as follows:

A. Detached Single-Family Residential:

1. Interior Lots: Minimum ~~5,000~~ square feet.
2. Corner Lots: Minimum ~~5,000~~ 5,500 square feet.

B. Attached Single-Family Residential: There is no minimum lot size requirement for attached single-family residential developments, including townhomes, however, there shall be a minimum net lot area of 4,500 square feet per unit.

Street Frontage Width. The minimum street frontage width for any new lot created in the R-M District shall be measured from the property line as follows:

A. Detached Single-Family Residential:

1. Standard Interior Lots: Minimum fifty (50) feet.
2. Corner Lots: Minimum fifty-five (55) feet measured at building setback.
3. Flag Lots: Minimum twenty (20) feet, provided that the average width of the principal portion of the lot is fifty feet.
4. Knuckle and Cul de Sac Lots: Minimum thirty (30) feet; provided that the average width of the lot is fifty (50) feet.

B. Attached Single-Family Residential:

There is no minimum street frontage width requirement.

Lot Depth. The minimum average lot depth for any new lot created in the R-M District shall be as follows:

- A. Detached Single-Family Residential: Ninety (90) feet, provided that "wide and shallow" lots shall have a minimum depth of sixty (60) feet. Lot depth shall not exceed four times the lot width.
- B. Attached Single-Family Residential: There is no minimum lot depth requirement, provided that lot depth shall not exceed four times the lot width.

Setbacks. The following minimum standards shall apply to all new construction within the R-M District:

A. Single-Family Detached Residential:

1. Front Yard:
 - a. Main Dwelling Unit: Ten (10) feet.
 - b. Garage: Minimum twenty (20) feet from the property line, provided that turn-in entry garages may encroach to within ten feet of the front property line.

2. Side Yard:

a. Main Dwelling Unit: Adjacent to an interior lot line there shall be minimum side yard of five feet provided that interior side yards may be reduced to accommodate zero lot line or common wall situations, except in no case shall the reduction in the side yard reduce the required separation between detached structures to less than ten feet. Adjacent to a public right-of-way there shall be a minimum side yard of ten (10) feet.

b. Accessory Structures: All accessory structures are to be located on the rear one-half of the lot, except for open trellis-type patio covers and detached garages. Setbacks are as follows: Adjacent to an interior lot line, there shall be minimum side yard of five (5) feet. Adjacent to a public right-of-way, there shall be ten (10) feet. However, where straight-in entry garage gains access via the side yard, the setback shall be twenty (20) feet.

3. Rear Yard:

Ten (10) feet, with the exception that where straight-in entry garage gains access via rear yard, the setback shall be twenty (20) feet.

B. Attached Single-Family Residential: For townhomes and attached single-family units, the following building setbacks shall apply:

1. Front Yard: The front yard setback to any building shall be no less than twenty (20) feet from the property line.

2. Side and rear yards:

- a. Main Dwelling Unit: Adjacent to interior lot lines, the setback shall be ten (10) feet. Adjacent to residential and local streets, either public or private, the minimum setback shall be fifteen (15) feet. The minimum setback adjacent to all other streets and public right-of-ways shall be twenty (20) feet.
- b. Garages: No minimum required.
- c. Carports: Ten (10) feet.
- d. Lattice patio covers may encroach to within ten (10) feet of a rear property line or a public right-of-way and to within three (3) feet of a side property line not abutting a public right-of-way.

C. Slopes: Within the R-M District, a usable rear yard of at least fifteen (15) feet from building to slope shall be provided. In addition, a usable side yard of at least five (5) feet from building to slope shall be provided. For the purposes of this section, "usable" is defined as having a gradient not exceeding that of the balance of the building pad, or five percent (5%), whichever is the lesser.

Lot Coverage. The maximum lot coverage in the R-M District shall be sixty percent (60%).

Building Height. No building or structure shall exceed a building height in the R-M District of thirty (30) feet, excluding appurtenances. For the purposes of this Chapter, in all cases of split levels, no vertical section through the building shall measure more than thirty (30) feet.

Separation Between Buildings. The minimum required separation between main buildings shall be as follows:

- A. Single-Family Detached Residential: Ten (10) feet.

B. Attached Residential:

1. Front to front: Twenty (20) feet for one story buildings plus each additional story on each building shall be setback five (5) additional feet.
2. Front to rear or rear to rear: Fifteen (15) feet for one story building plus each additional story on each building shall be setback five (5) additional feet.
3. End wall to front or rear: Ten (10) feet for one story buildings plus each additional story on each building shall be setback five (5) additional feet.
4. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in 1 or 2, as applicable, may be decreased by five (5) feet.
5. No accessory structure shall be located closer than ten (10) feet from any property line or public right-of-way, provided that no minimum spacing is required between any accessory structure and a main building.

Minimum Dwelling Unit Size. The minimum dwelling unit size within the R-M District shall be 1,000 square feet exclusive of garage area, provided that at least 20% of the total number of units within any planning area shall exceed the minimum square footage by 15%.

Storage. There is no storage space requirement in the R-M District in Murdock Alberhill Ranch.

Parking. Single-family detached or attached residences shall provide two (2) parking spaces per dwelling unit, including a minimum of one (1) covered space. Guest parking shall be provided at one (1) space per five (5) units, where adequate on-street parking is not available. Residential projects between one and four units shall provide a minimum of one-half (0.5) guest parking space.

Design Review. No building permits shall be issued for the construction of any building or structure in the R-M District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82, Design Review, of the City of Lake Elsinore Zoning Ordinance. The following exemptions shall apply:

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which does not increase the floor area by more than 50%.
- B. Group I, II, and IV accessory structures.
- C. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Director of Community Development or designee prior to construction or installation.

8.3 R-3: High Density Residential (Twenty-four Dwelling Units Per Acre)

Purpose. The R-3 District is intended to provide locations for multiple-family residential projects at densities of up to twenty-four dwellings to the acre. It may also provide sites for public and semi-public facilities needed to complement residential areas and for institutions that require a residential environment.

Permitted Uses. Uses permitted in this district shall include those listed below when developed in compliance with the purpose and intent of this chapter:

- A. Multiple-family dwellings.
- B. Government buildings and service facilities.
- C. Public parks, playgrounds, community centers, recreation buildings and schools including elementary, junior high and high schools.
- D. Small-family day care and residential care facilities pursuant to Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- E. Single-family uses when they comply with all requirements of Chapter 17.23 of the City of Lake Elsinore Zoning Ordinance.
- F. Similar uses to those listed above as approved by the Community Development Director.

Uses Subject to a Conditional Use Permit. It is recognized that certain uses, while similar in characteristics to the "Permitted Uses" above, may have the potential to impact surrounding properties and, therefore, require additional approval and consideration. Such uses to be permitted in the R-3

District shall require a Use Permit pursuant to Chapter 17.74 of the City of Lake Elsinore Zoning Ordinance and shall include the following:

- A. Churches.
- B. Commercial child day care centers.
- C. Condominiums subject to compliance with all provisions of Chapter 17.37 of the City of Lake Elsinore Zoning Ordinance.
- D. Convalescent, retirement homes, rest homes, sanitariums, and similar congregate care facilities.
- E. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.
- F. Large family day care homes in compliance with the provisions of Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance.
- G. Keeping of exotic animals on the same lot as a permitted dwelling for pets only and not for commercial purposes; the Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- H. Private, non-commercial clubs and lodges.
- I. Private preschools, elementary, junior and high schools.
- J. Tennis clubs and swimming clubs.
- K. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- L. Similar uses as those listed above as approved by the Planning Commission.

Accessory Uses. The following accessory buildings and uses may be located on the same lot with a permitted use provided that they are found to be compatible with the residential character of the neighborhood and that any buildings or structures be harmonious with the architectural style of the main building(s).

A. Uses:

1. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Community Development Department and compliance with the provisions of Chapter 17.15 of the City of Lake Elsinore Zoning Ordinance.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three (3) weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

B. Structures:

1. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the City of Lake Elsinore Zoning Ordinance.
2. Carports and garages.
3. Community recreation buildings and facilities for use by the residents of a permitted development.
4. Equipment storage structures not exceeding 400 square feet.
5. Lattice patio covers, and gazebos.
6. Rental offices and management offices; only when they serve the project on which property they are located.
7. Special use rooms such as laundry rooms and pool dressing rooms.
8. Swimming pools, jacuzzis, spas, and associated equipment (provided said equipment is enclosed to reduce noise impacts).

Unless otherwise permitted in this chapter, no accessory structures or associated equipment shall be located in a required yard area.

Lot Area. The minimum lot area for any new multi-family development in Murdock Alberhill Ranch shall be 7,260 square feet. There shall be no minimum lot area required for attached single-family residential developments.

Lot Area Per Dwelling Unit. The minimum lot area required for each dwelling unit in the R-3 District shall be 1,815 square feet of net lot area per unit.

Street Frontage Width. The minimum street frontage width for any new multi-family District lot in Murdock Alberhill Ranch shall be sixty (60) feet as measured from the property line. The standard for attached single family development shall be the same as those standards identified in the R-M District standards.

Setbacks. The following minimum standards shall apply to all new construction within the R-3 District:

A. Front Yard: The front yard setback to any building shall average twenty (20) feet from the property line but in no case shall be less than fifteen (15) feet from the property line.

B. Side Yard and Rear Yards:

1. Main Dwelling Units: Adjacent to interior lot lines the setback shall be ten (10) feet; adjacent to a public right-of-way the minimum setback shall be fifteen (15) feet.

2. Garage or Enclosed Carports: Five (5) feet or less, or twenty (20) feet or greater

3. Open Carports: Three (3) feet

Lattice patio covers may encroach to within ten (10) feet of a rear property line or a public right-of-way and to within three feet of a side property line not abutting a public right-of-way.

Lot Coverage: The maximum lot coverage in the R-3 District shall be sixty (60) percent including all structures, drive-aisles, and parking areas.

Building Height. Except as otherwise provided for accessory structures, the maximum building height in

the "R-3" District shall be thirty-five (35) feet, excluding appurtenances. Structures located closer than twenty (20) feet from an adjacent R-M or R-SF residential district in Murdock Alberhill Ranch shall be limited to a building height not to exceed the maximum building height permitted in the adjacent district.

Minimum Dwelling Unit Size. The minimum dwelling unit size within the R-3 District exclusive of any balcony or patio area shall be as follows:

- A. Bachelor Apartment (sleeping quarters within the living room area): 450 sq. ft.
- B. One (1) Bedroom Apartments: 600 sq. ft.
- C. Two (2) Bedroom Apartments: 700 sq. ft. plus 100 sq. ft. for each additional bedroom

Open Space. In addition to any open space required by other provisions of the City of Lake Elsinore Zoning Ordinance, all projects developed in an R-3 District shall provide the following open space:

A. Private Open Space:

Each dwelling unit shall be provided with a usable private open space area in the form of a patio or courtyard with a minimum area of one hundred (100) square feet and a minimum dimension of ten (10) feet, or a balcony as follows:

1. Units of 600 square feet or less: A balcony of sixty (60) square feet with a minimum dimension of six (6) feet.
2. Units larger than 600 square feet of floor area: A balcony of eighty (80) square feet and a minimum dimension of eight (8) feet.

For the purpose of this chapter, private open space shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes.

Common open space may be provided in lieu of private open space, if for each one (1) square foot of private open space reduction there shall be one and one-half (1-1/2) square feet of common

open space added to the project over and above any other requirements of this chapter.

B. Common Open Space:

Two hundred and twenty-five (225) square feet of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. As a minimum, each multi-family project will contain:

- A tot lot.
- A minimum of one pool complex at a ratio of one pool for up to 200 dwelling units.
- Passive recreational areas such as picnic grounds, barbecue pits, pedestrian paths or bikeways.

Other possible facilities which may be provided or substituted for the above (with prior approval of the Community Development Director) include tennis or racquetball courts, volleyball courts, basketball courts, spas, etc. Recreation facilities will be maintained by project owners for rental projects or a homeowners association for condominium projects.

Separation Between Buildings. The minimum required separation between main buildings shall be as follows:

- | | | |
|----|--------------------------------|---|
| A. | Front to Front: | Twenty (20) feet for one story buildings plus each additional story on each building shall be setback five (5) additional feet. |
| B. | Front to Rear or Rear to Rear: | Fifteen (15) feet for one story building plus each additional story on each building shall be setback five (5) additional feet. |
| C. | End Wall to Front or Rear: | Ten (10) feet for one story buildings plus each additional story on each building shall be setback five (5) additional feet. |

D. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in A or B, as applicable, may be decreased by five (5) feet.

Unless otherwise provided by any other adopted City regulation, accessory structures may be located without regard to a minimum separation subject to Design Review approval.

Walkways. Where walkways pass between buildings, fences, or other structures, there shall be a minimum separation between said structures of ten (10) feet.

Laundry Facilities. All projects developed within the R-3 District shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than one washer and dryer provided.

Walls and Fences. Decorative masonry walls a minimum of six feet in height, as measured from the highest grade elevation either side of the wall, shall be provided along all side and rear property lines or property lines that abut a major utility easement. Wood fences may be used to separate private open space areas.

Landscape Buffer. Where an R-3 District immediately abuts a single-family residential district, a minimum fifteen (15) feet wide landscape buffer shall be provided. Adjacent off-site homeowners association maintained landscaped slopes and/or greenbelts may be included in complying with this requirement.

Storage. A storage space of eight-five (85) cubic feet with a minimum dimension of three (3) feet shall be provided for each dwelling unit in a location external of the unit.

Parking. The provisions of Chapter 17.66 of the City of Lake Elsinore Zoning Ordinance shall be used to determine the required parking for development in the R-3 District.

Design Review. No building permits shall be issued for the construction of any building or structure in the R-3 District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82 of the City of Lake Elsinore Zoning Ordinance. The following exemptions shall apply:

- A. Accessory structures other than garages and carports.
- B. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Director of Community Development or designee prior to construction or installation.

8.4 C-1 Neighborhood Commercial District

Purpose. The intent of the C-1 District is to provide locations for general retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of local residents. C-1 properties are located in closer proximity to residential districts and on smaller City streets than more intense commercial designations. The C-1 District is not intended for those uses which because of size or nature of operation generate vehicular or truck traffic beyond that normally associated with a neighborhood use.

Permitted Uses. Uses permitted in the C-1 District shall include those businesses listed below which operate in compliance with the intent and standards of this District and are conducted entirely within a completely enclosed building.

- A. All permitted uses in the C-0 District as contained in the City's Zoning Ordinance.
- B. Apparel stores.
- C. Appliance stores.
- D. Bicycle shops.
- E. Food stores including markets, bakeries, and health food establishments, candy stores.
- F. Florists.
- G. General merchandise stores.
- H. Hardware stores.
- I. Health and exercise clubs.
- J. Hobby supply stores.

- K. Jewelry stores.
- L. Media shops including bookstores, newsstands, and video tape outlets.
- M. Music stores including sales of instruments, records, and tapes.
- N. Personal service establishments; including barbershops, beauty shops, dry cleaning and tailors.
- O. Pet shops; retail sales and grooming only. No boarding of animals.
- P. Restaurants and eating places provided they comply with the requirements of Chapter 17.66, Parking Requirements, of the City of Lake Elsinore Zoning Ordinance; but excluding drive-ins and drive-throughs.
- Q. Schools for dance and music.
- R. Service establishments such as small appliance repair, watch and jewelry repair, and shoe repair.
- S. Sporting goods stores.
- T. Toy shops.
- U. Vehicle parts sales (new or rebuilt only) and excluding repair and service.
- V. Similar uses to those listed above as approved by the Community Development Director.

Uses Subject to a Conditional Use Permit. It is recognized that certain uses, while similar in characteristics to the Permitted Uses in the C-1 District, may have the potential to impact surrounding properties and, therefore, require additional approval and consideration. Such uses to be permitted in the C-1 District shall require a Use Permit pursuant to Chapter 17.74 of the City of Lake Elsinore Zoning Ordinance and shall include the following:

- A. Automatic car washes provided they shall be located a minimum of two hundred (200) feet from any residential use.
- B. Bars or cocktail lounges not in conjunction with a restaurant.
- C. Churches.

- D. Drive-through or drive-in establishments provided a safe and efficient circulation system can be provided completely on-site.
- E. Game arcades includes any establishment having five or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale.
- F. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of the City of Lake Elsinore Zoning Ordinance.
- G. Hotels.
- H. Mortuaries.
- I. Motels.
- J. Private clubs and lodges.
- K. Restaurants and eating places with outside eating areas.
- L. Small animal veterinary clinics subject to the following addition to all other conditions of the Use Permit:
 - 1. Treatment of animals is restricted to dogs, cats, and other small domesticated animals and birds.
 - 2. The operation shall be conducted in a completely enclosed and sound controlled building in such a way as to produce no objectionable noises or odors outside its walls.
 - 3. There shall be no outdoor runs or animal holding areas.
 - 4. There shall be no boarding of animals other than as necessary for recuperation of patients.
 - 5. The clinic shall have direct access from the parking area.
- M. The Murdock Alberhill Ranch Specific Plan establishes an R-3 overlay district over the C-1 designated areas shown on the land use plan. Subject to a Conditional Use Permit and Design Review approval, the multi-family development

option may be permitted in the C-1 District in conformance with the development regulations/standards of the R-3 District as described in this document up to a maximum of 370 dwelling units. Exercise of the R-3 overlay option shall not require any further amendment to the Specific Plan.

Development under the R-3 overlay option shall automatically rescind the C-1 land use designation over the affected area.

- N. Similar uses as those listed above as approved by the Planning Commission.

Site Criteria. There shall be no minimum lot size required for a C-1 parcel. However, in establishing and maintaining locations or approving uses for the C-1 District, it shall be demonstrated that the property is capable of compliance with the following criteria:

- A. The site can support safe and efficient on-site circulation and has convenient access to surface streets with adequate capacity.
- B. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential development.
- C. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.

Setbacks. The following minimum standards shall apply to all new construction in the C-1 District:

- A. Front: The front yard setback for any building in the C-1 District shall average twenty (20) feet but in no case shall be less than fifteen (15) feet.
- B. Side and Rear Yard: No setback shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be fifteen (15) feet.
- C. Notwithstanding Subsections 1 and 2, the setback from a public right-of-way to a parking or driveway area may be ten (10) feet.

Building Height. The maximum building height shall be thirty-five (35) feet, excluding appurtenances.

Landscape Improvements. All area not utilized for structures, parking, or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply:

A. Adjacent to Streets:

A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained between parking areas and the public right-of-way. Parking areas shall be screened utilizing berms, shrubs, and other decorative treatments.

B. Buffer Landscaping:

A continuous landscape buffer, a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. In addition, a solid block wall, a minimum of six (6) feet in height shall be constructed within this buffer to separate the commercial uses from adjacent residential uses. At a minimum, said buffer shall contain one (1) fifteen (15) gallon, non-deciduous, umbrella form tree for each thirty (30) lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, but excepting said six (6) foot high wall, shall encroach within this area.

C. Generally:

All building sites shall have a minimum landscaped coverage equivalent to the ten (10) percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or art work in the landscape proposal.

Parking. The provisions of Chapter 17.66 of the City of Lake Elsinore Zoning Ordinance shall be used to determine the parking for development in the C-1 District.

Mechanical Equipment. All roof-mounted mechanical equipment satellite dishes, tanks, ducts, elevator

enclosures, cooling towers, or mechanical ventilators shall be screened from the round elevation view by architectural elements such as parapets, etc., to a minimum sight distance of 1,320 feet.

Floor Area Ratio. The maximum floor area ratio shall be .50.

Design Review. No building permits shall be issued for the construction of any building or structure in the C-1 District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.820 of the City of Lake Elsinore Zoning Ordinance.

8.5 C-SP: Commercial-Specific Plan District

Purpose. The intent of the C-SP District is to reserve appropriate locations for certain categories of office, retail, commercial, and light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect these areas from intrusion by residential and other inharmonious uses. The C-SP uses are located in the more visible areas of ~~Murdock Alberhill Ranch, such as adjacent to major thoroughfares and freeways.~~ Furthermore, it is anticipated that C-SP uses will play an important role in establishing the perceived identity of the larger Alberhill Ranch area from adjacent off-site freeways and major on-site thoroughfares.

Permitted Uses. Uses permitted in the C-SP District shall include those uses listed below which operate in compliance with the purpose, intent, and standards of this District, are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste.

- A. All permitted uses of the C-1 District as contained within this document.
- B. Antique shops and auction galleries.
- C. Bowling alleys.
- D. Cabinet shops and furniture manufacture.
- E. Catering services.
- F. Ceramic products manufacture using only previously pulverized clay, and kilns fired by electricity or gas.

- G. Cold storage plants.
- H. Department stores.
- I. Die and pattern making.
- J. Equipment rental agencies.
- K. Floor covering shops.
- L. Furniture stores.
- M. Gas dispensing establishments subject to the provisions of Chapter 17.38 of the City of Lake Elsinore Zoning Ordinance.
- N. Home improvement centers.
- O. Hotels, motor inns, and motels.
- P. Lawn mower repair shops.
- Q. Machine shops.
- R. Manufacture, assembly, and repair of:
 - 1. Aircraft accessories and parts.
 - 2. Electronic equipment and components.
 - 3. Business machines.
 - 4. Electrical devices (generally).
 - 5. Garments.
 - 6. Household appliances.
 - 7. Machine tools.
 - 8. Motor vehicles, farm equipment, motorcycle, recreational vehicles, boats and trailers and accessories and parts.
 - 9. Small miscellaneous consumer products.
- S. Manufacture and maintenance of signs and advertising structures.
- T. Offices for on-site management and leasing, provided they shall be directly related to and involved with the property on which they are located.
- U. Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts.
- V. Second hand and thrift shops.

- W. Service businesses similar to retail store which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- X. Sheet metal shops.
- Y. Skating rinks.
- Z. Soils engineering and testing firms.
- AA. Theaters provided they comply with the requirements of Chapter 17.66, Parking Requirements, of the City of Lake Elsinore Zoning Ordinance.
- BB. Upholstering shops.
- CC. Veterinary clinics.
- DD. Wholesale distribution.
- EE. Similar uses as those listed above as approved by the Community Development Director.

Uses Subject to a Conditional Use Permit. It is recognized that certain uses, while similar in characteristics to "Permitted Uses" per this District, may have the potential to impact surrounding properties and, therefore, require additional approval and consideration. Such uses to be permitted in the C-SP District shall require Planning Commission review and approval of a Use Permit pursuant to Chapter 17.74 of the City of Lake Elsinore Zoning Ordinance and shall include the following:

- A. Any C-SP use proposed to be located on a parcel which is within 100 feet of the exterior boundaries of a residential district.
- B. Any use listed in "Permitted Uses" per this District which, because of operational characteristics specific to the particular business or proposed location, is found by the Director of Community Development to have the potential to negatively impact adjoining properties, businesses, or residents, and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
- C. Uses permitted subject to a Conditional Use Permit in the C-1 District as contained in this document.

- D. Bus depots and transit stations.
- E. Business colleges and professional schools.
- F. Car washes.
- G. Churches.
- H. Commercial kennels.
- I. Dance halls, discotheques, or any establishment providing live entertainment.
- J. Electro-plating.
- K. Headquarter and administrative offices with a minimum total floor area of 30,000 square feet for a single user.
- L. Health clubs, racquetball and indoor tennis courts, and similar related facilities where they occupy a minimum of 20,000 square feet of building area.
- M. Heavy equipment sales and rental.
- N. Mini-storage or mini-warehouses.
- O. Motor vehicle, motorcycle and recreational vehicle sales and service incidental to the sale of parts but excluding major overhauls, painting and body work.
- P. Outdoor sales and display incidental and accessory to a permitted use.
- Q. Recreational vehicle storage yards, provided that there shall be a minimum twenty (20) foot landscaped setback from all streets and yards shall be screened from all public thoroughfares by a decorative, solid masonry wall a minimum of six feet in height, as measured from the highest grade elevation from either side of the wall.
- R. Recycling centers, not including automobile salvage or dismantling.
- S. Research offices and laboratories for the conduct of scientific research involving design, fabrication, and testing of prototypes and the performance of environmental tests.
- T. Trade schools and industrial training centers.
- U. Restaurants and eating places.

- V. Similar uses as those listed above as approved by the Planning Commission.

Accessory Uses. The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use, provided that they remain clearly incidental and secondary to the primary use, are found to be compatible with the character of the business district in which they are located, and that any building or structures are harmonious with the architectural style of the main building(s). No accessory structure shall be located in a front setback area.

A. Outdoor storage areas subject to the following:

1. Outdoor storage areas shall be permitted only in conjunction with and as an integral aspect of a permitted use and shall not be the primary use of the property.
2. All storage yards shall be enclosed on all sides with a screen a minimum of six (6) feet in height as measured from the highest grade elevation either side of the screen. The screen shall be a decorative, solid masonry wall except chain link with redwood or cedar slats or wood fencing may be permitted where the storage yard is not visible from a public thoroughfare.
3. No materials shall be stored higher than the screen.
4. Storage areas shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.
5. No storage of scrap, waste or other material not utilized in the production process is permitted.
6. No storage area shall be located within fifty (50) feet of a property upon which there is a residential use.

B. General Offices.

C. Guard offices excluding those with living facilities.

D. Employees' cafeterias.

E. Retail sales or products produced on the premises and incidental retail sales relevant to businesses

permitted in "Permitted Uses" and "Uses Subject to a Conditional Use Permit" per this District.

- F. Showroom for exhibition of products produced on the premises or available for wholesale distribution.

Lot Area. The minimum lot area for new lots in the C-SP District shall be 20,000 square feet net. Industrial condominiums or planned unit developments may have smaller lot areas provided they are master planned and share reciprocal facilities such as parking and access and provided it can be shown that development upon those lots can comply, with the exception of street frontage width, with all of the standards of this Section.

Street Frontage Width. The minimum street frontage width of any new lot created in the C-SP District shall be 100 feet.

Setbacks. The following minimum standards shall apply to all new construction in the C-SP District:

- A. **Front:** The front yard setback for any building in the C-SP District shall average twenty (20) feet but in no case shall be less than fifteen (15) feet.
- B. **Side and Rear Yard:** No setback shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be the same as required for the front yard setback.
- C. Notwithstanding Subsections 1 and 2, the setback from a public right-of-way to a parking or driveway area may be ten (10) feet.

Building Height. In this District, the maximum building height shall be forty-five (45) feet, excluding appurtenances.

Landscape Improvements. All area not utilized for structures, parking, or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply:

- A. **Adjacent to Streets:** A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained between parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and

other decorative treatments of sufficient size and height to meet this requirement.

- B. **Buffer Landscaping:** A continuous landscape screen, a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. In addition, a solid block wall, a minimum of six (6) feet in height shall be constructed within this buffer to separate the commercial uses from any adjacent residential uses. At minimum, said buffer shall contain one (1) twenty-four inch (24") box, non-deciduous, umbrella form tree for each thirty (30) lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, but excepting said six (6) foot high wall, shall encroach within this area.
- C. **Generally:** All building sites shall have a minimum landscaped coverage equivalent to the eight percent (8%) of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of ground floor public space, creative use of water elements, and the incorporation of sculpture or art work in the landscape proposal.

Parking. The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the parking for development in the C-SP District.

Floor Area Ratio. The maximum floor area ratio shall be 2.0.

Design Review. No building permits shall be issued for the construction of any building or structure in the C-SP District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82 of the City of Lake Elsinore Zoning Ordinance.

8.6 Public Facilities and Open Space District (Includes OS, ES/P, and P Zoning Designations.)

Purpose. The intent of the Public Facilities and Open Space District is to reserve land for public park, school, and recreation uses; and to secure natural open space as a permanent public resource, in order to

protect the public health, safety, and welfare and preserve environmental and scenic resources.

Permitted Uses.

- A. Parks, picnic grounds, and playgrounds, including neighborhood and community parks.
- B. Game courts, including tennis, racquetball, and basketball.
- C. Athletic fields.
- D. Parking lots.
- E. Primary and secondary schools, both public and private.
- F. Drainage or flood control channels, creeks, rivers, lakes and floodplains, including riparian habitat areas.
- G. Land which would endanger the health, safety, and public welfare of the residents, to include:
 - 1. Areas where terrain is too steep to build upon or where grading of the land may endanger public health and safety due to erosion by flooding;
 - 2. Areas subject to flooding or inundation from storm water;
 - 3. Geologically unstable areas; and
 - 4. Greenbelt areas which are formed by land development by preserving the land as a natural area.
- H. Areas of outstanding cultural or historical value or significance.
- I. Areas of outstanding natural, biological, or scenic value or significance.
- J. No building or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:
 - 1. Drainage channels, bridges or crossings, watercourses, spreading grounds, settling basins, freeways, parkways, public streets, park drives, utility access roads, hiking/riding trails, and fire lanes.

2. Privately owned or public recreational areas, parks, picnic grounds, playgrounds, wildlife preserve, and such buildings and structures as are related thereto, but permitting no commercial uses.
3. Game courts, including tennis, racquetball, and basketball courts.
4. Athletic fields.
5. Parking lots.
6. Equestrian facilities, including trails, riding stables, showgrounds, and competition facilities.
7. Primary and secondary schools, both public and private.
8. Utility facilities, such as pump stations, transmission towers, water reservoirs, substations, and similar structures.
9. Wildlife or wilderness preserves.
10. Agricultural uses provided an agreement between the City and the land owner can be made which will allow the land owner to operate under the California Land Conservation Act.

K. Similar uses to those listed above as approved by the Planning Commission.

Lot Area. There is no minimum lot size requirement.

Street Frontage Width. There is no minimum street frontage width, provided that each lot or parcel containing a school building or structure shall have a width of not less than sixty (60) feet at the building setback line. There is no width requirement for open space or park lots or parcels or for those lots or parcels used for drainage or other related uses.

Setbacks. There are no yard requirements for buildings which do not exceed twenty-five (25) feet in height. Any portion of a building which exceeds thirty-five (35) feet in height shall be setback from the front, rear, and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the master plan roadway right-of-way line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the

rear line adjoins a street, the rear setback requirements shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from a master plan roadway right-of-way line.

Building Height. No building shall exceed twenty-five (25) feet in height (excluding appurtenances) or more than one-story, except for public and private school buildings and structures which shall not exceed fifty (50) feet in height or four stories.

Lot Coverage. No structure shall be permitted except accessory buildings or those structures related to public park and recreation facilities or utilities. In no case shall buildings or structures exceed thirty (30) percent of the total area in use.

Parking. The provisions of Chapter 17.66, Parking Requirements, of the City of Lake Elsinore Zoning Ordinance shall be used to determine the parking for development in the Public Facilities and Open Space District.

Mechanical Equipment. All roof-mounted mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers, or mechanical ventilators shall be screened from the round elevation view by architectural elements such as parapets, etc., to a minimum sight distance of 1,320 feet.

Width of Fuel Modification Zones. Fuel modification zones will extend 50 feet into open space areas where development is downslope and 100 feet in an upslope condition.

Design review. All structures, parking facilities, or storage lots and grading operations within this district shall be subject to Planning Commission approval.

MURDOCK ALBERHILL RANCH
SPECIFIC PLAN
COMPONENT V
SPECIFIC PLAN DESIGN ELEMENT

9.0 DESIGN GUIDELINES

GENERAL GUIDELINES, PURPOSE AND THEME

The architectural concept of Murdock Alberhill Ranch will be varied, new and different. A blend of traditional, early California, and Mediterranean will be tastefully integrated throughout the community. Because of the history of clay production in the Elsinore community and the Murdock concern for tradition, homes will be designed to feature rich accents of brick with strong facia and architectural elements of wood, shingle and beams. Roof materials will incorporate clay tiles to blend harmoniously with the varied architectural styles.

Specific project-wide design goals and objectives are as follows:

1. To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
2. To provide guidance to City staff, the Planning Commission and the City Council in the review of future development projects in the Murdock Alberhill Ranch Specific Plan area;
3. To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area; and
4. To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries.

The guidelines provided herein are intended to be dynamic, flexible and to be illustrative in nature. Over time, they may respond to unanticipated conditions, such as changes in buyer's taste, lifestyles, community desires, economic conditions, and the marketplace.

9.1 LANDSCAPING GUIDELINES

1. Landscaping Goals and Objectives:
 - a. To reduce emphasis on vehicular impact by careful placement of roads and parking lots, and screening of same from view.
 - b. To emphasize pedestrian access and circulation, especially between and around roads and buildings.

- c. To accommodate walkways by such treatments as arcades, trellises, courts, and canopies, accented with street furnishings and pedestrian-scale lighting.
- d. To use repetition of details, with variation, to tie buildings together.

2. Entry Statements:

a. Concept

In designing the land use plan for Murdock Alberhill Ranch, it was intended that a sense of arrival be created and that the overall theme of the project be established. The major entry roads to the community (Lake Street and Nichols Road). The intersections of Lake Street and Nichols Road with Collector A are intended to be community arrival points, establishing arrival to the community. Project and neighborhood entries will establish the sense of arrival of a more specific locational basis. As described in the following sections, these entries will serve as logical statement points for the community's overall theme. The entries, along with the overall landscape concept, are shown in Exhibit 23.

b. Primary Monument Signage

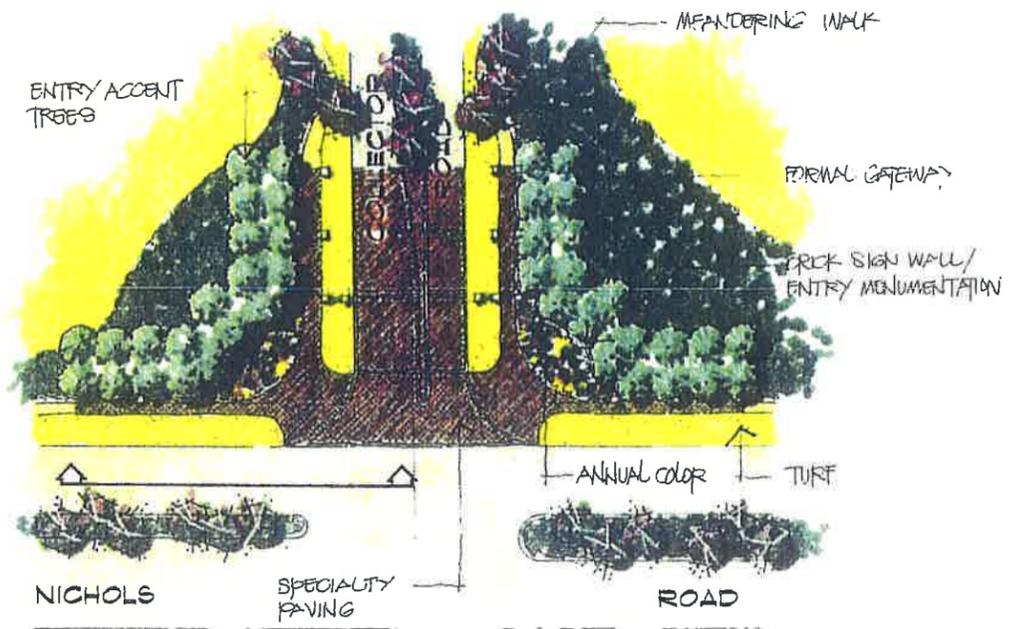
In order to establish a "sense of arrival" to the Murdock Alberhill Ranch community, primary monument signage will be located on Lake Street at Collector "A" and Nichols Road at Collector "A". A formal arrangement of large theme trees with a theme wall is combined with flowering shrubs and community signage.

c. Secondary Monumentation Signage

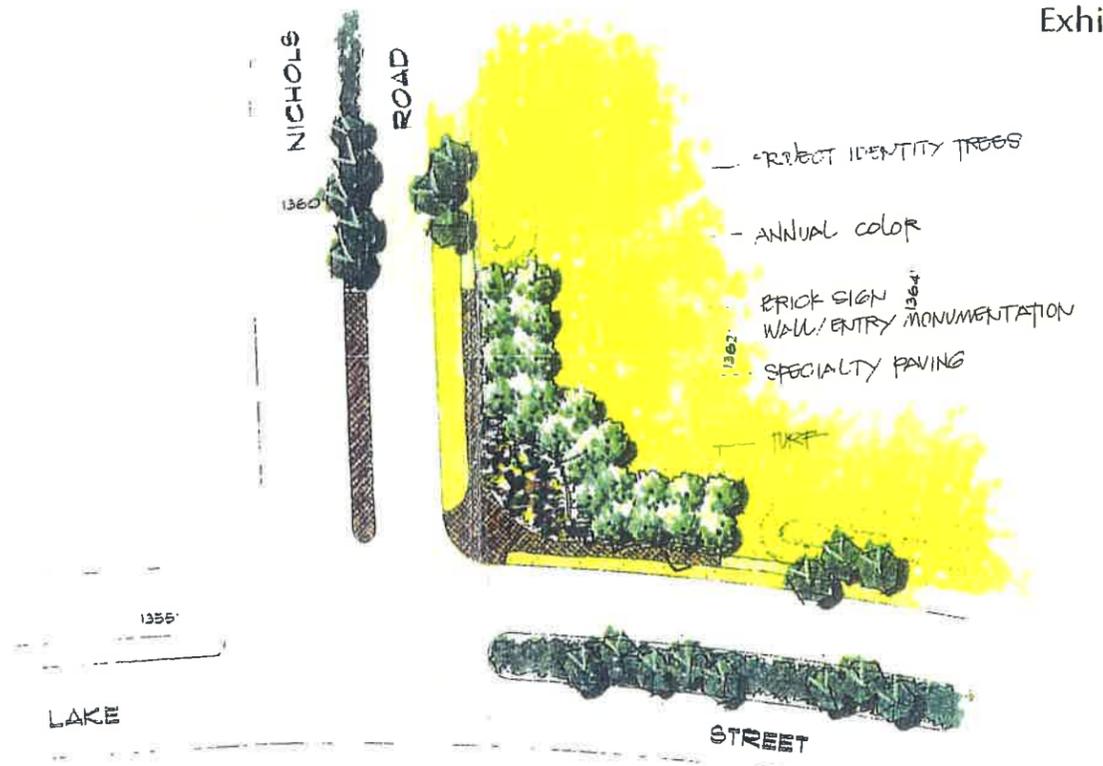
Secondary monumentation signage into residential neighborhood areas provides focus for and identification of the individual neighborhood. Relations to pedestrian scale in concert with building entrances are also important site planning considerations.

d. Project Identification Signage

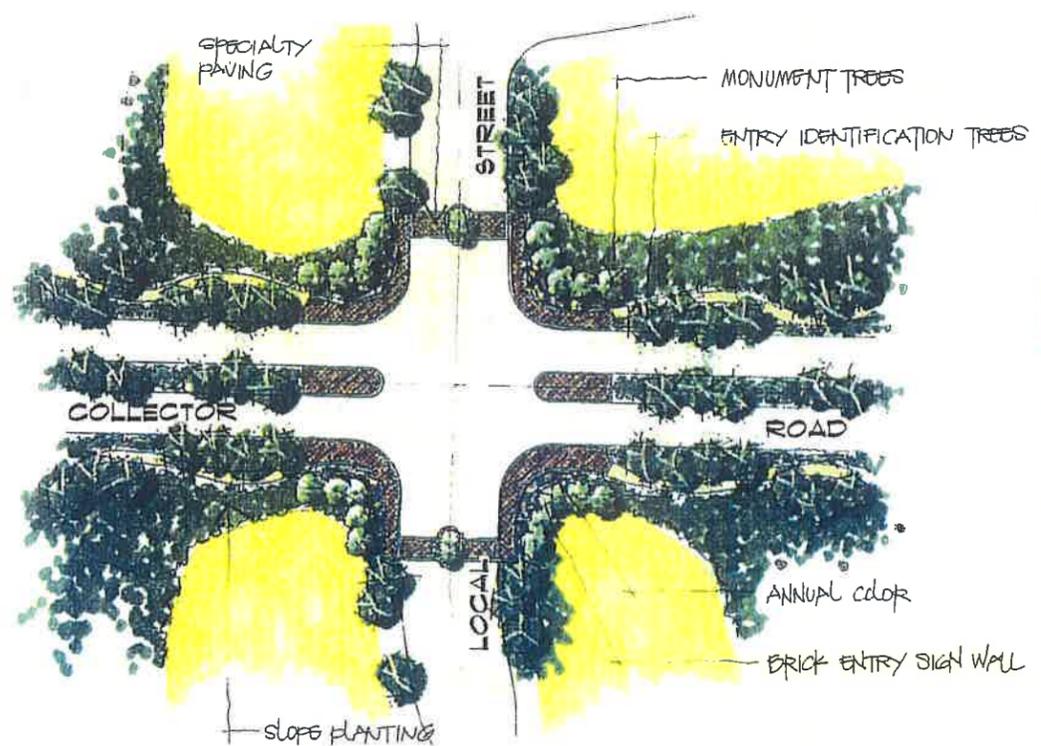
Project identification signage into Murdock Alberhill Ranch is provided at Lake Street/Nichols Road and Nichols Road/Terra Cotta Road.



Primary Entry Monument



Project Identification Monument



Secondary Entry Monument



Primary Entry Monument Elevation

For Illustration Purposes Only

Conceptual Entry Design

NTS

Note: See Exhibit 24 for Location of Entry Monumentation.

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

3. Streetscapes

a. Concept

A definitive street hierarchy has been established in order to present a clear distinction between the relative level of streets and to emphasize certain key aspects of each street in Murdock Alberhill Ranch. This hierarchy is depicted in the Landscape Concept, Exhibit 24. This hierarchy will, in part, be established by the street landscaping, which has been chosen to reflect the project's overall "rural California" theme. Careful consideration of the relationship between street and plant material characteristics such as size, form, texture and color will help establish a character that will reinforce this theme.

b. Urban Arterial (Lake Street, generally north of Nichols Road)

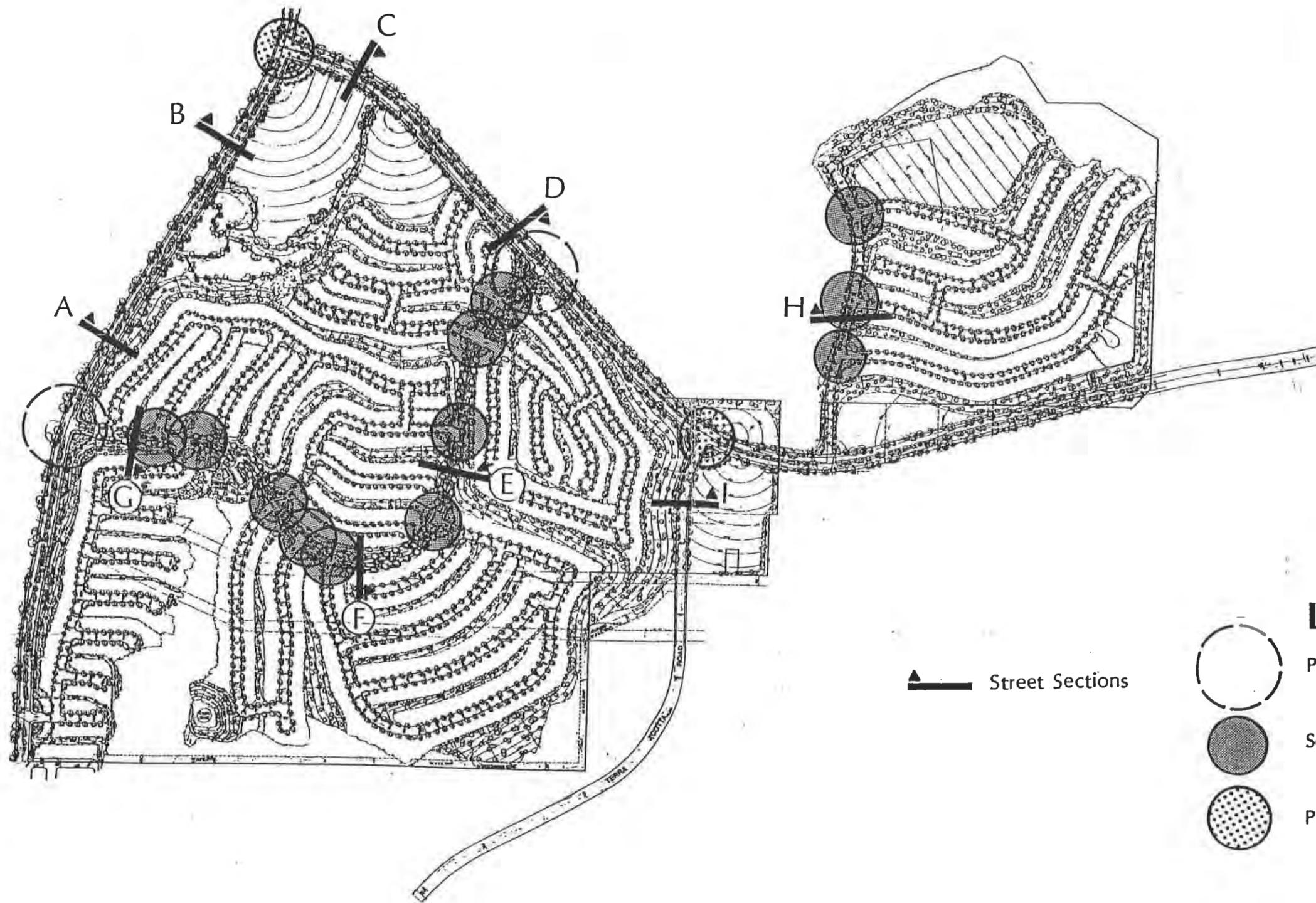
A semi-formal landscape concept is proposed for Lake Street and is shown in detail on Exhibit 25. The landscape concept consists of informal groupings of evergreen and deciduous trees in the parkways, along with a formal planting of medium evergreen trees in the median, combined with an understory of ground cover and low shrubs.

c. Major Highway (Nichols Road and Lake Street, generally south of Nichols Road)

Nichols Road will function as the entry road into the Murdock Alberhill Ranch Specific Plan area. The landscape concept is informal and will transition to a formal theme at the intersection arrival points. Informal groupings of medium evergreen canopy trees will be planted in the median and deciduous and evergreen trees will be planted in the parkways. Exhibit 26 shows the major highway landscape detail.

d. Secondary Highways (Temescal Canyon Road, Terra Cotta Road) and Collector Streets (A and B).

The landscape treatment for the secondary highways and collector streets within Murdock Alberhill Ranch will be informal and pedestrian oriented. Grouping of canopy and conical shade trees will be regularly spaced within beds of ground cover and will provide a canopy over the sidewalks, creating a pleasant pedestrian environment. The use of different species of trees on each street will uniquely identify various streets within the



LEGEND

▲ Street Sections



Primary Monumentation Signage



Secondary Monumentation Signage



Project Identification Signage

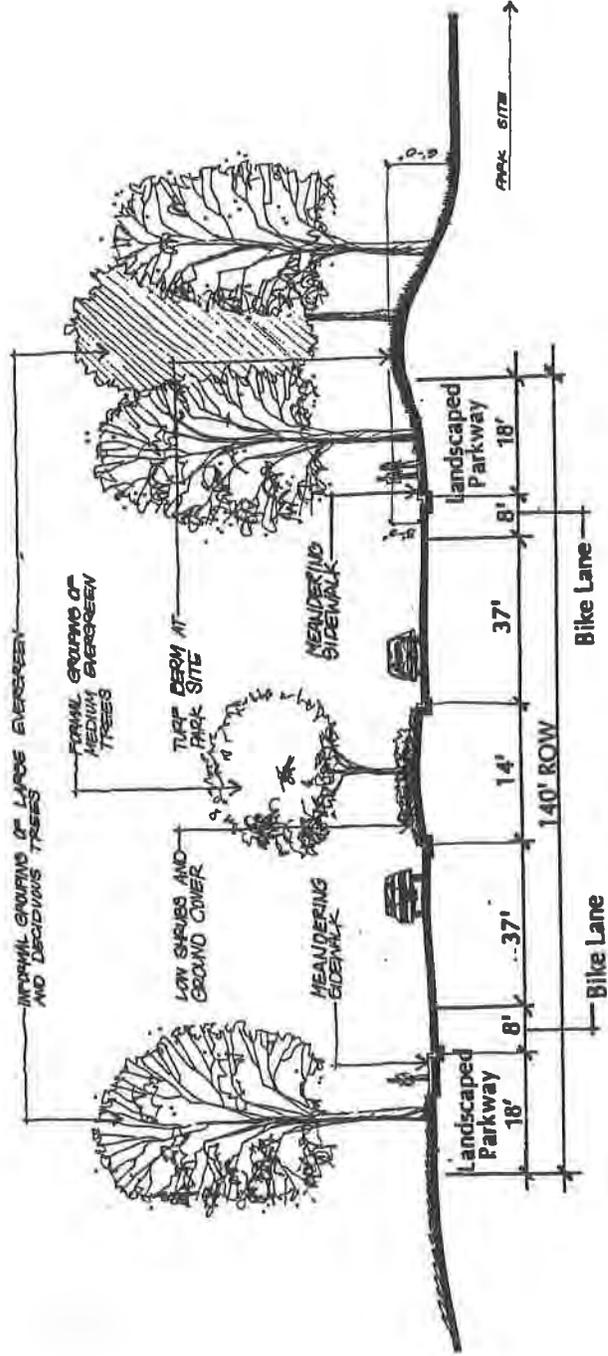
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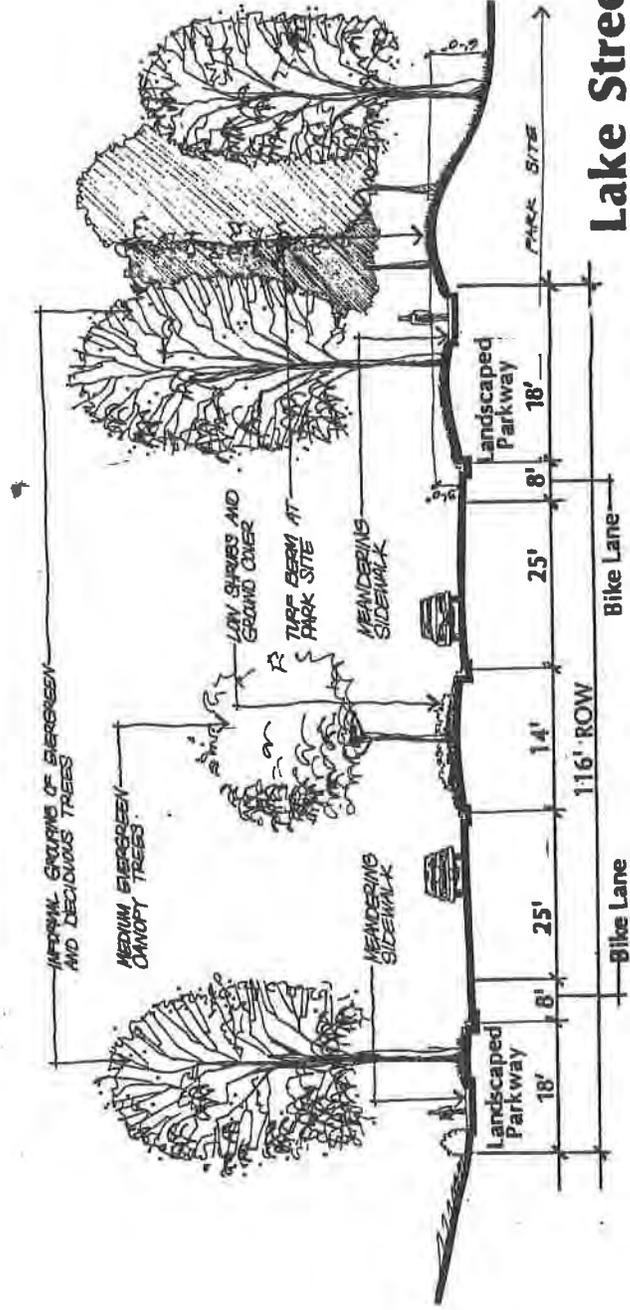
Landscape Concept

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

SECTION B



SECTION C



Lake Street Section B & Nichols Road Section C

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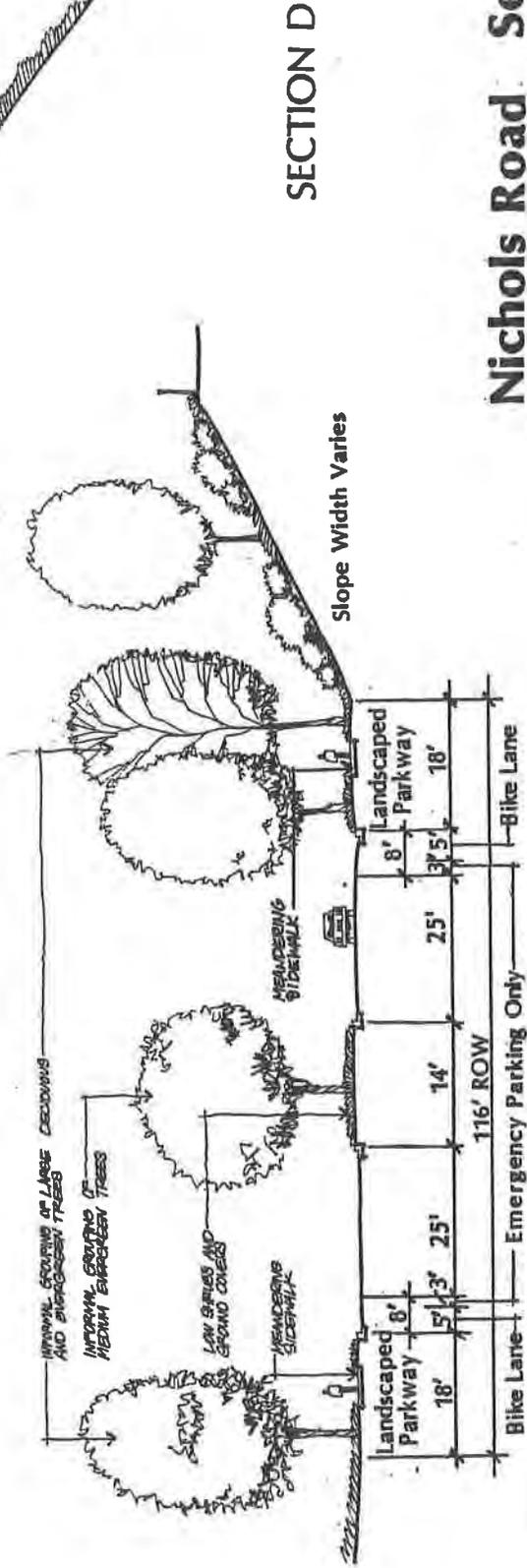
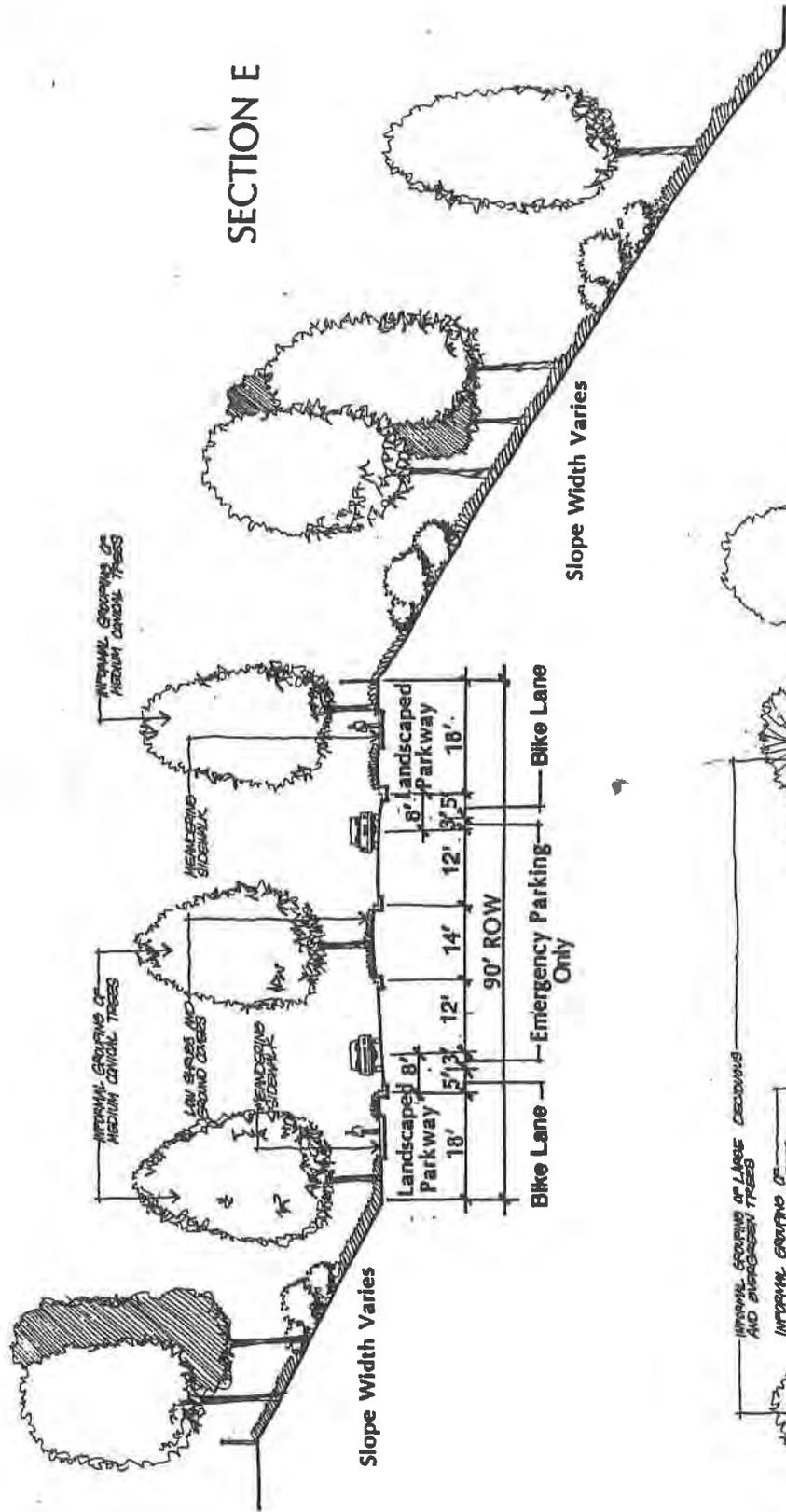
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA
Exhibit 26

project. Landscape details for secondary highways and collector streets are shown in 27, 28 and 29.

4. Landscaping Standards & Requirements for Commercial, Industrial and Office Developments

Prior to the issuance of any Building Permits, detailed landscape and irrigation plans shall be reviewed and approved according to the City's Design Review criteria as discussed in Chapter 17.82 of the City of Lake Elsinore Zoning Ordinance. Whenever one of the following standards or regulations conflicts with a standard or regulation per City code, the more stringent shall apply.

- a. There shall be a minimum of 15% of the overall site area landscaped with trees, shrubs and ground covers. Off-site public rights-of-way, provided that they are contiguous with site landscaping, can be counted as a part of the overall required landscaped area.
- b. For all landscaped area(s), plus any off-site public rights-of-way required for these developments, there shall be a permanent automatic irrigation system installed. Temporary irrigation systems may be used at the applicant's discretion for temporary landscaping on an undeveloped area of the project.
- c. Low plantings of ground cover, turf, or annual color shall be used in combination with the foreground. When turf is used with other plantings, it shall be separated with a mow strip of concrete, redwood header, or other similar material.
- d. All landscaping shall be maintained in a manner which allows the landscaping to improve and mature over the years. Any landscape materials that die shall be replaced within thirty (30) days.
- f. Trees shall be double-staked and maintained until the tree materials are strong enough to withstand normal area winds. Annual color plantings shall be replaced immediately upon decline.
- g. Required landscaping shall be maintained in a neat, clean, and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plant materials where necessary, and the regular watering of all plant material.



**Nichols Road Section D
& Collector A Section E**

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA
Exhibit 27

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5. Plant Palette

Plants for the Murdock Alberhill Ranch Specific Plan environment should be selected for stress durability, drought tolerance, adaptability to soil type, suitability for the climate, speed of growth, and regeneration from damage. The list below includes plants that are suitable for the Lake Elsinore region and may be used throughout Murdock Alberhill Ranch. This plant palette is not intended to be comprehensive, but is presented as a guide for developers, builders, and landscape architects within Murdock Alberhill Ranch. Final plant materials are not limited to the list below and will be selected during preparation of working drawings for each individual project.

Trees

<u>Scientific Name</u>	<u>Common Name</u>
Acacia melanozylon	Black Acacia
Albizia julibrissin	Albizia
Arecastrum romanzoffianum	Queen Palm
Cercidium floridum	Paloverde
Cercis occidentalis	Red Bud
Eucalyptus spp.	Eucalyptus
Fraxinus velutina	Arizona Ash
Fraxinus X. 'Modesto'	Modesto Ash
Gleditsia triancanthos	Honey Locust
Jacaranda acutifolia	Jacaranda
Lagerstroemia indica	Crepe Myrtle
Liquidambar styraciflua	Sweet Gum
Phoenix canariensis	Canary Island Date Palm
Pinus canariensis	Canary Island Pine
Pinus pinea	Stone Pine
Pistacia chinensis	Chinese Pistache
Pittosporum phillyraeoides	Willow Pittosporum
Platanus acerifolia	London Plane
Platanus racemosa	California Sycamore
Schinus molle	California Pepper
Ulmus parvifolia	Evergreen Elm
Washingtonia robusta	Mexican Fan Palm

Shrubs

<u>Scientific Name</u>	<u>Common Name</u>
Abelia 'Edward Goucher'	Edward Goucher Abelia
Agapanthis africanus	Lily of the Nile
Baccharis pillularis	Coyote Bush
Euonymus fortunei	No common name
Genista hispanica	Spanish Broom
Heteromeles arbutifolia	Christmas Berry
Ligustrum lucidum	Glossy Privet
Ligustrum japonicum	Japanese Privet

Mahonia aquifolium
 Myrtus communis
 Nandina domestica
 Nerium oleander
 Photinia fraseria
 Pittosporum tobira
 'Wheeler's Dwarf'
 Rosa Banksiae
 Veronica spp.
 Xylosma congestum

Oregon Grape
 True Myrtle
 Heavenly Bamboo
 Oleander
 Photinia
 Mock Orange
 Lady Banks' Rose
 Speedwell
 Xylosma

Ground Covers and Vines

Scientific Name

Ajuga reptans
 Ampelopsis brevipedunculata
 Bougainvillea spp.
 Cerastium tomentosum
 Festuca ovina glauca
 Gazania spp.
 Lobularia maritima
 Lonicera japonica
 Oenothera missouriensis
 Santolina chamaecyparissus
 Trachelospermum Jasminoides
 Vinca major

Common Name

Carpet Bugle
 Blueberry Climber
 Bougainvillea
 Snow-in-Summer
 Blue Fescue
 Gazania
 Sweet Alyssum
 Japanese Honeysuckle
 Evening Primrose
 Lavender Cotton
 Star Jasmine
 Periwinkle

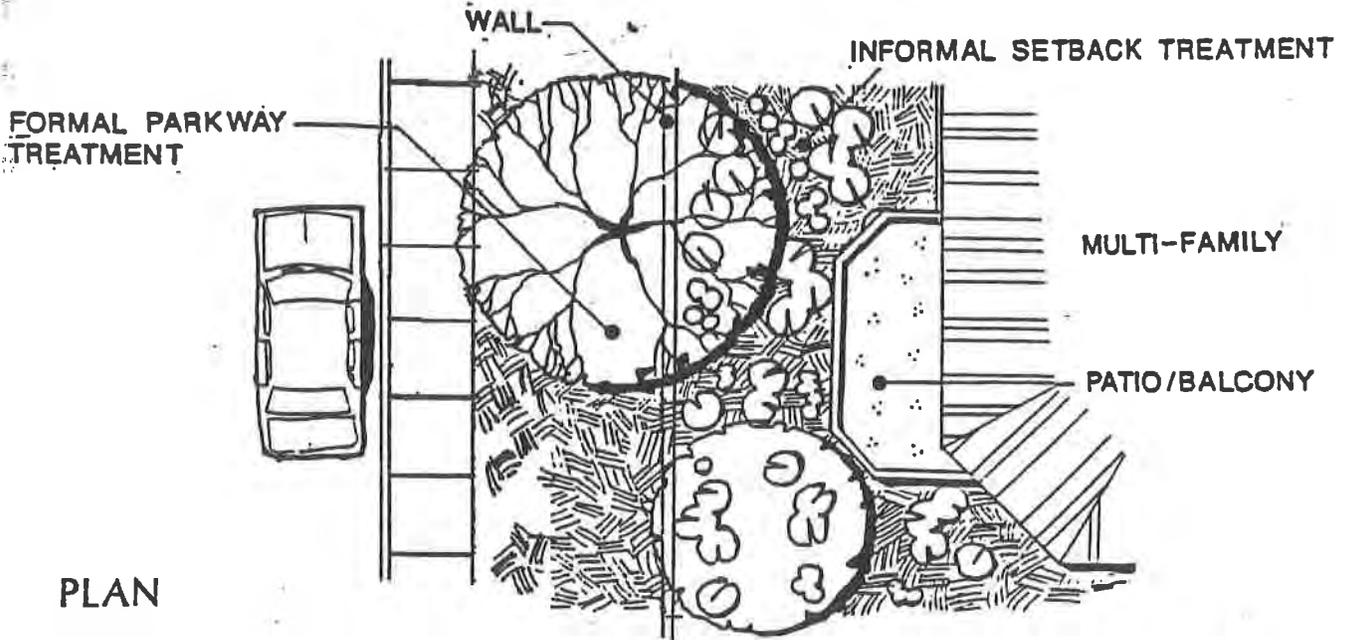
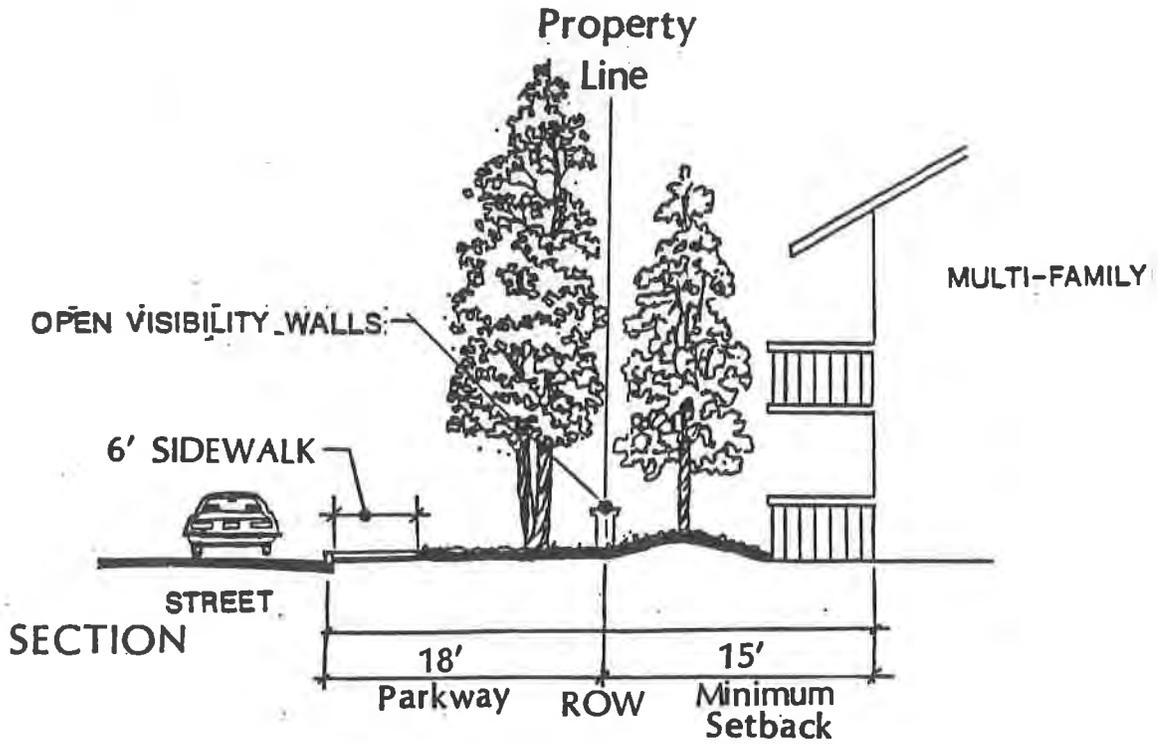
6. Landscape Setbacks: Adjacent to Multi-Family and Commercial Areas

a. Adjacent to Multi-Family Projects

The landscaping of the right-of-ways adjacent to multi-family areas will be an extension of the specified streetscape. Typical detail of this interface is shown in Exhibit 30. Walls along street right-of-ways, however, are to be more open to allow visibility into the multi-family project. Exhibit 42 illustrates a potential concept for wall/fence treatments.

Along the street right-of-way, multi-family structures should vary in setback, spacing between buildings, orientation and architectural facade to minimize the monotonous facade effect along the street. Parking areas should be located internally to the project wherever possible as opposed to adjacent to exterior streets.

Landscaping within the multi-family site will extend the plant materials used along adjacent streets with theme or accent plant materials concentrated at entries and within the recreation areas of the development.



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Landscape Buffer

Multi-Family Residential/ Street Buffer

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

b. Commercial-Specific Plan Projects

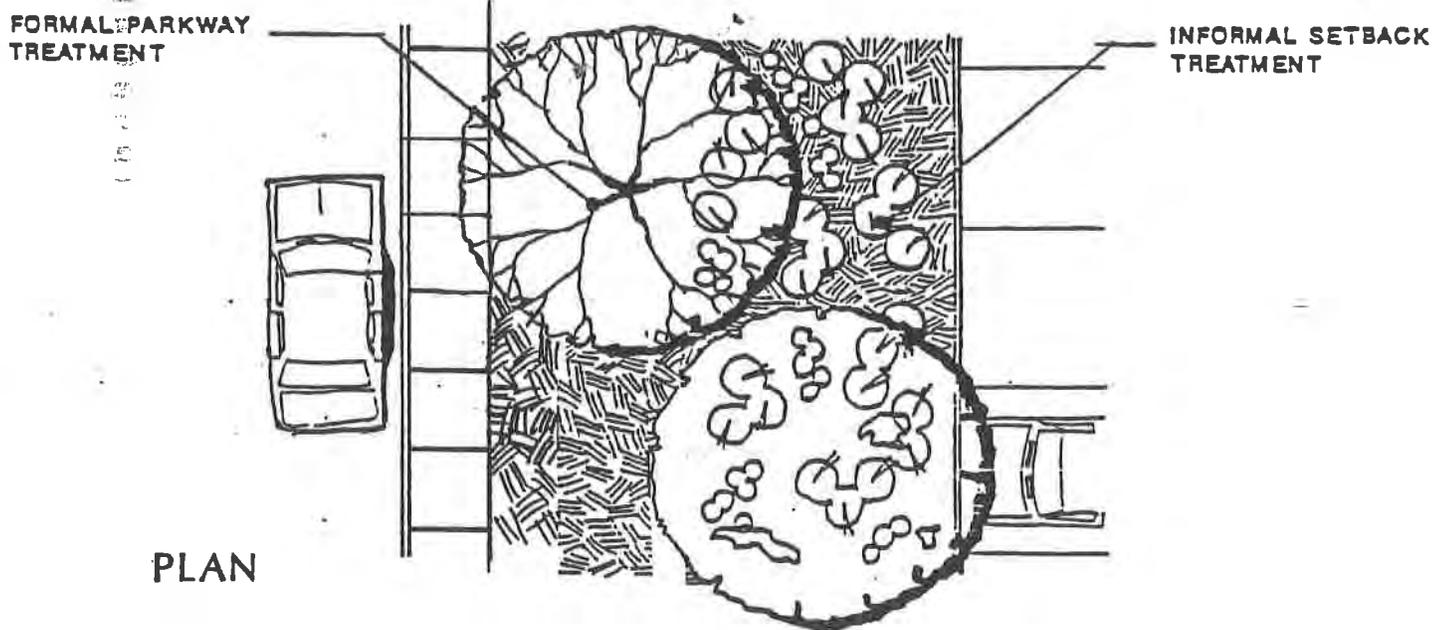
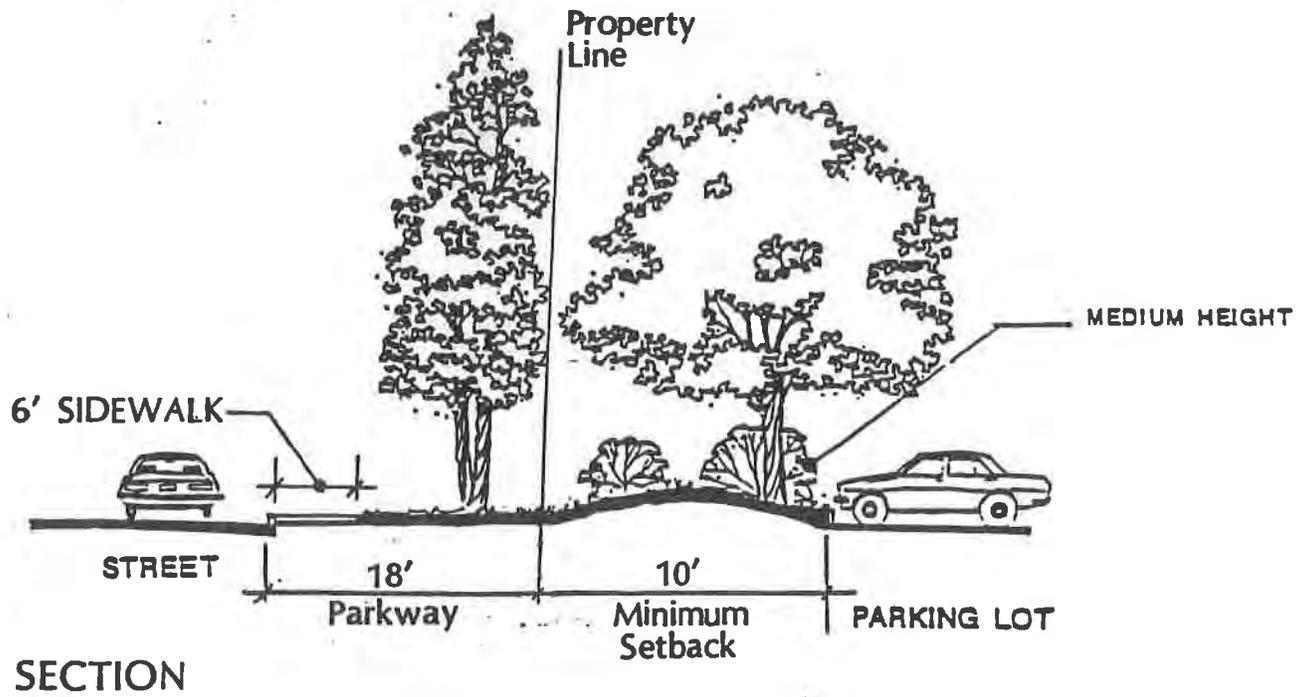
The parking lots and buildings within commercial-specific plan sites shall be setback from the right-of-way to provide a more interesting streetscape and to allow for screening of parking lots without the use of walls. The landscaped setback, as shown in Exhibit 31 is treated less formally than the adjacent street parkway, allowing for installation of the setback landscaping by the particular developer at the same time or at a later time than the streetscape without having to match trees or shrubs, etc.

7. Front Perimeter and Major Entries

- a. Where any parking area or driveway abuts a street, there shall be a minimum landscape setback of ten feet from the public right-of-way, which shall be fully landscaped and irrigated (unless a greater setback is required by any other provision herein).
- b. Within the front perimeter there shall be a thirty-inch high screen adjacent to all parking areas that may consist of landscape, berms, walls or any combination that can satisfactorily screen the parking area within three years. If the screen is predominantly provided by using plant material, all shrubs shall be a five gallon minimum size. This screening requirement can be accomplished by formal or informal groupings of plant materials, walls and berming. The front perimeter is defined as the landscaped area contiguous with public rights-of-way and bounded by an extension of the major building faces behind.
- c. One tree per thirty lineal feet of frontage on any public street shall be installed within the frontage area and shall consist of minimum fifteen gallon trees. No more than seventy percent of the trees shall be deciduous.

8. Rear and Side Yard Perimeters

- a. Rear and side yard perimeters are defined as all other areas not including building store fronts, parking and front perimeter and major entries. These areas shall provide for a continuous five foot landscape strip adjacent to property lines and shall be planted with one tree per fifty lineal feet of property line. These trees shall be a minimum fifteen gallon size.



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Landscape Buffer

Office-Commercial/ Street Buffer

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

- b. A continuous landscape buffer; a minimum of fifteen feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. In addition, a solid block wall, a minimum of six feet in height shall be constructed within this buffer to separate the commercial uses from the adjacent residential uses. At minimum, said buffer shall contain one, fifteen gallon, non-deciduous, umbrella form tree for each thirty lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, excepting said six foot high wall, shall encroach within this area.

9. Parking

Surface parking lots shall be designed as described herein. Parking lots generally shall be screened from view from adjacent streets and highways by well-planted berms. Specific requirements for surface parking are as follows:

- a. At least one tree per ten parking stalls shall be provided. All trees installed to meet this requirement shall be twenty-four inch box minimum size in end islands and fifteen gallon between end areas. Trees may be placed in regular formalized groupings or irregularly placed providing the overall density of one tree per ten parking stalls is achieved. Combinations of deciduous or evergreen trees can be used providing no more than seventy percent of the trees are deciduous.
- b. All landscape planter beds in interior parking areas shall be not less than five feet in width and bordered by a concrete curb not less than six inches nor more than eight inches in height, adjacent to the parking surface.
- c. No tree planting is required within rear and side yard parking areas that are not visible from the front perimeter, parking area, or other streets, unless said parking area abut a residentially zoned use, in which case subsection (8) (rear and side yard requirements) shall apply. Shrub planting adjacent to the rear of buildings shall be required, where building and service access requirements permit. If visible from the freeway, tree planting shall be provided.

10. Screening

Generally speaking, the use of property line fencing for screening purposes is discouraged and will be allowed where security requirements are demonstrated by the owner.

Whenever possible, screening shall be accomplished by contoured grading or dense evergreen shrub massing or a combination of the two techniques, but must follow the general design theme and characteristics of a campus-setting.

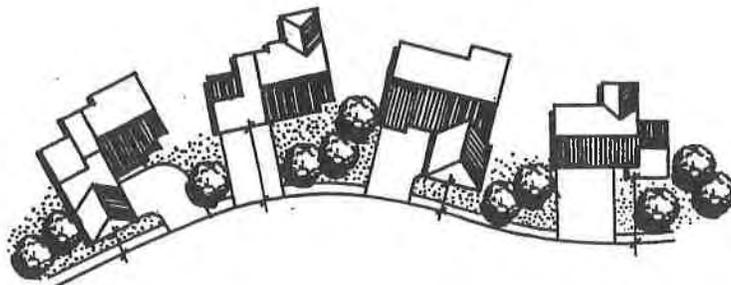
All loading or storage area within the rear and side yards shall be continuously screened with walls, fencing, or landscaping or a combination thereof. Shrub materials utilized exclusively for screening shall be minimum five gallons in size. Trees used for screening purposes shall be minimum fifteen gallons in size.

9.2 SITE PLANNING GUIDELINES

1. Single Family Detached Design Guidelines

Murdock Alberhill Ranch has been carefully planned to preserve on-site natural open space areas. The single family residential development is intended to preserve open space areas. The following guidelines pertain to all single family developments:

- a. Curvilinear street layouts shall be encouraged to enhance streetscape. Long runs of straight local street and 90° bends should be avoided.
- b. The use of geometric "grid" layouts should be discouraged.
- c. Variable dimensions from the street should be utilized to create a more interesting streetscape.



Curvilinear Street Layout

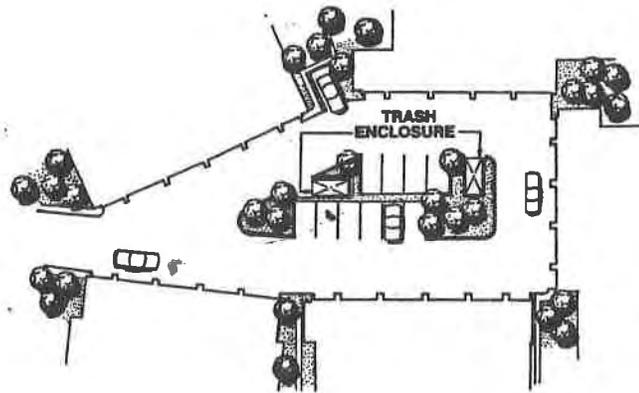
- d. When possible, structures should be sited to take full advantage of natural and man-made amenities, breezes, sun and wind orientation, and views. Shading through the appropriate use of landscaping should be used to protect structures from solar heat gain during the summer months. If desired, buildings may be oriented to facilitate the application of solar heating systems.
 - e. Smaller building units may be clustered into interesting groupings to allow greater flexibility in site layout and preserve valuable open space for use by project residents.
 - f. A variety of lot configurations and sizes (i.e., narrow lot, "Z" lot) should be utilized to accommodate various product types and create project interest.
 - g. The orientation of garages and entries should be varied to create unit individuality.
 - h. Views to open space areas and project amenities should be created by utilizing curvilinear roads and orienting street sight lines.
 - i. All common boundaries between single family lots should maintain visual continuity. Designs should emphasize the idea of a cohesive community, and therefore, abrupt transitions shall be avoided.
 - j. An interesting streetscape theme should be encouraged through variations in unit footprint, massing, roof forms and architectural detail and variation in orientation of garages and entries to create unit individuality.
 - k. Hillside grading design should provide for contour grading of terraced slopes up hillsides, wherever possible.
2. Multi-Family Attached Design Guidelines

The Multi-family residential dwellings for the Murdock Alberhill Ranch community are intended as an alternative living environment to detached housing styles. Buildings shall be composed of a series of simple, yet varied plans to assure compatibility and variety in overall building form. The following guidelines pertain to multi-family developments:

- a. Individual buildings should be turned and oriented in a variety of ways to avoid the monotony of garage door corridors. Buildings shall be articulated in a configuration that adds interest,

allows for quality private outdoor areas and reduces the length of street and utility runs.

- b. Open parking and carports should be clustered in parking courts and along internal private drives to enhance security. Pedestrian and automobile circulation shall be clearly defined. Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.
- c. Trash collection stations for multi-family complexes should be located in areas that are convenient, inconspicuous and serviceable. Preferred locations are at the end run of a parking bay or the mid-point of a parking area. The trash area should be enclosed and softened with landscaping, trellis work or other screening techniques.



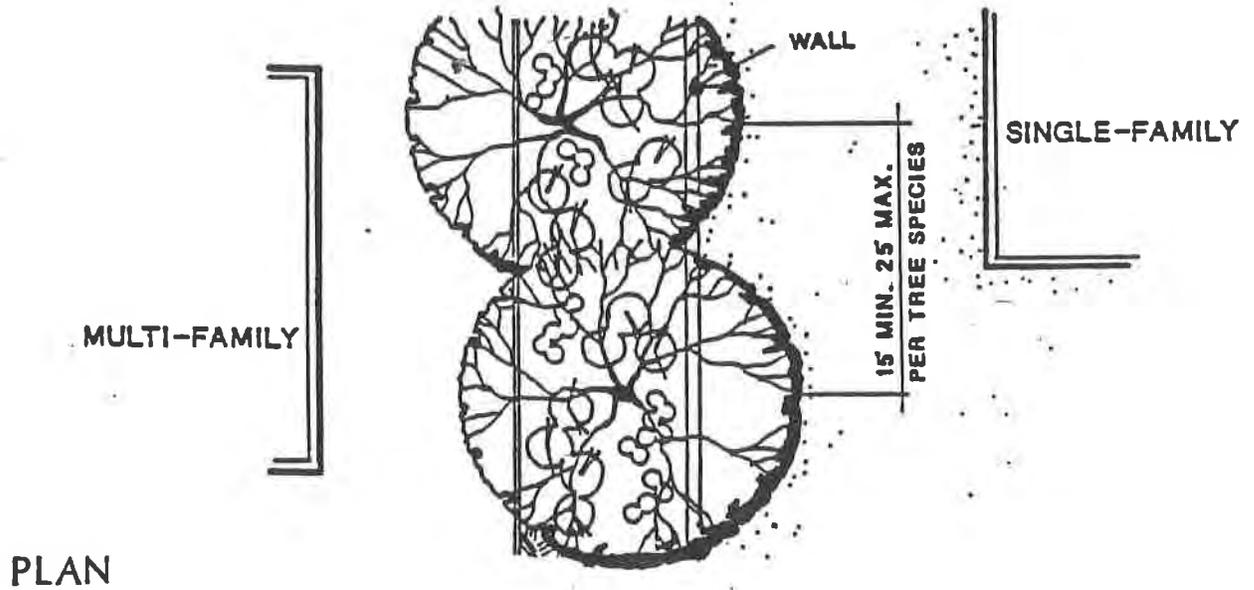
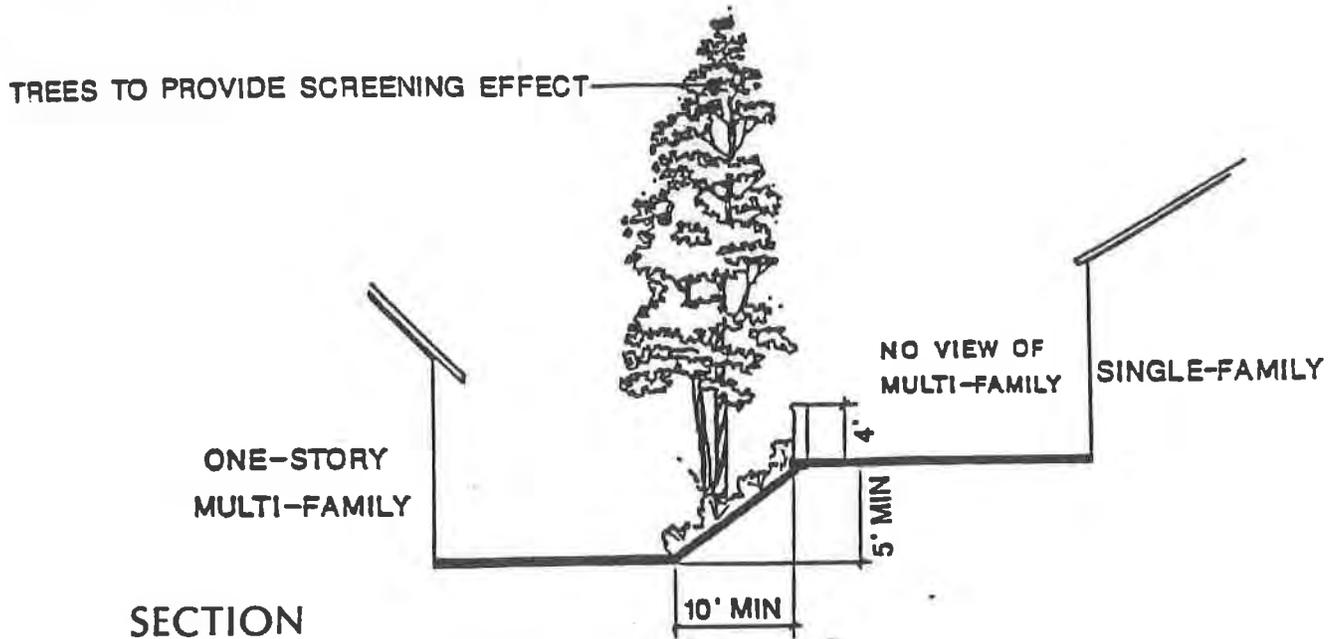
Trash Collection Station

3. Land Use Transitions

In order to create a high quality, environmentally sensitive and aesthetically pleasing community, Murdock Alberhill Ranch proposes different types of land use buffers that will use existing or man-made conditions to separate and buffer dissimilar land uses and establish techniques for linking natural and man-made conditions such as residential use and open space.

a. Single Family Residential/Multi-Family Residential

This treatment proposes to buffer Single Family residential (R-SF) from the multi-family residential (R-3) uses and is depicted in Exhibit 32. The transition would utilize an elevation change and vertical trees with a solid wall.



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Landscape Buffer

Single Family/ Multi-Family Residential

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

b. Commercial/Residential

As shown in Exhibit 33, the commercial/residential landscape buffer will be used to screen commercial uses from adjacent residential uses. An elevation change along with vertical trees and a solid wall will provide screening and result in an attractive transition.

c. Residential/School-Park

This treatment buffers residential uses from the school-park site. Because of the hillside nature of the site, two different edge conditions are present at the school-park site; an uphill condition and a downhill condition. The uphill condition is shown in Exhibit 34, and the downhill condition is shown in Exhibit 35.

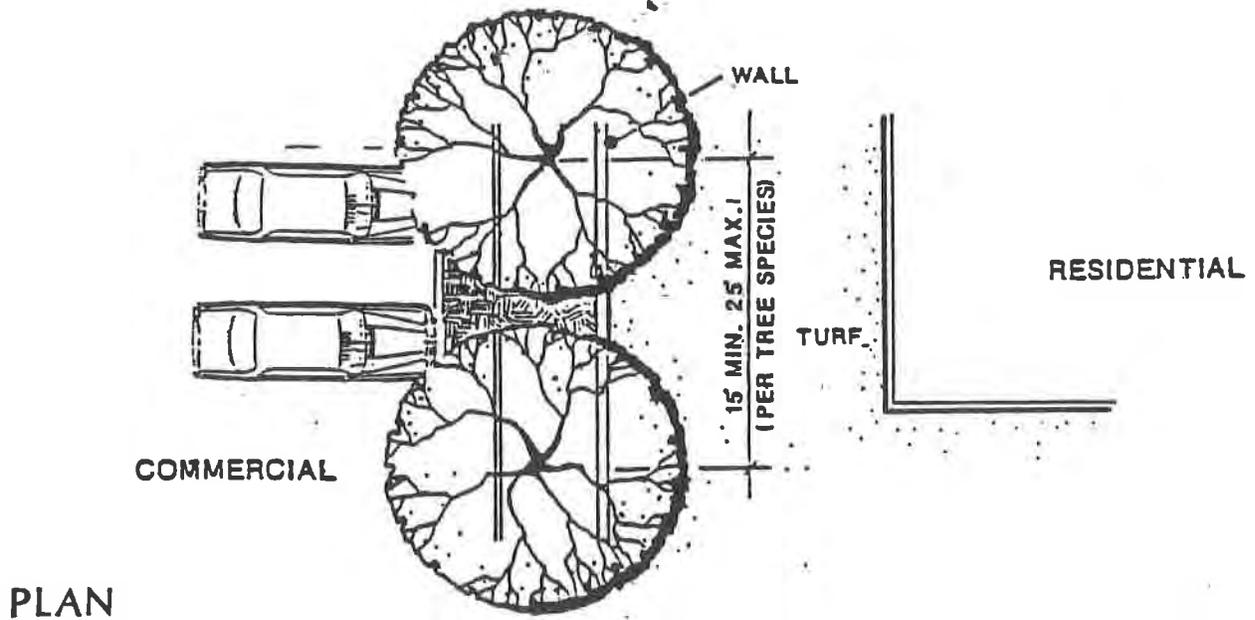
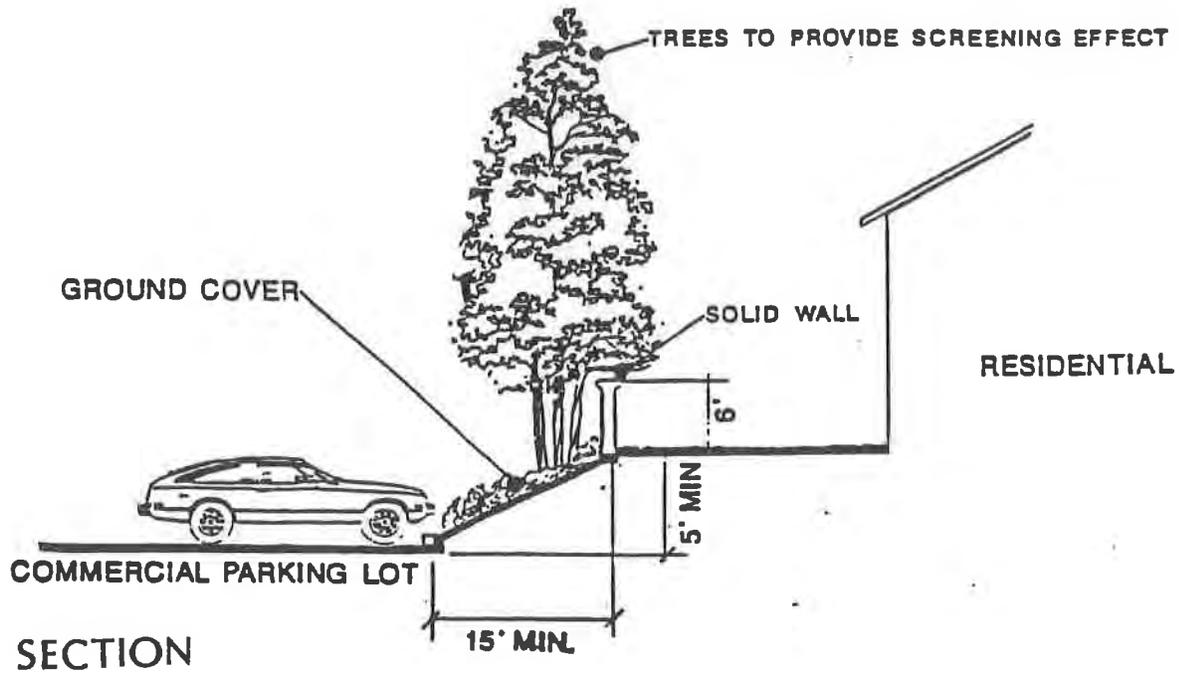
The uphill treatment is where the residential area is higher than the school-park site, while the downhill treatment is the reverse condition. Trees provide erosion control along with shrub planting and ground cover. A combination stucco and wrought iron wall complete the treatment.

d. Open Space/Slope Transition

In those areas where grading will be required between residential or commercial pads and uphill natural slopes, an open space/slope transition area, such as that shown in Exhibit 36, is proposed. This treatment will ensure proper revegetated edge conditions, provide for an aesthetic transition between natural and man-made conditions and, if and when necessary, reduce fire hazards by creating a fuel modification zone.

e. Open Space/Pad Transition

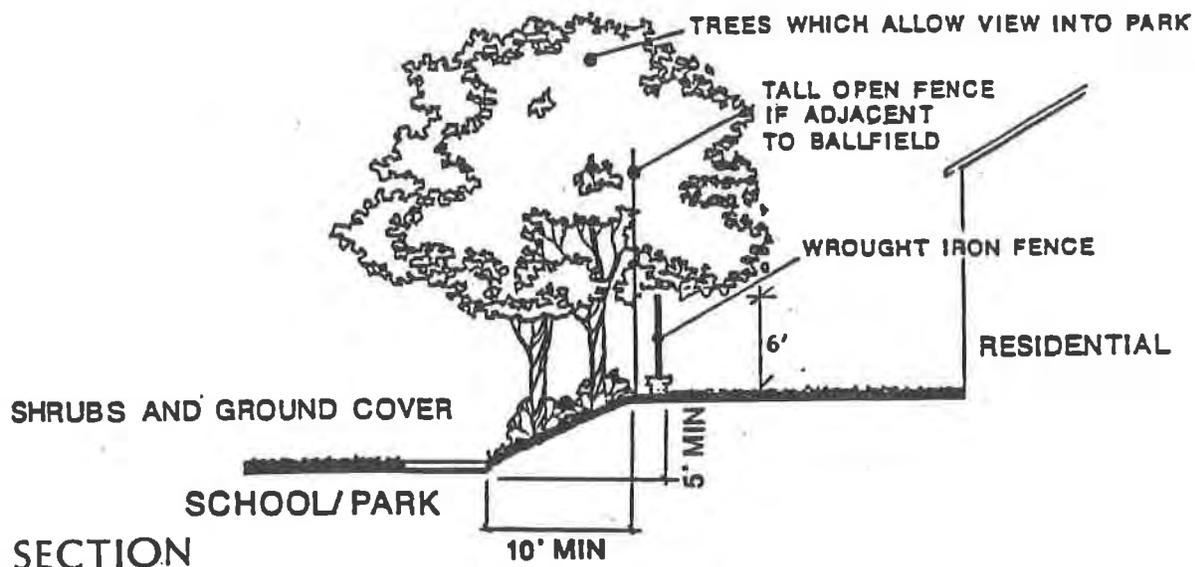
This treatment, as depicted in Exhibit 37, will arise when residential pads transition to natural downhill slopes. This condition would occur in the single family residential areas. In Murdock Alberhill Ranch the transition from residential pads to natural downhill slopes will occur in accordance with the conceptual grading plan. The sensitive transition from graded areas into the natural terrain will maintain the view potential for residential lots to open space and scenic vistas.



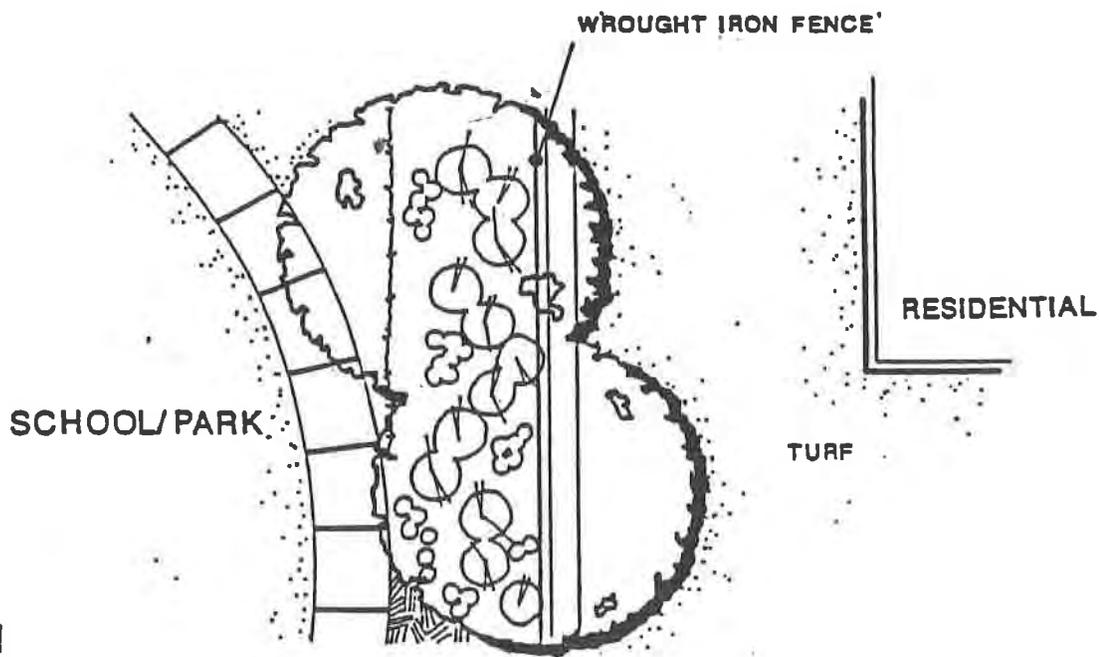
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Landscape Buffer Commercial/ Residential

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



SECTION

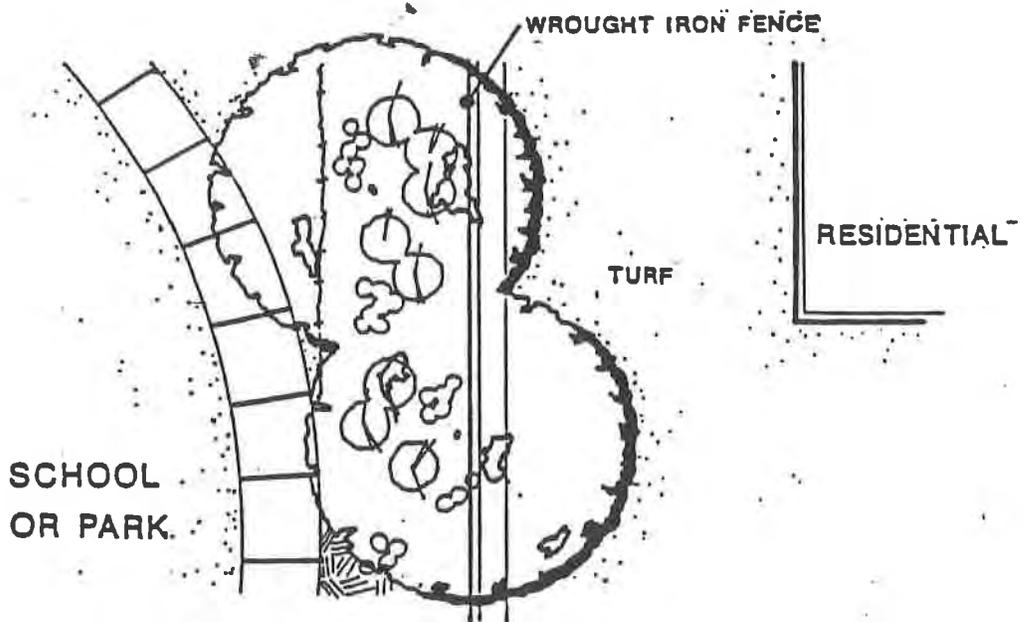
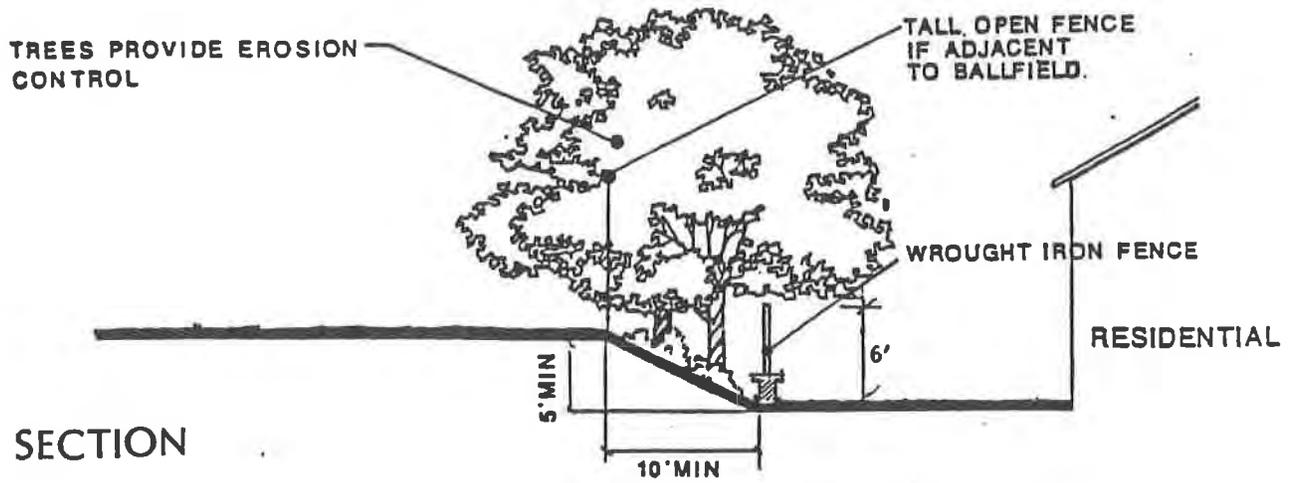


PLAN

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Landscape Buffer - Uphill Condition Residential/ School/ Park

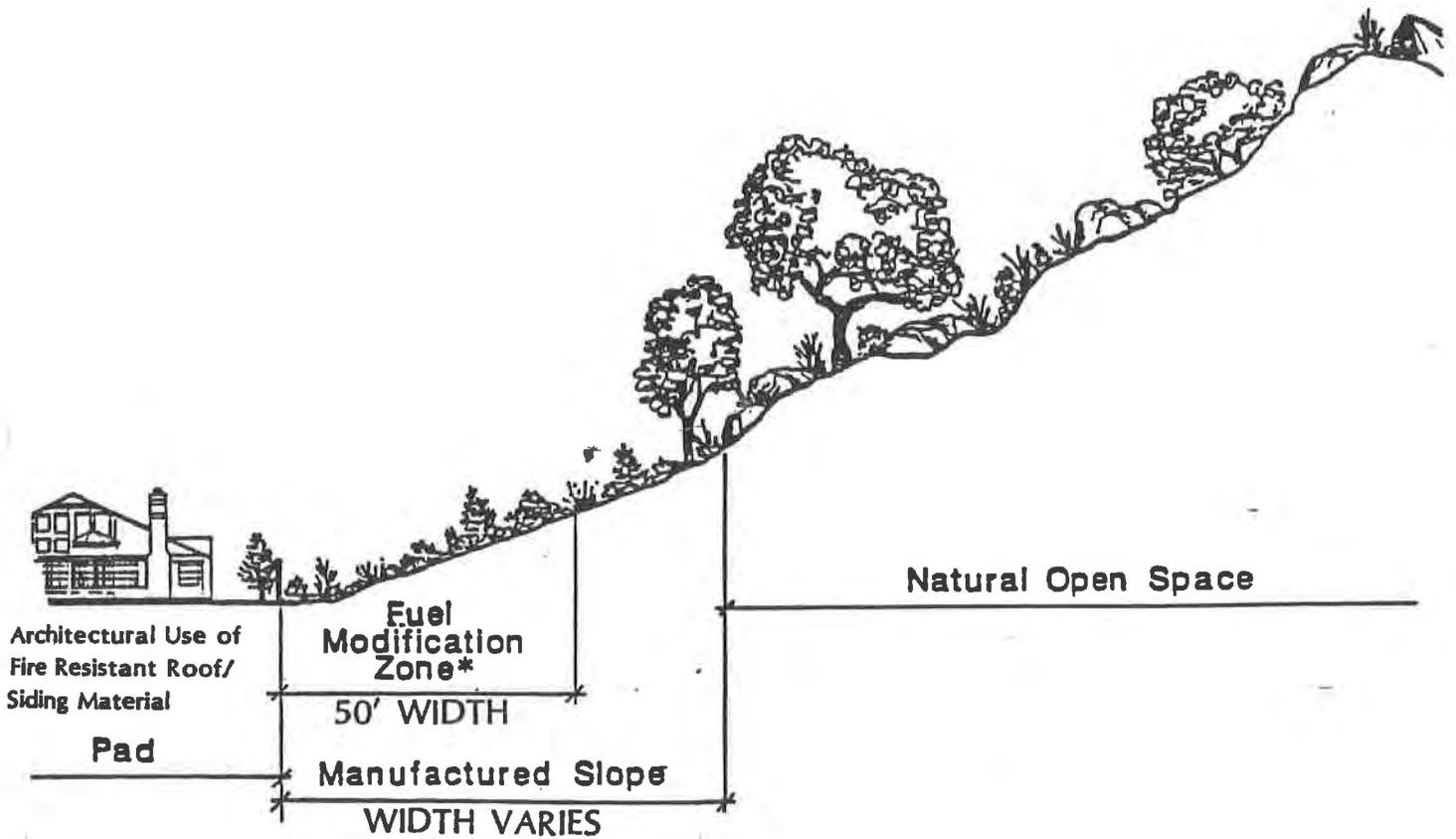
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



**Landscape Buffer -
Downhill Condition**
Residential/School or Park

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MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

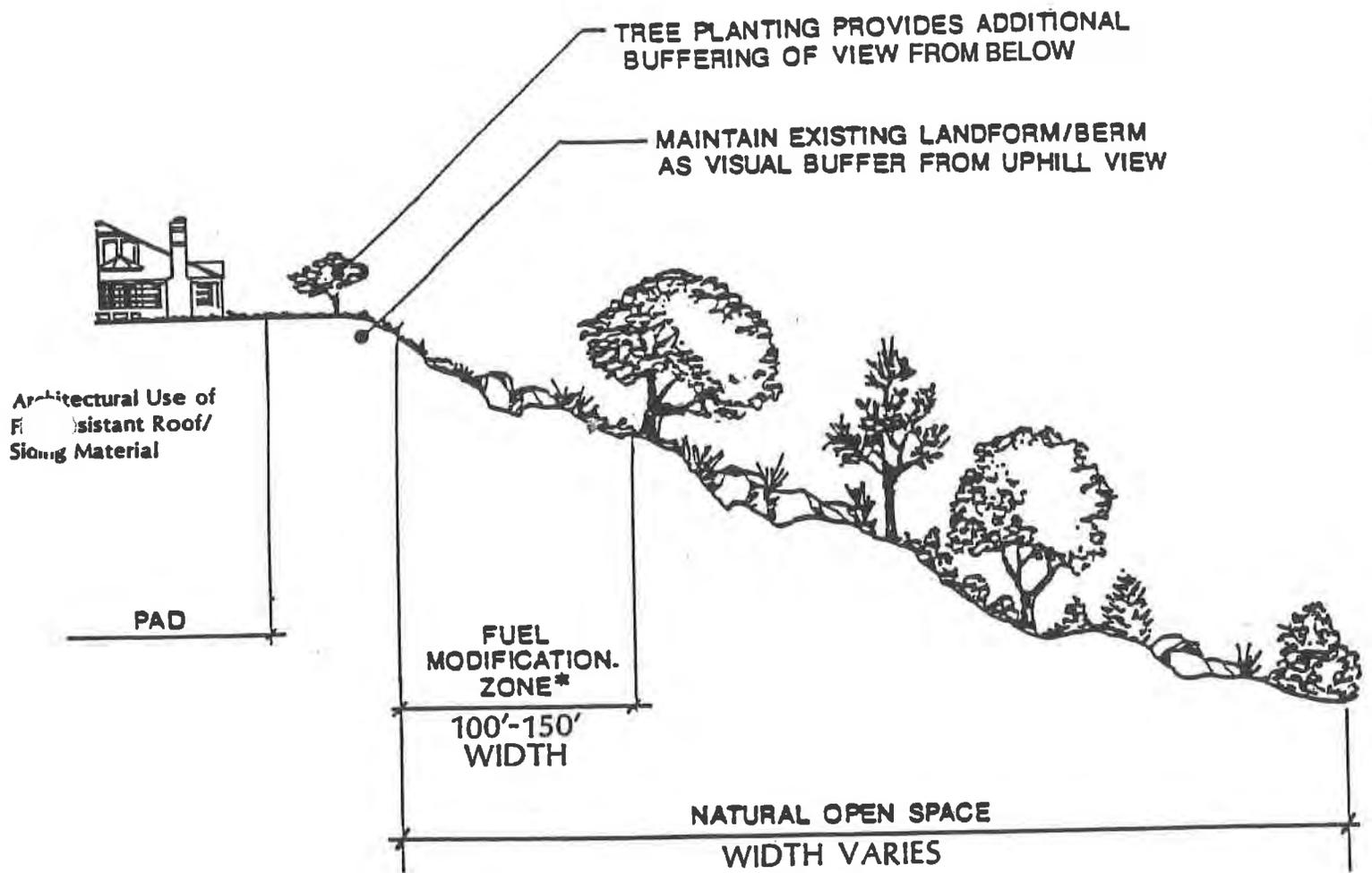


*Ground Cover Should be Maintained at 18" Maximum Height and a Regular Program of Watering and Weed Control is Necessary.

Open Space/ Slope Transition Area

Illustration Purposes Only

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



* Ground Cover Should be Maintained at 18" Maximum Height and a Regular Program of Watering and Weed Control is Necessary.

Open Space/ Pad Transition Area

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

4. Community Park, Open Space and Trails

Recreation plays an important role in blending development with the natural environment of Murdock Alberhill Ranch. The interrelationship of the recreational opportunities, open space and bike/pedestrian links is depicted in general terms on the parks, open space and trails plan, Exhibit 38. Each element is discussed in greater detail below.

a. Community Park

The 22.4 gross acre community park within Murdock Alberhill Ranch will feature both passive and active facilities. The park will be designed by the city with input from the developer. The park plan will include a buffer between active recreational uses and the adjacent residential development.

b. Neighborhood Park

A 4.8 gross acre neighborhood park site is proposed for the Murdock Alberhill Ranch community in Planning Area 2, sub-area K, as shown in Exhibit 38. The park will be designed by the City with input from the developer, and is intended to be a passive park, transitioning to natural open space. The park site will be dedicated to the City in a graded undeveloped condition.

c. Private Parks

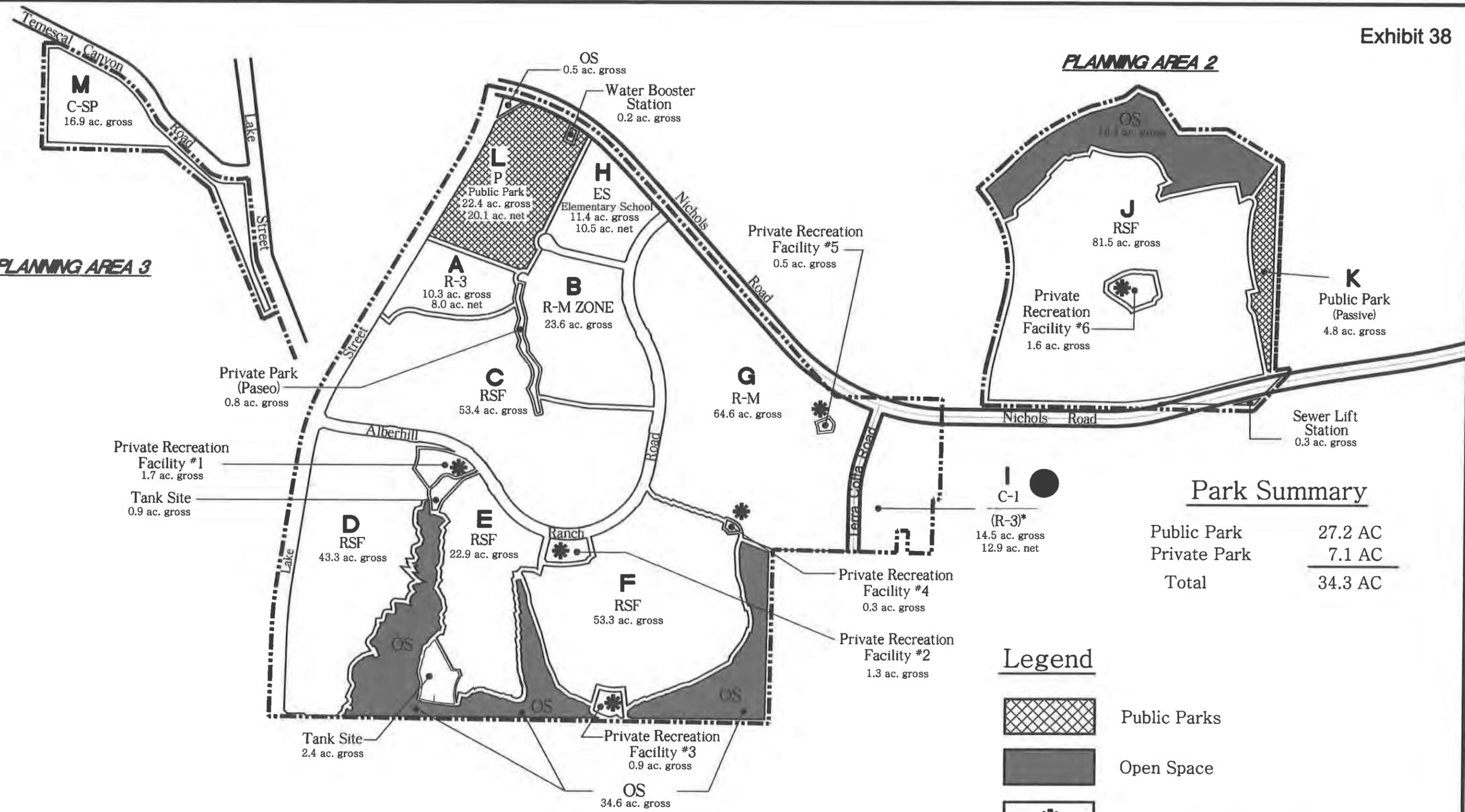
Seven private park sites are proposed for the Murdock Alberhill Ranch community. Five of the park sites and a greenbelt paseo are located in Planning Area 1 along Alberhill Ranch Road. An additional private park site is centrally located within Planning Area 2, as shown in Exhibit 38. The private park areas include a variety of recreational amenities at each location. The landscaping theme will be established through the use of clusters of evergreen and deciduous trees, shrub plantings, and turf areas. Conceptual site plans for park sites #1 and #2 are shown in Exhibit 39. Multi-family areas will also contain recreational amenities.

d. Trail System

An extensive pedestrian walkway and bike lane system is proposed for Murdock Alberhill Ranch (as shown in Exhibit 18). This system links the residential areas with the school, park sites and the commercial areas. It also provides a practical recreational amenity that serves to tie the various residential planning areas together.

PLANNING AREA 3

PLANNING AREA 2



PLANNING AREA 1

Park Summary

Public Park	27.2 AC
Private Park	7.1 AC
Total	34.3 AC

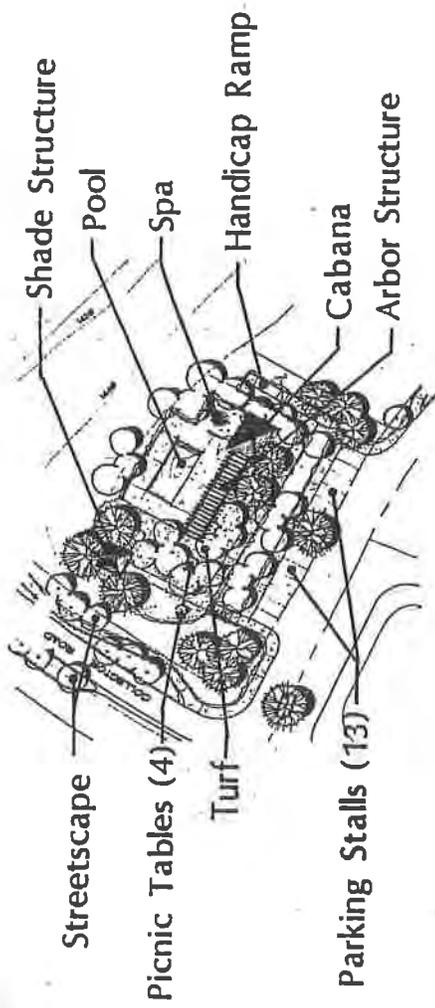
Legend

-  Public Parks
-  Open Space
-  Private Recreation Facility
-  Proposed/Optional Overlay

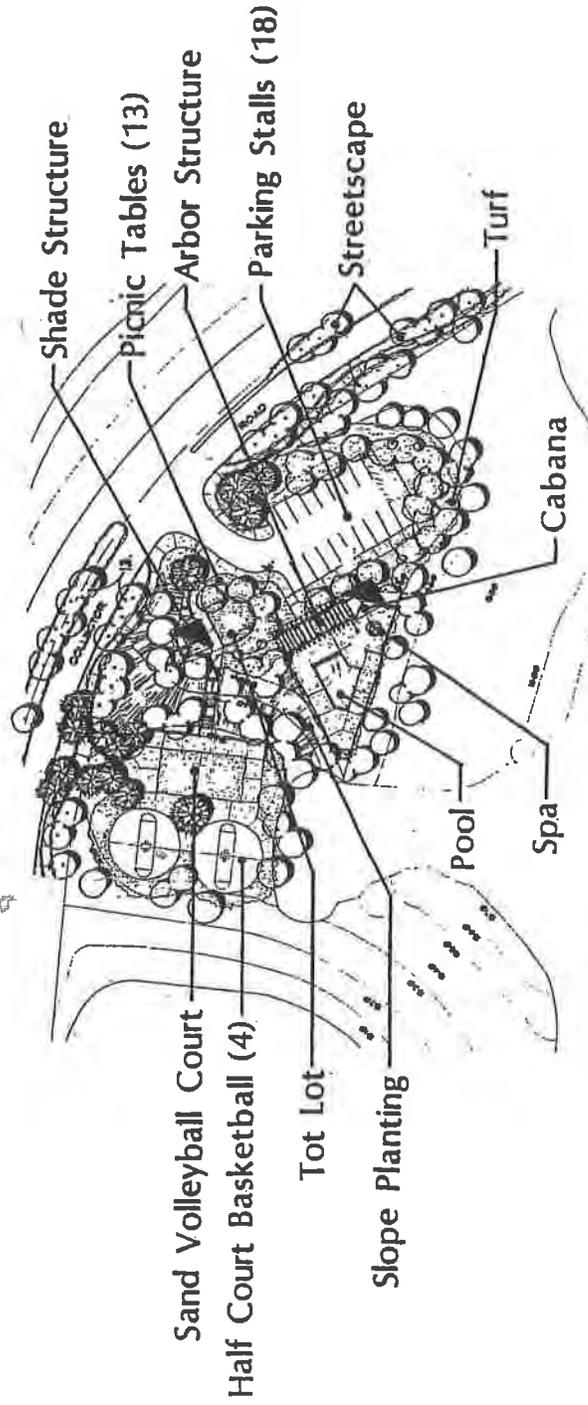


DATE 1-25-08

Parks & Open Space
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



PARK PLAN A



PARK PLAN B

Conceptual Private Park Plans

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MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA
Exhibit 39

5. Community Walls and Fencing

Community walls and fences consist of such elements that will face public streets or view corridors or that will be constructed in relation to public facilities or uses.

Community walls and fences serve as a unifying element along street corridors and link community, project and neighborhood arrival and entry features at major intersections throughout the project. The community wall and fencing program is intended to allow flexibility in the use of such elements along major street corridors while ensuring consistency in the type of material utilized.

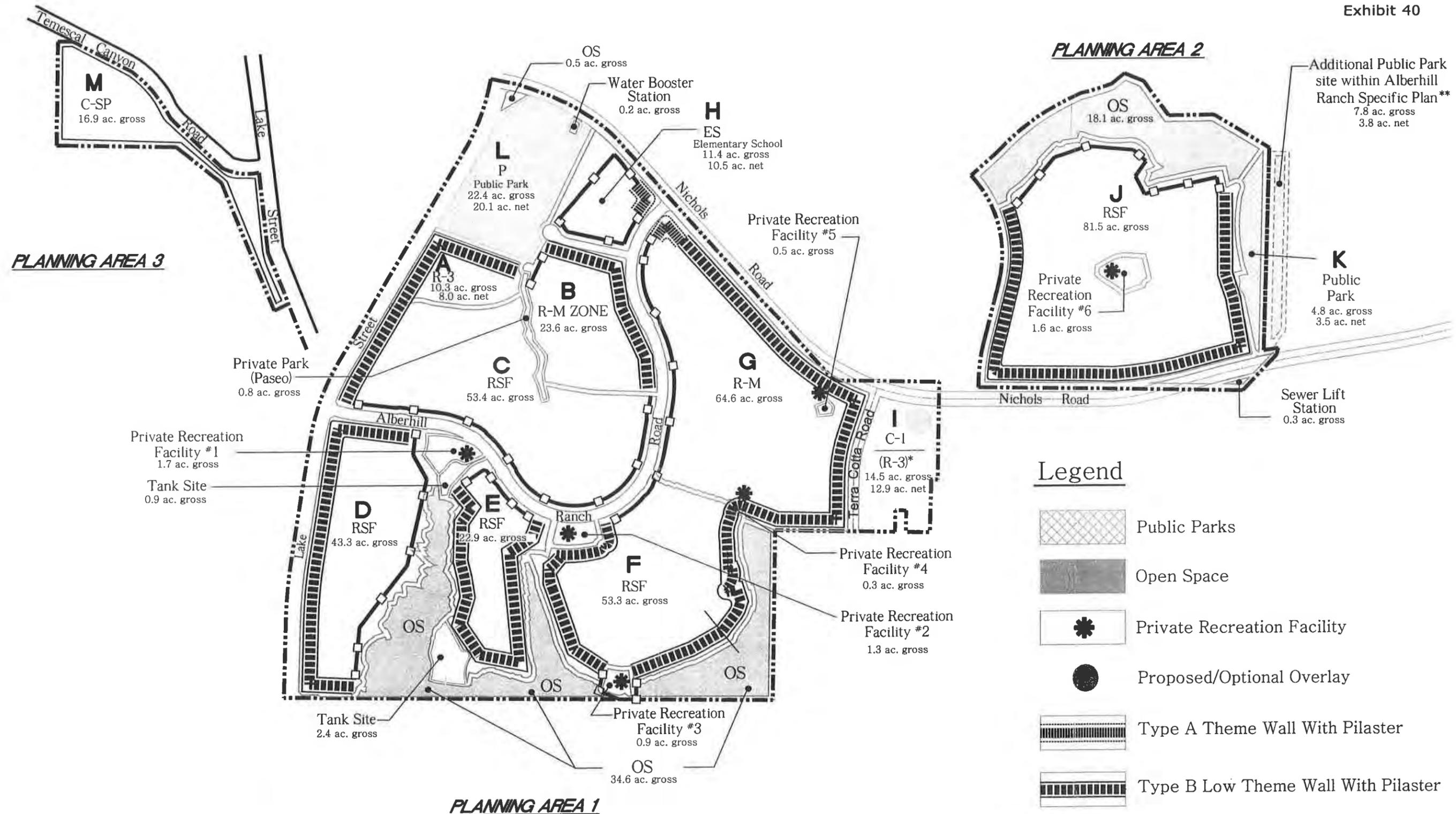
The location of proposed walls/fences are depicted in Exhibit 40. Three types of walls/fences are illustrated in Exhibit 41. Within the formal, semi-formal and informal landscape treatment areas adjacent to arterials, type A and type C elements may be constructed adjacent to residential uses. Type B elements are appropriate in conjunction with commercial uses. Type B elements are appropriate along collector streets to link neighborhood entries. These wall and fencing elements will enhance the landscape corridors and view corridors within the project.

6. Grading Design

The hillside topography within the Murdock Alberhill Ranch site, much of which has slopes greater than 25%, will be recontoured in accordance with the Conceptual Grading Plan shown in Exhibit 42. Exhibits 43 and 44 show conceptual cross-sections of the site in its existing and graded condition. The grading concept proposes to modify the existing terrain to reclaim mined areas and to take advantage of the view potential from the site.

The natural topography will be retained where feasible and blended into the new land forms. Much of the grading activity on-site is dictated by City standards for street grades and manufactured slopes. In all cases, newly-created slopes will be landscaped and maintained by a Landscape and Lighting District. Slopes within the rear yards of individual homes will be maintained by the residents.

The grading design concept will be refined as tentative tract maps are prepared for planning areas and sub-areas. When grading plans are prepared for the development of the property, tract-specific geotechnical information will further refine the concept.



NOTE: Precise location of Type A fencing will be determined based on acoustical analysis submitted in conjunction with tentative tract maps

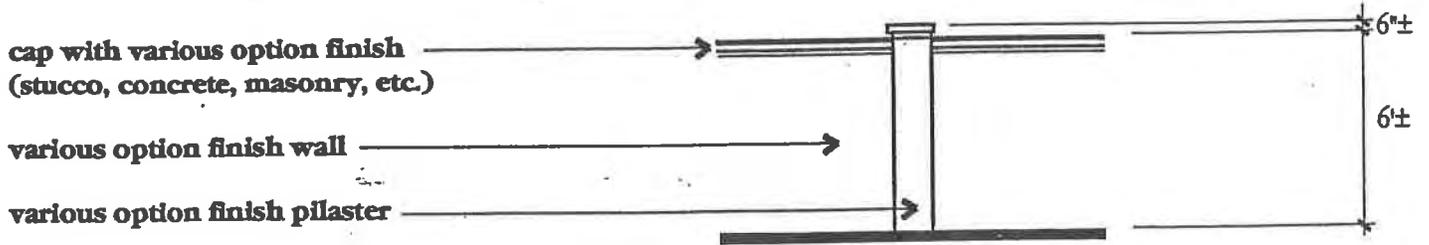


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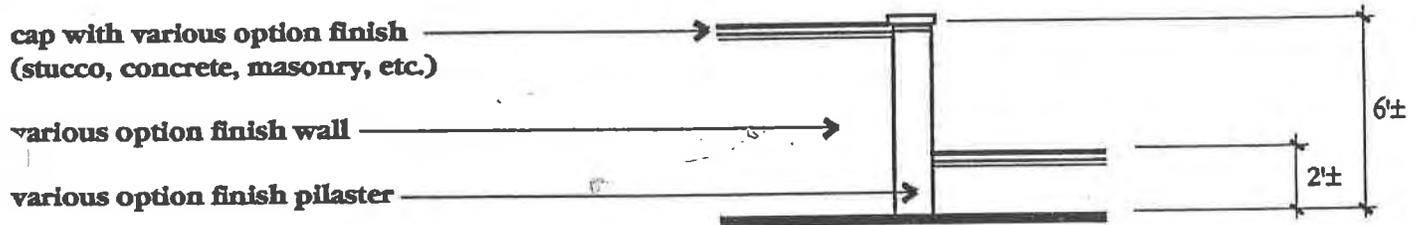
**Additional 7.81 acres in Alberhill Ranch Specific Plan to be deeded to City of Lake Elsinore by Castle & Cooke Alberhill Ranch, LLC per separate instrument for a total of 35.0 acres for Public Park purposes.

Fencing Reference Plan
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

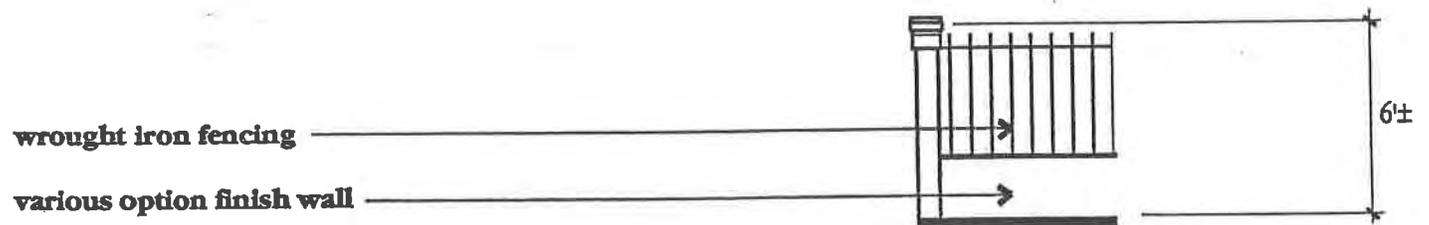
Type A Theme wall with pilasters



Type B Low theme wall with pilasters

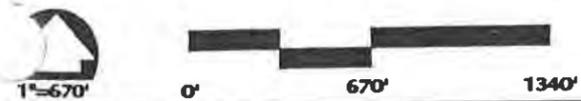
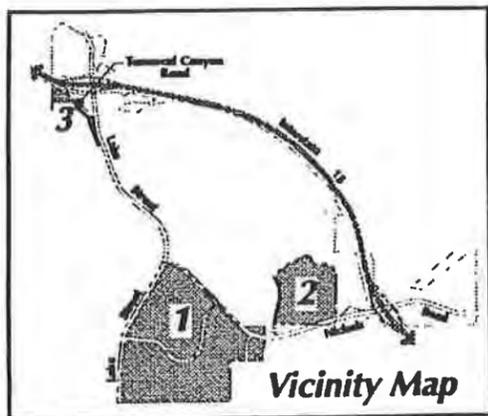
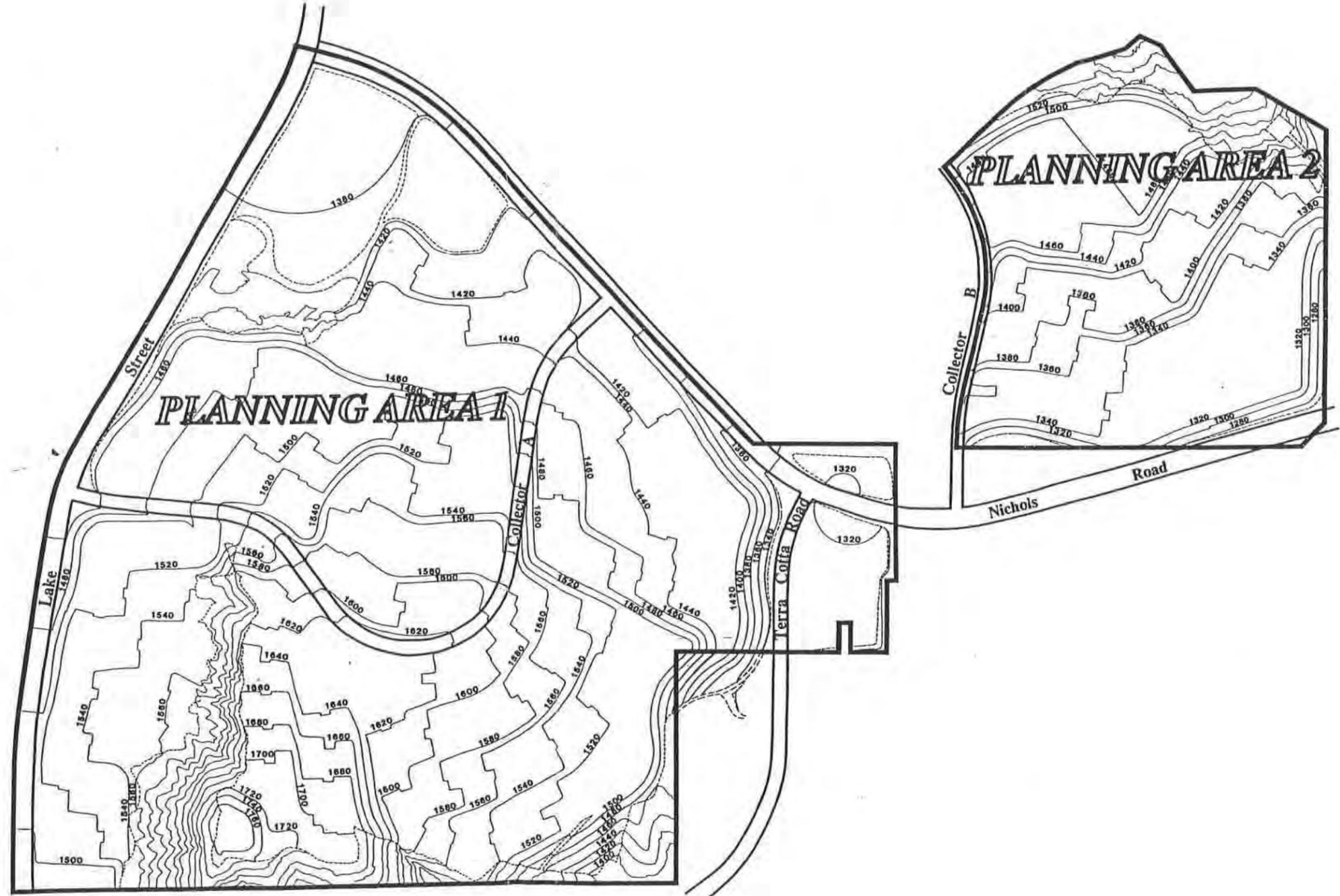


Type C Solid and wrought iron wall



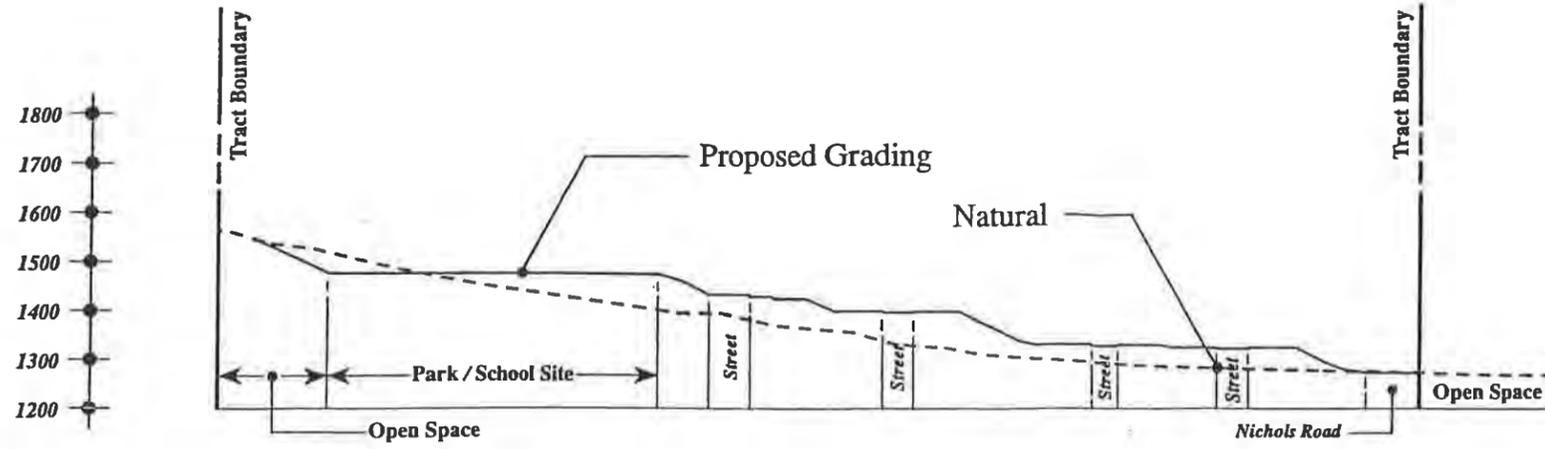
Community Wall and Fence Concepts

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

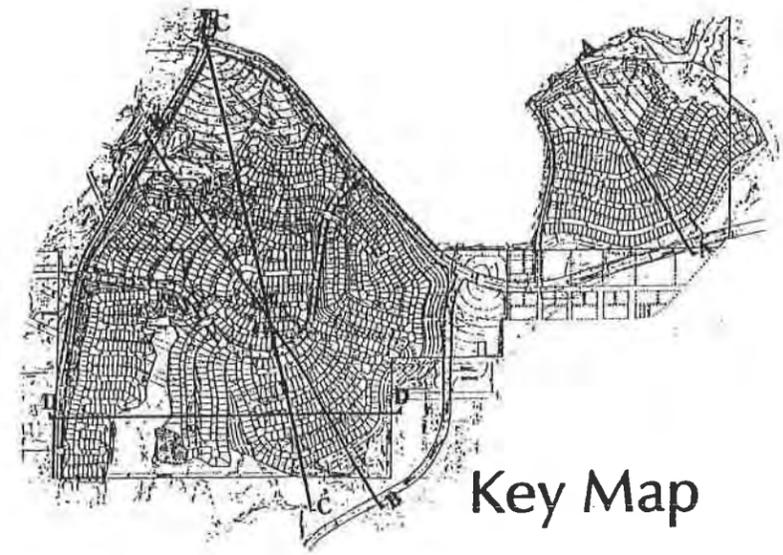


Conceptual Grading Plan

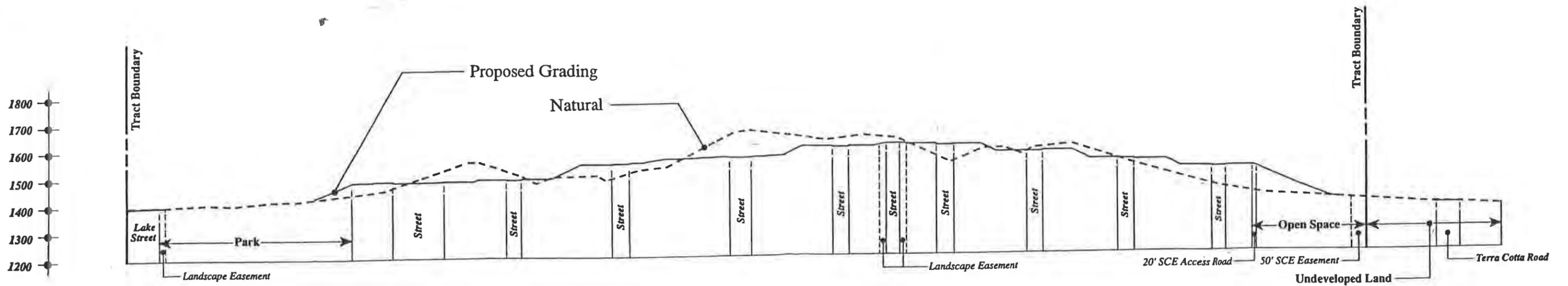
MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA



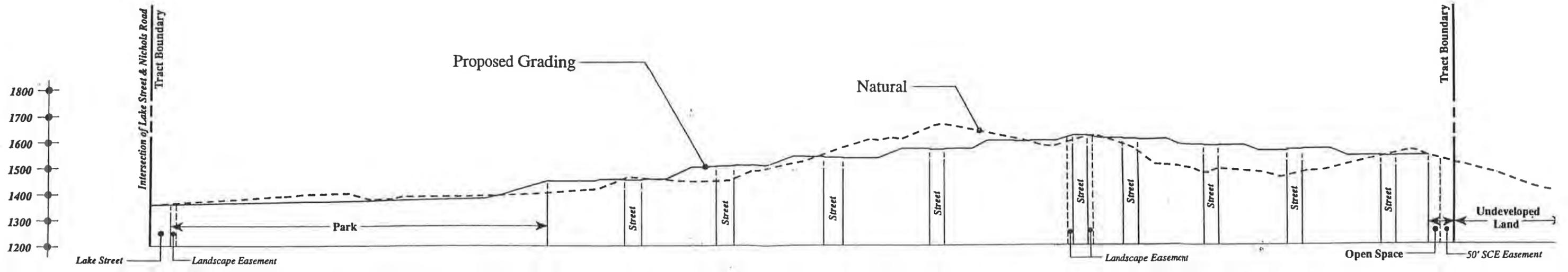
Section A-A



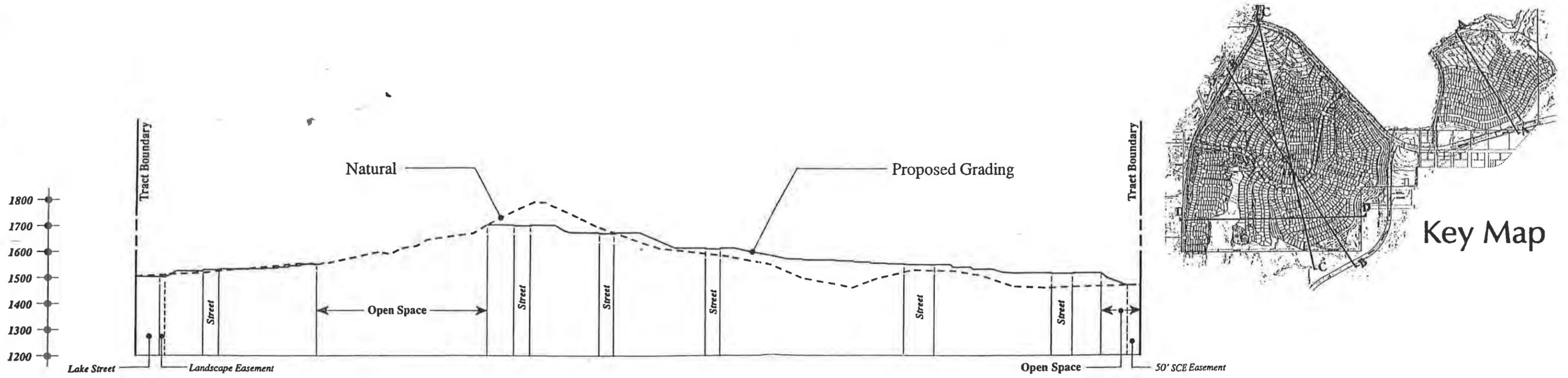
Key Map



Section B-B



Section C-C



Section D-D

NTS

Grading Cross Sections

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

On-site grading activity will be designed to balance earthwork within each planning area. Interim erosion control and dust control measures will be instituted during construction activities in accordance with adopted City of Lake Elsinore standards and guidelines. To the extent feasible, reclaimed water will be used as the primary dust control measure during grading operations.

9.3 ARCHITECTURAL GUIDELINES

1. Architectural Concept and Theme

The guidelines and standards contained in this portion of the Murdock Alberhill Ranch Specific Plan set forth the basic architectural character and design theme of each type of land use within the Murdock Alberhill Ranch Specific Plan community. Development within all areas of Murdock Alberhill Ranch should comply with the following guidelines.

Graphics included in this section of the Murdock Alberhill Ranch Specific Plan are provided for illustrative purposes only, and are not intended to specify exact architectural detail.

It is the intent of these guidelines to comply with the City of Lake Elsinore zoning regulations as well as to provide a flexible framework within which to design this project. The major objective is to encourage good architectural design, while also permitting the builder or developer flexibility to design a residential neighborhood, commercial center or public facility with its own unique identity and design integrity.

The architectural theme for the Murdock Alberhill Ranch community will have a distinctive identity through the use of brick, tile roofs, and wood expressing integration of building structures and the natural environment. The theme will be based on a distinctive Southern California vernacular, having its roots in styles familiar to rural California and evolving over time, being shaped by the cultural and climatic influences of the region.

2. Residential Architecture

Each neighborhood in Murdock Alberhill Ranch will have a distinctive architectural product type and/or style associated with it while keeping with the rural California community theme. This will ensure that each residential development within Murdock Alberhill Ranch will have a strong, coherent image and result in aesthetically pleasing communities.

a. **Building Massing and Scale**

The architectural image of Murdock Alberhill Ranch will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components, require careful articulation in their architectural expression to these public spaces.

Appropriate:

- Articulation of wall planes (required).
- Projections and recesses to provide shadow and depth (required).
- Simple, bold forms (encouraged).
- Combinations of one and two story forms conveying sense of human scale (encouraged).

Inappropriate:

- Large expanses of flat wall planes vertically or horizontally (prohibited).



Typical Attached Homes
(For illustrative purposes only)

b. Building Heights and Setbacks

Identity is a major goal for the residential units of Murdock Alberhill Ranch. The design of front elevations for attached housing should express the building as a cluster of individual homes rather than one single building. Consideration should be given to the articulation of rear elevations viewed from public spaces by providing variations in plan and/or roof forms. To avoid a monotonous street scene in both single family and multi-family villages, repetitive floor plans shall be alternately reversed and their roof expressions varied.

Single family detached residences should maintain low plate lines and profiles at street fronts and boundary edges. Garages should be one story when set in front of the main building. Two story residences at internal street fronts should provide second story setbacks to create a human scale at pedestrian walks. To soften the architectural edge at area boundaries, building heights shall maintain a low profile through a combination of one and two story elements and apparent height, second story rooms may be tucked into roof planes and roofs may be clipped at the sides and corners of the buildings.



Sample of Roof Line Variations
(For illustrative purposes only)

c. Roof Pitches and Materials

Simple pitched gable, hip or shed roof forms with slopes from 4:12 to 7:12 shall be the predominant roof elements in Murdock Alberhill Ranch. All

pitched roof materials shall be clay or concrete tile, terne metal or copper to ensure a continuity of textures and colors. Wood shake roofs are discouraged, but permitted when in compliance with the applicable City fire codes. Flat roof areas shall have a gravel surface or other approved roof material. Roof projections and overhangs are encouraged as a response to energy and climate concerns. Low maintenance details, limiting the amount of exposed wood, are encouraged.

Appropriate:

- Simple pitched gable, hip or shed roof forms (encouraged).
- Cornice banding for detail (encouraged).
- Combining one and two story elements (encouraged).
- Creating jogs in ridge line (encouraged).
- Varying plate heights and ridge heights (encouraged).

Discretionary:

- Small areas of flat roofs with parapet walls (limited).

Inappropriate:

- Gambrel and mansard roofs (prohibited).
- Non-continuous roof parapet (prohibited).

d. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. This includes wood, masonry, adobe, concrete and plaster or stucco. Exposed wood should have a minimum two-inch dimension and be protected from excessive moisture and sun exposure. Exposed wood sheathing shall be limited to the underside of roof or patio decks. Exterior plaster or stucco will have a smooth, sand, or other light finish texture.

Complementary accent materials and colors are encouraged. Wood trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of tile, brick, stone,

masonry or pre-cast concrete are permitted as design accents and trim.

Color is intended as a primary theme element reflecting the nuances of the indigenous elements of the natural environment. The values should generally be light or earthtone, with darker or lighter accents encouraged to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and the cornice bands. All accents must relate to the architectural form and character of the building.

Prohibited materials include vinyl or aluminum siding and masonite siding.

e. Windows and Doors

Recessed door, window and wall openings are characteristic elements of the intended architectural style of Murdock Alberhill Ranch, and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections or projecting windows may be used to add articulation to wall surfaces.

Appropriate:

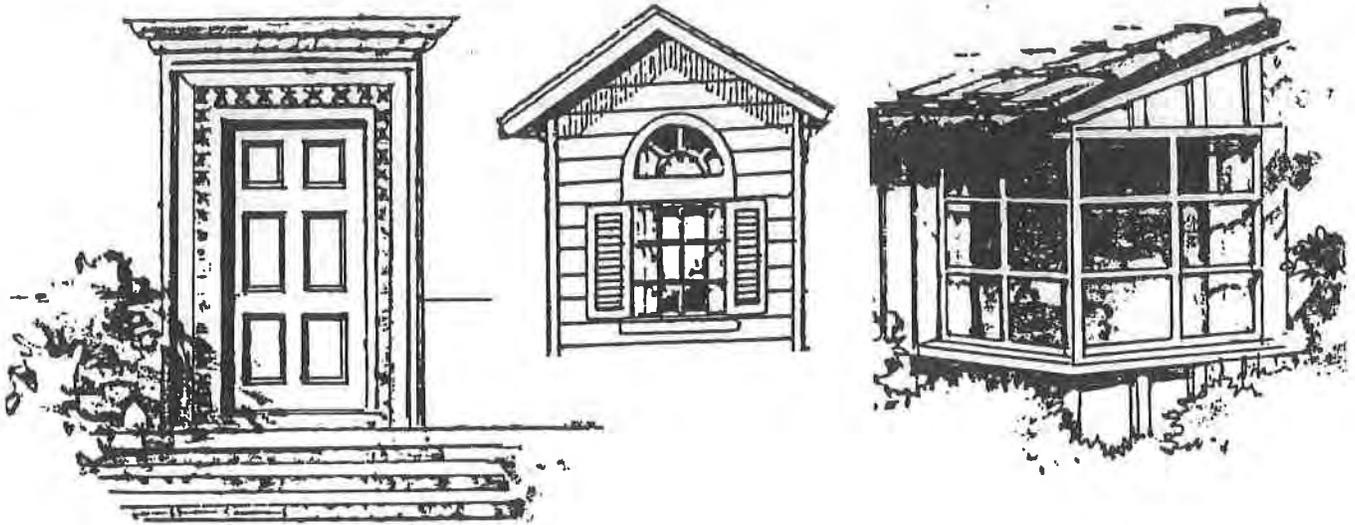
- Accent trim of tile (encouraged).
- Divided window lights (encouraged).
- Rectangular and arched openings (permitted).

Discretionary:

- Use of canvas awnings (limited).
- Use of wood lattice (limited).
- Mill finish window or door frames (limited).

Inappropriate:

- Gold window or door frames (prohibited).
- Reflective glass (prohibited).
- Metal awnings (prohibited).



**Sample of Window Treatment
(For illustrative purposes only)**

f. Garage Doors

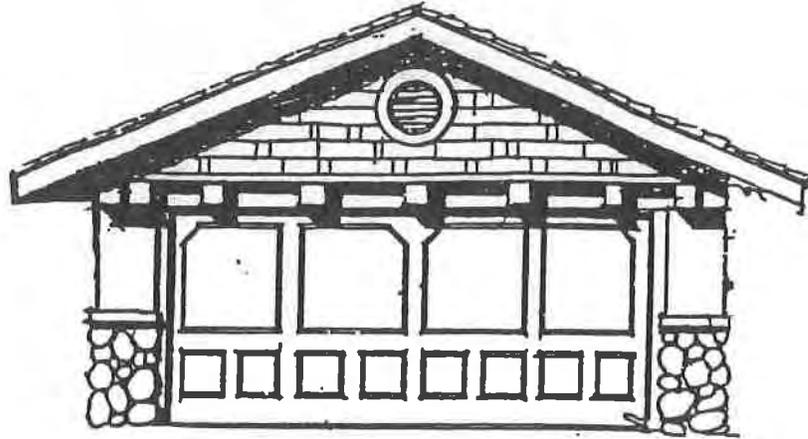
Garages are a major visual element in single family attached and detached housing. Ornamentation is encouraged as it relates to the architecture and provides visual variety along the streetscape. The design treatments include color accents and architectural features such as pediments, moldings, small roofs, overhangs and projections to recess the garage door. Automatic door openers shall not be required except as made necessary by minimal setbacks.

Appropriate:

- Staggered setbacks to adjacent doors in multi-family (required)
- Recesses from adjacent walls a minimum of 12" (encouraged).

Inappropriate:

- Corrugated metal doors (prohibited).



**Sample Garage Door Treatment
(For illustrative purposes only)**

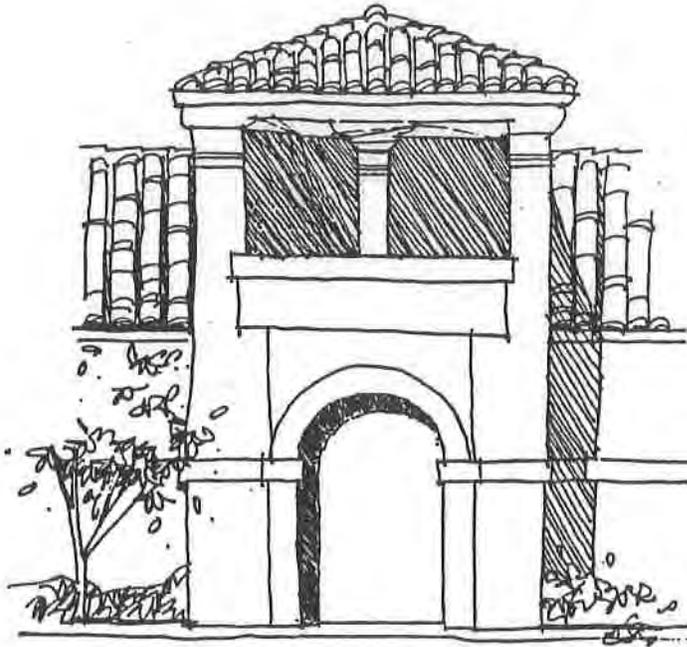
g. Architectural Forms and Details

Balconies

The use of balconies or porches is encouraged. Balconies should be incorporated into the building form to articulate and break up large wall masses. The shade producing qualities of balconies and porches is an important element of the intended style.

Appropriate:

- - Simple, clean, bold projections (encouraged).
- Balconies which articulate wall surfaces (encouraged).
- Ceramic tile, stone and brick accent trim (encouraged).
- Painted wood trim (permitted).
- Wood or wrought iron balustrade (permitted).



**Balconies Will be Integrated as Part of Building Structure
(For illustrative purposes only)**

Exterior Stairs

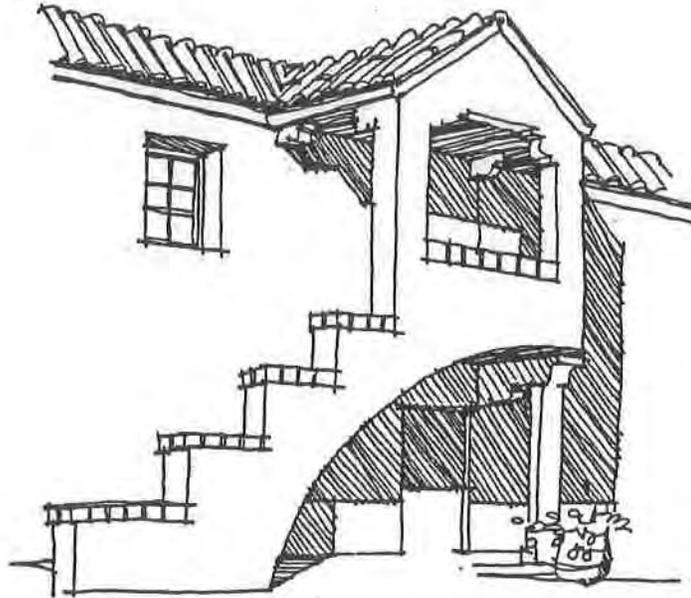
Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways shall have a wall the same texture and material as the adjacent building, with a railing height that steps with the stairs.

Appropriate:

- Accent trim cap or banding of tile or brick (encouraged).
- Stairway design and location to complement building form (encouraged).

Discretionary:

- Prefabricated metal stairs (limited).



**Example of Tile Utilized in Front Elevations
for Stairs and Patios
(For illustrative purposes only)**

Columns and Archways

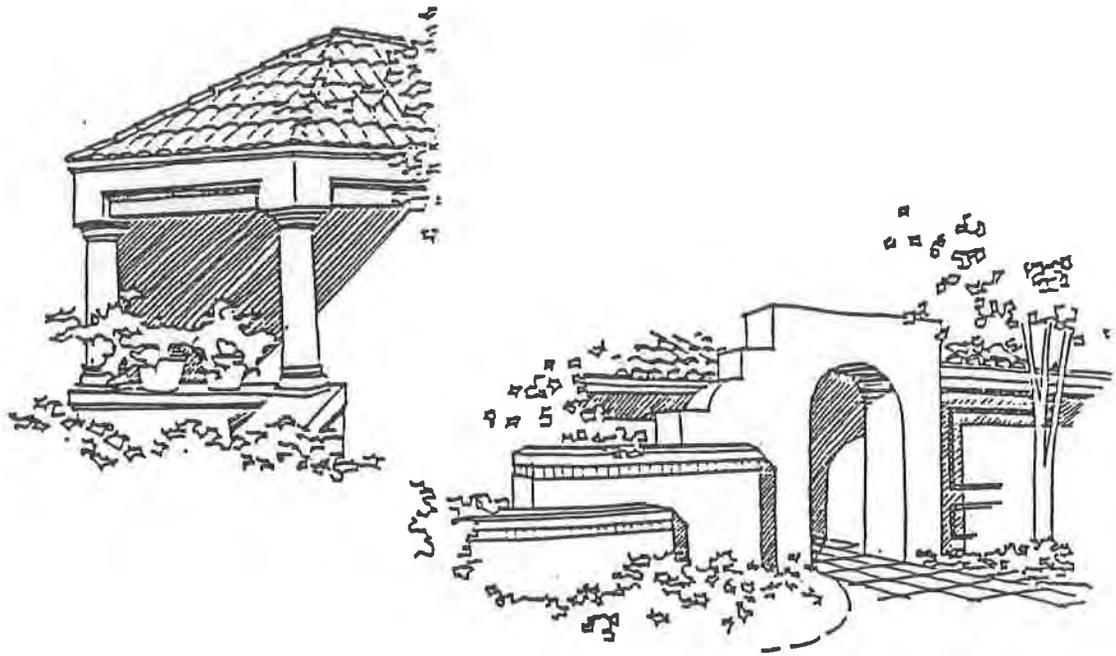
Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressed through bold forms. Columns may be used as a freestanding form or as support for porch roofs and balconies.

Appropriate:

- Base incorporated at bottom of columns (encouraged).
- Square or cylindrical columns of plaster or pre-cast concrete (encouraged).
- Capital and column bands (encouraged).
- Freestanding plaster archways at entrance gates (encouraged).

Inappropriate:

- Exposed pipe columns (prohibited).
- Thin posts, such as 4x4 wood or metal pipe column (prohibited).



**Samples of the Use of Tiles and Archway Entries
(For illustrative purposes only)**

Chimneys

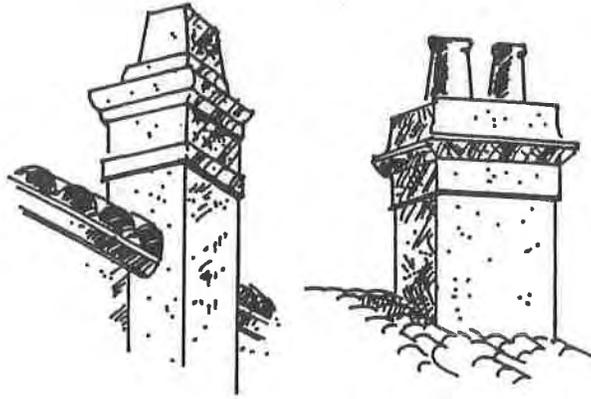
As an architectural form, chimneys shall be simple in design, having the same material and texture as the building to ensure the consistency of character and style. Chimney caps should repeat the fascia cornice band treatment integrating the trim colors.

Appropriate:

- Tile caps, brick or tile banding (encouraged).
- Boldly projected from wall surfaces (encouraged).
- Decorative metal caps that match trim colors (permitted).

Inappropriate:

- Exposed flues (prohibited).
- Extravagant metal fireplace caps (prohibited).



**Chimney Design Integrated with Roof Tile,
Tile Trim and Pot Shelves**
(For illustrative purposes only)

h. Private Walls and Fences

Private fences and walls are encouraged to provide security, privacy and landscape definition in both commercial and residential areas. Fencing between homes is encouraged to be of concrete block construction or other similar desirable material. Wooden fences will be permitted when not visible from public spaces or streets. Wall treatments viewed from public spaces shall be consistent in treatment with the adjacent buildings. Plant materials, particularly vines and espaliered trees, should be used to visually soften garden walls. Refer to landscape section for additional design criteria.

Appropriate:

- Accent trim repeating cornice band or band of tile (encouraged).
- Adequate planting pockets between walls and walkways (encouraged).
- Semi-transparent walls, such as wrought-iron grilles between plaster pilasters (permitted).
- Jogging or off-setting of walls and fencing is desirable to relieve long, unbroken lines. Long walls and fences may also be interrupted with planting such as shrubs and vines.

- Permitted wall and fencing materials such as, but not limited to, stone/rock veneer, stucco, masonry brick, slump block, split-face block, and used brick. Two or more materials may be combined when appropriate.
- Walls and fences may be left natural or covered with paints. However, plain concrete block walls must be painted or covered with stucco.

Discretionary:

- Wooden fencing, provided that it has been treated with a stain or painted (limited).

Prohibited:

- Unpainted, plain concrete block walls.
- Chain-link, wire or steel fencing.
- Unfinished, wooden fences.



**Example of Private Walls and Fences
(For illustrative purposes only)**

i. Building Details

6

o Mechanical Equipment:

All air conditioning/heating equipment, soft water tanks, water meters, gas meters, and electric meters must be screened from public view. Sound attenuation is encouraged. Roof mounted cooling and heating units and related duct work are unacceptable on pitched roofs. On flat roofs, HVAC equipment and duct work is prohibited unless screened by parapet walls as high or higher than units and duct work.

o Antennas:

All antennas are restricted to the attic or interior of the residences.

o Carport Structures:

Carports shall be of wood or stucco, with finishes complying with the approved material and color palette. Carports integrated with patio walls and private fences are encouraged. Simple forms are encouraged.

o Accessory Structures:

Patio trellises, pergolas and other exterior structures shall be constructed as permitted by governing codes, with finishes complying with the approved material and color palette. Trellises and patio covers of bold, clean forms are encouraged.

o Flashing, Sheet Metal and Vents:

All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match adjacent building surface. Painted metals shall be properly prepared and primed to ensure a durable finish.

o Skylights:

Skylights are to be designed as an integral part of the roof. Their form, location, and color should relate to the building. Skylight glazing should be clear or solar bronze. White glazing is discretionary.

o **Solar Panels:**

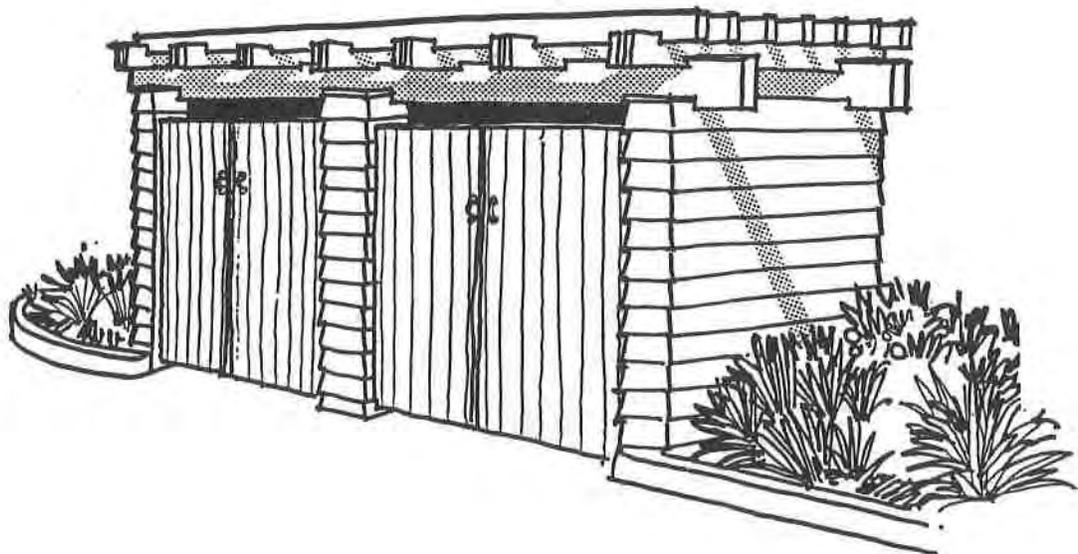
Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

j. **Common Space Elements**

Single family attached and multi-family neighborhoods may have common elements for the use of all residents such as trash enclosures, mailboxes and recreational areas. The following provide guidelines for the location and design of such elements.

o **Trash Enclosures**

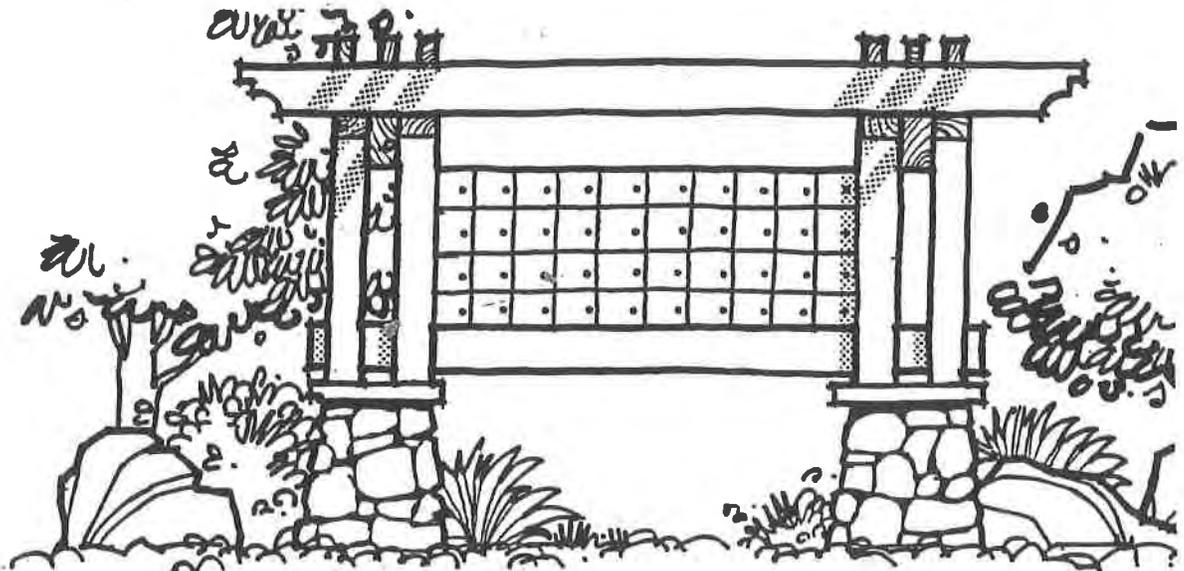
Trash bins in multi-family shall be fully enclosed by a six foot stucco or masonry wall. Doors shall be solid and adequately detailed and finished. Recommended locations include inside parking courts, at the end of parking bays, and preferably integrated into the end of a garage or carport. An overhead structure may be included to support vines. Vines attached to the sides and adjacent planting areas are encouraged to soften appearance.



**Multi-family Trash Enclosure
(For illustrative purposes only)**

o Mailboxes

Mailboxes in single family neighborhoods should be placed in groups, set into a plaster or masonry pilaster, and detailed to contribute to the overall community theme. Alternative mailbox designs will be considered by the City. Where a common mailbox location is provided in multi-family neighborhoods, it shall be located to relate to the project entry or recreational facilities. The mailboxes shall be housed in a structure similar in architectural style, character, form, material and colors as the surrounding buildings. In all cases, mailbox locations must be approved by the U.S. Postal Service.



**Example of Mail Box
(For illustrative purposes only)**

3. Commercial Design Criteria

a. Retail Uses

Retail structures in Murdock Alberhill Ranch are intended to be complementary to the residential development in the community.

The design should relate to the historical roots of Southern California as expressed in older business districts from the early 20th Century. Elements of this approach include: formal order (base, midsection, cap), symmetry, classical vocabulary (domes, arches, cupola), towers, integration of the automobile, and direct

relationship to the sidewalk. A contemporary expression within this framework is encouraged.

The pedestrian circulation network within a retail center is important to insure business success. Pedestrian links from public sidewalks to retail activities will be provided. In addition, on-site pedestrian circulation will be clearly defined and to the extent feasible be separated from vehicular circulation.

Landscaping to soften building masses and parking areas should also be provided.

Appropriate Appearance:

o Walls

- Smooth stucco, plaster, or masonry.
- Regular, even panels of smooth stone veneer of a light color.
- Pre-cast concrete panels are permitted, if scored to create a finer scale, with warm colored aggregate.
- Glass planes inset from the structural frame.
- Glass planes projecting from structural frame, if designed as framed openings, as a display window.

o Accents

- Ceramic tile, terra cotta, stone, bronze, brass, copper, anodized aluminum and wood.

o Windows

- Projecting from wall.
- Recessed (punched) in wall.
- Glass plane inset from structural frames.
- Glass plane extending from structural frame, if designed as framed opening, as a display window.

- o Roofs
 - Combination of flat and sloped surfaces.
 - Exposed roof materials: Clay or concrete tile, slate, copper, painted metal. Wood shake roofs are discouraged, but permitted when in compliance with applicable City fire codes.
- o Color
 - Light colors or earthtones.

Inappropriate Appearance:

- o Walls
 - Metal panel.
- o Windows
 - Reflective, mirrored glass.
- o Roofs
 - Asphalt shingle.
- o Color
 - Dark colors (except accent trim).

b. Office Uses

Office structures in Murdock Alberhill Ranch are intended to be complementary to the residential development in the community.

The design should relate to the historical roots of Southern California public architecture. Design elements include: formal order (base, mid-section, cap); symmetry; repetitive details (openings, friezes, decorative elements); classical vocabulary (arches, columns, cornices); defined outdoor spaces (courtyards, arcades). A contemporary expression is encouraged within the historical framework of Southern California and the natural environment.

Multiple buildings with pedestrian circulation networks are encouraged.

Landscaping to soften building masses and parking areas should also be provided.

Appropriate Appearance:

o Walls

- Wood, smooth stucco, plaster, or masonry. Regular, even panels of smooth stone veneer of a light color. Pre-cast concrete panels are permitted, if scored to create a finer scale, with warm colored aggregate. Glass planes inset from the structural frame.

o Accents

- Ceramic tile, terra cotta, stone, bronze, brass, copper, anodized aluminum.

o Windows

- Recessed (punched) in wall. Glass plane inset from structural frame.

o Roofs

- Combination of flat and sloped surfaces. Exposed roof materials; clay or concrete tile, slate, copper, painted metal, or wood shake shingle.

o Color

- Light material colors or earth tones.

Inappropriate Appearance:

o Walls

- Metal panel.

o Windows

- Reflective, mirrored glass

o Roofs

- Asphalt shingle.

o Color

- Dark colors (except accent trim).

9.4. COMMUNITY SIGN PROGRAM

A. GENERAL SIGN PROGRAM

The provisions, standards, and requirements of Chapter 17.94, Signs and Advertising Structures, of the City of Lake Elsinore Zoning Ordinance shall apply in full to all development within the Murdock Alberhill Ranch Specific Plan project. In addition, the following standards and requirements shall also apply to all development in the Murdock Alberhill Ranch Specific Plan project. Should a conflict arise between the sign provisions, standards, and requirements in the City of Lake Elsinore Zoning Ordinance and those contained herein, the following provisions, standards, and requirements shall take precedence.

1. On-Site Informational and Directional Signs

These signs inform, identify and direct vehicular and pedestrian traffic to various on-site destinations. They may be used on community trails or display a destination, direction or location.

The standards listed below may apply to all Informational and Directional Signs in the Murdock Alberhill Ranch Specific Plan:

- a. Information on directional signs should be kept to a minimum (i.e. visitor parking, employee parking).
- b. All information portrayed on informational signs should be limited to the minimum verbiage required.
- c. Directional signs should use arrows where appropriate.
- d. All directional signs should be the same throughout the project area.
- e. Directional signs may or may not be illuminated.

2. Standard Traffic Signs

All standard traffic signage such as stop signs, traffic control signs, yield signs, etc. will conform to the international sign system, the California Motor Vehicle Code, and the standards of the City of Lake Elsinore.

B. COMMERCIAL SIGN PROGRAM

The provisions, standards, and requirements of Chapter 17.94, Signs - Advertising Structures, of the City of Lake Elsinore Zoning Ordinance shall apply in full, except that, for the purposes of all uses and development within the Murdock Alberhill Ranch Specific Plan project, the standards as set forth in Section 17.94.180, Chapter 17.94 of the City of Lake Elsinore Zoning Ordinance, shall be deleted and replaced with the following commercial and industrial sign standards:

1. General Sign Regulations

The following general sign regulations are encouraged in the Murdock Alberhill Ranch Specific Plan.

- a. No sign shall be permitted that does not pertain directly to an approved business conducted on the premises, except as provided pursuant to Section 17.94.060, Exemptions, in Chapter 17.94 of the City of Lake Elsinore Zoning Ordinance.
- b. All signs, except those provided for in Section 17.94.160, Temporary Advertising Devices of the City of Lake Elsinore Zoning Ordinance, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials.
- c. All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.
- d. All signage shall be designed free of bracing, angle-iron guy wires, cables or similar devices.
- e. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
- f. All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.

2. Prohibited Sign

The following signs are prohibited in the Murdock Alberhill Ranch Specific Plan:

- a. Inflatable signs, balloons, animals or symbols.
- b. Rooftop signs.
- c. Portable signs.
- d. Signs on trailers or painted on the sides displaying any unlawful act, business or purpose.
- e. Rotating, revolving or flashing signs.
- f. Project advertising signs are discouraged.
- g. Signs advertising or displaying any unlawful act, business or purpose.
- h. Any strings or pennants, banners or streamers, clusters of flags, strings or twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - 1) National, state, local governmental, institutional or corporate flags, properly displayed.
 - 2) Holiday decoration, in season, used for an aggregate period of sixty days in any one calendar year.

3. Materials/Color Scheme

An effort should be made to achieve consistency between building style and sign design. Signs should generally be compatible with the exterior treatment of the building or location identified.

Color schemes for signs should relate to other signs, graphics, and color schemes in the vicinity, to achieve an overall sense of identity.

4. Lighting

The quality of sign lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signs may be illuminated by

continuous and uniform interval lighting or external lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

- a. All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties and structures.
- b. Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.
- c. Creative uses of internal lighting are encouraged when the color and intensity of the light is well blended into the sign design.
- d. Artistic applications of lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

5. Monument Signs

Monument signs typically display messages at or below eye level and have direct relationship to pedestrians and vehicles. Monument signs project a feeling of permanency and may be made of a variety of materials that are consistent with the structures they are identifying.

These standards apply to all commercial monument signs in the Murdock Alberhill Ranch Specific Plan.

- a. All monument signs shall be set back a minimum of twenty feet from the street curb and shall be set back a minimum of fifteen feet from adjacent lots and five feet from any driveway. Only one sign per lot is permitted.
- b. Monument signs shall be limited to identifying the project, building, complex or company occupying the site.
- c. Signs shall not exceed four feet, six inches in height, including base.
- d. Monument signs shall not exceed forty-eight square feet in area.
- e. All monument signs shall have a minimum side dimension of six inches.

f. Monument signs shall have a masonry or concrete base and shall be compatible with building architecture.

g. Monument signs may be double sided.

6. Wall Mounted Building Signs

Wall signs may be used where other types of signage are not appropriate or to complement a building design. Wall signs can add visual interest to expanses of wall. Wall signs with individual letters mounted to the wall are encouraged. Support structures for attaching other wall signs should be made inconspicuous.

The standards listed below apply to wall mounted building signs in the Murdock Alberhill Ranch Specific Plan:

- a. Wall mounted building signs are reserved for office buildings that require special ground floor recognition and individual industrial buildings with only one tenant.
- b. Wall mounted building signs should be located only within the limits of the ground floor wall area.
- c. Wall mounted building signs should be located two feet below the top of the parapet wall and two feet from the edge of the building.
- d. The maximum area of a wall mounted building sign should not exceed sixty square feet.
- e. All wall mounted signs are encouraged to be horizontal.
- f. No wall sign should exceed four feet in height.
- g. No wall sign should be painted on building surface.
- h. Wall mounted sign words, figures, symbols or designs should be dimensioned having an edge thickness of three inches minimum, eight inches maximum.
- i. Wall mounted signs should be flush mounted to building surface.

7. Multi-Tenant Building Signs

Fascia signs may be used in addition to other types of signage. When several businesses are located within

open building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.

These standards generally apply to all multi-tenant building signs:

- a. No sign should exceed twelve square feet.
- b. All multi-tenant signs should be similar in design, having the same size, shape and color as its neighbor.
- c. All multi-tenant signs should be mounted at the same height and should be in close proximity to the entry of tenant's space.
- d. Multi-tenant signs should be mounted flush with the building wall.
- e. Multi-tenant signs should not exceed five feet six inches mounting height, and be not more than three feet wide, four feet high.

8. Projecting Signs

Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should complement the architectural style of the building.

These standards generally apply to all projecting signs:

- a. Projecting signs should only be used in areas of limited visibility.
- b. Sign dimensions and configurations shall be submitted to the City of Lake Elsinore Community Development Director or designee for approval.
- c. Any projecting sign should use materials complementary to the building architecture.
- d. Only one sign per building should be allowed, with the exception of corner lots where two signs per building are acceptable.

9. Pole Mounted Signs

Pole mounted signs shall be permitted within the C-SP commercial zone adjacent to the freeway. Said signs may only be located adjacent to the freeway either where visibility may be obscured by vegetation (e.g.,

trees) or where long distance visibility is needed to enable motorists time to safely exit the freeway.

The following standards apply to all pole mounted signs in the Murdock Alberhill Ranch Specific Plan:

- a. Pole mounted signs shall be limited to identifying the company/business occupying the site.
- b. Signs shall not exceed twenty-five feet in height.
- c. Signs shall not exceed thirty-six square feet in area.
- d. Pole mounted signs may be double sided.

MURDOCK ALBERHILL RANCH
SPECIFIC PLAN
COMPONENT VI
SPECIFIC PLAN IMPLEMENTATION

10.0 IMPLEMENTATION

10.1 Development Review Process

The purpose of the development review process is to ensure conformance with the development standards and design guidelines of the Murdock Alberhill Ranch Specific Plan. There are three general levels of review related to development within the Murdock Alberhill Ranch Specific Plan area. First, all the tract and parcel maps to plan for backbone infrastructure to serve the overall specific plan area. Second are the site specific site plans and tract maps for development within each planning sub-area. Third, are the construction drawings which will be reviewed by the Building Department prior to the issuance of building permits.

Tentative maps shall be submitted in accordance with the State Subdivision Map Act and the Subdivision Ordinance of the City of Lake Elsinore. Site plan review is required for both residential and non-residential uses, on a planning area and/or planning sub-area basis in accordance with Section 17.99.140 of the City of Lake Elsinore Zoning Ordinance. Site plan review usually occurs simultaneously with tentative map review and approval.

Site plan review shall be conducted by the Planning Commission at a noticed public hearing. At this hearing, the Planning Commission shall review the site plan package submitted, and receive comments from the public concerning the proposed development and the manner in which it will effect the subject property and surrounding properties.

The Planning Commission shall make the following findings before approving a Site Plan:

1. The project as approved will comply with the goals and objectives of the General Plan, and the zoning district and development standards specified in the Murdock Alberhill Ranch Specific Plan.
2. The project complies with the design guidelines outlined in the Murdock Alberhill Ranch Specific Plan and other applicable provisions of the Municipal Code.
3. Conditions and safeguards pursuant to the Murdock Alberhill Ranch Specific Plan, including guarantees and evidence of compliance, have been incorporated into the approval of the subject project.

The decision of the Planning Commission shall be final ten (10) days from the date of decision unless an appeal is filed with the City Council pursuant to the City procedures outlined in Chapter 17.80 of the City of Lake Elsinore Zoning Ordinance.

10.2 Substantial Compliance

The Community Development Director or designee is responsible for interpreting and applying the development standards and design guidelines of the Murdock Alberhill Ranch Specific Plan. Development standards will be applied on a literal basis. Design guidelines will be submitted to a broader interpretation consistent with the stated goals and objectives of the Murdock Alberhill Ranch Specific Plan. Disagreements on the interpretation of standards and guidelines by the Community Development Director or designee may be appealed to the Planning Commission.

In cases where the Murdock Alberhill Ranch Specific Plan imposes regulations different than those contained in the City of Lake Elsinore Zoning Ordinance, the provisions of the Murdock Alberhill Ranch Specific Plan shall control. In cases where the Murdock Alberhill Ranch Specific Plan does not impose specific regulations, the appropriate section of the City of Lake Elsinore Zoning Ordinance shall control. Violation of any of the requirements of the Murdock Alberhill Ranch Specific Plan shall constitute a violation of the Zoning Ordinance.

10.3 Administrative Review

The Community Development Director or designee shall review the following submittals (all other submittals pursuant to the Murdock Alberhill Ranch shall be reviewed by the City of Lake Elsinore Planning Commission):

1. Open space, manufactured slope, and parkway landscaping
2. Model complexes
3. Lot line adjustments
4. Entry monumentation and entry gates
5. Accessory uses and structures

10.4 Amendments to the Murdock Alberhill Ranch Specific Plan

Minor modification to the approved Murdock Alberhill Ranch Specific Plan shall be permitted as an administrative approval at the discretion of the Community Development Director or designee. All modifications to the Murdock Alberhill Ranch Specific Plan must be consistent with the purpose and intent of the originally approved Murdock Alberhill Ranch Specific Plan. All major changes or amendments to the approved Murdock Alberhill Ranch Specific Plan, other than such minor modifications, shall be processed as specific plan amendments, in accordance with the City of Lake Elsinore Zoning Ordinance.

The following minor modifications to the Murdock Alberhill Ranch Specific Plan are permitted administrative approval:

1. Transfer of Units: The maximum number of dwelling units in a residential area may be exceeded by up to 15% of the maximum, as long as an equal number or greater of excess units is available from a previously approved residential area which did not accomplish the maximum number expressed in that area.
2. Planning Area Boundaries: The gross acreage of a planning area or sub-area (including manufactured slopes, and collector, local and private streets as applicable) may vary up to an including a maximum of 10% in size from the acreage specified in the Murdock Alberhill Ranch Specific Plan.
3. Alternative Uses: Alternative uses for the school site will be permitted, if the School District declines to use the specific site. Alternative uses will be subject to the approval of the Planning Commission and City Council.
4. Roadways: Minor changes in roadway alignments and street sections are allowed, provided such changes are consistent with the streetscape concept for roads, and are subject to approval of the City Engineer and Community Development Director or designee.
5. Phasing Program: The phasing program may be modified, provided the objectives of the program continue to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities are available to serve

proposed development. The real estate market will guide the actual timing of development.

6. Multi-family Overlay Option: Implementation of the multi-family overlay option in place of the C-1 land use designation, as shown on the land use plan.

10.5 Development Agreement

Section 65865 of the State Government Code provides that any city and/or county may enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property.

The development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project, or any phase of the project, be completed within a specified time.

A development agreement is a legislative act which shall be approved by ordinance and is subject to referendum. A development agreement shall not be approved unless the City Council finds that the provisions of the agreement are consistent with the City's General Plan and any applicable specific plan.

Before the development agreement is approved, a public hearing on the application shall be held by the Planning Commission and City Council. Notice of the intent to consider adoption of the development agreement shall be given as provided in Sections 65090 and 65091 in addition to any other notice required by law for the other actions to be considered concurrently with the development agreement.

No later than ten days after the City enters into the development agreement, the City Clerk shall record a copy of the agreement with the County Recorder.

11.0 FINANCING

11.1 Financing of Major Specific Plan Improvements

Various techniques are available for the financing of the improvements associated with the development of Murdock Alberhill Ranch. Determining the most appropriate financing mechanism for each particular improvement requires a several-step process. First, the City and the developer must agree on the various options from which financing will be chosen. Once the City and developer agree on which options are most viable, these options shall be approved as part of the Murdock Alberhill Ranch Specific Plan. At this time, the exact financing method need not be specified, however, the City and the developer must mutually agree to the viable alternatives.

Prior to the approval of an individual site plan and/or tentative tract map within the project area, a specific financing technique shall be chosen from among the options approved in the Murdock Alberhill Ranch Specific Plan. The financing mechanism shall be incorporated in the development agreement with the City and shall be made a condition of approval on the tentative tract map.

At the time that building permits are to be issued, the financing mechanism that has been made a condition of approval on the tentative map or site plan would be assured. "Assured" means that the improvement will be guaranteed by a bond, certificate of deposit or other security mutually acceptable to the City and developer, approval of an Assessment District or Mello Roos District, or any other financing mechanism deemed acceptable by the City.

Some of the most viable funding mechanisms are:

- Impact fees
- Mello-Roos District
- Other forms of assessment districts
- Facilities benefit assessment
- Conventional subdivision financing
- Turnkey construction
- Land reservation, dedication, deeding in fee, or easement
- Hook-up charges
- Reimbursement agreements

Potential operations and maintenance measures include:

- City general fund
- Special assessment or service districts
- Property owner association(s)

- User fees
- Community contributed service

11.2 Community Landscaping and Lighting District

Under the Landscaping and Lighting Act of 1972 (Part 2, Division 15 of the Streets and Highway Code) and the City of Lake Elsinore ordinance, a Landscaping and Lighting District shall be formulated.

The Murdock Alberhill Ranch Landscaping and Lighting District will be established to maintain public open space areas and provide lighting for streets and public areas. One or more homeowners' association will maintain open space areas outside the public rights-of-way. Areas within the public rights-of-way will be maintained by the Landscaping and Lighting District. All property owners within the Murdock Alberhill Ranch Specific Plan area will be assessed to provide District funding.

As an alternative, the Murdock Alberhill Ranch may be annexed into the City of Lake Elsinore's citywide Landscaping and Street Lighting District. Under this alternative, the Murdock Alberhill Ranch will constitute a separate zone with assessments appropriate to the level of maintenance and amount of improvements to be maintained within the Murdock Alberhill Ranch Specific Plan area.

11.3 Property Owner Association

A master homeowners' association will be formed to provide for maintenance of the natural open space, manufactured slopes, and facilities intended for the exclusive use of Murdock Alberhill Ranch residents.

Additional homeowners' associations will be established for specific projects when necessary to maintain common areas and facilities intended for use by the residents of that particular project only. This type of association is intended for the following projects:

- Multi-family residential projects with condominium ownership;
- Attached residential projects with condominium ownership;
- Single family residential projects that have common slopes or private recreational facilities.

12.0 PROJECT PHASING

A. Phasing Program

The Murdock Alberhill Ranch Specific Plan project will be phased over a ten-year period, in response to market demand and a logical and orderly extension of roadways, public utilities and infrastructure. (See Exhibit 45, Phasing Plan, for more detailed information.)

The phasing program for the Murdock Alberhill Ranch Specific Plan is based on the following objectives:

1. Provide for an orderly build-out of the community based on current market trends.
2. Ensure adequate public facilities and services concurrent with private development.
3. Provide a range of housing opportunities at a variety of densities as the community develops.
4. Protect the public health, safety, and general welfare.

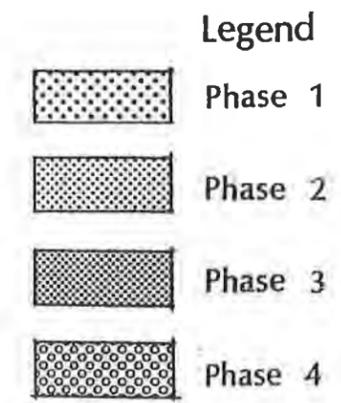
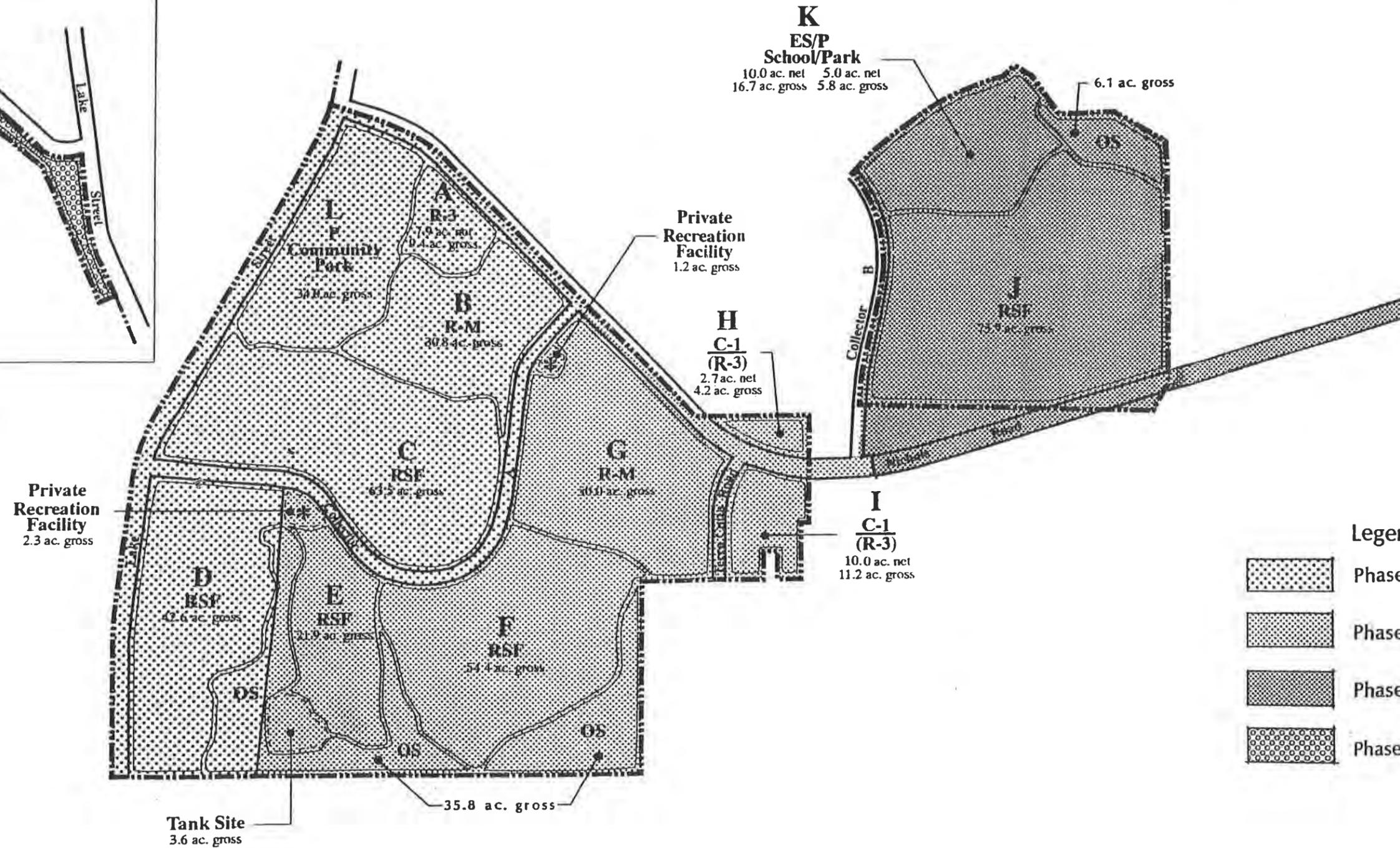
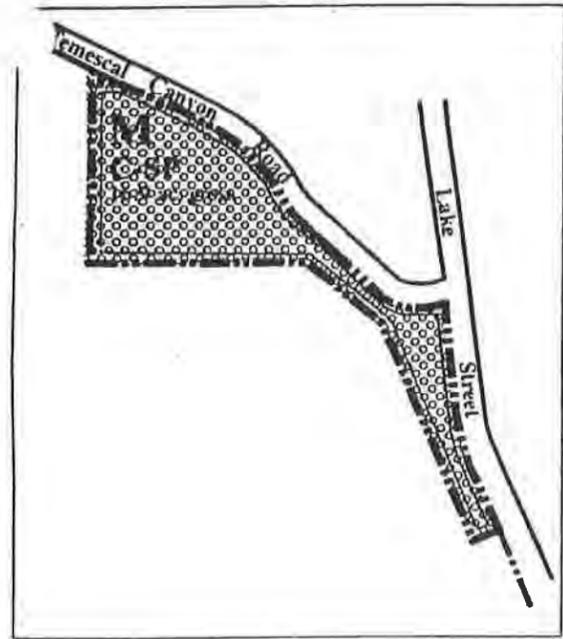
B. Residential/Commercial Phasing

Residential and commercial development primarily are functions of current market conditions. The timing of their future development can just be estimated, however, a general phasing program can be projected.

The phasing program for residential and commercial uses in Murdock Alberhill Ranch consider the following factors:

1. Phasing of grading and balancing of cut and fill to the extent practical.
2. Adequate access to Murdock Alberhill Ranch Specific Plan areas.
3. Infrastructure phasing.
4. Marketing viability and access.

Tables 10 and 11 summarize the projected commercial and residential build-out and associated population. The phasing plan for the Murdock Alberhill Ranch shown on Tables 10 and 11 was developed to ensure that improvements are installed and available as development of the Murdock Alberhill Ranch proceeds. Phases of development directly relate to planning areas and sub-areas to which the development of tract maps and site plans correspond.



3 - 10 Year Phasing Plan

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA

C. Transportation Phasing

Table 12 outlines the community and local transportation facility improvements needed in each of the project phases. Adequate community-level improvements are required in relation to building occupancy for each project phase. Local and collector streets should be built in conjunction with project subdivisions.

D. Public Facilities Phasing

Public facilities will be provided to the Murdock Alberhill Ranch project as needed as the project develops. Community and local improvements are required in relation to residential unit occupancy and/or phase sequence.

School construction items represent targets for building schools on-site to serve community residents. During the course of community development, the school district will determine if each site is required and when it will be developed.

Table 12

**MURDOCK ALBERHILL RANCH SPECIFIC PLAN
TRANSPORTATION PHASING PROGRAM**

The transportation improvements within Murdock Alberhill Ranch will be developed in conjunction with the Alberhill Ranch project and are as follows:

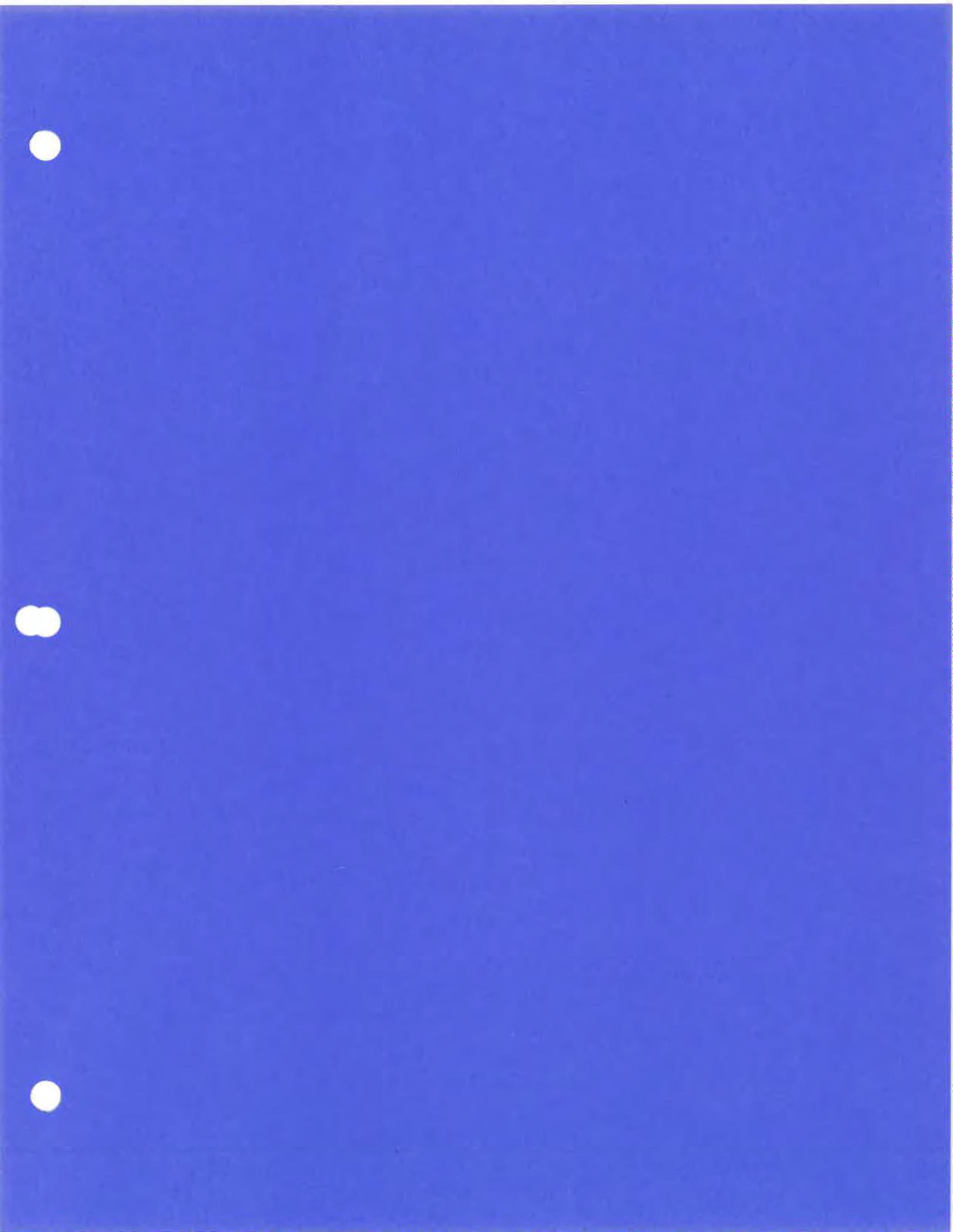
Community

- Improve Lake Street (Robb Road) between Nichols Road (Coal Road) and the southern boundary of the site in conjunction with development.
- Improve Nichols Road (Coal Road) between Lake Street (Robb Road) and Collier Avenue in conjunction with development.

Local

Traffic signals should be installed at the following intersections:

1. Lake Street (Robb Road) and Nichols Road (Coal Road)
2. Nichols Road (Coal Road) and Collector "A"
3. Lake Street and Temescal Canyon Road
4. Terra Cotta Road and Nichols Road



APPENDIX I

**City of Lake Elsinore
Relevant Zoning Ordinance Sections**

CHAPTER 17.14

"RESIDENTIAL DEVELOPMENT STANDARDS"

Sections:

Section 17.14.010	Intent.
Section 17.14.020	Manufactured Housing.
Section 17.14.030	Temporary Uses.
Section 17.14.040	Agricultural Land Uses.
Section 17.14.050	Acoustical Analysis.
Section 17.14.060	Landscaping.
Section 17.14.070	Projections into Required Yards.
Section 17.14.080	Fences and Walls.
Section 17.14.090	Rear Treatments.
Section 17.14.100	Distances Between Structures.
Section 17.14.110	Mailboxes.
Section 17.14.120	Trash Storage Areas.
Section 17.14.130	Design: Single-Family Detached.
Section 17.14.140	Design: Attached Single-Family and Multiple-Family Dwellings.
Section 17.14.150	Circulation Patterns.

Section 17.14.010 Intent. The following general provisions are intended to apply to all projects within the City of Lake Elsinore regardless of zoning district. However, these standards shall take precedence only when a specific zoning district regulation does not specify greater or more restrictive criteria. Where a provision is expressed as a design guideline, said provision shall be a principal factor in the consideration of any project and subsequent approval(s).

Section 17.14.020 Manufactured Housing.

- A. Definition: "Manufactured home" or "manufactured housing" shall include mobilehomes and refer to all housing units built in a factory in one or more sections to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, transported over the highways to a permanent occupancy site, and installed on the site with a permanent foundation.
- B. Locations: Manufactured housing shall be a permitted use in those areas of the city which meet the following requirements.
1. Single-family dwellings are permitted by the underlying zone.
 2. Contain vacant lots compatible with manufactured housing use by reason of size and existing residential development.
- C. Design Review Approval Required: Each manufactured home installed on a lot in a designated area shall require Design Review approval pursuant to Chapter 17.82.
- D. Standards: Each manufactured home shall comply with all of the development standards of the applicable zoning district in which

it is proposed to be located and meet the following additional minimum standards:

1. Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.
2. Each manufactured home shall be placed on a permanent foundation system approved by the Director of Community Development and the Chief Building Official.
3. The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
4. The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than twelve (12) inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.
5. An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

Section 17.14.030 Temporary Uses. The following temporary uses may be permitted upon review and conditional approval by the Director of Community Development.

- A. On-site model homes and temporary real estate offices.
- B. Temporary on-site construction offices/facilities.
- C. Temporary living quarters during construction of residential dwelling units provided all required building permits are maintained in effect and work is diligently pursued.
- D. Continued use of an existing building during site preparation or construction of a new building.
- E. On-site real estate signs, future development signs and subdivision directory signs in conformance with the City Sign Ordinance (Chapter 17.94).

The above uses shall be approved for a specified period of time, not to exceed one (1) year, and a performance bond may be required to remove any structures at the end of the approved period of use.

Section 17.14.040 Agricultural Land Use. In any district the use of the land for horticultural uses may be permitted to continue subject to a use permit pursuant to the provisions of Chapter 17.74 until such time as the property is developed in accordance with the provisions of the district.

Section 17.14.050 Acoustical Analysis. Within all residential structures, noise levels from exterior sources shall be mitigated

so as not to exceed an interior CNEL level of 45 dba with windows closed. To ensure that this standard is complied with, the following requirements shall apply:

- A. For projects consisting of four (4) or more single-family dwellings or any number of multiple-family dwellings, proposed to be located in an area where the noise level from any source has the potential to exceed a CNEL of 65 dba, an acoustical analysis, including on-site monitoring prior to building final, shall be performed by an engineer specializing in acoustics.
- B. For projects consisting of four (4) or more single-family dwellings or any number of multiple family dwellings, proposed to be located in an area where the noise level from any source has the potential to exceed a CNEL of between 55 and 65 dba, the developer shall provide verification on the structural drawings for building permit, by an engineer specializing in acoustics, that the buildings will comply with the City's 45 dba CNEL interior noise level requirement.
- C. For any project where residents may be subjected to an intermittent single event noise source which, though irregular in occurrence, may cause an interior noise level of greater than 45 dba and therefore prove to be a nuisance, the Planning Commission, pursuant to design review approval, may require the mitigation measures contained in either subsections a and/or b above.

Section 17.14.060 Landscaping. All attached single-family, condominium, and/or multiple-family projects shall have all landscaping and irrigation in at time of occupancy. All properties, shall be responsible for landscaping and maintenance of adjacent parkways.

Section 17.14.070 Projections Into Required Yards. Subject to the applicable design review approval, roof over-hangs and decorative architectural features such as fireplaces, bay windows, and similar elements may project a maximum of two (2) feet into any required yard setbacks. Structural features such as exposed stair-cases and balconies may encroach a maximum of four (4) feet into any required side and rear yard setbacks. However, in no case shall any projection encroach closer than three (3) feet to a property line.

Section 17.14.080 Fences and Walls.

- A. Height: The required height of all side and rear property line fences or walls shall be a minimum of six (6) feet. However, along a major arterial the Planning Commission, pursuant to design review approval, may require a minimum fence or wall height of eight (8) feet. In rear yards the maximum height of a fence or wall shall be thirty-six (36) inches; with the exception that wrought-iron fences may be five (5) feet in height. The height of fences and walls shall be determined as measured from the highest grade elevation on either side of the fence or wall.

B. Materials: All tract perimeter walls and/or any wall adjacent to any principal street identified in the General Plan Circulation element shall be constructed of decorative masonry block unless otherwise approved by the Planning Commission. However, nothing contained within this section is intended to preclude the Planning Commission from requiring similar walls under other circumstances.

Section 17.14.090 Rear Treatment. In order to improve the appearance of a project from adjacent right-of-ways, the rear elevation of any unit facing a right-of-way shall receive special architectural enhancement.

Section 17.14.100 Distances Between Structures. Where there is more than one structure on a site, the minimum distance between a structure used for human habitation and another structure shall be ten (10) feet, provided however, that an unenclosed, trellis-type cover may be used to connect the structures.

Section 17.14.110 Mailboxes. Curb-side mailboxes for single-family dwellings and communal mailboxes for multiple-family or condominium projects shall be installed pursuant to the design standard on file with the Building and Safety Division. The location of all mailboxes shall be reviewed with the Planning Division prior to installation. Common-collection mailboxes should be located in decorative housings which incorporate similar materials, colors, and textures utilized on the main buildings. The area for the mailboxes should be of sufficient size to enable residents to pick up or deposit mail without have to encroach upon landscaping, walks, or parking.

Section 17.14.120 Trash Storage Areas. Trash enclosures shall be constructed pursuant to the City's standard design on file with the Department of Building and Safety. In addition, the following shall apply:

- A. Multi-family Projects: Enclosures shall be provided based on a ratio of one, three-cubic yard contained enclosure for each eight (8) dwelling units. Enclosures shall be placed in a location convenient to the dwelling unit(s) it is intended to serve; in no case, however, shall the enclosure be located further than one-hundred (100) feet from the associated unit(s). A decorative trellis work or other approved screening shall be incorporated into the design of any enclosure located within 25 feet of a two-story building having windows overlooking the enclosure.
- B. Attached Single-Family Projects: Where there is no direct access to a yard area and trash containers may have to be carried through the dwelling unit, then a space shall be provided in the garage with a minimum area of eight (8) square feet, and said area shall not encroach upon the required parking space.

Section 17.14.130 Design: Single-Family Detached.

- A. Siting: Houses should be designed and sited to conform to the

natural terrain as much as possible and to take advantage of views. In tracts, houses should be located on their lots so as to create interest and varying vistas as a person moves along the street. In order to prevent a tract from exhibiting a row-house effect, no more than two adjacent residences should have the same setback; and the minimum setback variation should be three (3) feet. Care should be exercised that no house is located in such a manner to create an objectionable overview which invades the privacy of an adjoining unit.

- B. **Architecture:** The City encourages variations of architectural theme. However, it shall be the responsibility of the designer to coordinate the design with adjacent developments so that the design does not conflict with the character of the neighborhood as a whole. Within a tract, architectural styles should remain uniform.

Material changes within a building shall be offset in plane or an entirely different design element. Detailing of construction elements is another important consideration. For example, exterior metal portions of the structure (i.e. vent pipes and flashings) should be painted to blend with the adjacent roof or wall material. In addition, the vent pipes should be consolidated where possible by design. Also, thought should be given to locating mechanical units in some area other than the roof. Where units are located on the roof, then the units shall be screened in a manner that is architecturally integrated with the design of the house.

- C. **Colors and Materials:** No project should use the same color from house to house, however, no one structure should be at such variance with its neighbors that it detracts from the character of the street as a whole.
- D. **Fencing:** Solid fences or walls a minimum of six (6) feet in height shall be provided to screen side and rear yard areas from all streets. Solid fences should also be provided along side and rear lot lines of small lots, not located in hillside areas, to provide privacy and screening between lots.
- E. **Roofing:** All new dwelling units, and dwelling units which are completely reroofed, shall utilize roofing materials with a minimum Class "A" Fire rating.

Section 17.14.140 Design: Attached Single-Family and Multiple-Family Dwellings. The City of Lake Elsinore subscribes to the belief that attached housing can be interesting and attractive and

represent an alternative housing form which offers its own distinctive amenities. The following development concepts shall be complied with by all attached single-family and multiple-family developments in order to ensure attainment of these goals.

- A. **Siting:** Units that are clumped in square monotonous buildings offer neither privacy nor attractive styling. Therefore, building orientations and setbacks should be varied to create changing vistas and to breakup the impact of long building lengths. Whenever possible, end units should be single story to lower the overall scale of the building.
- B. **Architecture:** Exterior treatments should be innovative and varied and employ much the same materials, elements, and features to be found in single-family detached units. Roof and wall planes should vary not only on the unit but also between units. Pitched roofs should be used in lieu of flat roofs as they are more interesting and can lend detached character to a project. To prevent a "tunnel" effect from being created around entries, the second story portion of any unit adjacent to the entry should be set back from the edge of the one-story roof.
- C. **Privacy:** Front and back walls should be staggered to block views from unit to unit. Front doors should be prominent yet separate to give units individual entry identity and yet provide privacy. Landscaped walkways and thoughtful uses of fencing and trellises should also be used to make doorways and courtyards more private. Consideration for privacy should also extend to upper floors where juxta-position of walls, wing walls, railings and similar architectural treatments can provide the necessary separation and buffering.
- D. **Noise Intrusion:** Care should be exercised that elements such as parking areas (whether covered or open) and recreation areas are adequately separated or buffered through design or architectural treatment to prevent impact on living areas of adjacent units.
- E. **Fencing:** Where the yard area of a unit adjoins common open-space, fences and walls should be designed to use materials which are open (wrought-iron, etc.) and permit the occupant to view and enjoy the common area.
- F. **Roofing:** All new dwelling units, and dwelling units which are completely reroofed, shall utilize roofing materials with a minimum Class "A" Fire rating.
- G. **Parking Structures:** Parking structures should receive the same architectural consideration as the main

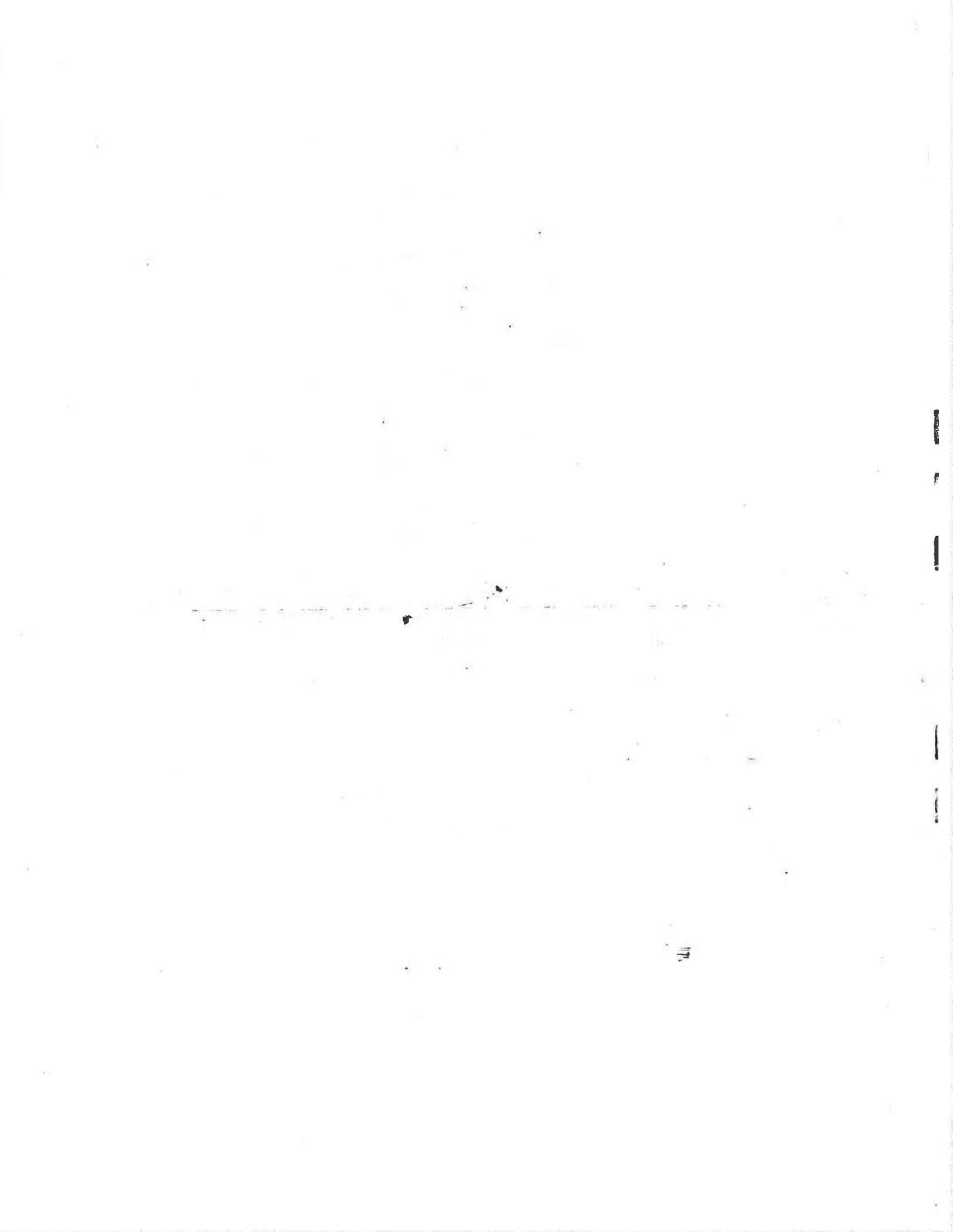
living units and exhibit the use of similar materials, colors, and textures. The design threshold for freestanding carports should be rough-sawn wood framing with crushed-tile roofing. All required parking should be located within 100 feet of the unit it is intended to serve.

H. Recreation Areas: Recreation areas should be of sufficient size and shape to be practical and generally acceptable for the intended facilities. The area should be centrally located and be a predominant visual feature within the project. Good visibility is especially important with regards to the location of children's play areas. All recreational areas, however, should be located so as to provide adequate separation between the facilities and conflicting uses such as parking, drive aisles, or impacting uses on adjacent properties, so as to be conveniently accessible from any portion of the project. In addition, the location should provide adequate separation for the facility from conflicting uses such as parking, drive aisles, or impacting uses on adjacent properties.

Section 17.14.150 Circulation Patterns. Local residential street patterns should be encouraged to be indirect and to create identifiable access to minimize through traffic on residential neighborhood streets, thus promoting safety and high levels of psychological security. Even the smallest of subdivisions should use cul-de-sacs, loop streets, motor courts, common or private courts to increase the richness of inlying neighborhoods.

Streets should not directly connect through a subdivision but provide indirect access. Residential streets which connect higher order streets often become shortcuts, thereby increasing the traffic load on purely residential streets and impairing residential identity and security. An indirect local street system also can have a real effect on crime reduction as strange vehicles or persons are noticed and police have the advantage in pursuit and apprehension.

Intersections should be avoided at curves, being better placed on tangents. The total number of intersections should be minimized.



CHAPTER 17.15

HOME OCCUPATION REGULATIONS

Sections:

Section 17.15.010	Home Occupation - Defined
Section 17.15.020	Purpose
Section 17.15.030	Permit Required
Section 17.15.040	Application Procedure
Section 17.15.050	Standards of Operation

Section 17.15.010 HOME OCCUPATION - DEFINED. Home Occupation as used in this Chapter means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof; it shall not be construed to mean any use which by its nature or scope adversely affects activities or causes substantial diminution in the enjoyment, use or property values of property in the neighborhood.

Section 17.15.020 PURPOSE. These regulations are designed to insure that certain incidental and accessory uses may be established in residential neighborhoods under specified conditions that will insure their compatibility with the neighborhood. They are intended to protect the rights of residents to engage in certain traditional home occupations that are harmonious with, but subordinate and incidental to a residential environment. Any occupation is permitted under this chapter provided it meets and complies with all the standards set forth herein.

Section 17.15.030 PERMIT REQUIRED. No person shall engage in a home occupation without first filing a permit application with the Planning Division. No business license shall be issued to the applicant by the Finance Department until the home occupation permit is approved and issued by the Planning Division.

Section 17.15.040 APPLICATION PROCEDURE. Application for a home occupation permit shall be filed with the Planning Division by the owner of the property for which the permit is sought or by a full-time tenant. Acceptance of an application does not constitute indication by the City of approval.

Section 17.15.050 STANDARDS OF OPERATION. All home occupations shall comply with the following regulations and violations of these regulations shall be cause for immediate revocation of the permit and the applicant shall be subject to penalties as provided in the Municipal Code:

- A. There shall be no direct sales or display of products, either wholesale or retail, on the premises.
- B. The use shall not generate pedestrian or vehicular traffic beyond that normal to the district or neighborhood in which

it is located, considering both type and frequency of such traffic.

- C. The use shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than delivery services such as United Parcel Service which may normally be expected to serve a residential neighborhood.
- D. No signs shall be displayed in connection with the home occupation, and there shall be no advertising which can be construed as encouraging customers, clients or the public to visit the premises.
- E. There shall be no alteration of the residential character of the premises and in no way shall the appearance of the dwelling or an accessory building be so altered, or the conduct of the occupation be such, that the premises, dwelling, or accessory building may be reasonably recognized as serving a nonresidential use (either by materials, construction, color, lighting, signs, sounds or noise, vibrations, etc.)
- F. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes as defined in the district.
- G. Storage and parking of vehicles on the premises, used in conjunction with the home occupation shall be limited to automobiles and light trucks, not exceeding one and a half (1-1/2) ton capacity.
- H. No vehicle or trailer displaying signs shall be parked in a manner that would attract or draw attention to the premises.
- I. Any trailer or other towed vehicles used in conjunction with the home occupation shall be parked or stored behind the required front yard setback and shall be screened from any public right-of-way.
- J. No person shall work at the subject premises, or report for work at the subject premises, as part of the home occupation, other than members of the resident family who permanently reside on the premises.
- K. The home occupation shall not involve maintenance of an office that is open to persons other than members of the resident family who permanently reside on the premises.
- L. The garage shall neither be altered nor used so as to reduce the number of parking spaces required by the district within which the use is located
- M. There shall be no outside storage of stock, merchandise, scrap supplies, or other materials on the premises.
- N. Storage of any hazardous, toxic, or combustible materials associated with business operations shall be prohibited.

CHAPTER 17.16

"RESIDENTIAL CARE FACILITIES"

- Section 17.16.010 Purpose
- Section 17.16.020 Definitions
- Section 17.16.030 Permitted Uses
- Section 17.16.040 Large Family Day Care Permit Required
- Section 17.16.050 Development Standards

Section 17.16.010 Purpose. The State of California has enacted certain laws and regulations with the intent to provide for the care of children as well as mentally and physically handicapped persons in a residential environment. The purpose of this chapter is to implement those laws and regulations.

Section 17.16.020 Definitions.

- A. Large Family Day Care Home: A home which provides family day care to seven (7) to twelve (12) children inclusive, including children who reside at the home (as defined by the State Department of Social Services) for the periods of less than 24 hours per day, while the parents or guardians are away.
- B. Residential Care Facility: A State authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24-hour-a-day basis.
- C. Small Family Day Care Home: A home which provides family day care to six or fewer children, including children who reside at the home (as defined by the State Department of Social Services) for periods of less than 24 hours per day, while the parents or guardians are away.

Section 17.16.030 Permitted Uses. Residential Care Facilities and Small Family Day Care Homes as defined herein shall be a permitted use in all residential zones provided said uses are housed within structures which comply with the development standards required of all structures within the zoning district.

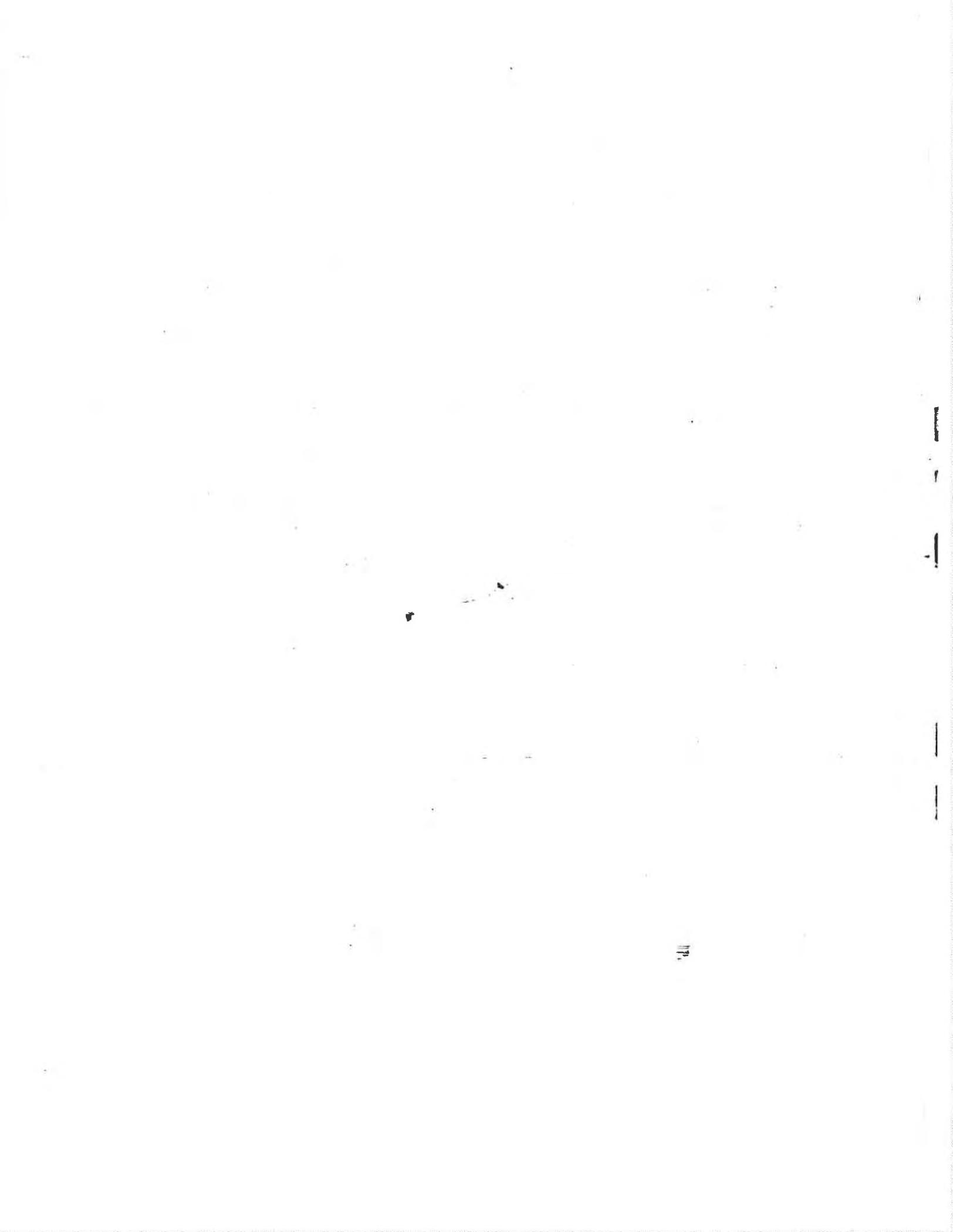
Section 17.16.040 Large Family Day Care Permit Required. Operation of a Large Family Day Care Homes shall be subject to the review and approval of a Residential Care Permit by the Director of Community Development in accordance with the following:

- A. **Preinspection.** Prior to application for a Large Family Day Care Home, applicant shall request an inspection of the property by representatives of the Department of Community Development to determine the property's compliance with the City's current building and zoning codes. The inspectors shall file a written report indicating compliance or, if the property and structures are not in compliance, the nature of any violations. The Director of Community Development in approving a Residential Care Permit shall include condition(s) as necessary to insure that all corrections are completed prior to beginning of operation of the Large Family Day Care Home.
- B. **Applications.** Following the required preinspection, the applicant shall submit an application for the Large Family Day Care Permit in accordance with submittal requirements on file with the Planning Division which shall include, but not be limited to, the following data and plans:
1. Name and address of the applicant.
 2. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the Large Family Day Care Home is proposed to be located.
 3. Address and legal description of the property (Assessor's Parcel Number).
 4. A list of all owners of property located within one hundred (100) feet of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.
 5. Floor plans and a site plan, fully dimensioned, indicating the type, use and location of all rooms, buildings, structures, parking, and landscape areas.
 6. Proof of compliance with standards of the State Fire Marshal as adopted in Title 24 of the California Administrative Code.
 7. The Director may require additional information or plans, if necessary, to determine whether a Residential Care Permit should be granted or denied. The Director may also authorize omission of any plans or drawings required by this action if he finds they are not necessary.
- C. **Fee.** The request for preinspection and the application for a Large Family Day Care Home shall be accompanied by a fee established by resolution of the City Council to cover all costs to the City.
- D. **Decision by Director:**
1. The Director of Community Development shall set a decision date on the Residential Care Permit for not more than thirty-one (31) days from the date the City received a fully completed application and fee.

2. Not less than ten (10) days prior to the decision date by the Director of Community Development, the City shall mail notice of the proposed use to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the proposed Large Family Day Care Home.
3. A decision on the Permit shall be made by the Director of Community Development without a formal hearing, unless one is requested by either the applicant or other affected persons. If so requested, the hearing shall be scheduled for the next available Planning Commission meeting and the Planning Commission shall hear the request. Unless otherwise appealed, the decision of the Director of Community Development shall be final.

Section 17.16.050 Development Standards. In accordance with the purpose of this Chapter, all Large Family Day Care Facilities shall comply with the development standards for the zoning district in which they are located, including, but not limited to the following:

- A. A six (6) foot high wood fence or masonry wall shall be erected around the side and rear property lines, behind the required front yard setback.
- B. Adequate parking and driveways, as required for the Zoning District in which the facility is located, shall be provided.



CHAPTER 17.17

"SECOND UNITS"

SECTIONS:

17.17.010	Purpose.
17.17.020	Definition.
17.17.030	General Provisions.
17.17.040	Preinspection.
17.17.050	Application.
17.17.060	Fee.
17.17.070	Standards.
17.17.080	Compliance.

Section 17.17.010 PURPOSE. The intent of this chapter is to expand the mix of housing opportunities within the city by permitting the creation of Second Units as an accessory use to existing single-family detached dwellings while providing criteria to assure they are maintained as a harmonious and integral aspect of the single-family neighborhood.

Section 17.17.020 DEFINITION. For the purposes of this chapter, "Second Unit" shall mean a subordinate dwelling unit with complete and independent living facilities attached to or contained within a primary single-family detached dwelling.

Section 17.17.030 GENERAL PROVISIONS. A single "second unit" shall be permitted subject to approval of a Conditional Use Permit pursuant to the provisions of Chapter 17.74 on any "R-R", "R-A", "R-H" or "R-1" designated parcel which meets all the following conditions:

- A. Is an existing legally subdivided lot which complies with the minimum lot requirements for the zoning district or is found nonconforming.
- B. The lot contains only one (1) existing single-family detached dwelling which complies with the development standards for the zoning district or is found nonconforming.
- C. The lot contains no other "second unit."
- D. The occupant of either the existing primary unit or the "second unit" shall be the owner of both units. Sale or ownership of "second units" separate from the primary residence is prohibited.

All conditions of approval which the Planning Commission imposes in granting the requisite Use Permit shall be recorded on the property through the County Recorder's Office and shall run with the land for as long as the use legally exists.

Section 17.17.040 PREINSPECTION. Prior to application for a "second unit" an applicant shall request an inspection of the property by representatives of the Department of Community Development to determine the property's compliance with the City's current building and zoning codes. The inspectors shall file a written report indicating compliance or, if the property and structures are not in compliance, the nature of any violations. The Planning Commission in approving a Use Permit for a "second unit" shall include condition(s) as necessary to insure that all corrections are completed prior to issuance of building permits for the "second unit."

Section 17.17.050 APPLICATION. Following the required preinspection, the applicant shall submit an application for "second unit" in accordance with submittal requirements on file with the Planning Division which shall include, but not be limited to, the following data and plans:

- A. Name and address of the applicant.
- B. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the "second unit" is proposed to be located.
- C. Address and legal description of the property (Assessor's Parcel Number).
- D. A list of all owners of property located within three-hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.
- E. Floor plans and a site plan, fully dimensioned, indicating the type, use and location of all rooms, buildings, structures, parking, and landscape areas.
- F. Building elevation plans of sufficient detail to indicate the type and color or materials to be employed.
- G. The Director may require additional information or plans, if necessary, to determine whether a Conditional Use Permit should be granted or denied. The Director may also authorize omission of any plans and drawings required by this action if he finds they are not necessary.

Section 17.17.060 FEE. The request for preinspection and the application for a "second unit" shall be accompanied by a fee established by resolution of the City Council to cover all costs to the City.

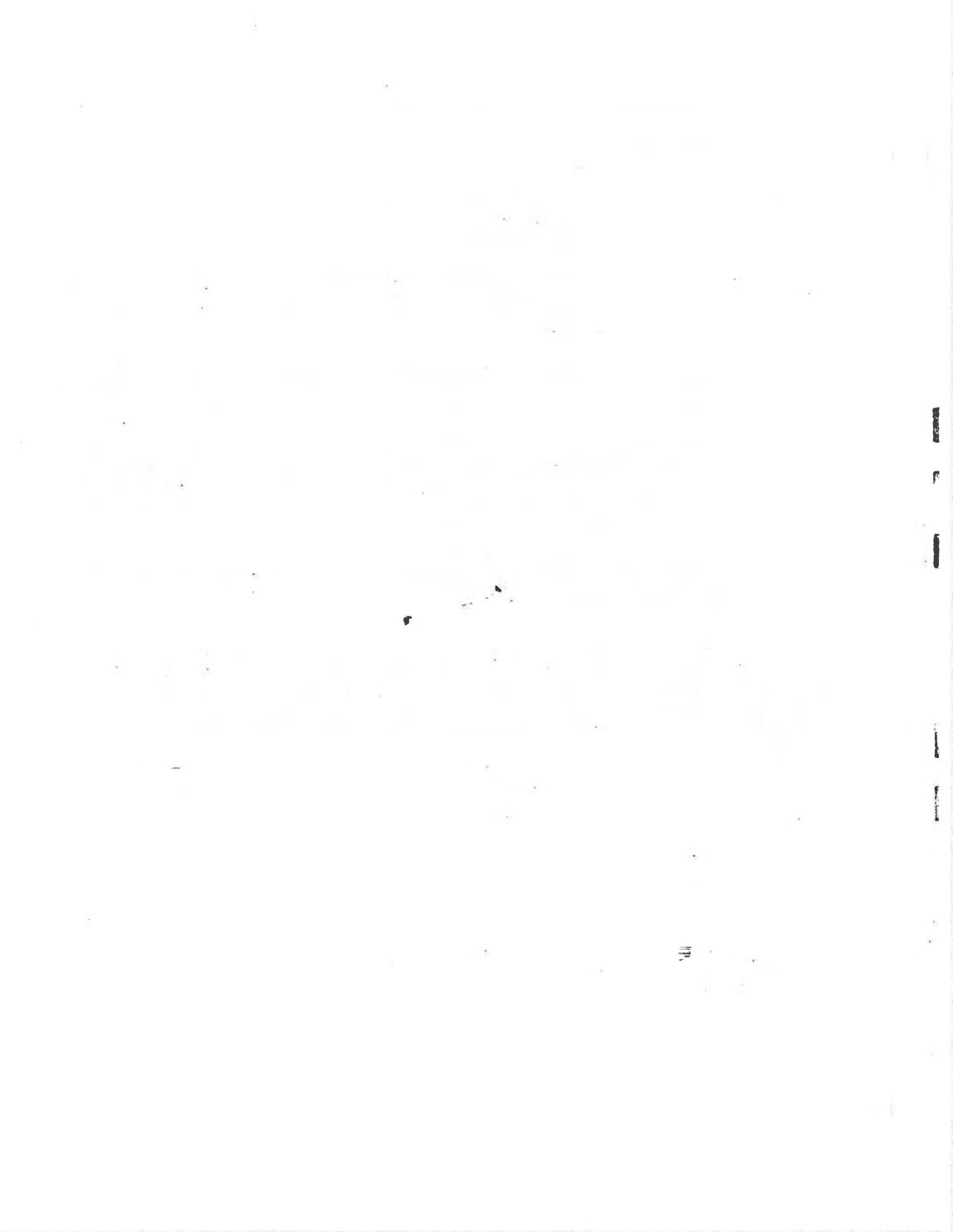
Section 17.17.070 STANDARDS:

- A. Except as provided elsewhere in this chapter, "second units" shall comply with all of the development standards for new single-family detached dwelling units as specified for the base zoning district in which it is located, including, but not limited to, setbacks, height limitations, and maximum lot coverage.

B. The following standards shall also apply:

1. The total floor area of the "second unit" shall not exceed 640 square feet.
2. The architecture of the new unit shall be compatible with the existing unit and not in deviance with development on neighboring properties.
3. One (1) off-street parking space shall be provided in addition to that required for the primary unit. This space may be open but shall not be located within the required front yard setback.
4. There shall not be more than one exterior entrance on the front or on any street side of the building and no exterior stairway shall be located on the front of the house.
5. The primary residence shall continue to comply with the minimum standards applicable to a single-family detached dwelling unit in the base zone even with the creation of a second unit, including but not limited to maximum lot coverage and minimum floor area criteria.
6. Second units shall not be detached, rather they must be attached or contained within a primary single-family detached dwelling.

Section 17.17.080 COMPLIANCE WITH GENERAL PLAN. A second unit which conforms to the standards of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing General Plan and zoning designation for the lot.



CHAPTER 17.23

SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

Section 17.23.010	Purpose
Section 17.23.020	Permitted Uses
Section 17.23.030	Uses subject to a Conditional Use Permit
Section 17.23.040	Accessory Uses and Structures
Section 17.23.050	Lots of Record
Section 17.23.060	Lot Area
Section 17.23.070	Street Frontage Width
Section 17.23.080	Setbacks
Section 17.23.090	Lot Coverage
Section 17.23.100	Building Height
Section 17.23.110	Minimum Dwelling Unit Size
Section 17.23.120	Parking
Section 17.23.130	Signs
Section 17.23.140	Design Review
Section 17.23.150	Design Standards

Section 17.23.010 PURPOSE. The R-1 District is intended to accommodate low density projects comprised of quality single-family residences developed in an urban environment with available public services and infrastructure. The R-1 District is not however, intended for hillside development.

Section 17.23.020 PERMITTED USES. Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of Chapter 17.82, Design Review.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures pursuant to Section 17.23.040.
- C. Small family day care and residential care facilities pursuant to Chapter 17.16.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, elementary, junior high and high schools.
- G. Manufactured houses in compliance with the provisions of Section 17.14.

Section 17.23.030 USES SUBJECT TO A CONDITIONAL USE PERMIT. It is recognized that certain uses while similar in characteristics to

Permitted Uses in Section 17.23.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration.

Uses permitted subject to approval of a use permit, pursuant to Chapter 17.74, in the R-1 District shall be as follows:

- A. Two, three, or four detached single-family dwellings on a single lot subject to the following:
 - a. The property is presently zoned for single-family dwellings.
 - b. The Director of Community Development has determined that the property cannot be subdivided to comply with established lot dimension and street frontage criteria.
 - c. There is lot area equivalent to 7,260 square feet per dwelling unit exclusive of any required drive aisles or access easements.
- B. Large family day care homes in compliance with the provisions of Chapter 17.16.
- C. Second units in compliance with the provisions of Chapter 17.17.
- D. Keeping of exotic animals or birds, or more than three (3) dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- E. Churches, located on a site a minimum of one (1) acre in size and located on streets designated as arterial streets or collector streets. Parochial schools shall require a separate use permit. Churches shall not otherwise be permitted in the R-1 District.
- F. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.
- G. Parochial or private preschools, elementary, junior high or high schools.

Section 17.23.040 ACCESSORY USES AND STRUCTURES. The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood and that any buildings or structures be harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only in rear one half of the lot.

A. USES:

1. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Planning Division and compliance with the provisions of Chapter 17.15.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three (3) weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a use permit is obtained.

B. STRUCTURES:

1. Group I

Sheds, children's playhouses, and similar enclosures of less than 120 square feet provided they do not exceed a maximum height of six and one-half (6-1/2) feet. Such structures may be located on property line provided the design of the structure complies with the City's Fire and Building Code.

2. Group II.

Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I, but containing less than 600 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of fifteen (15) feet and are located no closer than five (5) feet to a side property line, or ten (10) feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.

3. GROUP III.

Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight in entry garages may be required a greater setback.

4. GROUP IV.

- a. Antennas; subject to compliance with the provisions of Chapter 17.67.

- b. Swimming pools, jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within ten (10) feet of a property line shall be separated from the adjacent property by a minimum six (6) foot high masonry wall. Otherwise there shall be no required setback provided the design and installation complies with the City's Building Codes.
- c. Open trellis-type patio covers may be located in a front yard area but shall not encroach more than five (5) feet into the required setback.

Section 17.23.050 LOTS OF RECORD. Existing lots of record as of the date of adoption of this ordinance (August 26, 1986), and lots in existing approved tentative maps which are recorded within two (2) years of initial approval of the map, which do not comply with the required minimum lot standards contained herein may be used as a building site for a permitted use pursuant to the provisions of this Chapter. However, where adjacent parcels of land are under the same ownership, these parcels shall be combined to conform to the minimum required lot area, if any of the parcels are less than sixty-five (65) percent of the required minimum lot area.

Section 17.23.060 LOT AREA. The minimum lot area for any new lot created in the R-1 District shall be as follows:

- A. Interior lots: 6,000 square feet, however, the average lot size for any subdivision shall be a minimum of 7,260 square feet.
- B. Corner lots: 7,700 square feet.
- C. Exception: Whenever a lot is adjacent to a lower density zoning district or to an existing developed parcel with a larger lot size than required in the R-1 District, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks, or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The adequacy of this transition shall be subject to the review and approval of the Planning Commission and City Council on a case-by-case basis.
- D. In the implementation of Paragraph C, any change in a lot size which would leave the lot at a size at least seventy-five percent (75%) the size of the largest adjacent developed

lot will be presumed appropriate, absent unusual circumstances. Any application to change a lot to a size lower than said seventy-five percent (75%) standard will be permitted only upon a showing of good cause. It is the intent of this paragraph to set a standard but also to allow flexibility.

Section 17.23.070 STREET FRONTAGE WIDTH. The minimum street frontage width for any new lot created in the R-1 District shall be as follows:

- A. Standard Interior lots: Sixty-feet (60')
- B. Corner lots: Sixty-five feet (65')
- C. Knuckle or Cul-de-sac lots: Forty feet (40'); provided the average width is sixty-feet (60').
- D. Flag lots: Twenty-five feet (25'); provided the average width of the principle portion of the lot is sixty-feet (60')

Section 17.23.080 SETBACKS. The following minimum setbacks shall apply to all new construction within the R-1 District:

- A. Front yard:
 - 1. Main dwelling unit: Twenty feet (20').
 - 2. Garage: Twenty-two feet (22'); provided however, that turn-in entry garages may encroach to within fifteen feet (15') of the front property line.
- B. Side yard:
 - 1. Main dwelling unit: Adjacent to interior lot lines there shall be a minimum side yard of five feet (5'). Adjacent to a public right-of-way the minimum side yard shall be fifteen feet (15').

Exception: On existing, legally non-conforming lots which are substandard in width, a minimum setback of ten (10) percent of the lot width may be allowed adjacent to interior lot lines with a minimum of three feet (3'), and a minimum of twenty (20) percent of the lot width may be allowed adjacent to a public right-of-way.

2. Accessory structures: In the rear one-half of the lot, as specified in Section 17.23.040, otherwise the same as required for the main dwelling unit with the exception that where straight-in entry garage gains access via the side yard, the setback shall be twenty-two feet (22').
3. Finished slopes exceeding five percent (5%) shall not be permitted within five feet (5') of the main dwelling unit.

C. Rear yard:

1. Main dwelling unit: Twenty feet (20').
2. Accessory structures: As specified in Section 17.23.040, with the exception that where straight-in entry garage gains access via the rear yard, the setback shall be twenty-two feet (22').
3. Finished slopes in excess of five percent (5%) shall not be permitted within fifteen feet (15') of the main dwelling unit.

Section 17.23.090 LOT COVERAGE. The maximum lot coverage in the R-1 District shall be thirty-five percent (35%).

Section 17.23.100 BUILDING HEIGHT. Except as otherwise provided for accessory structures, the maximum building height in the R-1 District shall be thirty feet (30'). For the purposes of this Chapter, in the case of split levels no vertical section through the building shall measure more than thirty feet (30').

Section 17.23.110 MINIMUM DWELLING UNIT SIZE. The minimum dwelling unit size within the R-1 District shall be 1,000 square feet exclusive of garage area. However, for new tract construction, at least 20% of the total number of units within any phase shall exceed the minimum square footage by 15%.

Section 17.23.120 PARKING. The provisions of Chapter 17.66 shall be used to determine the required parking for development in the R-1 District.

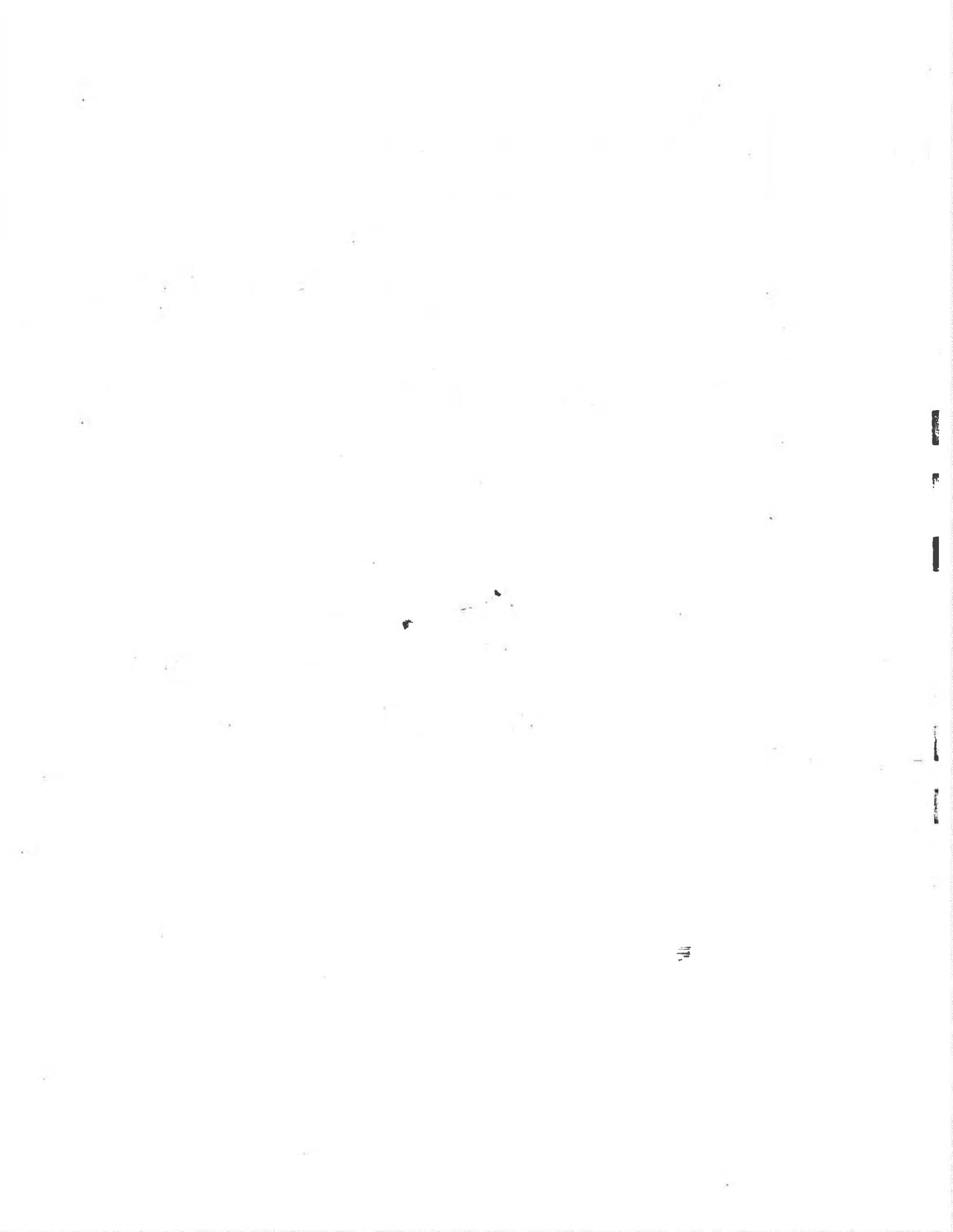
Section 17.23.130 SIGNS. The provisions of Chapter 17.94 shall be used to determine permitted signs in the R-1 District.

Section 17.23.140 DESIGN REVIEW. No building permits shall be issued for the construction of any building or structure in the R-1 District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82, Design Review. The following exemptions shall apply:

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which does not increase the floor area by more than 50%.
- B. Group I, II, and IV accessory structures.
- C. Fences and walls.

Although, the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Director of Community Development or his designee prior to construction or installation.

Section 17.23.150 DESIGN STANDARDS. Chapter 17.14 contains residential development standards applicable to all projects within the City regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered with the regulations contained herein for the R-1 District.



CHAPTER 17.30

CONDOMINIUMS AND CONDOMINIUM CONVERSIONS

Sections:

Section 17.30.010	Purposes
Section 17.30.020	Permits Required
Section 17.30.030	Relationship to Other Laws
Section 17.30.040	Documents Required
Section 17.30.050	Applications of Sections for Condominium Conversions
Section 17.30.060	Fees
Section 17.30.070	Certificate of Occupancy Required
Section 17.30.080	Documents Required
Section 17.30.090	Application Procedures
Section 17.30.100	General Requirements for Conditional Use Permits
Section 17.30.110	Issuance of a Certificate of Occupancy

Section 17.30.010 Purposes. Residential condominiums differ from other residential development in a variety of ways, particularly the relationship between individually owned units and jointly held and maintained common areas. Condominium developments are a mix of individual and common ownership which differs from conventional and familiar patterns of housing in the City. The purpose of this chapter is to address the special attributes of condominiums and to adopt development standards which will protect both the community and the purchasers of condominiums.

Section 17.30.020 Permits Required. Condominium projects are permitted in appropriately zoned districts within the City, subject to the issuance of a conditional use permit pursuant to the provisions of this chapter and the approval of a tentative tract map as required by law. This requirement is in addition to other permits or certificates required by law.

Section 17.30.030 Relationship to Other Laws. Whenever regulations or restrictions imposed by this chapter are either more or less restrictive than regulations or restrictions imposed by any other law, the regulations, rules or restrictions which impose higher standards or requirements shall apply.

Section 17.30.040 Documents Required.

- A. The documents setting forth a plan or manner of permanent maintenance of open spaces and recreational areas shall not be acceptable until approved by the City Attorney as to legal form and effect, and by the Planning Division as to suitability of content.

- B. If the common open spaces are to be conveyed to the homeowners' association, the developer shall file a declaration of covenants to be submitted with the application for approval, that will govern the association.
- C. The homeowners' association shall be established prior to the sale of the last dwelling unit.
- D. Membership shall be mandatory for each buyer and any successive buyer.
- E. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the covenants, conditions, and restrictions for each project.
- F. If the development is constructed in phases which require one (1) or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal maintenance agreements shall be established which will cause a merging of development phases as they are completed, and embody one (1) homeowners' association with common areas for the total development.
- G. Same shall contain the language or provisions substantially as follows:

"City of Lake Elsinore shall be considered a party to the covenants, conditions, and restrictions of this declaration as they shall apply to the maintenance of the 'common area' as herein defined."

"In the event the association or other legally responsible person(s) fail to maintain said common area in such manner as to cause same to constitute a public nuisance, said City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon said common area, individual units or whole thereof as provided by law."

- H. Covenants, Conditions, and Restrictions (CC & R's) shall restrict the use of residential units to single-family use.
- I. Each unit owner shall have full access to commonly owned areas, facilities and utilities.

Section 17.30.050 Applications of Sections for Condominium Conversions. The provisions set forth in Sections 17.30.060 through 17.30.110 shall apply to all conversions of apartments or other similar existing developments to residential condominiums proposed on a real property within the appropriately zoned districts in the

City. These provisions are in addition to those set forth in Sections 17.30.010 through 17.30.040, and the Subdivision Map Act.

Section 17.30.060 Fees. There shall be an inspection fee based upon the number of existing units in said project. The fee shall amount to ten (10) dollars per unit or as otherwise set by resolution of the City Council.

Section 17.30.070 Certificate of Occupancy Required. In addition to the conditional use permit required by this chapter, any project proposed under this chapter shall require the issuance of a certificate of occupancy by the Building Division. In addition to the aforementioned requirements, all requirements of the Subdivision Map Act must be complied with.

Section 17.30.080 Documents Required. The following requirements for condominium conversions are in addition to those set forth in Section 17.30.050:

- A. Applicant shall provide written proof that he has complied with the requirements of applicable California statutes regarding the right of existing tenants of said project.
- B. Applicant shall submit a detailed "property report" describing the date(s) of original construction, present useful life of the roof, foundations, mechanical, electrical, plumbing and existing buildings or structures in said project. Such report shall be prepared and certified to by a registered civil or structural engineer or licensed architect.
- C. The applicant shall submit a structural pest report prepared and certified by a licensed structural pest control operator (see California Business and Professions Code, Section 8516).
- D. To the extent applicable, the aforesaid report requirements may be satisfied by submission of copies of similar reports filed with state agencies.

Section 17.30.090 Application Procedures. The following are requirements in addition to those set forth in previous sections:

- A. Upon receipt of the application and all documents as required, the Community Development Director shall submit copies of applicable reports or documents to the County Fire Department, Building and Safety Division, and other departments as found necessary.
- B. The Community Development Director shall cause an inspection to be made of all buildings and structures in the existing development. An inspection report shall be prepared at or under his direction identifying all items found to be, in violation of current code requirements for such buildings or structures, or found to be hazardous.

- C. The fire inspector shall cause an inspection to be made of said project to determine the sufficiency of fire protection systems serving said project and report on deficiencies.
- D. The Community Development Director may submit copies of such documents to other departments for their review and requirements, as set forth elsewhere in this Code.
- E. The Community Development Director or his designee shall review the property report submitted by applicant and may require its revision and resubmission if found inadequate in providing the required information.
- F. The Planning Division shall keep and maintain the copies of all such reports required herein, as public records, for no less than five (5) years, and shall send copies thereof to the California Real Estate Commissioner as may be required by law.
- G. A final inspection report shall be made by the Chief Building Official, upon request of the applicant, indicating the compliance with all requirements imposed herein.

Section 17.30.100 General Requirements for Conditional Use Permit.

- A. The City Council shall utilize the development standards and requirements of Section 17.30.010 through 17.30.050 of this Chapter as criteria in the issuance of a conditional use permit as herein provided.

Section 17.30.110 Issuance of a Certificate of Occupancy.

- A. The Building Division shall issue to the applicant a certificate of occupancy if the violations and deficiencies found to exist have been corrected on said project. No such certificate shall be issued unless a conditional use permit has been approved and all requirements of this Chapter have been satisfied.
- B. The decision of the Community Development Director or his Building Division designee may be appealed in the following manner: within fifteen (15) days following the decision of the Community Development Director or his designee, the applicant shall file with the City Clerk a letter stating the reasons why he believes the action to be improper. The City Clerk shall cause the appeal to be set for hearing at a regular meeting of the Council, not less than thirteen (13) nor more than thirty (30) days after receiving the appeal and shall mail or deliver written notice of the hearing to the Community Development Director and/or his designee and to the applicant at least ten (10) days before the hearing. At the conclusion of the hearing or any continuance thereof, the Council shall finally decide the matter.

CHAPTER 17.40

"C-0 COMMERCIAL OFFICE DISTRICT"

SECTIONS:

Section 17.40.010	Purpose
Section 17.40.020	Permitted Uses
Section 17.40.030	Uses Subject to a Conditional Use Permit
Section 17.40.040	Site Criteria
Section 17.40.050	Setbacks
Section 17.40.060	Building Height
Section 17.40.070	Conditions and Exceptions for Conversions of Residential Structures to "Commercial Office" Use
Section 17.40.080	Landscape Improvements
Section 17.40.090	Parking
Section 17.40.100	Signs
Section 17.40.110	Design Review
Section 17.40.120	Design Standards

Section 17.40.010 Purpose. The intent of the "C-0" District is to provide opportunities for administrative and professional offices as well as ancillary uses and those additional uses which through appearance and operation are harmonious with the character of an office environment. The "C-0" District should be used to provide a transitional buffer between residential districts and commercial or industrial districts. This chapter also contains provisions to allow the orderly conversion of residential structures to office uses in certain transitional areas subject to conditions designed to protect nearby residential uses.

Section 17.40.020 Permitted Uses. Uses permitted in the "C-0" District shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location.

- A. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- B. Administrative or executive offices of any type of business.
- C. Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.
- D. Art and craft galleries or studios.
- E. Barber shops and beauty salons.

- F. Employment agencies, travel agencies, and airline ticket agencies.
- G. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
- H. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- I. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.
- J. Medical complexes including medical, dental, and health-related services; excluding any housing for persons aged, infirm, or ill.
- K. Oculists, opticians, and optometrists.
- L. Office supply and stationery stores.
- M. Photography studio.
- N. Prescription pharmacies.
- O. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna towers.
- P. Quick copy and printing establishments.
- Q. Restaurants and eating places (excluding drive-ins and drive throughs) which are not open between the hours of 10:00 p.m. and 7:00 a.m.; provided they comply with the requirements of Chapter 17.66, Parking Requirements.
- R. Schools and studios for arts, crafts, photography, music and dance.
- S. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this Section. A list of these uses shall be maintained in the Planning Department for future reference.

Section 17.40.030 Uses Subject to a Conditional Use Permit. It is recognized that certain uses while similar in characteristics to Permitted Uses in Section 17.40.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the "C-0" District shall require a Use Permit pursuant to Chapter 17.74 and shall include the following:

- A. Churches including in conjunction with a parochial school.
- B. Commercial day care center.

- C. Conversion of residential structures pursuant to Section 17.40.040.
- D. Mortuaries.
- E. Office condominiums.
- F. Private non-commercial clubs and lodges.
- G. Restaurants and eating places (excluding drive-ins and drive-throughs or walk-ups) with outside eating areas or which operate between the hours of 10:00 p.m. and 7:00 a.m.
- H. Small animal veterinary clinics subject to the following addition to all other conditions of the Use Permit:
 - 1. Treatment of animals is restricted to dogs, cats and other small domesticated animals and birds.
 - 2. The operation shall be conducted in a completely enclosed and sound controlled building in such a way as to produce no objectionable noises or odors outside its walls.
 - 3. There shall be no outdoor runs or animal holding areas.
 - 4. There shall be no boarding of animals other than as necessary for recuperation of patients.
 - 5. The clinic shall have direct access from the parking area.
- I. Structures exceeding the maximum height pursuant to Section 17.40.060.

Section 17.40.040 Site Criteria. There shall be no minimum lot size required for a "C-O" parcel. However, in establishing and maintaining locations or approving uses for the "C-O" District it shall be demonstrated that the property is capable of compliance with the following criteria:

- A. The site can support safe and efficient on-site circulation and has convenient access to surface streets with adequate capacity.
- B. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.
- C. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.

Section 17.40.050 Setbacks. The following minimum standards shall apply to all new construction in the "C-O" District:

- A. **Front:** The front yard setback for any building in the "C-0" District shall average twenty (20) feet but in no case shall be less than fifteen (15) feet.
- B. **Side and rear yard:** No setback shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be fifteen (15) feet.
- C. **Notwithstanding subsection 1 and 2,** the setback from a public right-of-way to a parking or driveway area may be ten feet (10').

Section 17.40.060 Building Height. The maximum height shall be thirty-five (35) feet. However, special architectural features such as towers may be permitted to exceed this height subject to approval of a Use Permit pursuant to Chapter 17.74, Conditional Use Permits.

Section 17.40.070 Conditions and Exceptions for Conversion of Residential Structures to "Commercial-Office" Uses. A residential structure may be converted to a permitted use, subject to the approval of a Conditional Use Permit pursuant to the provisions of Chapter 17.74, provided the development complies with all development standards and criteria contained herein this Chapter. In approving the Use Permit the Planning Commission shall impose conditions necessary to assure that the conversion will not impact adjoining properties or the reasonable use thereof and to provide for adequate parking, circulation, and that the architectural design of the structure will not detract from the character of the neighborhood (both residential and commercial).

Section 17.40.080 Landscape Improvements. All areas not utilized for structures, parking, or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply:

- A. **Adjacent to Streets:** A continuous area, a minimum of ten feet (10') in depth, shall be landscaped and maintained between parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement.
- B. **Buffer Landscaping:** A continuous visual landscape screen a minimum of fifteen (15) feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. At minimum, said buffer shall contain one (1), fifteen (15) gallon, non-deciduous, umbrella form tree for each thirty (30) lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.

C. Generally:

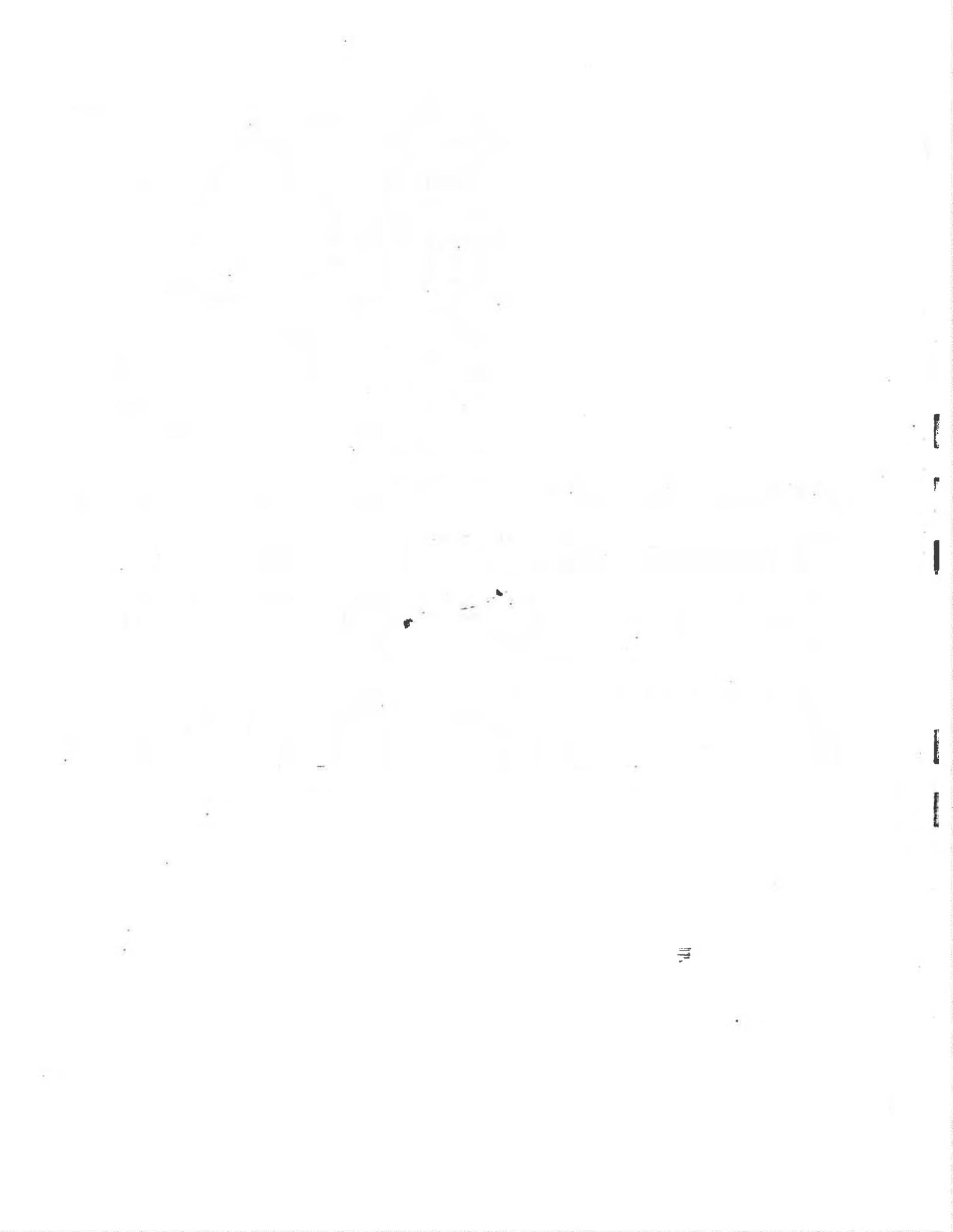
All building sites shall have a minimum landscaped coverage equivalent to ten percent (10%) of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or art work in the landscape proposal.

Section 17.40.090 Parking. The provisions of Chapter 17.66 shall be used to determine the parking for development in the "C-0" District.

Section 17.40.100 Signs. The provisions of Chapter 17.94 shall be used to determine permitted signs in the "C-0" District.

Section 17.40.110 Design Review. No building permits shall be issued for the construction of any building or structure in the "C-0" District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82.

Section 17.40.120 Design Standards. Chapter 17.38 contains non-residential development standards applicable to all projects within the City regardless of zoning district. It is therefore important that the provisions of Chapter 17.38 be considered together with the regulations contained herein for the "C-0" District.



CHAPTER 17.66

PARKING REQUIREMENTS

SECTIONS:

17.66.010	Purpose
17.66.020	General Provisions
17.66.030	Number of Parking Spaces Required
17.66.040	Size of Parking Spaces and Required Aisle Widths
17.66.050	Loading Space Requirements
17.66.060	Drive Through Establishments
17.66.070	Shared and Off-Site Parking
17.66.080	Circulation and Parking Space Layout
17.66.090	Surface of Parking Areas
17.66.100	Landscaping
17.66.110	Lighting
17.66.120	Parking Lot Permit
17.66.130	Parking and Storage of Commercial Vehicles
17.66.140	Parking and Storage in Residential Zones

Section 17.66.010 Purpose. The purpose of this section is to provide sufficient off-street parking and loading spaces for all land uses and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this section that the number of parking spaces shall be in proportion to the need created by the particular type of use. The standards for parking facilities are intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use. Off-street parking and loading areas shall be established in a manner which will promote compatibility between parking facilities and surrounding neighborhoods, protect property values and enhance the environment through good design by providing such amenities as landscaping, walls, fencing and setbacks, improve the appearance of parking lots, yards, uncovered sales areas and buildings, control heat, wind and air pollutants, minimize nuisances, and promote aesthetic values and the general well-being of the residents of the City. Off-street vehicle parking shall be provided in accordance with this section when the building or structure is constructed or the use of established Additional off-street parking shall be provided in accordance with this section if an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use.

Section 17.66.020 General Provisions.

- A. All required parking and loading spaces and driveways shall be maintained in good condition and available for its intended use as long as the use for which it was required continues to operate or exist. Except in residential districts, inside a garage, no storage shall encroach into required parking or loading space or driveway and no

vehicles shall be continuously parked in these areas, and and all vehicles so parked shall be operable and have current registration.

- B. Where automobile parking spaces are provided and maintained on a lot in connection with a structure, at the time this Chapter became effective, are insufficient to meet the requirements for the use with which they are associated, or where no such parking has been provided, said structure may be altered or enlarged, or such use may be extended or intensified only if additional automobile parking spaces are provided to meet the standards for said use in conformity with the requirements set forth in this Chapter, for the enlargements, extension or addition proposed.
- C. Where calculations of the number of spaces required results in a fractional number, the next higher whole number shall be used.
- D. In cases of mixed use in a building or on a lot, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately.
- E. When a garage is specifically required, or provided to meet required parking, entry doors shall be maintained in an operable condition at all times, and no structural alteration or obstruction shall be permitted within the required parking area which would reduce the number of required parking spaces. Use of garages shall be limited to vehicular and general storage purposes only and shall not conflict with any applicable building, housing, or fire codes.
- F. Vacant lots, privately owned lots, and parking lots of commercial and industrial businesses shall not be used for the advertising and sale of motor vehicles, boats or trailers, or similar property unless they are duly licensed by the City to do so, except that occupied property may be used for the sale of personal vehicles of the property owners providing not more than one vehicle may be displayed which is not otherwise prohibited by the Chapter and subject to the provisions of Section 17.94.100(8).
- G. No vehicle, boat, or trailer shall be parked or stored on any vacant or undeveloped property in any district, with the exception that no more than three (3) non-commercial motor vehicles which are operable, currently licensed and registered to the occupant of an abutting developed residential lot may be parked on undeveloped lots in the R-1 (Single-Family Residential) Zoning District. The portions of the undeveloped lot which are used for parking shall be paved prior to any use for parking, unless paving is waived for the primary lot pursuant Section 17.66.090.B.

Section 17.66.030 Number of Parking Spaces Required. The following minimum numbers of off-street parking spaces shall be

provided in accordance with this Chapter for all new buildings or uses and when any building or use is altered, extended, changed, or intensified:

- A. In commercial districts and generally for commercial uses, including offices, except in the Commercial Manufacturing District, one (1) parking space shall be provided for each 250 square feet of gross floor area, unless otherwise specified in subsection (D) below.
- B. In the Commercial-Manufacturing District, one (1) parking space shall be provided for each 400 square feet of unit area up to twenty-thousand (20,000) square feet, plus one (1) space for each one-thousand (1,000) square feet of unit area over twenty-thousand (20,000) square feet, plus one (1) space for each one-thousand (1,000) square feet of outside sales, display or storage area, unless otherwise specified in subsection (D) below. Parking in this district shall be based on the individual unit size into which a building is divided and the cumulative total of spaces required for the individual units shall be the required parking for a building.
- C. In Manufacturing Districts, except the Commercial-Manufacturing District, one (1) parking space shall be provided for each five-hundred (500) square feet of unit area for up to twenty-thousand (20,000) square feet, plus one (1) space for each one-thousand (1,000) square feet of unit area over twenty-thousand (20,000) square feet, unless otherwise specified in subsection (D) below. Parking in this district shall be based on the individual unit size into which a building is divided and the cumulative total of spaces required for the individual units shall be the required parking for the building.
- D. For the following uses the minimum number of parking spaces required shall be as specified below. The required parking shall be the cumulative total for all uses on the same site.
 1. For residential uses:
 - a. Single-family detached dwellings: Two (2) spaces per dwelling unit in a garage, plus two (2) open spaces, which may be located in the driveway in a tandem position, in front of the garage door.

In lieu of the two (2) open spaces in the driveway, one (1) open space per dwelling unit, may be provided elsewhere on the lot or in a common area in a Planned Unit Development.
 - b. For multi-family and attached single-family dwellings, duplexes:

- 1) For studio and one bedroom units: one (1) covered space, plus two-thirds ($2/3$) open space per dwelling unit;
 - 2) For two or more bedrooms: one (1) covered space, plus one and one-third ($1-1/3$) open space per dwelling unit.
2. Auditoriums, churches, theaters and places of assembly: One (1) space per each three (3) seats. Where there are no fixed seats, one (1) space per twenty-one (21) square feet of floor area in places of assembly. Where fixed seats consist of pews or benches eighteen (18) lineal inches of pew or bench shall be considered one (1) seat.
 3. Boardinghouses, fraternities and group living quarters: One (1) space per resident.
 4. Bowling alleys: Four (4) spaces per lane.
 5. Clubs, discos, ballrooms, cabarets, cocktail lounges, dance halls, lodges, and incidental dancing areas and similar facilities where dancing is the principal use of the area: One (1) parking space for every thirty (30) square feet of dance floor area, plus required parking for any dining, assembly or office uses.
 6. Game courts, such as tennis and racketball: two (2) spaces for each court.
 7. Golf courses: Four (4) spaces per hole.
 8. Golf driving ranges: One (1) space per tee.
 9. Hospitals, acute care: One (1) space per licensed bed.
 10. Hospitals, convalescent and sanitariums, nursing homes, rest homes, retirement homes and similar establishments: One (1) space for each three (3) licensed beds.
 11. Hotels and motels: One (1) space per room or suite, plus one space per every three (3) employees on the largest workshift, plus one (1) space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty percent (50%) of the spaces otherwise required for accessory uses (e.g. restaurants and bars).
 12. Outdoor display, sales, and storage areas: One (1) space for each one-thousand (1,000) square feet.
 13. Restaurants and other eating, drinking, and food establishments: One (1) space for each forty-five (45) square feet of customer area, plus one (1) space for

each two-hundred (200) square feet of non-customer area.

14. Schools, private:

- a. Elementary and junior high: One (1) space per teacher and staff member, plus one (1) space per two (2) classrooms;
- b. Senior high: One (1) space per teacher and staff member on the largest shift, plus five (5) spaces for every classroom;
- c. College: One (1) space per staff member on the largest shift, plus ten (10) spaces per classroom;
- d. Commercial or trade schools: One (1) space per two (2) students, plus one (1) space per employee (including faculty) at capacity class attendance period;
- e. Day Care/Pre-school: One (1) space for each employee plus one (1) space for each ten (10) children the facility is designed to accommodate.

- 15. Vehicle repair and service: Three (3) spaces for each service bay, plus one (1) space for each two-hundred-fifty (250) square feet of office, sales, and storage areas.

Section 17.66.040 Size of Parking Spaces and Required Aisle Width.

A. Parking spaces shall have the following minimum clear dimensions and aisle width as indicated below:

District	Space (in feet)		Aisle Width (in feet)			
	Width(1)	Length(2)	30 deg.	45 deg.	60 deg.	90 deg.
Residential-covered(3)	10	20	--	--	--	28
Residential-uncovered	9	18	12	15	18	24
Industrial-Commercial	9	18	12	15	18	24
Industrial-Commercial(4)						
Compact	8	15	12	15	18	24
Recreational Vehicle	10	30	15	18	21	28
Parallel Spaces	8	23	--	--	--	--

- 1. Open or uncovered spaces with side abutting a wall, building, fence, or other obstruction shall be two-feet (2') wider than the standard required width.
- 2. Parking space length may include a two (2) foot allowance for vehicle overhang of a landscaped area.

3. The required dimensions of a garage or carport shall be measured from the interior of the garage or carport.
 4. A maximum of twenty-five percent (25%) of the total number of parking spaces, in commercial and industrial developments of more than twenty (20) parking spaces may be compact spaces. Compact spaces are not permitted in residential developments. Compact spaces shall be grouped together in logical blocks, equally distributed throughout a parking lot, subject to the approval of the Community Development Director, and shall be clearly marked "Compact Cars Only".
 5. For multi-car garages or carports the minimum width for parking stalls shall be 9-1/2 feet (9-1/2').
- B. In commercial districts and for commercial uses, all parking spaces shall be striped with double lines two feet (2') apart separating spaces.
- C. Parking for the handicapped shall be provided in accordance with state requirements.

Section 17.66.050 Loading Space Requirements. All buildings which are newly constructed, altered with respect to use or occupancy or expanded shall be provided with off-street loading spaces per the following schedule:

A. Square Feet of Unit Space (Gross Floor Area) Loading Spaces Required

Commercial Uses
 12,000-20,000
 over 20,000

1 Type A
 1 Type B

Manufacturing Uses (Including all uses in the C-M District)

under 7,500
 7,500-15,000
 15,001-25,000
 25,001-40,000
 40,001-50,000
 For each additional
 50,000

1 Type A
 1 Type B
 2 Type B
 2 Type C
 3 Type C
 1 Type C

1. Loading spaces shall be provided for each individual unit in accordance with the sizes listed.

B. Minimum specifications for loading spaces:

	Length	Width	Vertical Clearance
Type A	20 feet	12 feet	14 feet
Type B	40 feet	12 feet	14 feet
Type C	55 feet	12 feet	14 feet

- C. Loading spaces shall not encroach into any drive aisle or other required spaces.
- D. Wherever a loading space is located adjacent to parking spaces there shall be a protective landscaped buffer a minimum of five-feet (5') wide separating the two.
- E. Loading spaces shall be located and designed such that trucks shall not need to maneuver or back onto a public street or alley.

Section 17.66.060 Drive-Through Establishments. Notwithstanding any other provisions of this chapter, additional vehicle storage spaces shall be provided for all establishments having vehicle pick-up windows as follows:

- A. A drive-through lane with minimum storage for eight (8) vehicles shall be provided at twenty-feet (20') per vehicle.
- B. The drive-through lane shall be designed such that it will not interfere with free and orderly circulation of the parking lot.
- C. The drive-through lane shall not encroach upon or block driveways or parking spaces and shall be separated from adjoining driveways, parking spaces, and property lines by a landscaped planter a minimum of five-feet (5') in width.

Section 17.66.070 Shared and Off-Site Parking. The Planning Commission may approve a Conditional Use Permit to allow the use of shared and off-site parking requirements to reduce the total number of required on-site parking spaces for different uses when and also to allow sharing of loading spaces when the following requirements have been complied with:

- A. A parking study addressing the potential peak parking demand and an actual parking survey of the parking facility under consideration shall be submitted.
- B. Sufficient evidence shall be presented demonstrating that no substantial conflict in the principal hours or periods of peak demand for the structures or uses for which the joint use is proposed will exist.
- C. Parties concerned in the use of shared or off-site parking facilities shall provide evidence of agreements for such use by a proper legal instrument, which shall be recorded in the Office of the County Recorder with two (2) copies thereof filed with the Planning Division as a condition of any approval.
- D. In no case shall the total parking reduction be allowed to exceed fifty percent (50%) of the total parking for all uses combined.

- E. Any off-site parking shall be located so that it will adequately serve the use for which it is intended, with safe and convenient access without unreasonable hazard to pedestrian, vehicular traffic, or traffic congestion and shall not be detrimental to the use of any business, property or residential neighborhood in the vicinity.

Section 17.66.080 Circulation and Parking Space Layout. All parking areas shall be designed as follows:

- A. The location and dimensions of aisle areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards required by this Chapter.
- B. For all uses other than one-family and two-family dwellings located in residential districts, parking shall be arranged so as to permit vehicles to move out of the parking area without backing onto a street. No tandem spaces shall be allowed, except for one-family and two-family dwellings.
- C. No two-way drive aisle shall be less than twenty feet (20'). No one-way drive aisle width shall be less than twelve feet (12').
- C. No two-way drive aisle shall be less than twenty-feet (20').
- D. All parking shall be designed to provide complete and through circulation wherever possible. In any case, adequate turning radii and turnarounds shall be provided for emergency vehicles and trash and delivery trucks.
- E. Parking spaces should be located within one-hundred-fifty feet (150') of the use which they are intended to serve.
- F. For any structure which extends above a drive aisle, the minimum vertical clearance shall be fourteen feet (14').

Section 17.66.090 Surface of Parking Area. The following standards shall apply to all parking areas required by this Chapter:

- A. The flooring material for garages and carports in all districts shall be portland cement concrete.
- B. All parking and loading spaces and driveways shall be paved and maintained in good and safe condition and shall be so graded and drained as to dispose of all surface water and to prevent water from running off onto adjoining property without the permission of the owner of that property. Paving of driveways for single-family residences may be waived where street improvements are not installed. Drainage courses and swales in parking lots shall be paved with concrete. All asphalt parking lots shall receive a seal coat.

- C. Except for single-family and two-family residences all off-street parking and loading spaces shall be marked by white stripes not less than four inches (4") wide painted on the surfaced area, or by similar means as approved by the Community Development Director.

Section 17.66.100 Landscaping. Wherever any parking area, except for single-family dwellings, is provided landscaping consisting of trees, shrubs, vines, ground cover, or combinations thereof, and permanent irrigation shall be installed and permanently maintained in accordance with the following standards:

- A. Where any parking area or driveway abuts a street there shall be a minimum setback of ten feet (10') from the public right-of-way, which shall be fully landscaped and irrigated unless a greater setback is required by any other provision of this Title.
- B. Where any parking or driveway areas which are intended to serve a commercial or industrial use abuts a residential district a minimum ten-foot (10') wide landscaped planter containing evergreen trees spaced not more than thirty feet (30') apart shall be provided. In addition, a masonry wall a minimum of six feet (6') in height shall also be constructed along the property line adjacent to the residential district.
- C. Where any parking or driveway abuts a residential or commercial district a landscaped planter a minimum of five feet (5') in width shall separate the parking area or driveway from the property line, unless a greater setback is required by any other provisions of this Title.
- D. Internal landscaping in addition to subsection (1), (2), and (3) above, and equal to a minimum of five percent (5%) of the parking and driveway areas is required and shall be distributed throughout the parking area.
- E. All landscape planter beds in interior parking areas shall be not less than five-feet (5') in width and bordered by a concrete curb not less than six-inches (6") nor more than eight inches (8") in height adjacent to the parking surface.
- F. Parking and driveway areas in commercial and residential zones shall be separated from buildings by a landscaped planter.
- G. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
- H. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces.
- I. Any unused space resulting from the design of the parking area shall be used for landscape purposes.

- J. The height of boundary or interior landscaping shall be limited to a height not to exceed three feet (3'), or in the case of trees, no branch shall be below six feet (6'), when within fifteen feet (15') of the point of intersection of:
1. A vehicular trafficway or driveway and a street;
 2. A vehicular trafficway or driveway or sidewalk;
 3. Two (2) or more vehicular trafficways or driveway or streets.
- K. Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, and the regular watering of all plant material.

Section 17.66.110 Lighting. Adequate parking lot lighting for security purposes shall be required and maintained to effectively illuminate the parking area of all developments, except for single-family and duplex dwellings. Lighting shall be located and designed so as to preclude the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminaire.

Section 17.66.120 Parking Lot Permit Required. Prior to the occupancy of any building or property except a single-family residence, an approval of a parking lot plan shall be obtained from the Planning Division. The parking lot plan shall be required to contain the following information, which may be provided on separate or multiple sheets.

- A. Name, address, and location of the development;
- B. Scale, north arrow, and vicinity map showing closest major streets and distances to cross streets on each side;
- C. Property lines and lot dimensions;
- D. Location and width of all easements;
- E. Footprint of all structures and any overhangs or projections;
- F. Location of all entrances and loading doors;
- G. Location of all curbs and wheel stops;
- H. Location, typical dimensions, and type of surfacing for all driveways, parking and loading spaces, and thickness of the paving;
- I. Location of all trash enclosures, transformers, and any equipment outside a building;

- J. Striping plan;
- K. Location and type of any lighting fixtures;
- L. Location and types of any signs;
- M. Grading and drainage plan;
- N. Landscaping and irrigation plan;
- O. Statistical summary of the project including total gross square feet of each building and the total square feet, the number of covered, standard, and compact parking spaces, and the total number of parking and loading spaces.

Section 17.66.130 Parking and Storage of Commercial Vehicles.

- A. Definition: For the purpose of this section "commercial vehicle" shall mean self-propelled vehicle used or maintained for the transportation of persons for hire, compensation or profit or used and maintained primarily for the transportation of property including, but not limited to, tractors, vans, trailers, panel trucks, dump trucks, but excluding vans and pickups with wheel bases less than one-hundred-fifty (150) inches.
- B. Restrictions:
 - 1. Parking or storing of commercial vehicles in residential districts for any length of time is prohibited, except that commercial vehicles may park for the purpose of making pickups and deliveries of materials and merchandise from or to any building or site.
 - 2. Commercial vehicles shall not be parked or stored on vacant or undeveloped property in any district.

Section 17.66.140 Parking and Storage in Residential Zones.

- A. When a garage is specifically required, entry doors shall remain operable at all times, and no structural alteration or permanent obstruction shall be permitted within the required parking area. Use of garages shall be for vehicular and general storage purposes only, and shall not conflict with any applicable building, housing and fire codes.
- B. Motor vehicles, trailers, boats, and similar equipment may be parked within the required front yard setback only in a driveway or parking space which conforms to City Standards. They shall not otherwise be parked in the required front yard setback. They may be parked behind the required front yard setback or in a side or rear yard only if they are

screened from adjacent properties and the public right-of-way by a solid fence, wall, or gate a minimum of six feet (6') in height.

- C. No habitation of a trailer, camper, or recreational vehicle shall be allowed except in duly approved camping areas.

CHAPTER 17.74

"CONDITIONAL USE PERMITS"

Sections:

Section 17.74.010	Purpose
Section 17.74.020	Application
Section 17.74.030	Fee
Section 17.74.040	Public Hearing
Section 17.74.050	Action of the Planning Commission
Section 17.74.060	Findings
Section 17.74.070	Effective date of the Use Permit
Section 17.74.080	Lapse of Conditional Use Permit
Section 17.74.090	Pre-existing Conditional Uses
Section 17.74.100	Modification of Conditional Use Permit
Section 17.74.110	Suspension and Revocation
Section 17.74.120	Reapplication
Section 17.74.130	Use Permit to Run with the Land

Section 17.74.010 Purpose. The City realizes that certain uses have operational characteristics that, depending upon the location and design of the use, may have the potential to negatively impact adjoining properties, businesses, or residents. Said uses therefore require a more comprehensive review and approval procedure, including the ability to condition the project, in order to mitigate any determined impact. In order to achieve this purpose, the Planning Commission is empowered to grant and to deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of Conditional Use Permits.

Section 17.74.020 Application. Application for a Conditional Use Permit shall be filed with the Planning Department on a form prescribed by the Director of Community Development and shall include, but not be limited to, the following data and maps:

- A. Name and address of the applicant.
- B. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the use is proposed to be located. This provisions shall not apply to a proposed public utility right-of-way.
- C. Address and legal description of the property (Assessor's Parcel Number).
- D. Statement indicating the proposed use together with any other data pertinent to the consideration and granting of a conditional use permit prescribed in this section including but not limited to hours of operation and number of shifts, number of employees, processes involved and materials used, types and volume of traffic to be generated.
- E. A list of all owners of property within three-hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

- F. Site plans, fully dimensioned, indicating the type and location of all buildings and structures, parking and landscape areas and signs.
- G. The Director may require additional information or plans, if necessary, to determine whether a Conditional Use Permit should be granted or denied. The Director may also authorize omission of any plans and drawings required by this action if he finds they are not necessary.

Section 17.74.030 Fees. A Conditional Use Permit application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

Section 17.74.040 Public Hearing. The Planning Commission shall hold at least one public hearing on each application for a Conditional Use Permit. The hearing shall be set and notice given as prescribed in Chapter 17.92. At this public hearing, the Commission shall review the application and drawings submitted therewith and shall receive pertinent evidence concerning the proposed use and proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in this section.

Section 17.74.050 Action of the Planning Commission. The Commission may grant a Conditional Use Permit as the permit was applied for or in modified form, or the application may be denied. A Conditional Use Permit may be granted for a limited time period, and may be granted subject to such conditions as the Commission may prescribe. Conditions may include, but are not limited to, payment of fees; requirements for special yards, open spaces, buffers, fences and walls; requiring installation and maintenance of landscaping; street dedications and general infrastructure improvements; regulations of points of vehicular ingress and egress; control of traffic circulation; regulation of signs; regulations of hours of operation and methods of operation; limitations on attendance; control of potential nuisances; prescribing standards of maintenance of buildings and grounds; phasing; development standards; and such other conditions as the Commission may deem necessary to ensure compatibility of the use with surrounding development and preserve the public health, safety and welfare.

Section 17.74.070 Findings. The Commission shall make the following findings before granting a Conditional Use Permit:

- A. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.
- B. That the proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

- C. That the site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this Title.
- D. That the site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.
- E. That in approving the subject use at the specific location, there will be no adverse effect on abutting property or the permitted and normal use thereof.
- F. That adequate conditions and safeguards pursuant to Section 17.74.50 have been incorporated into the approval of the Conditional Use Permit to insure that the use continues in a manner envisioned by these findings for the term of the use.

Section 17.74.070 Effective Date of the Use Permit. The decision of the Commission shall be final ten (10) days from the date of the decision unless an appeal has been filed with the City Council pursuant to the provisions of Chapter 17.80.

Section 17.74.080 Lapse of Conditional Use Permit. A Conditional Use Permit shall lapse and shall become void one (1) year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and construction commenced and diligently pursued toward completion on the site which was the subject of the use permit application.

Section 17.74.090 Pre-existing Conditional Uses. A conditional use legally established prior to the effective date of this ordinance, or prior to the effective date of subsequent amendments to the regulations of zone boundaries, shall be permitted to continue, provided that it is operated and maintained in accord with the conditions prescribed at the time of its establishment. Any alteration or expansion of a pre-existing conditional use shall be permitted only upon the granting of a use permit as prescribed in this section.

Section 17.74.100 Modification of Conditional Use Permit. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of this Chapter in a similar manner as a new application.

Section 17.74.110 Suspension and Revocation. Upon violation of any applicable provision of this ordinance, or, if granted subject to conditions, upon failure to comply with conditions, a Conditional Use Permit shall be suspended as follows:

The Planning Commission shall notify, in writing, the holder of the Conditional Use Permit of its intention to hold a hearing to consider revocation of the Use Permit. Said notice shall be made at least ten (10) days prior to the actual date of the hearing. At the hearing the Commission shall consider

evidence from all interested parties and after deliberation if not satisfied that the regulations, general provisions, or condition is being complied with, may revoke the Conditional Use Permit or take such action as may be necessary to ensure compliance with the regulations, general provisions or condition. Within five (5) days following the date of a decision of the Commission revoking a Use Permit, the secretary shall transmit to the applicant and City Council written notice of the decision. The decision shall become final fifteen (15) days following the date on which the use permit was revoked unless an appeal has been filed.

Section 17.74.120 Reapplication. Following the denial of a Conditional Use Permit application or the revocation of a Conditional Use Permit, no application for a Conditional Use Permit for the same or substantially the same conditional use on the same or substantially the same site, shall be filed within one year from the date of denial or revocation of the Conditional Use Permit.

Section 17.74.130 Use Permit to Run with the Land. Notwithstanding conditions to the contrary, a Conditional Use Permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.

CHAPTER 17.82

"DESIGN REVIEW"

Sections:

Section 17.82.010	Purpose
Section 17.82.020	Design Review Required
Section 17.82.030	Application
Section 17.82.040	Fee
Section 17.82.050	Hearing
Section 17.82.060	Scope of Design Review
Section 17.82.070	Action of the Planning Commission
Section 17.82.080	Findings
Section 17.82.090	Effective Date of Design Review Approval
Section 17.82.100	Minor Design Review
Section 17.82.110	Lapse of Design Review Approval
Section 17.82.120	Modification of Design Review Approval
Section 17.82.130	Reapplication
Section 17.82.140	Occupancy

Section 17.82.010 Purpose. The City of Lake Elsinore has deemed a quality physical environment as being necessary for the protection of the public's health, safety and welfare and has therefore enacted this Chapter in order to establish a design review process for development proposals and design concepts in order to ensure that new development, or the alteration of existing development, occurs in a manner which enhances the character and quality of surrounding properties and that the scale, spacial relationships and architectural treatment of structures including materials, colors, and design, visually contribute to the area and environment in which they are located. The Design Review process is also intended to apply to the ancillary elements of projects such as signs and landscaping in order to ensure that the overall development maintains the same integrity of design as approved for the primary structure(s).

Section 17.82.020 Design Review Required. No building permit shall be issued for, and no person shall commence to use, any structure, including signs, until that structure and its accompanying development has received "Design Review" approval pursuant to the provisions of this Chapter.

Section 17.82.030 Application. Application for a "Design Review" shall be filed with the Planning Department on a form prescribed by the Director of Community Development and shall include, but not be limited to, the following data and maps:

- A. Name and address of the applicant.
- B. Statement that the applicant is the owner or the authorized agent of the owner of the property subject to the "Design Review" request. This provision shall not apply to proposed public utility right-of-way.

- C. Address and legal description of the property (Assessor's Parcel Number).
- D. A list of all owners of property located within three-hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.
- E. Site plans, scaled and fully dimensioned, indicating the location of all property lines, type and location of all buildings and structures, entrances, parking, landscape areas, signs, walls, and preliminary grading information.
- F. Location of existing improvements on adjacent properties and public right-of-way within one hundred feet of the site boundaries.
- G. Elevations and floor plans for all buildings.
- H. A statistical inventory of the project including size of site, number of parking spaces, and coverage information.
- I. A statement from the applicant describing the project and its objectives.
- J. The Director may require additional information or plans, if necessary, to determine whether a "Design Review" should be granted or denied. The Director may also authorize omission of any plans and drawings required by this action if he finds they are not necessary.

Section 17.82.040 Fees. A "Design Review" application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

Section 17.82.050 Hearing. With the exception of a "Minor Design Review" as provided herein, the Planning Commission shall hold at least one hearing on each application, for a "Design Review". The hearing shall be set and notice given as prescribed in Chapter 17.92. At this hearing, the Commission shall review the application and drawings submitted and may receive comments from the public concerning the proposed development and the manner in which it will effect the subject property and surrounding properties.

Section 17.82.060 Scope of Design Review. In order to achieve the purpose of this Chapter the following design concepts shall be paramount in the consideration of any design review approval:

- A. The scale and spatial relationship of all structures should be appropriate to the site and to surrounding developments. Structures should be located on their lots so as to create interest and varying vistas as a person moves along the street.

- B. The design concept should complement the quality of existing development and create a visually pleasing, non-detractive relationship between the proposed and existing projects. Garish colors at substantial deviance to the rest of the neighborhood would not be appropriate.
- C. Exterior materials should evidence a concern for quality and originality. The use of a particular material should, as a rule, exemplify the special characteristics of the product or be demonstrative of its unique application. Tilt-up panels employing formed design or with exposed aggregate is preferable to smooth-surface or painted panels. Similarly, metal as an enhancement material is acceptable while plain metal buildings are not. Paint, in general, should be considered an enhancement tool but should not be considered a replacement for the use of textured surfaces.
- D. Visible electrical, mechanical and special processing equipment such as vent stacks as well as similar features should be avoided; however, if essential should be screened and said screening should be an integral aspect of the project design.
- E. The design of accessory structures, fences, and walls should be harmonious with the design of the principal structures and should employ compatible building materials.
- F. Project should demonstrate a respect for a neighboring property's privacy, quiet, function, or views, and elements of the design including, but not limited to, openings, docks, and equipment placement should not be located in such a way as to create a nuisance for an adjoining property.
- G. The project should be designed in such a way that its circulation patterns and parking areas are efficient and do not impact traffic on adjoining right-of-ways. Adequate on-site parking should be provided and intrinsic maneuvering such as for trucks and for drive-through facilities should be contained entirely on-site.
- H. Landscaping should be evenly divided over the site and be visually attractive regardless of the season. In addition to its aesthetic attributes, landscaping should be available to screen parking and storage areas and to shade parking lots.
- I. The project should demonstrate concern for solar orientation and other forms of energy conservation. Deep eaves, overhangs, canopies, and other features that provide shelter and shade should be apparent in the design.
- J. The project should be harmonious with the topography of the site in order to minimize the requirement for grading and the associated disruption of the City's scenic amenities.

- K. The size and scale of signs should be harmonious with the overall design concept of the project and materials and colors should reflect those used for the principal structures. Signs should enhance, not dominate or distract from the appearance of the project.

Section 17.82.070 Action of the Planning Commission. The Commission may recommend "Design Review" approval as the project was submitted or may recommend changes in the design or the application may be denied. A "Design Review" approval may be recommended subject to such conditions as the Commission may prescribe. Conditions may relate to, but are not limited to, site design, including relationship to surrounding uses, functions of buildings or portions of site, set-back, coverage, amount of open space, infrastructure improvements; shape, height, and bulk of structures; distances between buildings; architectural design of structure including exterior materials, colors, and textures; location of ancillary equipment; locations of points of ingress and egress; location, amount, and design of parking areas; location and efficiency of truck maneuvering and loading areas; landscaping, including location and general nature; signs including location, size, design, and height; lighting; walls and fences, including location, height, and materials; project grading; and project phasing.

Section 17.82.080 Findings. The Commission shall make the following findings before recommending a "Design Review" approval:

- A. The project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the project is located.
- B. The project complies with the design directives contained in Section 17.82.060 and all other applicable provisions of the Municipal Code.
- C. Conditions and safeguards pursuant to Section 17.82.070, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to insure development of the property in accordance with the objectives of this Chapter and the planning district in which the site is located.

Section 17.82.085 Action by the City Council. A report of the findings and recommendations of the Planning Commission shall be transmitted to the City Council after the Planning Commission hearing, except that denials by the Planning Commission shall be final unless appealed. The City Council shall make its own determination as to whether the proposed project complies with the provisions of Section 17.82.080 and may approve, modify, or disapprove the recommendations and actions of the Planning Commission. Any significant modification of the project, not previously considered by the Planning Commission during its hearing may be, but is not required to be, referred to the Planning Commission for report and recommendation.

Section 17.82.090 Effective Date of Design Review Approval. The decision of the Commission shall be final ten (10) days from the date of the decision unless an appeal has been filed with the City Council pursuant to the provisions of Chapter 17.80.

Section 17.82.100 Minor Design Review.

A. The Planning Commission may approve, deny, or conditionally approve the following projects subject to the provisions of this section:

1. Additions to commercial and industrial structures or permitted accessory structure in excess of 500 square feet.
2. Single-family detached dwellings, including in-fill and tract developments in approved subdivisions.
3. Duplexes not involving more than a total of four (4) units.
4. Second units pursuant to Chapter 17.17.

B. The Community Development Director or his designee may approve, deny, or conditionally approve the following projects subject to the provisions of this section:

1. Additions to commercial and industrial structures or the construction of accessory structures of 500 square feet or less in area.
2. Additions to residential dwellings.
3. Alterations to existing structures which do substantially change the appearance of the structure even though the floor area may not be affected (i.e. changes in the shape or exterior materials).
4. The following residential accessory structures: Un-enclosed structures such as non-commercial stables, corrals, and appurtenant facilities for the keeping of animals, carports, gazebos, and patio covers (both trellis-type and solid) as well as enclosed structures containing less than 600 square feet of floor area such as sheds, cabanas, children's play-houses, and work shops.
5. Reconstruction of commercial or industrial structures which have been destroyed or substantially damaged provided said structures were legally in existence and said reconstruction returns the structure to its original size and appearance.
6. Signs pursuant to Chapter 17.94.

- C. Application and fees for "Minor Design Review" shall be as prescribed by Sections 17.82.030 and 17.82.040.
- D. The Planning Commission or the Director of Community Development shall be empowered to approve a "Minor Design Review" as the project was submitted or may require changes in the design or may deny the project and instruct the Building Division to issue no building permits for the project.
- E. The "Minor Design Review" approval may be granted subject to such conditions as may be deemed appropriate in accordance with the provisions of Section 17.82.070.
- F. The Planning Commission or the Director shall only approve a "Minor Design Review" when the findings required by Section 17.82.080 can be made.
- G. The person submitting the project for "Minor Design Review" may appeal the Director's decision and/or conditions to the Planning Commission; provided that said appeal be submitted to the Director of Community Development within 10 days. The Planning Commission shall hear the appeal in the same manner prescribed for a "Design Review" pursuant to the provisions of this Chapter. Planning Commission decisions may be appealed to City Council. No construction related to the "Minor Design Review" shall commence prior to Planning Commission action.
- H. The Director of Community Development may also elect to submit any "Minor Design Review" to the Planning Commission when, in the Director's opinion, any of the following may be applicable:
1. The project may significantly affect properties other than the applicant's and additional public notification and input is warranted.
 2. The project requires an Environmental Impact Report or a Negative Declaration.
 3. The project may be generally controversial within the Community.
 4. The project to proceed will need the benefit of a variance.
- I. Unless specific provisions are specified for "Minor Design Review", for the general administrative purposes of this Chapter, the terms "Design Review" and "Minor Design Review" shall be interchangeable.

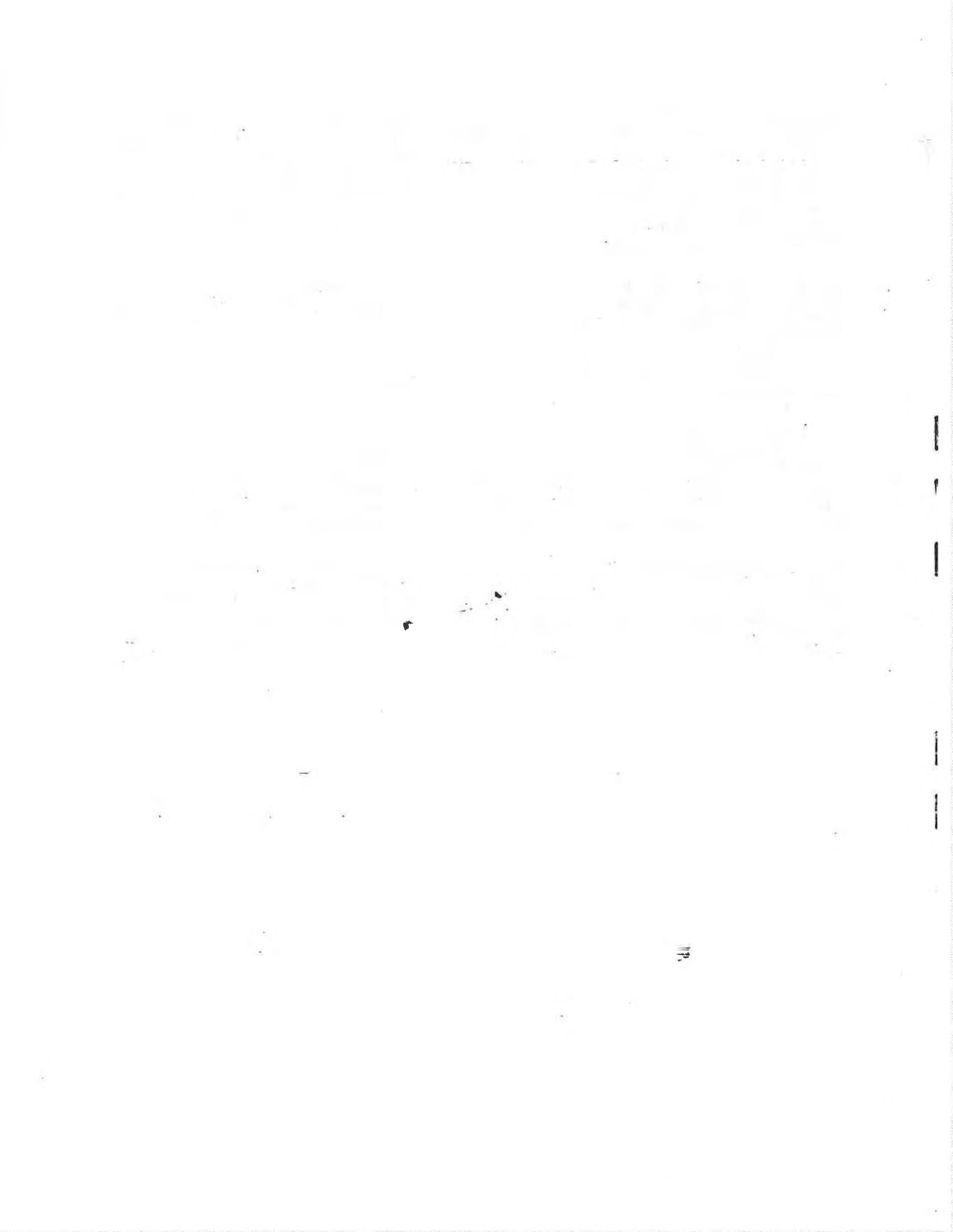
Section 17.82.110 Lapse of "Design Review " Approval. A "Design Review" approval shall lapse and shall become void one (1) year following the date on which the "Design Review" became

effective, unless prior to the expiration of one year, a building permit related to the "Design Review" is issued and construction commenced and diligently pursued toward completion. Notwithstanding conditions to the contrary, a "Design Review" granted pursuant to this Chapter shall run with the land for this one (1) year period and shall continue to be valid upon a change of ownership of the site which was the subject of the "Design Review" application.

Section 17.82.120 Modification of "Design Review" Approval. Any alteration or expansion of a project for which there has been a "Design Review" approval as well as all applications for modification or other change in the conditions of approval of a "Design Review" shall be reviewed according to the provisions of this Chapter in a similar manner as a new application.

Section 17.82.130 Reapplication. Following the denial of a "Design Review" application or the revocation of a "Design Review" approval, no application for a "Design Review" for the same or substantially the design concept on the same or substantially the same site, shall be filed within one year from the date of denial or revocation of the "Design Review".

Section 17.82.140 Occupancy. No structure which has received a "Design Review" or "Minor Design Review" approval shall be occupied or used in any manner or receive a Certificate of Occupancy until the Director of Community Development has determined that all Conditions of Approval have been complied with.



CHAPTER 17.94

SIGNS - ADVERTISING STRUCTURES

Sections:

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Section 17.94.160	Temporary Advertising Devices
Section 17.94.170	Signs in Residential Zones
Section 17.94.180	Signs in Commercial Districts
Section 17.94.190	Signs in the Central Business District
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Section 17.94.220	Signs in Open Space and Recreational Districts

Section 17.94.010 - Purpose. Recognizing the right and need of each individual, business, firm or corporation to identify his place of residence, business or service, and realizing that the indiscriminate erection, locations, illumination, coloring, and size, and lack of proper maintenance of signs, constitutes a significant contributing factor detrimental to the purpose and intent of this chapter to:

- A. Assure that all signs are designed, erected and maintained in a manner to enhance, rather than detract from the ultimate design and appearance of the affected locality; providing for business identification, but eliminating clutter and confusion which detract from community appearance;
- B. Prohibit the installation and maintenance of signs which unduly distract motorists' attention from driving, and which detract from the attention that should be devoted to traffic movement and to signs and signals promoting traffic safety;
- C. Prevent installation and maintenance of signs which singly or conjunctionally have an injurious effect on the people and the economic well-being of the city;

- D. Assure that size and location do not constitute an obstacle to effective fire protection and fire fighting techniques; nor constitute a direct or potential danger to vehicular or pedestrian traffic, especially in the event of structural failure during periods of inclement weather and earthquakes, or in the event of impaired vision due to improper size and/or location;
- E. Otherwise protect the public health, safety, and promote the public welfare.

Section 17.94.020 - Definitions.

- A. For the purpose of this chapter, certain terms used herein are defined as follows:
 - 1. "Balloon" means an inflatable bag or other inflatable device of any size;
 - 2. "Billboard" means any sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises if at all;
 - 3. "Building Frontage" means the lineal extent of a building or unit along either a street or a public parking area serving the business, not including loading or service areas;
 - 4. "Business identification sign" means any sign erected or maintained for the purpose of identifying a bonafide business being conducted upon the premises on which the sign is located;
 - 5. "Center identification sign" means a free-standing sign structure containing the name identifying an integrated business development and may also include identification signs on which the names and nature of business only within the development are uniformly displayed;
 - 6. "Doubleface sign" means a single sign with two (2) parallel sign faces back-to-back;
 - 7. "Electric sign" means an advertising structure served or energized with electrical current for purpose of illuminating or for any other purpose;
 - 8. "Free-standing sign" means any permanent sign not attached to a building;
 - 9. "Freeway" means a highway with respect to which the owners of abutting lands have no right of easement or access to or from their abutting lands, or in respect to which such owners have only limited or restricted easement or access and which is declared to be such in compliance with the Streets and Highways Code of the State;

10. "Integrated development" means a development consisting of five (5) or more interrelated business establishments, in separate units, using common driveways and on site parking facilities;
11. "Monument sign" means a low profile sign, not exceeding five feet (5') in height, supported by a solid pedestal extending under the entire length of the sign;
12. "Nonadvertising sign" means any sign posted on private property containing thereon a regulatory or warning notice and upon which no advertising matter is displayed;
13. "Permanent reader panel" means a permanently constructed changeable copy bulletin board lighted or unlighted with detachable precut letters and figures;
14. "Political sign" means a sign relating to a forthcoming public election or referendum indicating the name and/or picture of an individual seeking election to a public office, or a sign pertaining to issues, or a sign pertaining to the advocating by persons, groups, or parties of the political views or policies;
15. "Portable sign" means any movable external sign that is not permanently secured or attached to an approved permanently established structure, support or anchor;
16. "Projecting sign" means any sign which is affixed or attached to, and is supported solely by a building wall or structure, or parts thereof, and extends beyond building wall, or structure or parts thereof more than twelve (12) inches and whose angle of incidence to said building wall, structure or parts thereof, is greater than thirty (30) degrees;
17. "Roofline" means the height above finish grade of the uppermost beam, rafter, ridge board, or purlin of any building;
18. "Roof sign" is any sign erected, constructed and maintained wholly or partially above the roofline;
19. "Sign" means and includes every announcement, declaration, demonstration, display, illustration, insignia, surface or space when erected or maintained in view of the general public for identification, advertisement or promotion of the interests of any business or person;
20. "Sign area" means the entire area within the outside border of the sign. The area of a sign having no continuous border or lacking a border shall mean the entire area within a single continuous perimeter formed by no more than eight straight lines enclosing the extreme limits of writing, representations, emblem, or any fixture or similar

character, integral part of the display or used as a border excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and are at no point more than three feet from one another, the area of the sign shall be taken as the area of one face if the two faces of equal area, or as the area of the larger face if the two faces are of unequal area;

21. "Street frontage" means the lineal extent of a parcel of land along a street;
22. "Temporary sign" means any sign constructed of or painted on, cloth, canvas, light fabric, cardboard, wallboard, plastic, or other light material;
23. "Wall sign" includes all flat signs, either of solid face construction or individual letters, which are placed against the exterior wall of any building or structure and extending not more than one (1) foot from the face of the building and having the advertisement on one (1) face only.

Section 17.94.030 - Permit Required. A sign permit shall be obtained from the Community Development Department prior to the placing, erecting, moving, reconstructing, altering, or displaying of any exterior signs including change of face or copy on existing signs unless exempted by Section 17.94.060, and not including merely refurbishing existing signs. A building permit and/or electrical permit may also be required.

Section 17.94.040 - Procedure.

- A. Application for sign approval shall be made upon forms provided by the city and shall have and be accompanied by the following information and materials:
 1. Name, address and telephone number(s) of the owner of the property;
 2. Name, address and telephone number(s) of the applicant;
 3. Name, address and telephone number(s) of the sign contractor;
 4. Location of building, structure or lot to which, or upon which, the sign or other advertising structure is to be attached or erected, together with a statement showing the street frontage of such lot;
 5. Three (3) copies of plan showing:
 - a. Position of sign or other advertising

structure in relation to adjacent building or structures;

- b. The design and size, structural details and calculations signed by a registered professional engineer, if required by the Chief Building Official;
- c. A current photograph(s) showing existing signs on the premises and adjacent property, and certifying the date on which the photographs were taken;
- d. A statement showing the size and dimensions of all signs existing on the premises at the time of making such applications;
- e. Such other information as the City shall deem reasonable and necessary to insure safety of construction and compliance with the intent of this chapter.

B. Fees. Every applicant, before the granting of a permit, shall pay to the Planning Division the permit fees as established by resolution for each sign or other advertising structure regulated by this chapter.

C. Issuance of Permits. It shall be the duty of the Planning and Building Divisions, upon the filing of an application for a sign permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or advertising structure; and if it shall appear that the proposed structure is in compliance with all the requirements of this chapter and all other adopted laws, guidelines and ordinances of the City, they shall then issue the sign permit except as otherwise provided in this chapter.

D. Revocation of Permit. The Community Development Director is authorized and empowered to revoke any permit upon failure of the holder thereof to comply with any provisions of this chapter, with written statement for reasons of revocation.

Section 17.94.050 - Stop Orders. The issuance of a sign permit shall not constitute a waiver of this section or any ordinance of the City, and the Building Division is authorized to stop any sign or advertising structure installation which is being carried on in violation of this title, or of any other ordinance of the City.

Section 17.94.060 - Exemptions. The following non-illumi-

- A. The following non-illuminated signs shall be permitted in all districts with no permit required, subject to the limitations provided in this chapter, or as otherwise provided by state law:

1. One (1) double-faced or two (2) single-faced real estate signs per street frontage not exceeding six feet (6') in area nor six feet (6') in height pertaining to the sale or rental of the property on which displayed, provided that such signs shall be removed at the time the property is sold or rented;

On vacant parcels larger than 20,000 square feet in area, one (1) double-faced real estate sign per street frontage not exceeding thirty-two (32) square feet in area may be placed in lieu of the smaller sign, provided that it shall be a minimum of fifteen feet (15') from any street right-of-way or driveway and shall not exceed ten feet (10') in height;

2. One (1) professional nameplate or occupational sign denoting only the name and occupation of an occupant in a commercial building or public institutional building, provided that said sign does not exceed two (2) square feet in area and is attached to and mounted parallel to the face of the building not exceeding four (4) inches from the wall;
3. One (1) single-faced identification nameplate or sign on an apartment house, boarding or rooming house or similar uses, not exceeding three (3) square feet in area; provided that said sign is attached to and mounted parallel to the face of the building; not exceeding four (4) inches from the wall;
4. One (1) nameplate, denoting only the name of occupants of a dwelling, and not exceeding two (2) square feet in area not located closer than two (2) feet to the property line;
5. Traffic or other municipal signs, legal notices, railroad crossing or danger signs;
6. Nonadvertising warning signs or trespassing signs on private property posted no closer than one hundred (100) feet apart not exceeding three feet (3') in area;
7. Nonadvertising signs of public utility companies as may be required in their operations in providing services for the health and welfare of the general public, or as required by any law or regulations of the state or any agency thereof;
8. One (1) sign per street frontage identifying the development and denoting the architect, engineer or contractor when placed upon work under construction; provided, however, that no such sign shall exceed thirty-two (32) square feet in area nor eight (8) feet in height;
9. On-site directional signs for public and private developments, denoting the entrance, exit and direction of traffic flow and not exceeding four (4) square feet in

area; provided such sign is not prohibited or further regulated by other sections of this title and any other ordinance of the city;

10. Civil interest signs limited to religious, charitable, educational, or cultural events. Each business may display one (1) such sign in its window containing a maximum of four (4) square feet in area, for not more than thirty (30) days before the event takes place. The sign must be removed within twenty-four (24) hours after the event takes place;
11. Nonadvertising displays commemorating legal holidays; providing, however, that said displays are not detrimental to public health, safety and general welfare;
12. Off-site directional signs for the location of residential open houses, new residential developments, and garage sales not exceeding three (3) square feet in area and subject to the regulations in Section 17.94.140, Off-site Directional Signs;
13. Temporary political signs subject to the regulations in Section 17.94.120, Temporary Political Signs.

Section 17.94.070 - Nonconforming Signs. Any permanent sign legally erected and maintained at the time of adoption of this title, although each sign does not conform to the regulations herein specified, may continue to be used. However, at the time of any change to the sign including change of face of the sign, the sign shall be removed or made to conform to the provisions of this title.

All other nonconforming signs and advertising devices shall be removed within sixty (60) days from the date of adoption of this title.

Section 17.94.080 - Removal of Obsolete Signs. It shall be the responsibility of the property owner to have signs pertaining to enterprises or occupants that are no longer using a property removed or the sign copy obliterated within sixty (60) days after the associated enterprise or occupant has vacated the premises.

Section 17.94.090 - Maintenance. All signs and sign structures shall be periodically inspected and maintained at reasonable intervals including replacement of defective parts, painting, repainting, cleaning and other acts required to maintain the sign. The Director of Development Services shall require corrections or removal of any sign deemed to be in violation of this title or any other ordinance of the city.

Section 17.94.100 - Prohibited Signs. All signs not specifically permitted by other provisions of this chapter shall be prohibited. The following signs shall not be permitted in any district:

- A. Portable signs, including free-standing and wheeled or other signs and inflatable signs or balloons containing signs;

performance of his duty shall paste, post, paint or erect any flag, pennant, sign or notice of any kind or cause the same to be done upon public property, street, bridge, or sidewalk within the city and no person shall attach any item to private utility company poles without prior written approval from the utility company to which such poles belong;

- B. Exceptions. Signs for special events to the benefit of the entire community and authorized by the City Manager.

Section 17.94.120 - Temporary Political Signs.

- A. General. Political signs are permitted in all districts subject to the following limitations:

1. Time Limits. No sign shall be posted more than sixty (60) days prior to the election to which it pertains. All political signs shall be removed within seven (7) days following the election to which they pertain;
2. Sponsor identification. The name, address, and telephone number of the person or organization responsible for posting a political sign shall be affixed to each sign in a permanent waterproof manner.

- B. Exceptions. Political signs shall be prohibited in locations listed below:

1. Public Right-of-way. No political sign shall be posted within the street right-of-way (including, but not limited to, median islands, tract entry planters, treewells, and parkways), or on any traffic-control sign or device;
2. Public Facilities. No political sign shall be posted on any building or on any land owned by the city.

Section 17.94.130 - Temporary Advertising for New Residential Developments. New residential developments located within the city limits which offer ten or more units for sale or lease may erect temporary advertising signs subject to the following limitations:

- A. On-site Signs. One (1) sign per street frontage may be located within the boundaries of the development. Such signs shall not exceed one hundred (100) square feet in area or twenty (20) feet in height;
- B. Off-site Signs. Three (3) signs may be located outside the boundaries of the development being advertised. Such signs

- B. No vehicle containing any advertising matter, words, symbols, or pictures shall be so parked whether on public or private property for the primary purpose of advertising or directing attention to a business;
- C. Signs which incorporate in any manner any flashing, moving, or intermittent lighting;
- D. Rotating or animated signs, or signs which contain any moving parts;
- E. No sign, lights or other advertising structure shall be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear vision at any location where, by reason of the position, shape, color or movement may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. Nor shall such sign or advertising structure make use of any word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic;
- F. Spinners or similar advertising devices;
- G. Signs which exceed the roofline or parapet to which such signs are attached;
- H. Signs on vehicles, trailers, boats, or other similar property parked on public or private property within the city limits for the purpose of advertising said vehicle, trailer, boat, or similar property for rent, sale, or lease, unless:
 1. Such property is on the premises owned, rented or leased by the owner of the vehicle, trailer, boat or similar property, and the subject premises is occupied by the owner as a business or residence and subject to the provisions of Section 17.66.020 (F); or
 2. Such property is on a business premises licensed by the city to engage in the sale, rental or lease of such property; or
 3. Only one (1) sign, one (1) square foot or less in area, is displayed which does not interfere with driver visibility as may be required by the State Vehicle Code.
- I. Any off-site advertising, including billboards, except as otherwise provided in this chapter, in Sections 17.94.130 and 17.94.170. This section does not include signage for purposes of non-commercial speech.

Section 17.94.110 - Advertising on Public Property.

- A. No person, except a public officer or city employee in the

shall not exceed thirty-two (32) square feet in area or fifteen (15) feet in height. These signs may only be erected on vacant property;

- C. Approval Required. Temporary advertising signs for new residential developments shall be subject to the review and approval of the Director of Community Development. Such advertising sign permits shall be valid for one (1) year, or until all units have been sold or leased, whichever occurs first. As a condition of approval, a five hundred (500) dollar cash bond and right of entry agreement for each sign shall be required in order to guarantee prompt removal upon expiration of approval period.

Section 17.94.140 - Off-Site Directional Signs.

- A. Off-site directional signs for the location of residential open houses, new residential developments, and garage sales are permitted subject to the following:
1. Signs may only be posted on weekends between six (6) p.m. on Friday and six (6) p.m. on Sunday, on legal holidays between eight (8) a.m. and six (6) p.m. and between eight (8) a.m. and two (2) p.m. on one weekday designated by the City Council;
 2. Signs may be posted within the public right-of-way only within parkways, treewells, tract entry planters. Signs may not be posted in median islands, on utility poles, light standards, traffic signals, street trees or in any fashion that would interfere with traffic signals or sight visibility at intersections and driveways;
 3. There shall be no more than one (1) sign per direction of traffic at any intersection within the public right-of-way;
 4. Signs shall be at least one thousand (1,000) feet apart, except at intersections;
 5. Maximum area of directional signs shall not exceed three (3) square feet nor shall any sign be erected in excess of four (4) feet in height;
 6. Signs may be posted on private property;
- B. Signs in violation of this section may be subject to removal and disposition without notice or warning.

Section 17.94.150 - Temporary Advertising for Developments Other Than New Residential Developments

- A. Temporary advertising for new developments other than residential projects shall be permitted subject to the following:

1. One (1) free-standing sign per street frontage may be erected. Such signs shall not exceed thirty-two (32) square feet in area, nor ten feet (10') in height. Larger signs may be permitted subject to approval of a use permit, pursuant to Chapter 17.74.
2. One (1) wall sign per building frontage may be displayed. Such signs shall not exceed one (1) square foot per lineal foot of building frontage, provided, however that no sign shall exceed fifty (50) square feet;
3. Signs shall not be displayed for more than one (1) year.

Section 17.94.160 - Temporary Advertising Devices. Temporary advertising devices, such as pennants, banners and flags shall be permitted for grand openings, change of ownership and special promotions, subject to the following regulations:

- A. All temporary pennants, banners and flags shall require a permit and shall be subject to the review and approval of the Planning Division;
- B. Pennants, banners and flags shall be displayed only at the location where the grand opening occurs and shall not be displayed for more than thirty-one (31) consecutive days;
- C. Pennants, banners and flags for change of ownership of the business shall not be displayed for more than thirty-one (31) consecutive days;
- D. Pennants, banners and flags for special promotions shall be permitted four (4) times a year subject to the following:
 1. They shall not be displayed more than ten (10) consecutive days;
- E. Flags and pennants shall contain no advertising;
- F. The display of banners shall be subject to the following additional regulations:
 1. Sign area of banners shall not exceed one (1) square foot per lineal foot of building frontage on which the sign is located, except that no banner shall be larger than one hundred (100) square feet;
 2. Only one (1) banner shall be permitted per building frontage;
 3. Banners shall be attached to the building or

canopy parallel to the building face. No portion of any banner shall project more than six (6) inches from the face of the building or canopy to which it is attached.

Section 17.94.170 - Signs in Residential Zones. The following regulations shall apply to all signs and outdoor advertising structures in residential zones, except as provided in Section 17.94.060, Exemptions.

- A. For other than single-family detached residential, developments on lots less than one hundred (100) feet in width may be permitted one (1) wall sign containing a maximum area of ten (10) square feet;
- B. Large scale developments having more than twelve (12) units and a lot width greater than 100 feet and nonresidential developments with a lot width greater than one hundred (100) feet may be permitted one (1) sign per street frontage containing no more than one (1) square foot per each ten (10) feet of linear lot frontage and shall not exceed thirty-two (32) square feet. Such signs may be free-standing or wall signs;
- C. All signs shall harmonize with the scale and design of the development and if lighted shall be indirectly lighted;
- D. Free-standing signs shall have an overall maximum height of forty-two (42) inches above grade. Such sign shall not extend out from the furthest projection of the main building more than five feet (5') on any side of front yard;
- E. A wall sign shall be fastened parallel to the surface of the main building and may be placed at a height not greater than two-thirds (2/3's) of the height of the building surface upon which it is located

Section 17.94.180 - Signs in Commercial Districts. The following regulations shall apply to all signs and outdoor advertising structures in the C-O, C-1, C-2, C-M, and C-P districts:

- A. No sign shall be permitted that does not pertain directly to an approved business conducted on the premises, except as provided in Section 17.94.060, Exemptions;
- B. All signs, except those provided for in Section 17.94.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials;
- C. The total sign area permitted per building frontage shall

not exceed one (1) square foot per lineal foot of building frontage on which the sign is located subject to the following:

1. Building frontages may not be combined to permit a larger sign on any one building frontage;
 2. Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure, may project more than six (6) inches from the face of the building or structure to which it is attached;
- D. Businesses in an integrated development shall comply with a uniform sign program approved by the Planning Commission;
- E. In addition to the above, businesses in a separate building and occupying at least 100 feet on one street may be permitted a free-standing sign subject to the following:
1. Sign area per street frontage shall not exceed twenty (20) square feet per one hundred (100) lineal feet of the street frontage on which the sign is located, provided, however, that no one sign shall exceed sixty (60) square feet;
 2. Maximum height of free-standing signs shall not exceed six (6) feet above the public sidewalk;
 3. Signs shall reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials;
 4. No portion of any sign or supporting structure shall be located closer than five (5) feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic;
 5. No sign is permitted for frontages on local residential streets;
 6. All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions;
 7. All free-standing signs shall be located in a planter area not less than fifty (50) square feet in area and with a minimum width of five (5) feet.
- F. In addition to the above, one (1) center identification sign per street frontage is permitted for integrated developments of five (5) or more separate units subject to the following:

1. The sign area shall not exceed thirty (30) square feet per one hundred (100) lineal feet of street frontage on which the sign is located, provided, however, that the maximum sign area shall not exceed three hundred twenty (320) square feet per sign;
2. No sign shall exceed the height of the building with which it is associated;
3. Signs shall reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials;
4. No portion of any sign or supporting structure shall be located closer than five (5) feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic;
5. No sign is permitted for frontages on local residential streets;
6. All free-standing signs shall include the address of the center in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions;
7. All free-standing signs shall be located in a planter area not less than one hundred (100) square feet in area with a minimum width of five (5) feet;
8. All free-standing center identification signs shall be subject to the review and approval of the Planning Commission subject to the provisions of Chapter 17.82, Design Review.

G. Business not located in integrated developments of five (5) or more units and located on a parcel with at least one hundred (100) lineal feet of street frontage on one arterial street shall be permitted one (1) free-standing building identification sign per street frontage subject to the same requirements in Subsection (E) above.

H. Small suspended or projecting signs may be permitted in addition to provisions of subsections C, E, F, and G, subject to the following:

1. A maximum of one (1) such sign per building frontage is permitted provided that it is perpendicular to the main face of the building and suspended from a canopy or projects not more than three (3) feet from the building face;
2. Signs shall not exceed two (2) square feet in area and shall have a minimum ground clearance of eight (8) feet;

3. All such signs shall be non-energized and non-electrical.

I. Freeway Identification Signs. Signs oriented to freeway traffic shall be permitted subject to the following limitations:

1. Properties containing such signs shall be adjacent to a freeway or a freeway ramp;

2. Businesses are permitted a wall sign facing the freeway subject to the limitations of Section 17.94.180.C;

3. Individual businesses and integrated developments of five (5) or more units with at least one hundred and fifty feet (150') of freeway frontage may be permitted a free-standing freeway identification sign subject to the following:

a. Total sign area shall not exceed thirty (30) square feet per one hundred (100) lineal feet of freeway frontage, provided, however, that the maximum sign area shall not exceed one hundred fifty (150) square feet;

b. No sign shall exceed forty-five feet in height;

c. All free-standing signs shall be subject to review and approval by the Planning Commission subject to the provisions of Chapter 17.82, Design Review;

d. Said business must be freeway oriented business, as determined by the Planning Commission;

e. Said business must be easily accessible to a freeway ramp, as determined by the Planning Commission.

f. Said sign shall not block another freeway oriented free-standing sign. The applicant shall be responsible for providing the Planning Commission with evidence to assure satisfactory compliance with this requirement.

g. Said sign shall be located in a planter area not less than one hundred (100) feet with one dimension being at least five (5) feet.

J. Temporary window signs, including signs painted on windows and banners, shall be permitted subject to the following:

1. They shall be permitted only inside a window of the business to which such sign pertains;

2. Total area occupied by said sign shall not exceed more than twenty-five (25) percent of the window area through which they are displayed;
 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public;
 4. Window signs shall not be displayed for more than thirty-one (31) days consecutively.
 5. Permanent window signs shall be subject to the limitations of 17.94.180(C).
- K. Signs for gasoline dispensing establishments shall comply with the provisions of Section 17.94.210.

Section 17.94.190 - Signs in the Central Business District (CBD).
The following regulations shall apply to all signs and outdoor advertising structures in the district:

- A. No sign shall be permitted that does not pertain directly to an approved business conducted on the premises, except as provided in Section 17.94.040 Exemptions.
- B. All signs, except those provided for in Section 17.94.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated;
- C. The total sign area permitted per building frontage shall not exceed one (1) square foot per lineal foot of building frontage on which the sign is located subject to the following:
 1. No single sign shall exceed seventy-five (75) square feet in total sign area;
 2. Building frontages may not be combined to permit a larger sign on any one building frontage;
 3. Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure, may project more than six (6) inches from the face of the building or structure to which it is attached;

1. Maximum size of any sign shall be 100 square feet;
 2. Building frontages may not be combined to permit a larger sign on any one building frontage;
 3. Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure, may project more than six (6) inches from the face of the building or structure to which it is attached;
- D. Business in an integrated development shall comply with a uniform sign program approved by the Planning Commission.
- E. In addition to the above, businesses in a separate building and occupying the entire building area on a parcel with a street frontage of at least 100 feet on one street may be permitted a free-standing monument sign subject to the following:
1. Sign area per street frontage shall not exceed 20 square feet per 100 lineal feet of the street frontage on which the sign is located, provided, however, that no one sign shall exceed sixty (60) square feet;
 2. Maximum height of the sign shall not exceed four (4) feet in height;
 3. No portion of any sign or supporting structure shall be located closer than five feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic;
 4. No sign is permitted for frontages on local residential streets;
 5. All free standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions;
 6. All free standing signs shall be located in a planter area not less than fifty (50) square feet in area and with a minimum width of five (5) feet.
- F. In addition to the above, one center identification sign per street frontage is permitted for integrated developments of five or more separate units subject to the same regulations stipulated in Section 17.94.200.E.

4. This total sign area shall include any sign painted or applied to any awnings;
- D. In addition to the above a maximum of one (1) small suspended or projecting sign may be permitted per building frontage, provided they shall not exceed two (2) square feet in area and shall have a minimum ground clearance of eight(8) feet.
- E. All signage shall be painted in a 1920's theme. No internally lighted box, plastic, pole or roof mounted or billboard signs shall be allowed within the Central Business District (CBD). All signs shall be placed so as not to hide or cover any architectural details or ornamental motifs;
- F. Window signs, including signs painted on windows and banners, shall be permitted subject to the following:
 1. They shall be permitted only inside a window of the business to which such signs pertain;
 2. Total area occupied by said signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed, whichever is less;
 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public;
 4. Window signs shall not be displayed for more than thirty-one (31) days consecutively.

Section 17.94.200 - Signs in Industrial Districts. The following regulations shall apply to all signs and outdoor advertising structures in the "M" district:

- A. No sign shall be permitted that does not pertain directly to an approved business conducted on the premises;
- B. All signs, except those provided for in Section 17.94.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials;
- C. The total sign area permitted per building frontage shall not exceed one square foot for each two (2) lineal feet of building frontage on which the sign is located subject to the following:

G. Freeway Identification Signs. Individual businesses and integrated developments may be permitted a wall sign facing the freeway subject to the limitations of 17.94.200.C.

H. Signs for gasoline dispensing establishments shall comply with the provisions of Section 17.94.210.

Section 17.94.210 - Signs for Gasoline Dispensing Establishments.
The following regulations shall apply to all signs and advertising structures for service stations, including mini-markets or similar associated uses:

- A. One free standing sign per street frontage may be permitted subject to the following:
1. Sign area shall not exceed twenty (20) square feet per one hundred (100) lineal feet of street frontage, plus twenty-four square feet. Price signing shall be included within this sign area;
 2. Maximum height of the sign shall not exceed six (6) feet above the adjacent public sidewalk;
 3. Signs shall reflect the architectural design of the building with which they are associated and shall incorporate unifying features such as materials;
 4. Street frontages may not be combined to permit a larger sign on any frontage;
 5. All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions;
 6. All free-standing signs shall be located in a planter area not less than fifty (50) square feet in area and with a minimum width of five (5) feet.
- B. The total sign area of all wall signs per building frontage shall not exceed one square foot per lineal foot of building frontage on which the sign is located;
- C. Signs above pump and pump islands shall be limited to directions for use of pumps and payments, or other signs required by state regulations, and sign area shall not exceed a total of ten (10) square feet per pump island;
- D. Window signs, including signs painted on windows and banners, shall be permitted subject to the following:

1. They shall be permitted only inside a window of the business to which such signs pertain;
 2. Total area occupied by said signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed, whichever is less;
 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public;
 4. Window signs shall not be displayed for more than thirty-one (31) days consecutively.
- E. Temporary advertising signs may be permitted subject to the provisions of Section 17.94.160, Temporary Advertising Devices.

Section 17.94.220 - Signs in Open Space (OS) and Recreational (R) Districts. Except as provided in Section 17.94.060, Exceptions, all signs in Open Space and Recreational Districts shall be subject to review and approval of the Planning Commission, which shall consider the special characteristics of these zones, including special hazards and overlay zones which may be associated with them. Generally, the regulations set forth in Section 17.94.180, Signs in Commercial Districts, shall be used as guidelines for signs in these districts.

- c. Provide direction for the Specific Plan preparation before detailed studies and plans have been finalized for submission of the Final Specific Plan.
- D. The applicant shall submit a Final Specific Plan to the Planning Division for review and comment. The Final Specific Plan shall consist of the information contained in the Draft Specific Plan and additional information, as provided in Section 17.99.090 of this chapter.
- E. The City shall notice said Specific Plan and conduct necessary public hearings as provided in Chapters 17.80 and 17.92 of this Code. Upon approval of the Final Specific Plan, the Specific Plan (SP) zoning designation will be implemented thereby removing the Conditional status.

Section 17.99.060 Alternative B, Nonconditional (SP) Specific Plan Zoning Procedure. The purpose of selecting the process for Nonconditional (SP) Specific Plan zoning is to receive concurrent approval of the Specific Plan documents and (SP) zoning designation completing the Specific Plan process.

- A. Subsequent to acceptance of any application for Nonconditional (SP) Specific Plan zoning by the Planning Division, the applicant shall submit a Draft Specific Plan to the Planning Division for review and comment. The Draft Specific Plan shall consist of sketch plans for the development plan and a general outline describing the content of the supplemental text material, as provided in Section 17.99.080, of this district.
 - 1. The applicant may request an informational meeting with the Planning Commission and/or City Council to:
 - a. Inform the Planning Commission and City Council of the general character, land use and impact of the proposed developments;
 - b. Allow the Planning Commission and City Council to indicate their concerns regarding the Specific Plan.
 - c. Provide direction for the Specific Plan preparation before detailed studies and plans have been finalized for submission of the Final Specific Plan.
- B. The applicant will submit a Final Specific Plan to the Planning Division for review and comment. The Final Specific Plan shall consist of the information contained in the Draft Specific Plan and additional information, as provided in Section 17.99.090, of this district.
- C. The City shall notice said Final Specific Plan and related Nonconditional (SP) Specific Plan zoning and conduct the necessary public hearings as provided in Chapters 17.80 and 17.92 of this Code.

Section 17.99.070 Residential, Commercial or Industrial Development Intensity Policy.

- A. The residential, commercial or industrial development intensity policy shall be established for each Specific Plan Zone concurrent with the approval of Specific Plan (SP) zoning or other applicable zoning district(s). The City Council shall determine the allowable development intensity for Specific Plan zones and shall designate said density on the official zoning map of the City and/or as described in the text of the Zoning Code.
1. Residential Specific Plan. A residential designation shall be made where residential uses within the Specific Plan Zone combine to comprise over fifty percent (50%) of the proposed land use within the Specific Plan Zone. Residential densities shall be noted on the official zoning map referencing the gross average density per acre permitted within the Specific Plan Zone.
 2. Commercial or Industrial Specific Plans. A commercial or industrial designation shall be made where commercial or industrial uses within the Specific Plan Zone combine to comprise over fifty percent (50%) of the proposed land use within the Specific Plan Zone. Commercial or industrial development intensities shall be noted on the official zoning map and/or as described in the text of this title, referencing the lot coverage of the use permitted within the Specific Plan Zone.
- B. Development intensity for Specific Plan Zones shall be determined by one (1) of two (2) processes described as follows:
1. Development intensity for Specific Plan Zones may be governed by the land use category designated in the City's General Plan, or in other City plans and policies that may be in the process of preparation.
 2. The City may specify a Specific Plan Area designation in the City's General Plan. The City shall, at the time of General Plan adoption or through the amendment process, designate the development intensity on the General Plan Land Use Map or as described in the text of the General Plan.
 3. Development intensity for Specific Plan Areas shall generally be evaluated with reference to other similar Specific Plan developments or evaluation procedures within the City, or in the case where other similar developments do not exist, with reference to other similar developments in comparable jurisdictions.

Section 17.99.080 Draft Specific Plan. The Draft Specific Plan shall describe the intensity of land uses proposed and their inter-relationship, and shall not be construed to endorse the precise location of uses, configuration of parcels, or engineering feasibility.

CHAPTER 17.99

SPD SPECIFIC PLAN DISTRICT

Sections:

Section 17.99.010	Purpose.
Section 17.99.020	General Requirements for a Specific Plan Proposal.
Section 17.99.030	General Provisions and Standards for a Specific Plan District.
Section 17.99.035	Definitions.
Section 17.99.040	Application Procedure.
Section 17.99.050	Alternative A, Conditional (SP) Specific Plan Zoning Procedure.
Section 17.99.060	Alternative B, Nonconditional (SP) Specific Plan Zoning Procedure.
Section 17.99.070	Residential, Commercial or Industrial Development Intensity Policy.
Section 17.99.080	Draft Specific Plan.
Section 17.99.090	Final Specific Plan.
Section 17.99.100	Criteria for Reviewing Specific Plans.
Section 17.99.110	Approval by Ordinance.
Section 17.99.120	Specific Plan Approval, Denial and Modifications.
Section 17.99.130	Concurrent Actions.
Section 17.99.140	Site Plan and Subdivision Map Review.
Section 17.99.150	Site Plan Modifications.
Section 17.99.160	Dedication, Maintenance of Open Space.
Section 17.99.170	Tentative and Final Subdivision Map.
Section 17.99.180	Site Plan and Tentative Subdivision Map Appeal.

Section 17.99.010 Purpose. The purpose of this district includes the following:

- A. To encourage the planned development of parcels and to permit comprehensive site planning and building design;
- B. To provide a more flexible regulatory procedure by which the basic public purpose of the City of Lake Elsinore General Plan and the City Zoning Code may be accomplished;
- C. To encourage creative approaches to the use of land, through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types;
- D. To enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities;
- E. To promote and create public and private open space as an integral part of land development design;

- F. To reduce, when appropriate, the amounts of public and private improvements normally required by developments;
- G. To maximize choice in types of environments available in the City;
- H. To encourage private development of older areas of the City and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography and landscape features.

Section 17.99.020 General Requirements for a Specific Plan Proposal.

- A. Property that is held in single or multiple ownership may be considered for a Specific Plan. The City, property owner, or his representative, may initiate the Specific Plan proposal. Components of the Specific Plan shall include the submittal of a development plan and a supplementary text. Land development within the Specific Plan area shall be initiated and completed by the applicant or his transferees, whichever the case may be. Unless otherwise provided in the approval of the Specific Plan, the applicant may divide and transfer units within the Specific Plan Area, provided the total density permitted by the Specific Plan is not exceeded. The applicant or his transferee shall complete, use and maintain the development in strict accordance with the Specific Plan and subsequent conditions of approval as required.
- B. All provisions of this district are supplementary to the City's Subdivision Ordinance. Any site plans and/or maps contemplated for the Specific Plan Area or for portions thereof may be processed concurrently with the Specific Plan as specified under this chapter.

Section 17.99.030 General Provisions and Standards for a Specific Plan District. The following provisions shall apply in this Specific Plan District, together with all other applicable provisions of the City's Zoning and Subdivision ordinances. Where conflict in a regulation occurs, the regulations specified in this district or in an approved Specific Plan shall supersede and apply.

- A. Specific Plan Zones may be established pursuant to the regulations and requirements specified in the Specific Plan District Ordinance codified in this chapter. It is the intent of the individual Specific Plan Zones to provide innovative development plan design and development standards in which development standards may vary between Specific Plan Zones.
- B. The Specific Plan shall consist of a development plan and supplemental text material and is recognized as a guide to the developers and designers of land use plans for the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.

- L. "Private open space" means open-space lands identified in the specific plan that are recognized as being for the private use, enjoyment or primary benefit of a limited group of people, generally restricted to the residents and their guests of the Specific Plan Area.
- M. "Public open space" means open-space lands identified in the Specific Plan that are recognized as being for the use, enjoyment or primary benefit to the general public.
- N. "Reservation (reserved)" means the setting aside of land for a specific purpose as required in the Specific Plan.
- O. "Site plan" means a detailed development plan illustrating the precise locations and dimensions of parcels, buildings, circulation systems, public uses, urban design elements and other precise development elements as required by the City, the Specific Plan District, or as necessary to illustrate site plan concepts.
- P. "Sketch plans" means a preliminary, working combination of land uses and development intensities designed as a mandatory component of the draft specific plan.
- Q. "Specific Plan" means the legal document consisting of a development plan and supplementary text material that describes the character and building intensity of proposed development standards to guide developers and designers of the property.
- R. "Specific plan designation" means a special-purpose Specific Plan Area that is designated in the City's General Plan. The development intensity policy is designated on the General Plan Land Use Map or in the text of the General Plan. All areas that have a Specific Plan designation in the City's General Plan must be developed with an approved Specific Plan and must have (SP) Specific Plan Zoning.
- S. "Specific Plan District" means that district of the Lake Elsinore zoning ordinance permitting the establishment of Specific Plan zones.
- T. "Specific Plan zones" means an official zone established for specific parcel(s) of land for which particular intensities of land uses or combination of land uses are proposed and guided by a Specific Plan document. A designation of (SP) is placed on the City's official zoning map upon approval, by ordinance, of Specific Plan zoning for parcel(s) of land.
- U. "Subsequent reviews" means reviews of discretionary actions, as required to complete the development process concurrent with or subsequent to Specific Plan and (SP) Specific Plan Zone approval.

- V. "Supplementary text material" means a mandatory requirement of the Specific Plan describing, in written form, the character of the proposed development, guided by specific development standards.

Section 17.99.040 Application Procedure. The application procedure for Specific Plan zoning can occur in either of two alternative procedures. One procedure allows the applicant to receive Conditional Specific Plan (SP) zoning prior to Final Specific Plan approval, while the other procedure allows the applicant to accelerate processing and receive Specific Plan zoning concurrent with Final Specific Plan approval. (See Exhibit "A," SPD, attached to the ordinance codified in this chapter.) The application for Specific Plan (SP) zoning shall be made on a form provided by and submitted to the City Planning Division for review. It shall be the responsibility of the Community Development Director to contact interested departments and all agency personnel regarding necessary meetings with the applicant.

Section 17.99.050 Alternative A, Conditional (SP) Specific Plan Zoning Procedure. The purpose of selecting the process for Conditional (SP) Specific Plan zoning is to allow the applicant to receive an (SP) zoning designation for properties prior to preparing and submitting Specific Plan documents.

- A. Subsequent to acceptance of any application for Conditional (SP) Specific Plan zoning by the Planning Division, the City shall notice said zoning matters and conduct the necessary public hearings as provided in Chapters 17.80 and 17.92 of this title.
- B. At such time as Conditional (SP) Specific Plan is approved, the City Council shall determine the residential, commercial or industrial development intensity policy, as provided in Section 17.99.070 of this chapter and it shall be placed on the City's official zoning map. This zoning designation will remain Conditional until a Final Specific Plan is approved for the subject parcel(s).
- C. The applicant shall submit a Draft Specific Plan to the Planning Division for review and comment. The Draft Specific Plan shall consist of sketch plans for the development plan and a general outline describing the content of the supplementary text material, as provided in Section 17.99.080, of this district.
 1. The applicant may request an informational meeting with the Planning Commission and/or City Council to:
 - a. Inform the Planning Commission and City Council of the general character, land use and impact of the proposed development.
 - b. Allow the Planning Commission and City Council to indicate their concerns regarding the Specific Plan.

- C. Specific Plan Zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district.
- D. The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the Specific Plan is in conformance with the intent of the City's General Plan and any element thereof, and in accordance with other applicable plans and policies adopted by the City.
- E. Specific Plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the Specific Plan Zone.
- F. Standards for building coverage, light and air orientation, building height, sign placement and design, site planning, street furniture placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the Specific Plan and subsequent documents.
- G. The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this Specific Plan District. The Specific Plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.
- H. All electrical and telephone facilities, fire alarm conduits, street-light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.
- I. Standards for private and public improvements shall be governed by the specific plan and may vary from adopted City standards.

Section 17.99.035 Definitions. For the purpose of this chapter, the following words and phrases shall have the meaning indicated:

- A. "Applicant" means the party filing the application for and requesting a Specific Plan Zone designation for particular parcel(s) of land. The applicant may be the City of Lake Elsinore, a property owner or group of property owners or their designated representative for the particular parcel(s) of land for which the Specific Plan Zone is requested.

- B. "Building permit" means a permit issued by the City that allows the building of a structure, according to the specified conditions of the permit, where located on the approved grading plan.
- C. "Criteria" means the actual means employed to review and judge the effectiveness of the Specific Plan.
- D. "Dedicated" means land, improvements, or both, dedicated by the landowner or developer to a public or quasi-public agency thereby releasing certain obligations from the landowner or developer.
- E. "Development plan" means a mandatory requirement of the Specific Plan identifying areas on a map proposed for various land uses, backbone circulation systems, public use areas, open space areas, major landscape features and other general items as required by the City.
- F. "Development standards" means a set of customized standards devised for the purpose of guiding and controlling future development on the property, to ensure compliance with the proposed character of design described in the Specific Plan. They may be developed for a particular project or reference existing zoning districts.
- G. "Draft Specific Plan" means a preliminary compilation of Specific Plan components, including sketch plans of the development plan and an outline of the supplementary text material, the purpose of which is to expose the development concept and to solicit City responses and comments on the development concept.
- H. "Environmental studies" includes various requirements of the California Environmental Quality Act.
- I. "Final Specific Plan" means a final representation of the proposed development for a Specific Plan Area that includes the information required by the City. The Final Specific Plan, as approved by the Planning Commission and City Council, shall be considered an official zoning document for parcel(s) with approved (SP) Specific Plan Zoning as placed on the official zoning map.
- J. "Grading permit" means a permit issued by the City that allows grading to occur, according to the specified conditions of the permit, on the terrain of the Specific Plan Area.
- K. "Performance standards" means the development standards provided by the Specific Plan are to be enforced as performance standards when detailed site plans and subdivision maps are prepared. Project design is to be evaluated by the measure of performance described by the development standards.

The Draft Specific Plan shall be submitted to the Planning Division, and shall include the following information:

- A. A sketch plan of the development plan for the entire Specific Plan Area delineated on one or more maps showing:
 1. Project land uses, densities, existing and proposed major streets, public use areas (schools, parks, fire stations, etc.), and open space and major landscape features;
 2. General Plan, regional and subregional or community plan land use designations;
 3. Slope analysis, utilizing categories provided by the Community Development Director. Included in the slope analysis is the number of acres in each slope category.
- B. A general outline of the supplemental text material describing the general objectives/concept; a tabulation of the land area to be devoted to various uses, including open spaces; a calculation of the overall density and the average densities per net residential acre of the various residential areas; and a summary of development standards for commercial or industrial uses when those uses are proposed. The supplemental text material shall include development standards to be implemented as performance standards for the Specific Plan Area:
 1. A statement proposing the method of maintaining common open areas and facilities;
 2. A description of the proposed grading program;
 3. Identification of proposed future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways and open space areas;
 4. A brief discussion of the project as it relates to each of the General Plan Elements, including Land Use, Circulation, Environmental Resources Management, Noise, Housing, Conservation, Energy and Community Design. If a community plan is adopted or pending that includes the project site, the relationship to that plan should also be briefly discussed. In addition, the relationship of the project with the growth management plan should be discussed.
- C. After review, the Community Development Director shall furnish the applicant with written comments regarding the review conference(s), including appropriate recommendations to inform and assist the applicant prior to preparing the Final Specific Plan.

Section 17.99.090 Final Specific Plan. The Final Specific Plan shall consist of the information contained in the Draft Specific

Plan and other additional information as determined by the Community Development Director, Planning Commission, City Council or Redevelopment Agency. This additional information shall include all or a portion of the following:

- A. Survey of the property, showing existing features including trees, structures, streets, easements, utility lines, land uses, existing zoning, and existing ownership;
- B. Topo map showing areas of major grading;
- C. Proposed standards for height, open space, building intensity and public improvements;
- D. Copies of legal documents required for dedication or reservation of public or private open space, or for the creation of homeowners' associations for open space maintenance.

Section 17.99.100 Criteria for Reviewing Specific Plans. Before recommending approval, the Planning Commission and City Council shall find that the proposed development conforms to the following criteria:

- A. The location and design of the proposed development shall be consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City, or in the process of being prepared and adopted.
- B. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings, whichever may be the case.
- C. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.
- D. The Final Specific Plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by City Code, the City may require that suitable areas be reserved for schools, parks and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments or operations in the development.
- E. The overall design of the Specific Plan will produce an attractive, efficient and stable development.
- F. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of nonsignificance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

Section 17.99.110 Approval by Ordinance. Approval of the Final Specific Plan and/or establishment of (SP) Specific Plan zoning shall be by ordinance. Approval of Zoning to the Specific Plan Zone shall include but not be limited to the following stipulations:

- A. Unless otherwise specified in the Final Specific Plan, the regulations provided in the City Zoning Code shall apply. Approval of the Specific Plan shall not be interpreted as waiving compliance with other provisions of the Lake Elsinore City Code, except in those areas where the Specific Plan expressly regulates a use.
- B. The approved Final Specific Plan shall be filed in the office of the City Clerk and in the City Planning Division.
- C. No building shall be constructed, maintained or used other than for the purpose specified in the approved Final Specific Plan as required hereinafter.

Section 17.99.120 Specific Plan Approval, Denial and Modifications.

- A. The Planning Commission may recommend to the City Council approval or denial of the Specific Plan, or may recommend approval subject to specified modifications and conditions.
- B. The City Council may approve, approve with modifications or conditions, or deny the Final Specific Plan, provided that, in overruling a Planning Commission recommendation for denial, the City Council shall make the findings listed in Section 17.99.100 of this chapter.
- C. Minor changes to an approved Final Specific Plan may be made by the Community Development Director, provided that such changes are consistent with the purpose and character of the approved Final Specific Plan.
- D. Such minor changes shall not substantially deviate from the densities established in the approved Final Specific Plan, or the boundaries of the subject property, or any use as shown on the approved Final Specific Plan, or the locations or amounts of land devoted to specific land uses. All modifications or amendments to an approved Final Specific Plan, other than said minor changes, shall be processed as a Specific Plan Amendment and shall be subject to all Specific Plan procedures.

Section 17.99.130 Concurrent Actions. The Planning Commission and the City Council may act upon a subdivision map and site plan for all or portions of the Final Specific Plan concurrently with an approval action on the Final Specific Plan.

Section 17.99.140 Site Plan and Subdivision Map Review.

- A. The purpose of a site plan is to provide the City with a detailed development plan that utilizes the development

standards defined in the Specific Plan. The following criteria shall be applied to all portions of the Specific Plan requiring site plan review:

1. A topographic map of sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;
 2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas and driveways, walkways, trails, utilities and other public improvements; building height, location, size and proposed use; yards and space between buildings and distances from property lines and rights-of-way, walls and fences to include location, height and materials; location, size and height of all signs; and loading areas;
 3. Building plans and elevations (typical);
 4. A landscape, staking and irrigation plan;
 5. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for the sale or lease of individual property, if any, as provided in the State Map Act and the City's Subdivision Ordinance;
 6. Location and dimensions of public and quasi-public areas, including but not limited to schools, parks, playgrounds and parking areas. The acreage of required open space and parks shall be based on the City Code in effect at the time of tentative map filing;
 7. A statement setting forth a program for installation and continued maintenance of parking areas; location and general design of lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds or public or quasi-public community buildings and facilities.
- B. Within forty-five (45) days following acceptance of the application for site plan approval, and after all environmental clearances have been obtained, the Planning Commission shall approve, conditionally approve or disapprove the proposed site plan and shall notify the applicant of its action.
- C. If the City Council does not review the application, as provided by existing City policy, an appeal of the Planning Commission action may be made to the City Council by the applicant in accordance with the appeal procedure of this district.

Section 17.99.150 Site Plan Modifications. Modifications, other than those determined by the Community Development Director to be

minor in nature, shall be processed as a site plan amendment and shall be subject to all site plan procedures.

Section 17.99.160 Dedication, Maintenance of Open Space.

- A. The Planning Commission or City Council, as the appropriate responsible reviewing body may, as a condition of approval, require that suitable areas for parks be dedicated or in-lieu fees be paid as determined for the entire Specific Plan Area, and for schools and other public use facilities, land be reserved for public use, or be reserved for the owners and residents in the development by deed restrictions. Whenever group or common open space is provided, whether required or not, the Planning Commission or City Council shall, as a condition of approval, upon review, require that some provision be made for perpetual maintenance of such open space. The form of any instrument used to assure open-space maintenance shall be approved by the City Attorney and Community Development Director as to form and content. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specified functions and administrative expenses of such perpetual maintenance. The City shall be a party in interest in any such development and may, by mandatory injunction or other appropriate actions, enforce the provisions of this district.
- B. To assure that open space shall be available for the Specific Plan Zone, public sites and transfer of development rights within the Specific Plan Area in exchange for open space shall be dedicated in advance of development (prior to issuance of building permits) whenever such dedication is required, even in those cases when a subdivision map is not required. Other dedications for street, utility and flood control rights-of-way and for easements and other public purposes may also be required before the issuance of the first building permit.

Section 17.99.170 Tentative and Final Subdivision Map.

- A. A master subdivision map or parcel map, which purpose is to subdivide large parcels, may be prepared and submitted for approval to the City prior to individual site plan and tentative map approval. A grading permit based on all or a portion of this master subdivision map or parcel map may be issued after approval of such master subdivision map or parcel map. Such grading permit may be issued prior to approval of individual site plans.
- B. A tentative subdivision map or parcel map, submitted in combination with or after approval of the site plan, shall not be approved for recordation by the City Council after the Specific Plan (SP) zoning and an approved Final Specific Plan have become effective.
- C. No building permit shall be issued until a final subdivision map or parcel map, if required, has been prepared for the

site plan or any approved state thereof, in compliance with the State Map Act and the City's Subdivision Ordinance.

Section 17.99.180 Site Plan and Tentative Subdivision Map Appeal.
The applicant may appeal the action of the Planning Commission in writing to the City Council. Such appeal shall be filed in duplicate with the Planning Division within ten (10) days after the decision. The Community Development Director shall forward the duplicate copy of the appeal to the City Clerk. The City Council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the Clerk of the duplicate copy, or within such time as the Council shall continue the matter. The City Council shall review the site plan and shall recommend approval, approval with conditions, or disapproval.