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Submitted to:

The City of Lake Elsinore



The DIAMOND Specific Plan

LAKE ELSINORE, CA



Prepared for:

JIC-CP Diamond Development

7777 Center Avenue, Suite 300
Huntington Beach, CA 92647

City Of Lake Elsinore
Planning Division Approval

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Planning Commission 6-1-10

JULY 2010

FINAL

The Diamond Specific Plan

Lake Elsinore, CA

Final

Applicant:

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Resolution No. CC-2010-037	Resolution Certifying the Final Environmental Impact Report for the Diamond Specific Plan
Resolution No. CC-2010-038	Resolution Approving General Plan Amendment No. 2009-01
Ordinance No. CC-2010-1276	Ordinance approving Zone Change 2009-01
Ordinance No. CC-2010-1277	Ordinance approving Amendment No. 9 to the East Lake Specific Plan
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1.0

INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Recognizing the need to update the overall City vision for continuing development, the City of Lake Elsinore initiated a General Plan Update (GPU) process in 2007. As a part of the GPU, the City was divided into 11 “district plans” for the purpose of more detailed development direction addressing land use, urban design, transportation and parks & recreation. These district plans recognize the unique attributes of each district and identify district goals and policies for development. The area within which the proposed Diamond Project sits is within the Ballpark District. The Ballpark District includes the area surrounding the existing stadium, on the north side of Malaga Road. It also includes one parcel on the south side of Malaga directly opposite the stadium. (See Figure 1-4, *General Plan Ballpark District*) The area covered by the Ballpark District is also largely within the East Lake Specific Plan (ELSP) which was originally adopted in 1993. The Project area also lies within adopted Redevelopment Project Areas 2 and 3.

As of the preparation of this document, the City's GPU was still in progress. However, work completed on the GPU to-date has involved extensive effort by the City and its consultants, including public meetings during which public feedback was taken. Additionally, City Council, GPU Advisory Committee, Planning Commission, and City staff input has been incorporated into the latest draft of the updated General Plan. The GPU draft that is available for review at the time this specific plan was prepared is not anticipated to change significantly, particularly in the sections affecting this specific plan and the GPU's Ballpark District. Therefore, the approach

AREA HISTORY

The City of Lake Elsinore's history is largely tied to the rise and fall of the lake, as over the years it has provided the backdrop for country clubs, pleasure piers, yacht clubs, resorts and boat races. Due to its natural character, the lake at times went completely dry, and at other times flooded and destroyed parts of the city.

Accompanying the city's accelerating growth in the 1980s was the recognition that Lake Elsinore could be greatly improved as a tourism and recreation amenity. This recognition gave impetus to parallel efforts to build on the lake's potential. These efforts included a lake stabilization plan and a tourism strategy study, briefly described as follows:

The lake stabilization plan was an effort to stabilize the water level of the lake, and thus the economic stability of the city. The City of Lake Elsinore, along with several other agencies including the City's Redevelopment Agency, California Department of Parks and Recreation, Elsinore Valley Municipal Water District (EVMWD), Santa Ana Watershed Project Authority, and the County of Riverside formed the Lake Elsinore Management Authority (LEMA). This joint powers agency developed the Lake Elsinore Management Project, a construction project designed to allow the water level of the lake to be managed and to provide other lake improvements which included the construction of the levee along the east end of the lake.

Continued on the following page...

taken in this specific plan is to look to the draft GPU for design and land use direction, while complying and remaining consistent with the current General Plan. It is this dualistic approach that has ensured the DSP will be concurrently consistent with the 1990 General Plan, as amended as well as the proposed GPU. The DSP will address both General Plans throughout this document, highlighting how it has incorporated input and direction from each. Throughout this specific plan, references to the City's General Plan will mean both General Plans unless specifically noted that the reference is only for one.

1.1.1 Ballpark District

The primary goal of the Ballpark District is “to redevelop the Ballpark District area into a vibrant mixed-use entertainment, commercial, and residential district by capitalizing on the opportunity associated with Diamond Stadium.” In order to facilitate development within the Ballpark District consistent with the General Plan update goals and objectives, a comprehensive planning process must be undertaken for this area. This will require preparation of a specific plan separate from the ELSP and a concurrent amendment to the ELSP to remove this area from the ELSP so that it can be incorporated into the new planning document for the Ballpark District area.

Through its own stand-alone planning document the proposed Diamond Specific Plan (Specific Plan, Plan, Project or DSP) will provide the necessary master planning to implement the goals, objectives and vision of the Ballpark District. The Plan will do so via a comprehensive guide for quality land development with a viable program for building the infrastructure necessary to support The Diamond Project in accordance with the provisions of the Lake Elsinore General Plan, which identifies areas suited for detailed planning to meet the existing and future needs of the City.

1.1.2 Long-term Plan

In conjunction with the long-term General Plan goal and policy direction and the key objectives of the redevelopment planning for this area, this Specific Plan will serve as the City's plan for the physical

AREA HISTORY *(continued)*

At the same time, recognizing the significance of the lake amenity to the city's on-going development, the City commissioned a tourism strategy study in 1989 to develop a plan to assess tourism in Lake Elsinore and define a tourism concept for the City which could form the basis of a subsequent comprehensive tourism plan. One of the findings of this study was the recognition that the east end of the lake provided the largest opportunity for master planned development, including tourism facilities, with the potential for lake orientation and major recreation facilities.

Following both the Lake Elsinore Management Project physical improvements and the completion of the Tourism Strategy report, a master planned development proposal was approved by the City in 1993 for the east end of the lake, as the ELSP. At the same time as the ELSP was being developed, the City had been pursuing the development of a minor league baseball stadium, to be located within the East Lake Specific Plan area.

Fulfilling this development objective in 1993, the Diamond Stadium was built at the intersection of Malaga Road and Diamond Drive, just south of the Lakeshore Drive/Railroad Canyon intersection. Diamond Stadium is the home field of the popular Lake Elsinore Storm baseball team, a Class A California League San Diego Padres affiliate. The stadium is also a venue for concerts, trade shows, race car and motocross races and other large events.

development of The Diamond Project and a guide to all future development and redevelopment within the boundaries of the Specific Plan area. The 1990 General Plan (p. I-2) provides “general goals” that provide direction to facilitate development similar to the proposed project. Among these are:

- Encourage economic growth and development which supplies jobs and economic self-sufficiency for existing and future residents and maintains the city’s ability to finance public improvements and human services;
- Ensure that growth and development occurs in an orderly fashion in accordance with adopted policies and procedures governing the use of land, provision of services, and balance of jobs and housing;
- Encourage the development of cultural, educational and recreational facilities and activities, ensuring their availability to all segments of the population; and
- Ensure the development of quality commercial, industrial and residential uses to enhance the image of the community.

The proposed development would, in addition to meeting the requirements of the General Plan, help achieve the recommendations for development provided by the Western Riverside Smart Growth Opportunity Areas Map. The Smart Growth plan identifies the Ballpark District as a potential future “Town Center.” Town Centers are defined as areas of mixed-use development which have a primarily subregional draw and are accessible by public transit and highways. The minimum target densities for Town Centers are 20 units/acre (net) in residential areas and 30 employees/acre (net) in employment areas.

This Plan allows for more flexibility than what is presently allowed by City zoning regulations and requires more unique developments than those anticipated under existing rules and procedures. In addition, going beyond the guidance typically found in a zoning ordinance, The Diamond Specific Plan provides applicants, City staff, the public and decision makers with information on the Project’s background, overall intent, design standards and guidelines to facilitate the Project’s review and implementation. It establishes appropriate land uses, urban design concepts, architectural design guidelines, and sets into place regulations to implement the vision.

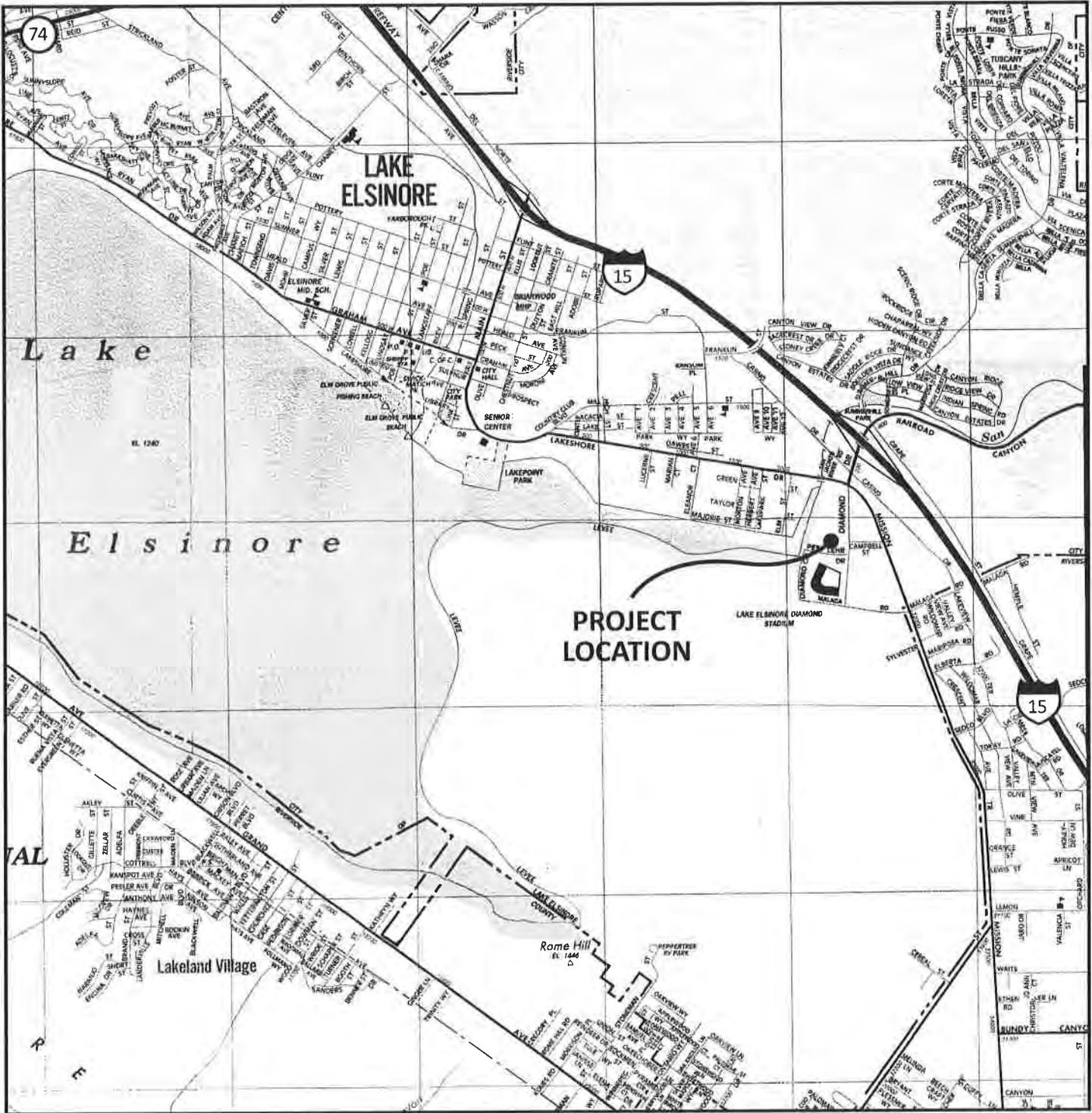
The Specific Plan will be adopted by ordinance and will implement zoning for the Site. As such, The Diamond Specific Plan implements the goals and policies of the General Plan through establishment of land use designations and intensities, circulation patterns, development regulations, and design guidelines that apply only to this Project area, and the definition of the required infrastructure to support the planned land uses. For implementing projects within the Project area, the Specific Plan’s policies and standards will take precedence over more general policies and standards that are applicable to the rest of the city.

In summary, the intent of The Diamond Specific Plan is three-fold:

1. To implement General Plan goals and policies through more detailed direction for future development of the Specific Plan area;
2. To establish Project area land use designations, development objectives, development standards, and implementation mechanisms applicable to The Diamond Project; and
3. To provide implementation direction for subsequent entitlement actions within the Specific Plan area.

1.2 PROJECT LOCATION

The Project Site consists of 87.2 acres in the southeast portion of the city, generally located along Diamond Drive between Lakeshore Drive and a point approximately 600 feet south of Malaga Road (See Figures 1-1, *Regional Location* and 1-2, *Project Vicinity*). Existing uses within the Project area include Diamond Stadium and approximately 80,000 sq. ft. of commercial uses in an existing center called Lake Elsinore Valley Center along the Lakeshore Drive frontage (See Figure 1-3, *The Diamond Site Aerial*). The balance of the Project area is undeveloped; however, the portion on the south side of Malaga Road is used as overflow parking for events at the stadium. The Site is accessed from Interstate 15 (I-15) by existing roadways including Diamond Drive and Lakeshore Drive.

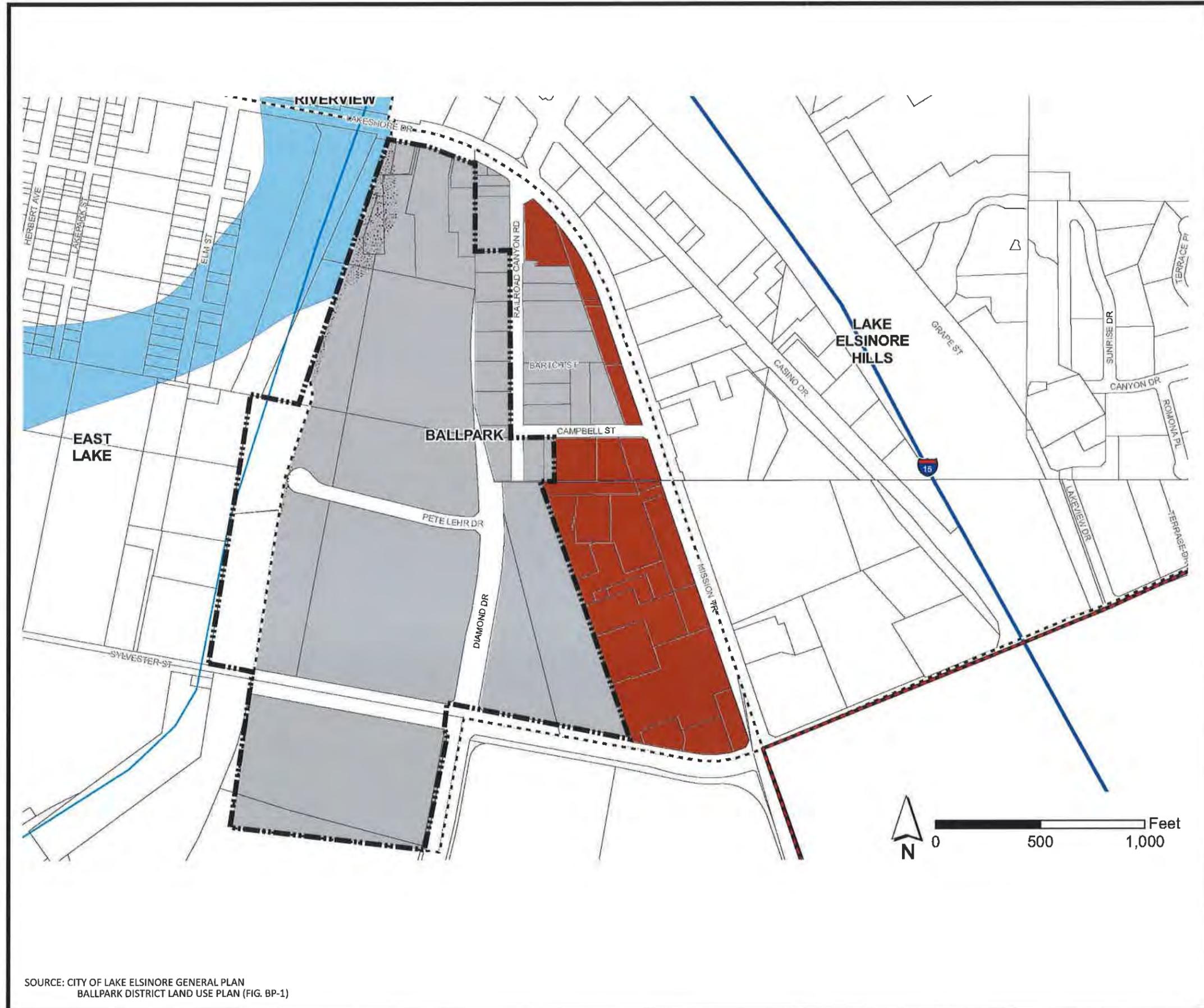


**EXISTING PROJECT SITE &
SURROUNDING LAND USES**

- 1 = Proposed Diamond Specific Plan Boundary
- 2 = The Diamond Specific Plan - Existing (Lake Elsinore Valley Center) Retail/Commercial
- 3 = Existing Baseball Stadium Complex
- 4 = The Diamond Specific Plan - Existing Vacant Lot
- 5 = Existing Stadium Surface Parking Lot
- 6 = Adjacent Existing Commercial Business
- 7 = Existing East Lake Specific Plan
- 8 = San Jacinto River Inlet Channel
- 9 = Lake Elsinore Inlet Channel



**FIGURE 1-3
The Diamond Site Aerial**

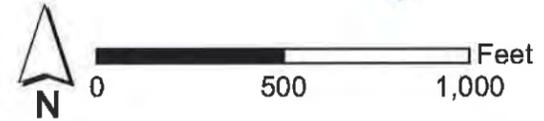


Legend

- Lake Elsinore City Limits
- Planning Districts
- Parcels

Land Use

- Floodway
- General Commercial
- Commercial Mixed Use
- Specific Plan Areas
- DIAMOND SPECIFIC PLAN BOUNDARY



SOURCE: CITY OF LAKE ELSINORE GENERAL PLAN
BALLPARK DISTRICT LAND USE PLAN (FIG. BP-1)

FIGURE 1-4
General Plan Ballpark District

1.3 PROJECT DESCRIPTION

The Diamond Project is a master planned, mixed-use development that creates a unique sense of place and a regional destination venue surrounding the Diamond Stadium. The Project will contain a mix of uses that reflect the objectives of the General Plan's Ballpark District, namely to provide for commercial, entertainment, and residential uses mixed in an urban setting. Supporting uses will include



parking, vehicular and pedestrian circulation, and open space (consisting of walkways, plazas, trails, fountains, and other features). The Diamond Land Use Plan will accommodate these uses, as well as the Diamond Stadium in a Mixed-Use designated plan as shown on Figure 3-1, *Land Use Plan*. Table 1-1, *Diamond Specific Plan Land Use Summary*, provides a statistical summary breakdown of the Land Use Plan. The maximum land use program that could be implemented via the Specific Plan is listed in Table 1-2, *The Diamond Conceptual Land Use Program*. The land use features in Table 1-2 represent development caps, as discussed in Chapter 3. Although this land use program represents a potential development scenario for the project, subsequently filed development proposals may vary from this program so long as they implement the design objectives contained in the Specific Plan and stay below the caps or maximum dwelling units or square footage, or are above the open space minimums. The Specific Plan also includes comprehensive development guidelines and implementation measures to ensure the creation of a vibrant commercial center and entertainment area, a livable community with readily accessible amenities and attractive streetscapes and public places.

The Diamond Project is consistent with both the 1990 General Plan and the GPU. The DSP is a specific plan that facilitates development adjacent to Lake Elsinore that will provide a mixture of housing and tourist-oriented development in addition to commercial, office, and educational development. The project will also accommodate the City's planned regional trail which will encourage and increase access to the lake. The DSP is consistent with and effectively implements Goal 1.0 of the 1990 General Plan's Land Use Element: "To achieve the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses." It is also consistent with the following 1990 General Plan Land Use Element development concept:

"The lakeshore is to be planned comprehensively in three specific plans. The intent of these specific plan designations is to achieve a mixture of housing and tourist/resort-oriented development and to increase public access to the recreational opportunities in and around the lake." (p. III-3)

In accord with this development concept, the ELSP was prepared including the Diamond Project site, and the current General Plan Land Use Map (1990 General Plan Land Use Map as amended) designates the site as “Approved Specific Plan.” The Land Use Element further specifies that the ELSP should “[...] provide a range of housing types, tourist-oriented uses, regional and local commercial activities, and a variety of recreational uses [...]” (p. III-30). The DSP provides enhanced guidelines and standards that are consistent with the 1990 General Plan, but are more site-specific than the broad standards established by the ELSP.

Consistent with the GPU’s direction for the Ballpark District, The Diamond’s uses will be combined in “mixed-use” and “commercial” designations, which will allow a creative blending of the retail, office, hotel, education, and high density residential uses throughout the plan area. The existing Diamond Stadium will form an organizing design feature and activity focal point. Non-residential Floor Area Ratios (FARs) and residential density will also be consistent with the Commercial Mixed-use and Tourist Commercial use development criteria outlined in the General Plan, designated at up to 0.80 FAR and 18 units/acre (gross), respectively.

The proposed development would, in addition to meeting the requirements of the General Plan, help achieve the recommendations for development provided by the I-15 Interregional Partnership’s Western Riverside Smart Growth Opportunity Map. The Smart Growth Opportunity Map identifies the Ballpark District as a potential future “Town Center.” Town Centers are defined as areas of mixed-use development which have a primarily subregional draw and are accessible by public transit and highways. This designation encourages the development of a mixed-use center with target minimums of 20 units/acre (net) in residential areas and 30 employees/acre (net) in employment areas.

Table 1-1 The Diamond Specific Plan Land Use Summary

Specific Plan Land Use Category	Acreage (AC)	Max Density¹/ Floor Area Ratio² (FAR)
Mixed-Use (Open Space ³)	81.6 (6.8)	18 DU/AC/0.80 FAR
Roads	5.6	Not applicable
Total	87.2	18 DU/AC/0.80 FAR

¹ Density is considered Gross Density, calculated based on the number of dwelling units (DU) divided by the total land area of the Specific Plan. The Density of a particular land use category and/or development planning area may exceed the General Plan allowed density provided the overall Density for the Project Site does not exceed the General Plan density.

² FAR is calculated based on the total floor area square footage (SF) of all enclosed nonresidential structures divided by the total land area of the Specific Plan. Parking structures and other ancillary structures are not included in the FAR calculation. The FAR of a particular land use category and/or development planning area may exceed the General Plan allowed and target FAR provided the overall FAR for the Project Site does not exceed the General Plan FAR.

³ As further described in Chapter 3, the Open Space acreage listed herein will be accommodated in the Mixed-Use Land Use Category and therefore will not be illustrated on the Figure 3-1, *Land Use Plan*.

Table 1-2 The Diamond Land Use Program

Specific Plan Land Use Category	Anticipated Land Uses	Dwelling Units (DU)/ Square Footage (SF)⁴
Mixed-Use ⁵	Retail/Restaurants/ Entertainment/Hotel/Office/ Stadium ⁶ (existing)/Trails/ Education Center/ Residential/Lake/Plazas/	897,000 SF 150 Rooms ⁷ 600 DU ⁸ 296,000 SF Open Space

The Diamond Specific Plan consists of the following major components:

- A commercial core that emphasizes entertainment and sports pursuant to the Ballpark District goals;
- A mixed-use plan that activates the area around the Diamond Stadium;
- Higher education opportunities mixed with commercial, office, Diamond Stadium, open space/trails and residential uses that will serve virtually every need – recreating, learning, shopping, living and relaxing;
- A focal point plaza strategically located adjacent to Lake Elsinore, the Diamond Stadium and the core of The Diamond Project area to link the natural features of the Site and surrounding area with the built environment;



⁴ Based on market conditions, the number of hotel rooms may be increased to 300. Should this increase occur, the permitted square footage of mixed-use development (not including hotel space) would be reduced by 100,000 SF to 797,000 SF.

⁵ Permits a variety of regional-serving commercial uses including retail, office, medical, entertainment, educational, hotel with conference rooms and comparable uses. Residential units may be incorporated in mixed-use structures or as free-standing units, provided that the total vehicle trips attributable to the exclusive development of commercial uses in the area are not exceeded.

⁶ Existing floor area of the Diamond stadium (50,000 SF) is in addition to the “development caps” specified in Section 3.3.1 and the maximum floor area as shown in Table 3-2, Land Use Statistical Summary.

⁷ The SF of the approximately 150-room hotel is not included in the total Mixed-Use SF.

⁸ The SF of the residential portion of the Mixed-Use designation is not included in the total Mixed-Use SF. Allowed residential development is based on density. Density is considered Gross Density, calculated based on the number of DU divided by the total land area of the Specific Plan. The Density of a particular development/planning area may exceed the General Plan allowed and target density provided the overall Density for the Project Site does not exceed the General Plan density.

- A maximum of 600 residential dwelling units of varying product types, including stand-alone townhomes and units horizontally and vertically integrated with commercial spaces;
- Alternative urban living environments generally not available in the city, with unique housing types, designs and sizes in a pedestrian friendly setting; and
- Pedestrian corridors that connect the planned regional trail system north of The Diamond Site to the trails south of the Site.

Through these components, the development of The Diamond as a mixed-use master planned community will result in substantial benefits to those working and living in the City of Lake Elsinore, including, but not limited to:

- Implementing the City’s vision for a mixed-use development in this area of Lake Elsinore;
- Creating a unique, “people place” plaza and other pedestrian features that incorporate vertical and horizontal mixed-uses in a pleasant setting with quality restaurants, entertainment and recreational opportunities, stores, shops, office and residential uses;
- Providing for a range of residential product types that are integrated within an active urban village setting;
- Creating a focal point within a key area of Lake Elsinore that is unique to the region, competitive with other major activity centers in surrounding cities, and located adjacent to a major transportation corridor and interchange, as well as important natural elements;
- Generating significant new property tax revenue within the Lake Elsinore Redevelopment Project Areas II and III, benefiting the Lake Elsinore Redevelopment Agency;
- Contributing to the balance of jobs and housing by providing for a mix of residential, commercial, office, education and entertainment uses within the overall Specific Plan Project area;
- Creating new employment and educational opportunities through the development of office, commercial and educational uses, as well as retail commercial uses along the I-15 Freeway Corridor; and,
- Installing significant public facility and infrastructure improvements, including streets, storm drains, sewers, curb, gutter and sidewalks and other utilities that benefit the Project area and the adjacent developing areas.



1.3.1 Infrastructure

Primary Project access will be from Diamond Drive, Malaga Road, and Lakeshore Drive. These roads connect to the I-15 via the Railroad Canyon Road/Diamond Drive interchange. Lakeshore Drive connects to Main Street in downtown Lake Elsinore less than two miles to the west. The roads accessing The Diamond Site all have been constructed; however, ultimate road widths have not been completed pursuant to the General Plan Circulation Element.

Sewer and water facilities currently exist along Diamond Drive, and are sized to serve both the Diamond Stadium and the planned community of Summerly south of Malaga Road. These facilities will be analyzed as part of the Project Environmental Impact Report (EIR) to determine if up-grades are needed to accommodate the proposed project.

1.3.2 Phasing

The Project will be developed over approximately five phases. Depending on economic conditions, these phases may be implemented over 7-10 years. The Project will be designed to facilitate easy phasing of development, and no phase will be constructed without the requisite infrastructure in place to serve that phase of development.

1.3.3 Project Vision and Objectives

1.3.3.1 Vision

The Diamond Specific Plan is intended to fulfill the City’s vision of a dynamic, intense, mixed-use, entertainment-centered development in the Ballpark District, consistent with the vision described in the 1990 General Plan’s Land Use Element, which encourages the development of housing, tourist-oriented uses, regional and local commercial activities, and a variety of recreational uses in the project area (p. III-30).

1.3.3.2 Objectives

The Diamond Specific Plan provides a comprehensive planning approach that cannot be achieved solely by designing at the parcel level. This comprehensive approach requires consideration of a number of factors in the preparation of the Project design and this document. These factors include the updated General Plan, engineering feasibility, market forces, economic viability, lifestyle objectives, and physical design quality. These factors led to the identification of the following list of Project development and design objectives that have been thoughtfully developed to execute the vision for The Diamond.

1. Set forth a comprehensive development plan that implements the applicable portions of the City of Lake Elsinore General Plan and achieves the City’s development goals for this portion of the City.
2. Stimulate private sector investment in the Project Site by implementing a Project that is fiscally sound and capable of financing the construction and maintenance of necessary infrastructure improvements.

3. Recognize and achieve the goals of the I-15 Interregional Partnership's Western Riverside Smart Growth Opportunity Area Map, which considers the Ballpark District an ideal location for "Town Center" densities.
4. Maximize the advantages of the Site's location in terms of visibility and proximity to the I-15.
5. Create an amenity-rich planned development integrating commercial, entertainment and residential uses.
6. Maximize commercial and entertainment uses that benefit from and enhance the synergy of the Diamond Stadium.
7. Improve the housing stock by providing a substantial residential component with a variety of residential product types and densities that are compatible with the entertainment and activity function of the Project area.
8. Facilitate economic vitality within the city and provide additional opportunities for housing, consistent with Redevelopment Project Area objectives.
9. Increase revenues to the City by providing for a variety of commercial and retail activities with the potential to generate substantial sales- and property-tax revenue.
10. Promote the economic well-being of the Redevelopment Project Area by encouraging the diversification and development of its economic base, and assist in creating both short- and long-term employment opportunities for the residents of the Redevelopment Project Area and the city.
11. Provide for connectivity within the Plan within and between use areas by incorporating gathering places, strong pedestrian linkages, passive areas, and linkages to surrounding city-wide trails and open space.
12. Plan for phased development and supporting infrastructure improvements consistent with market forces and sufficiently sized to sustain the land use plan in terms of adequate water supply, sewer and storm water collection systems, and transportation system improvements.
13. Expand the city's shopping, entertainment and hospitality opportunities for city residents and visitors and maintain a sustainable balance of residential and nonresidential uses in a mixed-use format that includes entertainment, retail shopping, restaurants and residential units.
14. Create an aesthetically pleasing, exciting, and distinct development identity reflective of the unique character of the Ballpark District through establishment of design criteria for architecture, landscaping, hardscape, street and pedestrian improvements, signage, entry monumentation, and other design features.
15. Emphasize the development of uses that enhance/attract pedestrian activity.

16. Incorporate a public space that has a direct relationship to the lake.
17. Anticipate changing market demand and public need over time by providing flexibility in plan implementation and in development standards that will allow the Specific Plan to accommodate changing product designs and consumer preferences.

1.3.4 Discretionary Actions

Discretionary actions to be taken by the City of Lake Elsinore to implement The Diamond Specific Plan include, but may not be limited to:

1. Certification of a Final Project EIR and other California Environmental Quality Act (CEQA) related actions and approvals, including determination of compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
2. Approval of General Plan Amendment to change the land use designation from East Lake Specific Plan and General Commercial to Diamond Specific Plan
3. Approval of ELSP SPA-9 to remove 86.4 acres from the ELSP
4. Adoption of The Diamond Specific Plan by Ordinance

Concurrent or subsequent implementing actions will include, but not be limited to the following:

1. Approval and recordation of Vesting or Non-Vesting Tentative Parcel or Tract Map(s) to facilitate phased development and financing
2. Design Review Approval of any buildings and all residential products
3. Approval of Grading and Building Permits
4. Creation of a Community Facilities District

1.3.5 Other Agency Actions and Approvals

Other agencies designated “Responsible Agencies” under CEQA, may use the EIR in connection with any discretionary decisions for which they are responsible. Responsible Agencies are required to actively participate in the Lead Agency’s CEQA process, review the Lead Agency’s CEQA document, and use that document when making a decision on the Proposed Project. State responsible agencies and other agencies include, but are not limited to, the following:

1. California Department of Fish and Game (CDFG), Fish and Game Code Section 1600
2. U. S. Fish and Wildlife Service (USFWS)
3. Army Corps of Engineers (ACOE), Federal Clean Water Act (CWA), Section 404

4. Regional Water Quality Control Board (RWQCB), Federal CWA, Section 401 Water Quality Certification
5. RWQCB, National Pollutant Discharge Elimination System (NPDES)
6. Western Riverside County Regional Conservation Authority (RCA)
7. South Coast Air Quality Management District (SCAQMD)
8. Elsinore Valley Municipal Water District (EVMWD)

1.4 AUTHORITY TO PREPARE SPECIFIC PLAN

The Diamond Specific Plan has been prepared under the authority granted to the City of Lake Elsinore in accordance with the requirements of California Government Code, Title 7, Division 1, Article 8, Section 65450.

Section 65451 of the Government Code mandates that a specific plan contain the following:

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

The following matrix (Table 1-3) describes how this specific plan meets these government code requirements.

Table 1-3 Specific Plan Correspondence Table

Govt. Code Requirements	Specific Plan Section
Requirement (a) (Text and Diagrams)	Incorporated within Chapters 1 through 6

Govt. Code Requirements	Specific Plan Section
Requirement (a) 1 (Land Use Arrangements)	Incorporated within Chapter 3, <i>Development Plan</i>
Requirement (a) 2 (Transportation and Infrastructure)	Incorporated within Chapter 3, <i>Development Plan</i>
Requirement (a) 3 (Development & Conservation Standards)	Incorporated within Chapter 4, <i>Development Standards</i>
Requirement (a) 4 (Implementation Techniques)	Incorporated within Chapter 6, <i>Implementation</i>
Requirement (b) (General Plan Consistency)	Incorporated within Chapter 7, <i>General Plan and Redevelopment Plan Consistency</i>

State Government Code also allows specific plans to be adopted either by resolution to establish a policy document or by ordinance to establish a regulatory document. The Diamond Specific Plan is intended to be adopted by the City of Lake Elsinore by ordinance, creating a project specific regulatory document for implementation of the plan. The regulations and standards of The Diamond Specific Plan supersede the corresponding City of Lake Elsinore Zoning Ordinance sections. Where The Diamond Specific Plan document is silent on a development issue, regulation, enforcement procedure, or if reference is made to a specific ordinance section, the applicable section(s) of the City of Lake Elsinore Zoning Code and/or other applicable ordinances shall prevail. Where the regulations and guidelines of this Specific Plan do not agree with City ordinances, The Diamond Specific Plan shall prevail.

1.5 CEQA COMPLIANCE

The Diamond Specific Plan is accompanied by a Project-level EIR which addresses the focused impacts of the proposed project. This EIR has been prepared in conformance with conditions on the project site, assesses impacts of project implementation and sets out mitigation measures to minimize or eliminate identified project impacts. The EIR preparation effort includes the preparation of a Mitigation Monitoring Plan in accordance with CEQA requirements. To keep the Specific Plan as concise as possible, much of the environmental data has not been included in this document. Additional information regarding the Site’s existing environmental condition and the potential impacts related to the Project can be found in The Diamond Specific Plan EIR.

The EIR serves as the required environmental documentation for this Specific Plan, the concurrent ELSP Amendment and General Plan Amendment, and subsequent individual development proposals within the Project area. The EIR addresses the development of The Diamond as a single project, even though

the area has several Planning Areas, includes different landowners, and is projected to be developed incrementally over a number of years. It is intended that the Project EIR address the mitigation requirements of all future individual development projects processed in conformance with The Diamond Specific Plan. Future development projects that are consistent with this specific plan will not require further environmental documentation nor focused environmental analysis pursuant to CEQA. This allows future projects that are consistent with the Plan and EIR to be expedited. If, when considering subsequent development proposals, the City determines that the proposed development will not result in new impacts or require additional mitigation, the City can approve the project without additional environmental review. Or, if there are significant changes proposed to the approved Plan that the City concludes may result in new impacts, any additional environmental review need focus only on those areas that are affected by the change.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

This Specific Plan is organized into eight chapters:

- Chapter 1, Introduction, provides the project's background and location; a project description, including a summary of infrastructure requirements and project phasing; a list of the various actions and approvals potentially required to implement the project; and a discussion of the legal authority to create a Specific Plan and this Plan's compliance with CEQA.
- Chapter 2, Planning Context, looks at the project's site and surrounding uses, regional context, existing conditions, and related planning designations and documents.
- Chapter 3, Development Plan, provides a detailed project description, including development objectives; a land use plan; a circulation plan; and information on open space/recreation, infrastructure, public services, and phasing.
- Chapter 4, Development Standards, is a discussion of the project's proposed land use categories, permitted uses, and various development standards.
- Chapter 5, Design Guidelines, looks at the project's site planning and design concept and provides guidelines for a range of development issues.
- Chapter 6, Implementation, discusses processes involved with the implementation of the Plan, potential future modifications to the Plan, and project financing and maintenance.
- Chapter 7, Consistency with the General Plan, Zoning Ordinance, and Redevelopment Plan, examines this Plan's consistency with the major documents controlling development in this area.
- Chapter 8, Definitions and Acronyms, provides a list of definitions and descriptions for terms used in this document.

2.0

PLANNING CONTEXT

2.1 AREA USES AND REGIONAL CONTEXT

2.1.1 Site Uses

The Project Site of approximately 87.2 acres is comprised of multiple parcels¹ that are both developed and undeveloped, disturbed areas. Existing streets within the Project area include Diamond Drive and Malaga Road; Pete Lehr Drive, which provides access to the stadium off of Diamond Drive along the north side of the stadium; and Campbell Street, which provides a connection to Mission Trail and terminates on the west side of Diamond Drive. Pete Lehr Drive has a cul-de-sac at the end of the street, with a driveway connection to an internal road called Diamond Circle, which provides access to the stadium's parking lots and connects with Malaga Road.

Existing infrastructure within the Project Site includes water, wastewater, and storm drainage lines, which were built to serve both the stadium area and the planned community of Summerly to the south. These facilities are generally aligned along Diamond Drive, Malaga Road, and Mission Trail.

The undeveloped portions of the Site are fallow fields with the exception of the area on the south side of Malaga Road, which is used as paved overflow parking during events at the stadium.

2.1.2 Regional Context

The Diamond is intended to serve both local and regional functions. The Overall District Goal in the City's GPU Ballpark District Plan calls for the area to develop into a "vibrant 'Dream Extreme' mixed-use entertainment, commercial, and residential district by capitalizing upon the opportunity associated with Diamond Stadium." In addition, Policy BP 2.2 instructs the City to "encourage commercial and entertainment uses in mixed use areas along street frontages." Similarly, the current General Plan directs the East Lake Specific Plan area (of which The Diamond is a part) to develop with "a range of housing types, tourist-oriented uses, regional and local commercial activities, and a variety of recreational uses" (pg. III-30). This Plan seeks to achieve the City's goals for the area by creating a unique, intense, entertainment-centered district that complements the recreational uses of Lake Elsinore, open space activities surrounding the city, and the historic downtown.

¹ APNs: 363-150-006; 363-161-012, -029, -030, -031, -032, -033, -034, -035, -037; 365-280-022; 371-030-035; 373-210-014, -016, -019, -020, -021, -023, -026, -027, -030, -037, -038, -039, -040, -041, -042, and -043

It is not intended, nor is it expected, that The Diamond will compete directly with Lake Elsinore's downtown business district. The Diamond will provide a unique set of uses and experiences. With Diamond Stadium as a focus, users of the site will have access to facilities that are unavailable downtown. The proposed development will attract visitors from across the region; some of these visitors will spend additional time in Lake Elsinore, including the historic downtown.

Downtown Lake Elsinore offers several features that set it apart from The Diamond: historic architecture, civic uses, cultural facilities, and existing integration with residential neighborhoods. These factors make the downtown district a distinct destination.

As Lake Elsinore continues to grow, so will the demand for a mixed-use area that addresses the commercial, residential and entertainment needs of the city's residents, workers, students and visitors. The Diamond Specific Plan provides a framework that will support the creation of just such a thriving entertainment-oriented district and focal point for community interaction that is complementary, not in direct competition with the downtown. The combination of historic downtown and Ballpark District entertainment and commerce will create a powerful combination that will further enhance the recognition and prominence of Lake Elsinore regionally and beyond.



2.1.3 Surrounding Uses

Surrounding uses are described as follows and are listed in Table 2-1, *Surrounding Land Uses* and shown in Figure 1-3, *The Diamond Site Aerial*:

- Existing commercial development lies directly across Lakeshore Drive to the north and at both sides of Diamond Drive on the south side of the intersection with Lakeshore/Mission Trail.
- Both vacant land and existing commercial development lie to the east, with the commercial development fronting Mission Trail and backing up to the Project area.
- The master planned community of Summerly, currently under construction south of the Project Site. Within this area, a golf course has already been built and is currently operational.
- The San Jacinto River outlet channel to the lake abuts the Site on the west. This area along with the lake channel which connects the lake to the river outlet provides the primary drainage course into the lake. Depending on annual rainfall, the river outlet channel is often dry and filled with low-growing vegetation. Further west of the channel are single-family homes and an apartment community.

Table 2-1 Surrounding Land Uses

	Existing Land Use	Existing General Plan Designation	General Plan Update Designation	Zoning Designation
North	Lakeshore Drive and retail-commercial	General Commercial, Public/ Institutional, Floodway	Tourist Commercial, General Commercial, Floodway	Neighborhood Commercial (C1), General Commercial (C2)
South	Vacant property graded for residential development	Approved Specific Plan (East Lake SP)	Specific Plan Area (East Lake SP)	Specific Plan (SP)
East	Diamond Drive, Mission Trail, vacant property, medical offices and retail-commercial	Approved Specific Plan (East Lake SP), General Commercial	Specific Plan Area (East Lake SP), Commercial Mixed Use	Neighborhood Commercial (C1), General Commercial (C2), Specific Plan (SP)
West	Lake Elsinore and vacant property	Approved Specific Plan (East Lake SP), Public/ Institutional, Floodway	Specific Plan Area (East Lake SP)	Specific Plan (SP)

2.1.4 Surrounding Land Use Fabric

As described above, existing and planned land uses in the area surrounding The Diamond include four general categories: commercial, residential, recreational and open space. Immediately adjacent to The Diamond Site are retail and service commercial uses, which predominate along Lakeshore Drive/Mission Trail and Diamond Drive and primarily shape the existing fabric and views of the area. The commercial uses are primarily located in “strip” retail centers or on stand-alone parcels with little interconnection between the sites. The residential uses, both existing and planned, are west and south of the Site. To the south is the approved single-family community of Summerly. Construction has begun on the roads, infrastructure, models and neighborhood lots; however, home construction has been put on hold as a result of the current economic conditions. Recreational uses, including an existing golf course (The Links at Summerly) and planned parks are to the south.



Figure 2-1 Existing Commercial Center - Railroad Canyon Plaza

2.2 EXISTING SITE CONDITIONS

2.2.1 Access

The Diamond Site is currently accessible from the following roadways:

- Lakeshore Drive, along the northern edge of the Site. Lakeshore Drive is designated on the City's Roadway Classification Map as an "Urban Arterial (6 lanes/120' R.O.W.)."
- Diamond Drive, which runs along the easterly side of the Site and is aligned in a north-south direction. Diamond Drive is designated by the City as "Major (4 lanes/100' R.O.W.)."
- Malaga Road, which bisects the Site and runs in an east-west direction. Malaga Road is designated by the City as "Major (4 lanes/100' R.O.W.)."

Regional access is provided by the I-15, which is located 0.20 mile north of the Site and is accessible via the Diamond Drive/Railroad Canyon Road interchange.

2.2.2 Environmental Characteristics and Design Influences

2.2.2.1 Topography

The Project Site is characterized by generally flat topography with both developed and undeveloped areas. There are no rock outcroppings, hills or swales on the Site. Located adjacent to the San Jacinto River channel and the inlet channel to Lake Elsinore, the Site is part of the alluvial soils that have historically been part of the San Jacinto flood plain. Due to historic flooding in this area, development has been raised by grading above the established FEMA 100 year flood elevation of 1,265 feet. Such grading has raised almost the entire Project Site above the flood plain with the exception of several acres adjacent to the lake inlet channel on the westerly edge of the Project area.

2.2.2.2 Flora and Fauna

The undeveloped portions of the Site are primarily comprised of disturbed and ruderal areas. The western boundary of the study area also includes barren (lakebed) and tamarisk/willow scrub communities. Several sensitive plant species have the potential to occur on-site. Sensitive plants include those listed, or candidates for listing, by the USFWS and CDFG, and species considered sensitive by the California Native Plant Society (CNPS). Focused surveys for sensitive plant species will occur to determine the presence or absence of sensitive plants prior to grading activities occurring. The entire Site lies within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Area, and the Site also falls within two MSHCP Criteria Cells. A further discussion is provided in Section 2.3.3.4 below.

2.2.2.3 Faulting and Soils

A geologic and geotechnical investigation² of the Site has provided the following information on soils and faulting on the Project Site:

- There is potential for soil liquefaction at depths of 25 feet below existing Site grades.
- No known landslides exist on or adjacent to the Site.
- Groundwater is generally found at depths of 25 feet below existing Site grades, or deeper.
- No known earthquake faults cross the Site. The southern boundary of the Site is approximately 1,000 feet north of the Glen Ivy North fault zone. The nearest Alquist-Priolo Special Studies Zone is 9,500 feet southwest of the Site.

2.2.2.4 Drainage and Flooding

The Project area lies within the historic flood plain of the San Jacinto River and Lake Elsinore. Significant flood control improvements have been implemented within the flood plain area at the east end of the lake to both stabilize the lake level, channel flood flows into the lake and provide flood storage. These improvements were accompanied by the creation of a Lake Elsinore Management Plan to guide further development within this area, along with the establishment of the 100 year flood elevation and the amount of flood storage required within this area. To allow for regional flood storage in compliance with the Lake Elsinore Management, the development area needs to be graded to achieve elevations of 1,266.3 or higher to provide protection from the 100 year flood event. Any filling of areas below the 1,266.3 elevation must be off-set by creating an equal amount of flood storage below the 1,266.3 elevation somewhere else within the development to maintain the required flood storage capacity in the lake. This is typically achieved by grading excavation to off-set the fill area. Federal and State permits are required for development below the 1,263.3-foot elevation level.

A jurisdictional delineation prepared for the Site³ identified two small, ephemeral drainage features. These features carry flows only during and immediately following storm events and are typically only supported by precipitation and stormwater runoff. Combined, these features total 853 linear feet of streambed, 0.04 acre of RWQCB jurisdictional "waters of the State," and 0.21 acre of CDFG jurisdictional streambed.⁴ No wetlands occur on the Site.

² Neblett & Associates, Inc., *Preliminary Geologic and Geotechnical Investigation for the Proposed Diamond Development Project City of Lake Elsinore, California*, November 13, 2008.

³ PCR Services Corporation, *Investigation of Jurisdictional "Waters of the U.S.," "Waters of the State," and Wetlands*, January 29, 2009,

⁴ The acreage of the total RWQCB jurisdictional area is included within the total CDFG jurisdictional area, and the two are not additive.

2.2.2.5 Visual Character

Views from the Site to the west are dramatic with the lake inlet channel in the foreground and the mountain backdrop to the west and south of the lake.

Design influences derived from the existing environmental characteristics of the Site include the Diamond stadium as both an architectural feature and as a focal point for activity, and the orientation westerly to the lake inlet channel and the dramatic mountain views to the west.



Figure 2-2 View of Santa Ana Mountains from Campbell Street (existing) and Diamond Drive with Diamond Stadium in Foreground

2.3 RELATED PLANNING DESIGNATIONS AND DOCUMENTS

2.3.1 Existing General Plan Designations

The entire Project Site is designated “Specific Plan Area” on the General Plan Update’s Ballpark District Land Use Plan map. The area in the Ballpark District is also described as being designated Commercial Mixed-use and Tourist Commercial, which allow up to 0.80 FAR and 18 units/acre. The General Plan designations for surrounding properties are shown in Table 2-1 above and consist of Specific Plan Area and Commercial designations.

The current General Plan Land Use Map’s designation for the site is “Approved Specific Plan”; the Project Site is located within the East Lake Specific Plan area.

2.3.2 Existing Zoning Designations

The majority of The Diamond Site is currently zoned “Specific Plan District” (SPD). The SPD zoning is applied to areas that are governed by a Specific Plan. Prior to the adoption of The Diamond Specific Plan, the majority of the Site was located within the ELSP. The ELSP designated the Site with the following land uses:

- General Commercial (GC)
- Special Alternative Use Area (SAU)

➤ Open Space (OS)

The balance of the Site (approximately 11 acres along Lakeshore Drive) was not located in the ELSP and was zoned Neighborhood Commercial (C1). The Site was removed from the ELSP via a specific plan amendment (ELSP SPA-9). With the adoption of The Diamond Specific Plan, it becomes the governing specific plan for the Site.

2.3.3 Relationship to Other Plans

Design and implementation of the Diamond Specific Plan is influenced by the following three City planning documents:

2.3.3.1 City of Lake Elsinore General Plan

State law requires that The Diamond Specific Plan be consistent with and demonstrate implementation of the City's General Plan. The Diamond Specific Plan is consistent with and furthers a number of goals and objectives identified in the City's draft (2009) General Plan Update. The Diamond Specific Plan is consistent with and aids in the implementation of the Lake Elsinore General Plan. As a regulatory document, this Specific Plan helps realize General Plan goals and policies by providing site-specific land use standards, design guidelines, infrastructure plans, and financing tools. The Plan bridges the gap between the more conceptual ideas presented in the General Plan and the need for specific proposals in future development plans.

As described in Chapter 1, the Project Site is located in the GPU Ballpark District . The Ballpark District section of the GPU describes the broad land use categories in the area and provides goals and policies that are intended to supplement and refine the goals and policies of the GPU. A detailed analysis of this Plan's consistency with the City's GPU's and the Ballpark District's goals and policies is found in Chapter 7 of this document.

As of the preparation of this document, the City's GPU was still in progress. Therefore, this specific plan has been prepared to comply with both the existing General Plan and the GPU. The overall direction of both versions of the General Plan is similar in the area covered by The Diamond Specific Plan. The approach taken in this specific plan is to look to the draft GPU for design and land use direction, while complying and remaining consistent with the current General Plan.

2.3.3.2 East Lake Specific Plan

The East Lake Specific Plan, adopted in 1993, and amended eight times since its adoption, provides specific land use development direction for the Project area, generally calling for commercial development on the surrounding parcels. The ELSP, as amended also provides direction on overall infrastructure and circulation layouts in the area. The infrastructure and main circulation routes identified in the ELSP have been constructed adjacent to the Site.

2.3.3.3 Redevelopment Plan

The City of Lake Elsinore has established three redevelopment areas within city boundaries. The purpose of redevelopment is to revitalize blighted areas and encourage development. Parts of the Site are located within Redevelopment Areas II and III.

State law requires that a redevelopment plan be consistent with a city's general plan; therefore, similar to the requirement for a project's consistency with a City's general plan, The Diamond Specific Plan must also demonstrate consistency with the City's Redevelopment Plan. The Diamond Specific Plan is consistent with and furthers a number of goals and objectives identified in the City's Redevelopment Plan. Table 7-2, *Consistency with Adopted Redevelopment Plans*, provides an analysis of this Specific Plan's consistency with the current Redevelopment Plans for Project Areas II and III.

2.3.3.4 Western Riverside County MSHCP

The MSHCP is a multi-jurisdictional habitat management and planning program that seeks to preserve the biological and ecological diversity of western Riverside County by identifying and preserving key habitats and habitat linkages. The MSHCP includes 16 Area Plans; the Specific Plan lies within the Lake Elsinore Area Plan. The Site is located within the MSHCP Fee Area, and most on-site development will thus be subject to a mitigation fee. Portions of the Specific Plan Site lie within two MSHCP Criteria Cells: Cells 4743 and 4846. The MSHCP provides general guidelines on conservation goals for development occurring within these areas.

The Site is also within the Criteria Species Survey Area, the Burrowing Owl Survey Area, and Narrow Endemic Plant Species (NEPS) Survey Area 2 of the MSHCP. The western portion of the Site is within the Proposed Extension of Existing Core 3 of the MSHCP. In addition, a small area of the northwestern corner of the Site, which currently exists as a commercial development, is within Proposed Linkage 8 of the MSHCP. Proposed Linkage 8 follows the San Jacinto River, which abuts the Site on the west. The Site supports a total of approximately 2.8 acres of areas, which may be considered Riparian/Riverine habitat under the MSHCP definition.

3.0

DEVELOPMENT PLAN

3.1 PURPOSE

The Development Plan chapter establishes the land use framework for development within The Diamond Site, including the overall land use concept for The Diamond. General descriptions of the land use types, intensities, and distribution of uses are also provided, which forms the foundation for the more detailed land use regulations and development standards and design guidelines found in Chapter 4, Development Standards and Chapter 5, Design Guidelines, as well as other elements of the Specific Plan.

3.2 DEVELOPMENT PLAN SUMMARY

This Specific Plan recognizes that the development of The Diamond will play a vital role in the growth and development of this area of the City. This Plan will solidify and enhance the positive image of quality development plans created by the other master planned communities and adjacent to the Site, including the ELSP through the implementation of the following features:

- Unique design features that include a main plaza and pedestrian promenade adjacent to Lake Elsinore with views of the Santa Ana Mountains to the south/ southwest. The plaza is tentatively planned to be adjacent to Lake Elsinore and the core commercial area, which will include a cinema, shops, eating establishments, offices and residences;
- An architectural design theme will be varied enough to complement the existing ball field and provide interesting distinction from area to area across the Project. Common architectural design elements will be incorporated throughout the various components of the Project in order to create cohesion from one area to another while allowing for variety in the ultimate design solution. This design theme will be compatible with, and complementary to, the design guidelines established for The Diamond Specific Plan;



- Design guidelines and development standards which create an active village atmosphere that incorporates an interior connected pedestrian environment with quality site amenities, design elements, combined with architecturally-enhanced landscape treatments and other amenities. The design guidelines established for the DSP ensure compatibility of uses and consistency with surrounding development; and
- A mixed-use development in combination with quality site amenities and features that creates a unique village environment for those that live, work, learn and shop within The Diamond.



Together, these features form the Diamond Project, a master planned, mixed-use development containing a maximum of 897,000 SF of mixed-use commercial, office, and education uses; 150 hotel rooms; 600 dwelling units; the existing Diamond baseball stadium; and 6.8 acres of plazas and open space. Based on market conditions, the number of hotel rooms may be increased to 300. Should this increase occur, the permitted square footage of mixed-use development (not including hotel space) would be reduced by 100,000 SF to 797,000 SF. The mixed-use commercial and office development is envisioned to serve a larger region and will include a mixture of restaurants, entertainment, retail, and office uses in an integrated design that will incorporate strong pedestrian linkages between uses and to the adjoining baseball stadium. A hotel will be located within the mixed-use area, and an educational complex is also planned within the Project. The residential portion of the development will incorporate a mix of product types and densities and will be located close to commercial services to reduce dependency on vehicle travel. Private common areas and open space will be interwoven in the development providing plazas, promenades, and passive areas that capitalize on the views of the Santa Ana Mountains to the west/southwest.

As part of the development, infrastructure improvements will be made that include road widening and all necessary sewer, water and drainage facilities. Implementation of roadway widening and necessary sewer, water and storm water collection systems will occur concurrently with phased development and are planned to accommodate the build-out requirements on The Diamond Project, ensuring that the City's standards for orderly growth are implemented.

3.3 LAND USE PLAN

The Diamond Specific Plan area will contain a high-quality and aesthetically pleasing mixed-use development comprising commercial, entertainment, hotel, educational, residential, and open space and plaza uses. The land use plan has been designed to create a complementary mix of uses that will appeal to a broad spectrum of the local population.

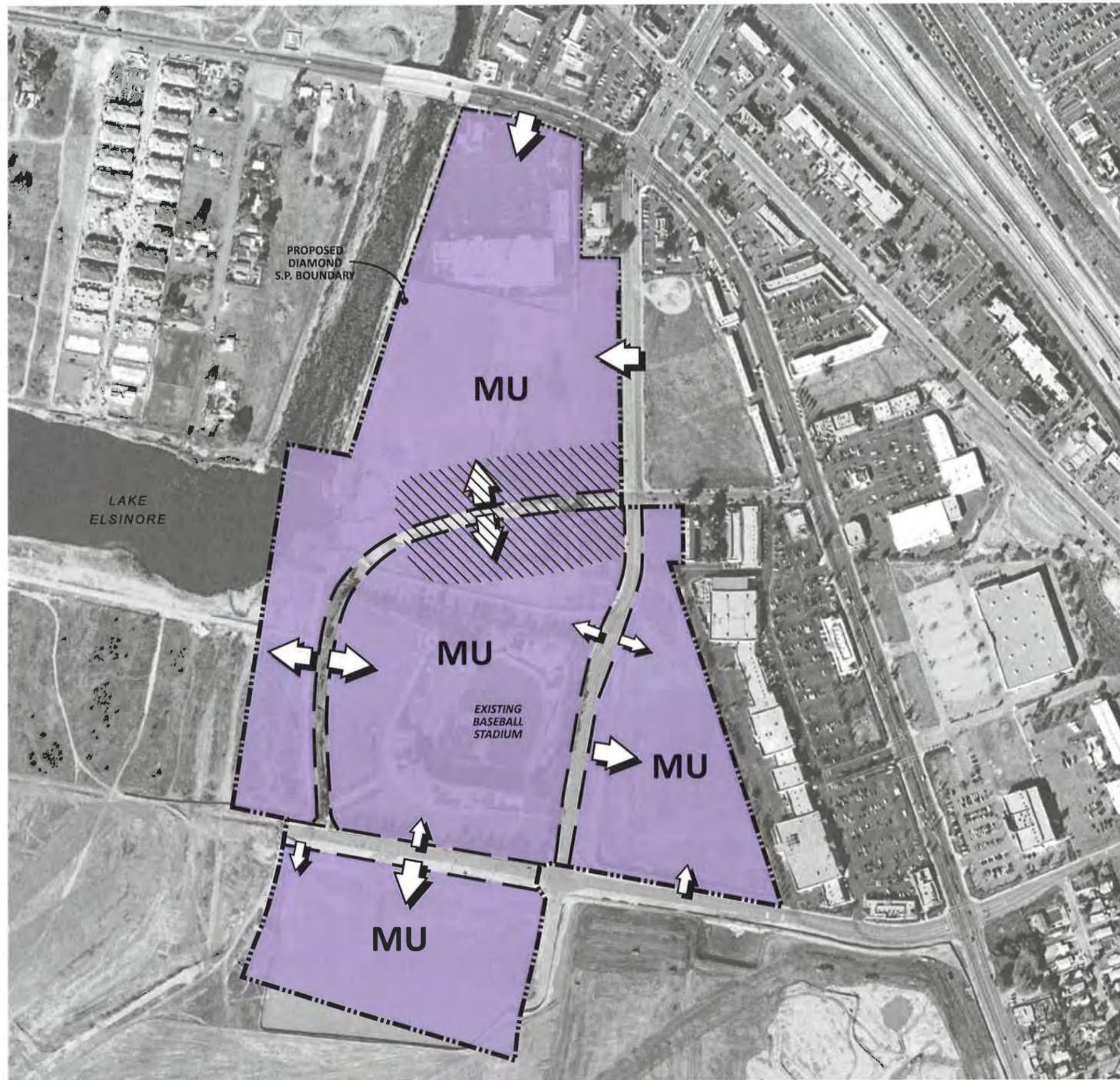
The Plan area of approximately 87.2 acres is designated with one mixed-use land use category, described below in Section 3.3.2. This land use category is allocated to six Planning Areas, described below in Section 3.3.3. The land use plan for The Diamond Specific Plan is illustrated in Figure 3-1, *Land Use Plan*, and the six Planning Areas are shown in Figure 3-4. Table 3-2, *Land Use Statistical Summary* (below in Section 3.3.2), provides a break-down of acreage and development intensity for the land use plan. Anticipated development intensity for each of the Planning Areas, based on preliminary land use programming, is provided in Table 3-3, *Planning Area Statistical Summary*. The land use areas and acreages, as depicted in Figure 3-1 and Table 3-2, are sufficient for Specific Plan purposes. Adjustments in land use acreages and boundaries may occur as final road alignments, grading plans, final maps or other technical refinements are made. The final area configurations and acreages for each land use will be determined at the site plan design review and/or tentative tract map stage and shall not require a Specific Plan Amendment.

3.3.1 Plan Flexibility

Flexibility is an important component of the land use concept. Given the projected ± 7 -10 year timeframe for Project build-out and the potential for changing market conditions and evolving lifestyle preferences throughout that period, the Plan needs to incorporate flexibility of uses and in the final mix and intensity of development within the Planning Areas. Such flexibility allows final decisions on uses and development intensity to be made as conditions change over time without having to go through a Specific Plan Amendment process. This flexibility approach is in the public's best interests in terms of the range of uses, housing opportunities and commercial opportunities achieved in the Plan.

As described further below, the mixed-use plan concept provides flexibility not only by providing for a range of possible uses, but also by allowing flexibility in how uses are mixed. Uses can be mixed either vertically or horizontally. Vertical mixed-use places different uses over one another; for example, residential or office uses over ground-floor commercial retail. Horizontal mixed-use locates different uses adjacent to each other; for example, residential near an office building. In order to create a stronger urban form, vertical mixing of uses is preferred, particularly in the Community Center Overlay area, which is described further in later sections. In order to achieve this flexibility, the land use approach utilizes the following flexibility tools.

1. ***Land Use Designations:*** The Diamond land use plan is made up of one comprehensive "mixed-use" land use category, providing for a mix of commercial, office, hotel, entertainment, educational, open space and residential uses. Permitted uses in this category are purposely broad to allow for a range of complementary uses.



LAND USE

MU = Mixed-use	81.6
Roads	5.6
	<hr/>
	87.2 ac.

LEGEND

-  = Primary Access Point
-  = Secondary Access Point
-  = Community Center Overlay

FIGURE 3-1
Land Use Plan

2. Definition of Intensity of Development: In order to facilitate a mix of housing types and opportunities, density averaging within the Plan is permitted so long as the General Plan permitted maximum density of the Project Site, as an average and the maximum number of dwelling units permitted in the Plan (see Development Caps, below) are not exceeded. Under this approach, a variety of dwelling types are permitted anywhere within a Planning Area, pursuant to the criteria outlined above.

The density of an individual development may exceed the General Plan allowed density provided the overall density of the Project Site, as an average, does not exceed the General Plan density. Individual residential project development density is considered “gross density,” calculated based on the number of units in the development divided by the total land area of the development.

Similar to residential density, non-residential development intensity (calculated as floor area ratio, or FAR) averaging is permitted within the Plan so long as the General Plan maximum mixed-use, non-residential FAR of the Project Site, as an average, is not exceeded and the maximum non-residential floor area in the Plan (see Development Caps, below) is not exceeded. Under this approach, a variety of non-residential building floor area ratios are permitted anywhere within a Planning Area, pursuant to the criteria outlined above. The FAR of an individual development may exceed the General Plan allowed FAR provided the overall FAR of the Project Site, as an average, does not exceed the General Plan FAR. FAR is calculated based on the total floor area square footage of a development divided by the total land area of the development, and is applied to non-residential, enclosed buildings only (i.e., parking structures are not counted into the FAR).

3. Development Caps: The amount of development, or land use yield, which is allowed under the Plan, is based on the development vision and design objectives of the Plan. Based on this vision, plan-wide development “caps” or yield caps have been established for the Plan, to be implemented through the Mixed-Use land use designation and the Planning Area land use allocations. The yield caps are listed below in Table 3-1. These yield caps are for new development and exclude the existing Diamond Stadium development. The existing stadium floor area as shown in the conceptual land use program (Table 1-2) is in addition to the floor area caps shown in Table 3-1.

Table 3-1 The Diamond Development Caps

Land Use	Development Estimates ¹
Commercial/Retail, Office, Entertainment & Education	897,000 SF
Hotel	150 Rooms
Residential	600 Units
Open Space	6.8 Acres

4. Density/Intensity Transfers: The Diamond land use plan is divided into Planning Areas with a projected floor area and/or unit yield allocated to each area based on preliminary land use programming. In order to encourage innovative design solutions and to respond to market conditions over time, the transfer of development intensity (units and/or floor area) from one Planning Area to other Planning



Areas may be approved as part of a subsequent development entitlement process (e.g. subdivision mapping or Design Review) or via the Minor Modification process. (See Chapter 6, Implementation) To ensure that the overall Plan design objectives are maintained, development intensity transfers between Planning Areas are limited to a maximum 25 percent increase in floor area or units. Any such increase in development intensity will require an equally corresponding decrease in the same type of land use in other parts of the Plan. When transfers are proposed, density analyses are required to ensure compliance. The Plan's overall development holding capacity for each use type (as shown in Table 3-1) will not be exceeded.

¹ Based on market conditions, the number of hotel rooms may be increased to 300. Should this increase occur, the permitted square footage of mixed-use development (not including hotel space) would be reduced by 100,000 SF to 797,000 SF.

Table 3-2 The Diamond Land Use Statistical Summary

Land Use	Acres	Maximum Yield ^{2,3}	
		Floor Area ⁴ , Hotel Rooms	Units
Mixed-Use (Open Space ⁵)	81.6 (6.8)	897,000 SF ⁶ 150 Rooms	600
Roads	5.6	Not applicable.	Not applicable.
Total Acres	87.2		
Maximum Floor Area⁷		897,000 SF	
Maximum Hotel Rooms		150 Rooms	
Maximum Residential Units			600

3.3.2 Land Uses

The land use plan is comprised of one comprehensive land use category which is described as follows:

Mixed-Use: The Mixed-Use land use category is intended for innovative mixes of uses, integrated both horizontally and vertically, and incorporating pedestrian linkages, plazas, open space, and promenades. It provides for a mixture of retail, services, office, education, entertainment, visitor-serving retail, hotel and similar and compatible commercial uses, and residential uses.

The residential component of the Mixed-Use land use category provides for development of a variety of attached, detached and clustered single-family homes, and multi-family residential units. Typical products include garden court homes, townhomes, apartments and condominiums.

In order to respond to changes in the market, the Mixed-Use land use concept is purposely less regimented in terms of specific uses required or their distribution. The Plan promotes a range of complementary uses in a mixed-use setting, and supports creative development concepts, which

² Based on market conditions, the number of hotel rooms may be increased to 300. Should this increase occur, the permitted square footage of mixed-use development (not including hotel space) would be reduced by 100,000 SF to 797,000 SF.

³ Maximum yields are based on preliminary land use programming and subject to the Plan Flexibility provisions outlined in Section 3.3.1.

⁴ Floor area is shown in square feet as denoted by the "SF" designation.

⁵ Open Space acreage listed herein will be accommodated in the Mixed-Use Land Use Category acreage and therefore will not be illustrated on the Figure 3-1, *Land Use Plan*.

⁶ This total does not include residential floor area, the hotel floor area or the existing floor area within Diamond Stadium (50,000 SF±), which are in addition to the Mixed-Use total shown.

⁷ Maximum floor area represents new development, and as indicated in Note 3 above, does not include the existing floor area within the Diamond stadium.

together will result in an economically and socially vibrant area. Substantial flexibility in uses will be allowed as long as other key goals related to the physical layout of the Plan, such as giving full consideration to The Diamond’s non-vehicular and public transit users and creating an urban form are achieved. In addition, a mix of uses is favorable over large areas devoted to a single use or function if feasible.

The Mixed-Use maximum development intensity of commercial (non-residential) development projects shall not exceed an FAR of 0.80. Residential uses are allowed in a subordinate capacity, with plan-wide average densities between 7 and 18 units per acre. These maximums are subject to development intensity and density averaging as outlined in Section 3.3.1. Where appropriate, the provisions of the City of Lake Elsinore’s Density Bonuses Ordinance (LEMC Chapter 17.58) may apply.

The Mixed-Use category also incorporates a “Community Center Overlay” area, which is intended to create a core area of intensification near the primary entry to the Project on Diamond Drive. A more detailed description of the Community Center Overlay area is described in Chapter 4. The intent of the Community Center Overlay is to create a town center character that will welcome visitors, residents and workers to The Diamond. This will be implemented by requiring buildings or patios to be sited at the street with a “build-to” line of less than 10 feet and a “build-up” requirement of 25 feet, and a special street section incorporating parallel parking on both sides, subject to approval by the City’s Transportation Engineer. This overlay area is shown schematically on Figure 3-1, *Land Use Plan*.



In compliance with the recommendations of the Western Riverside Smart Growth Opportunity Area Map, The Diamond will target minimum densities of 20 units/acre (net) on residential sites and 30 employees/acre (net) on employment sites.

3.3.3 Land Use Allocation

Land use allocation within The Diamond is based on six development areas or “Planning Areas,” which have been designated to provide further definition of the Land Use Plan (Figure 3-1) and implement the Project objectives listed in Chapter 1. Furthermore, the Planning Areas were created to reflect logical clusters of development. Collectively, the six Planning Areas integrate the Project development through complementary architectural and landscape architectural design, an interconnected pedestrian circulation network, and complementary land uses in a compact development which will enhance sustainability. Open space and plaza uses will be developed to varying degrees in all of the planning areas.

Actual residential design, site planning of commercial and mixed-use areas, and design of pedestrian linkages and gathering places will not be determined until the site plan Design Review and/or subdivision stage and may result in slight differences from the actual yield allocated to a particular Planning Area as presented below or changes to the Planning Area boundaries shown in Figure 3-4, The Diamond Conceptual Planning Areas. Additionally, the conceptual land uses described below may also change as detailed site planning occurs. The use allocations (i.e., non-residential SF and number of dwelling units) described below are shown in Table 3-3, *Planning Area Statistical Summary*.

Lakeshore Planning Area, PA-1

PA-1 is the northernmost Planning Area, with frontage along Lakeshore Drive. This Planning Area comprises approximately 7.6 acres and is envisioned to accommodate general commercial, retail, office and residential uses. With PA-1's prominence along Lakeshore Drive, there will be a heavier emphasis on non-residential uses to take advantage of signage opportunities and drive-by traffic. The residential and commercial/office uses may be either vertically or horizontally integrated. As described above, the Mixed-Use designation does not require a mix of uses; therefore, PA-1 could be dedicated entirely to residential or commercial uses allowed by the Mixed-Use designation. Whether the ultimate mix of uses planned for PA-1 are vertically or horizontally integrated, or a single land use (e.g. retail commercial), PA-1 will have vertical architectural elements to create massing along Lakeshore Drive with single- and multi-story building forms that introduce eastbound drivers and pedestrians to the Ballpark District and The Diamond.



Abutting the eastern edge of PA-1 is an existing one-story animal hospital. Although this is a small facility, there may be some noise concerns related to locating residential uses adjacent to the animal hospital. Therefore, any residential uses on PA-1 should incorporate appropriate buffering and/or sound attenuation in the building designs to limit potential incompatibilities.

Access to PA-1 will be from Lakeshore Drive with internal vehicular and pedestrian linkages to Planning Area 2 to the south. The Lakeshore Drive access is considered a Primary Entry to The Diamond; therefore, it will incorporate Project monumentation



and other identification features, such as landscaping, lighting and signage. These Project components will integrate a consistent theme pursuant to Chapter 5, Design Guidelines to assist in establishing the Project identity. PA-1 does not extend to the corner of Diamond Drive and Lakeshore Drive; therefore, the first opportunity for Project identification signage will not occur until PA-1 on Lakeshore Drive and the northern corner of PA-2 on Diamond Drive. As a gateway to the Ballpark District, Policy BP 2.3 of the City's General Plan requires the property owners/developers of the parcels to construct gateway signage on the southwest and southeast corners of Lakeshore Drive and Diamond Drive. These corners are not within the Plan's boundary. Given this area's proximity to The Diamond Project, the City encourages the property owners/developers of these parcels to coordinate the design of any signage with the design of The Diamond's signage.

Commercial Core Planning Area, PA-2

PA-2 is the largest Planning Area with approximately 25.1 acres. It is located in the central portion of the Site between PA-1 to the north and the Diamond stadium to the south. This Planning Area fronts Diamond Drive on the east and abuts the San Jacinto River outlet channel and Lake Elsinore on the west. PA-2 is envisioned to accommodate a central core of commercial, educational, and urban-oriented residential uses, including the Community Center Overlay area. The commercial area will



focus on entertainment, retail and restaurant venues in a pedestrian-oriented environment with linkages to the residential and educational uses, as well as the stadium. Given the linkages to the stadium, the design and commercial uses will take cues from the stadium in terms of being sports-oriented. This Planning Area also includes most of the planned new road through the Site. The new road will expand the existing Diamond Circle and extend it from its current terminus at Pete Lehr Drive north to Diamond Drive, where it will align with Campbell Drive. Diamond Circle will be pedestrian-oriented by incorporating expanded sidewalks and linkages to walkways and a pedestrian promenade, but also provides for efficient vehicular movement to serve the planned uses and existing Diamond Stadium. Diamond Circle may also integrate limited on-street parking within the Community Center Overlay area. The promenade and walkways will incorporate and/or provide linkages to plazas, fountains, formal landscaping areas, and architectural features to enhance the pedestrian, shopping and entertainment experience. To enhance the pedestrian orientation of Diamond Circle, drive-through restaurants will not be permitted within the Community Center Overlay area. As described further in Section 3.5, linkages will be provided from this Planning Area via the onsite walkways to the promenade and main plaza planned in PA-3, as well as the future Lake Elsinore Regional Trail to be located on the west side of the Site and this Planning Area.

Access to PA-2 will be via the new Diamond Circle road, as well as two or more access points off of Diamond Drive. As an extension of Campbell Drive, Diamond Circle will form a new four-way intersection with Diamond Drive and will likely require signalization when build out of the Project occurs. The Diamond Circle access will incorporate Project monumentation and other identification features, such as landscaping, lighting and signage. Other access points on Diamond Drive will also include similar features, but at a smaller scale than the Diamond Circle entry features.

Waterfront Planning Area, PA-3

Although PA-3 is the smallest Planning Areas of The Diamond, it is unique in that it provides the only lake edge property. PA-3 is located on the west side of the Diamond stadium adjacent to the lake and the open space area to the west that is a part of the Summerly and ELSP areas. Given this Planning Area’s unique setting and potential opportunities for creating a special environment for The Diamond, uses are encouraged in this area that will create a synergy with the other commercial, office, and entertainment-related businesses planned on the site. These uses could be a boutique hotel with a strong orientation to the lake and access to a pedestrian promenade along the lake edge and a boat dock. The hotel would include a restaurant, conference rooms and adjoining commercial uses to encourage not only hotel patrons, but also other visitors to enjoy the lake as an aesthetic and recreational amenity. The synergy created by these uses would enhance the economic vitality of the area and help establish the Diamond as a unique destination and a regional draw.



This Planning Area will front the proposed Diamond Circle road, which connects to both Diamond Drive and Malaga Road. Malaga Road is considered a secondary access for The Diamond Project. PA-3 is envisioned to accommodate a hotel use, some commercial uses and additional parking. Parking may be surface level or in a structure. The main plaza, pedestrian promenade and a connection to the City’s regional trail will also be integrated into this Planning Area. The main plaza will be located in the northern portion of PA-3 the end of the lake to take advantage of the unfettered views of the



Santa Ana Mountains to the west/ southwest. Formal and informal seating and dining areas will be provided in the plaza, which will encourage visitors and residents of The Diamond to mill around and enjoy the setting. Given the plaza's location next to the lake the plaza would be an ideal location for summer concerts, farmers markets or other community events. A view of a conceptual plaza design for The Diamond from a dining establishment with outdoor seating is shown in Figure 3-2. Figure 3-3 provides plaza imagery and an artist's interpretation of the conceptual plaza area with buildings surrounding the plaza to create an intimate, outdoor room environment.

The City's regional trail will link to the plaza from the north and follow along the outside of the plaza then continue west along the lake and southwest to the open space area offsite. Linkages from this plaza will also be provided to the onsite walkways and promenade. Subject to engineering and safety considerations, a pedestrian promenade along the lake edge may also parallel the trail.

Stadium Planning Area, PA-4

Aside from PA-1, PA-4 is the only Planning Area in The Diamond with existing structures, which in this case is the Diamond baseball stadium. PA-4 totals approximately 19.0 acres at the northwesterly corner of Diamond Drive and Malaga Road. In addition to the stadium, PA-4 also includes the stadium's adjoining parking areas. PA-4 is envisioned to continue to accommodate the baseball stadium and some new commercial and/or office uses adjacent to the stadium. If new commercial and/or office buildings are constructed in existing parking areas, an appropriate amount of parking will be provided on adjacent parcels in structured or surface-level parking areas.



Access to PA-4 is currently provided via two driveways – one provides direct access to a parking lot from Malaga Road. The other driveway, west of the first driveway is the existing Diamond Circle road, which provides connections to the stadium parking lots.

Malaga North Planning Area, PA-5

The triangular shaped PA-5 is across Diamond Drive from the core area of The Diamond on the northeasterly corner of Diamond Drive and Malaga Road and comprises approximately 11.4 acres. PA-5 benefits from frontage along Diamond Drive, Campbell Street and Malaga Road is envisioned to accommodate a neighborhood commercial type of development with retail and services uses and/or office uses, along with an integrated residential component. The east side of PA-5 abuts the rear loading area of the Lake Elsinore Town Center; therefore, careful site planning will be necessary to appropriately buffer and/or incorporate sound attenuation features into residential uses or locate commercial or office uses against the eastern boundary. Access to PA-4 will be via driveways on Malaga Road and

Diamond Drive. Project identification opportunities exist at any of these driveways and at the southeast corner of Diamond Drive and Campbell Street.

Malaga South Planning Area, PA-6

South of the Diamond stadium and Malaga Road is PA-6, which is currently an approximately 11.7-acre overflow parking lot for the stadium. PA-6 is envisioned to accommodate a mix of commercial and residential uses, with a heavier emphasis on residential uses due to the proximity of planned residences to the south of the Planning Area in the Summerly development. Two access points from Malaga Road are anticipated.

Table 3-3 Planning Area Statistical Summary

Planning Area	Acres	Target Yield ⁸	
		Floor Area, ⁹ Hotel Rooms	Units
PA-1	7.1	82,000 SF	50
PA-2	27.5	590,000 SF	275
PA-3	7.3	150 Rooms ¹⁰ & 30,000 SF ¹¹	---
PA-4	16.1	35,000 SF ¹²	---
PA-5	11.7	110,000 SF	50
PA-6	11.7	50,000 SF	225
Roads	5.8		
Total Acres	87.2	Not applicable	Not applicable
Maximum Floor Area		897,000 SF	
Maximum Hotel Rooms		150 Rooms	
Maximum Residential Units			600

⁸ Target yields are based on preliminary land use programming and subject to the Plan Flexibility provisions outlined in Section 3.3.1.

⁹ Floor area is shown in square feet as denoted by the "SF" designation.

¹⁰ Based on market conditions, the number of hotel rooms may be increased to 300. Should this increase occur, the permitted square footage of mixed-use development (not including hotel space) would be reduced by 100,000 SF to 797,000 SF. The reduction in mixed-use development would occur in PA-2.

¹¹ Floor area for retail uses within hotel, and does not include the floor area for rooms.

¹² Existing floor area of the Diamond stadium is in addition to the floor area shown and the maximum floor area for new development.

3.3.4 Land Use Illustrative

The development standards and guidelines contained within The Diamond Specific Plan permit a range of uses and intensities. To gain an understanding of what could be developed under the Specific Plan, the following illustrative presents conceptual drawings of building footprints and locations, plaza areas, pedestrian and vehicular circulation and connections and parking areas. (See Figure 3-5, *Diamond Conceptual Development*) The conceptual development plan reflects preliminary land use programming pursuant to The Diamond Land Use Statistical Summary (Table 3-3) and the Diamond Planning Areas. It is important to note that the illustrative is purely conceptual and that a final plan may vary provided it complies with the regulations proposed in the following chapters. The conceptual plan reflected in Figure 3-5 seeks to create a vibrant mix of uses by integrating up to 600 residences with nearly 900,000 square feet of retail and service stores, restaurants, entertainment venues, educational opportunities and a 150-room hotel.

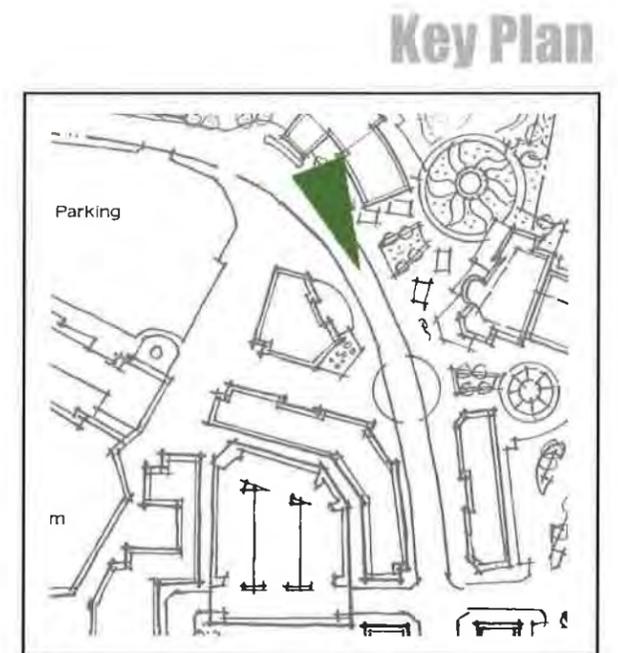
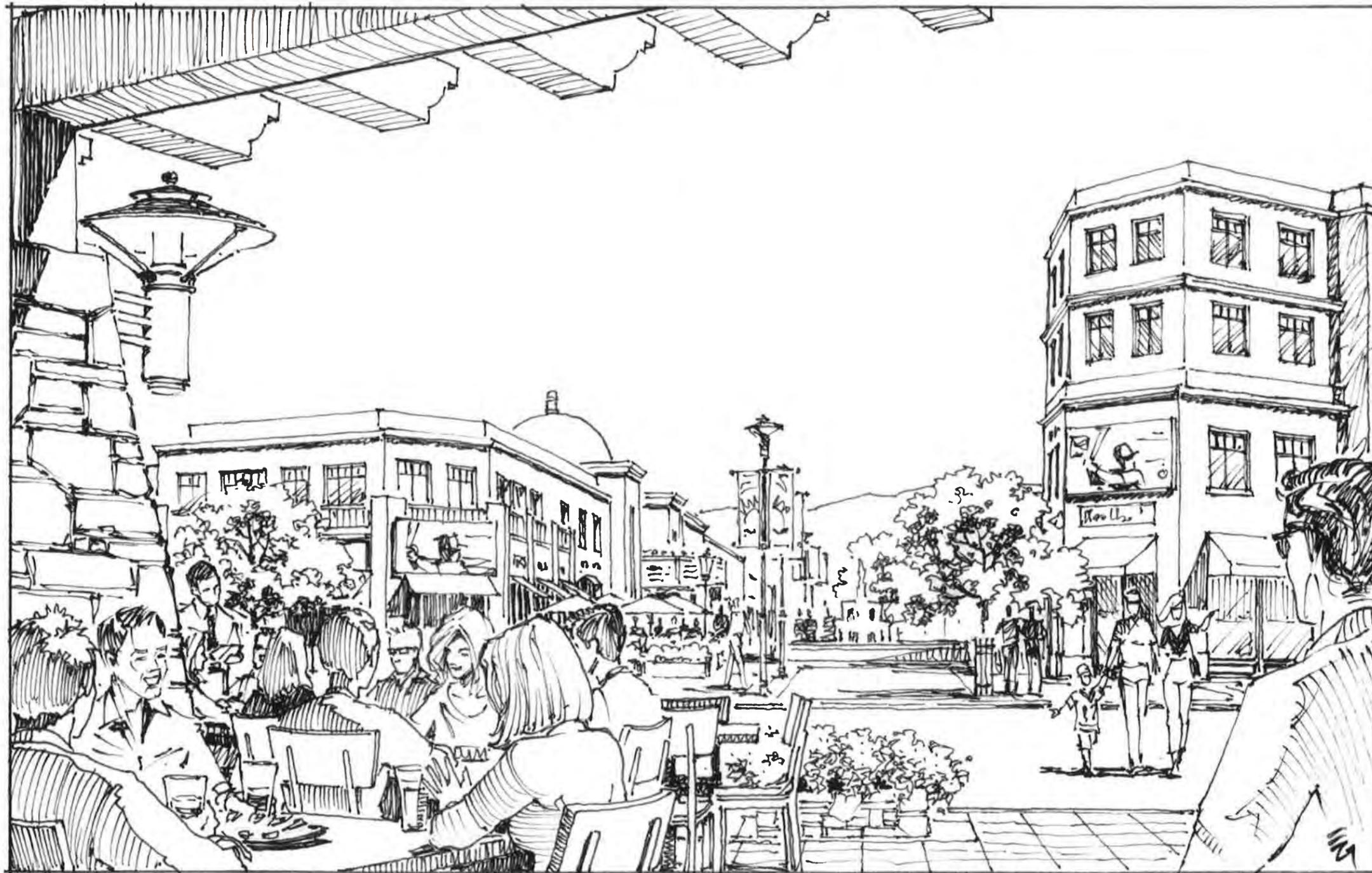


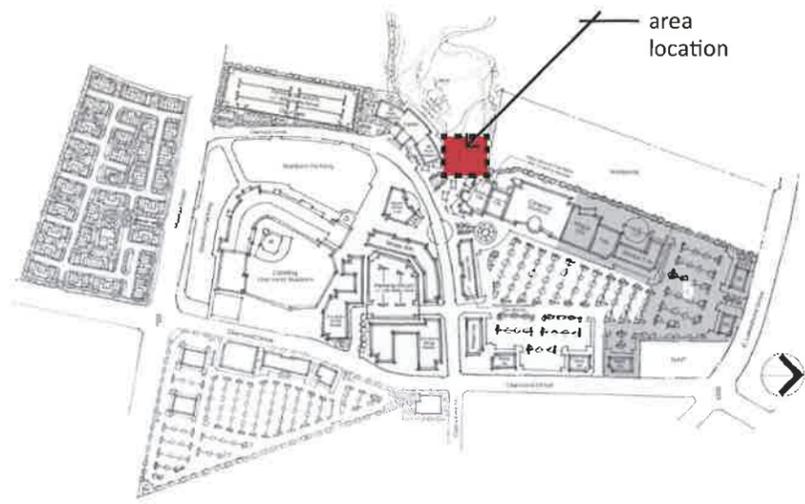
Figure 3-2 View of Conceptual Plaza with Dining Area

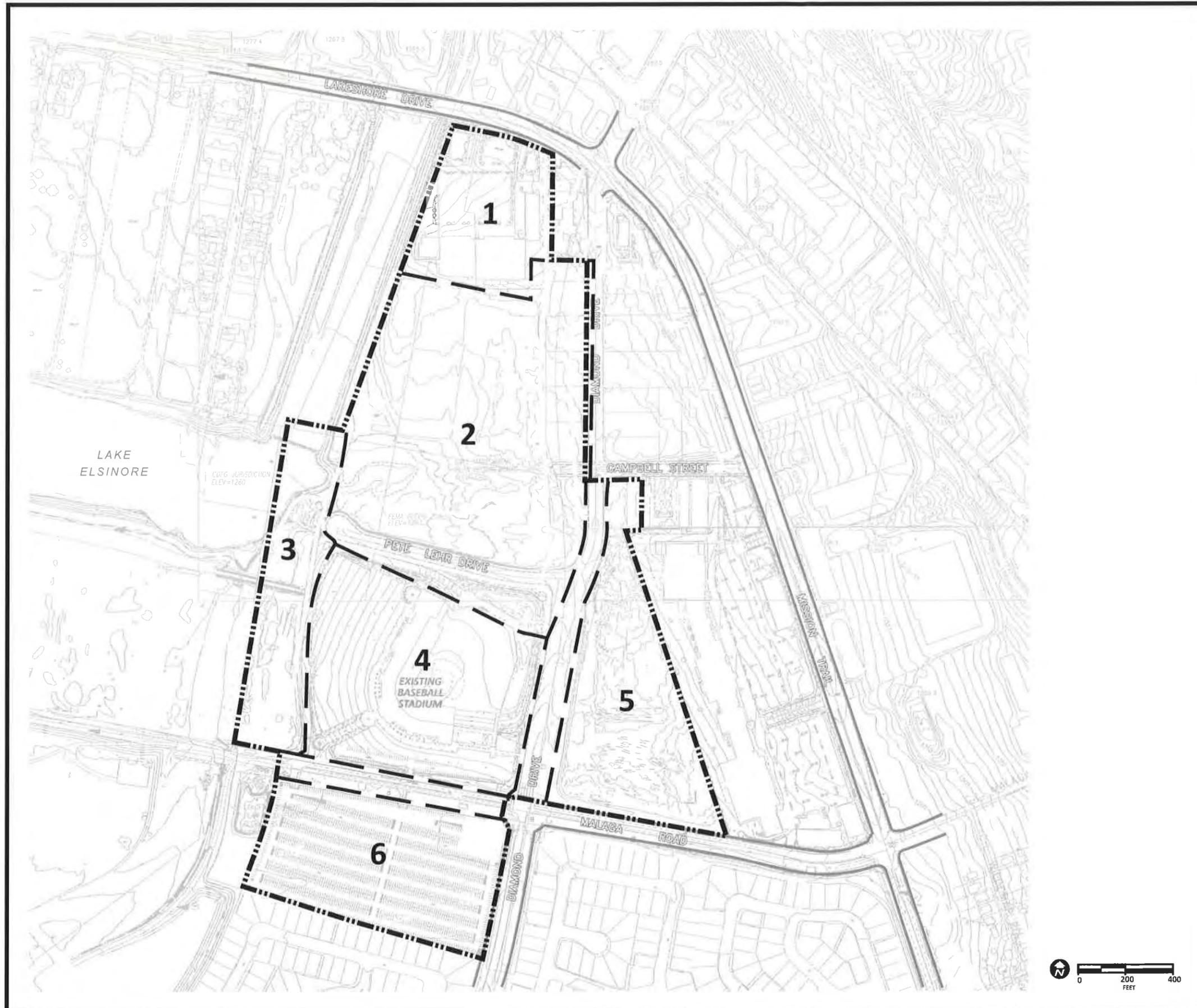
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THE DIAMOND SPECIFIC PLAN Lake Elsinore, CA

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 310.394.2623
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PLANNING AREAS

1 Lakeshore	7.1 ac.
2 Community Core	27.5 ac.
3 Waterfront	7.3 ac.
4 Stadium	16.1 ac.
5 Malaga North	11.7 ac.
6 Malaga South	11.7 ac.
Dedication	0.4 ac.

FIGURE 3-4
The Diamond Planning Areas



Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply.

FIGURE 3-5
The Diamond Conceptual Development

3.4 CIRCULATION

Consistent with one of the Plan's goals of maintaining flexibility, the circulation concept for The Diamond focuses on the linkages of the Site to the existing road network surrounding the Site and establishing the framework within which future development plans will be required to conform. Aside from Diamond Circle road, the internal street system design will not be formed until the Design Review stage when building footprints and parking areas are planned. However, the extension of Diamond Circle from Malaga Road to Diamond Drive and the planned locations of access points into the Site are illustrated on the Circulation Plan (Figure 3-6). The Circulation Plan has been formed within the context of the area's vehicular and non-vehicular transportation network and is based on the following objectives:

1. Reinforce and serve the regional commercial and residential land use concept as defined by the General Plan.
2. Provide convenient and direct access to the Site from perimeter roadways, and internal connections between the various Planning Areas of the Specific Plan.
3. Encourage a variety of transportation options by providing interconnections of land uses that are considerate of pedestrians, bicyclists, public transit riders and motorists.
4. Implement sound transportation engineering principles through consolidating and aligning access points to limit traffic flow interruptions on the surrounding roadways
5. Establish visual cues and rational connections across Diamond Drive and Malaga Road between the distinct parcels of The Diamond.
6. Provide a safe and aesthetically pleasing environment for all means of travel onsite while achieving the above objectives.

The Circulation Plan shows the existing vehicular transportation system network into which The Diamond is being integrated. This network includes the abutting and nearby roadways providing direct or indirect access to Site, as well as existing public transit stops. Additionally, the Circulation Plan illustrates the conceptual Project entry locations. As described below, The Diamond can be accessed at a number of locations each of which will be attractively landscaped and designed for vehicles and pedestrians. The conceptual access points from the surrounding roadways, the proposed extension of Diamond Circle road and potential public transit stop locations are also illustrated on the Circulation Plan. In concert with these improvements, the existing transportation system will provide convenient, efficient, and safe access to uses within The Diamond, as well as to off-site destinations. In the future, Diamond Drive and Malaga Road will be subject to the Master Plan for City Street Trees. As of the preparation of this specific plan, the Master Plan has not been completed.

A traffic management plan will be prepared to establish guidelines for dealing with high-traffic days related to Diamond Stadium activity. This plan will be developed in conjunction with Phase 2 development.

Cross-sections for each roadway are depicted on Figures 3-7 through 3-10. The non-vehicular circulation system is also described below.

3.4.1 Surrounding Street Facilities

The following existing street facilities provide direct access to the Project area and also provide access to other areas of the city and to regional transportation facilities.

Diamond Drive: Designated a four-lane Major Highway in the GPU with a 100-foot ultimate right-of-way (ROW), Diamond Drive provides the primary access to the Project. The existing General Plan's designation is Urban Arterial (six lanes, 120-foot ROW) and Major Highway from Campbell Street north and south, respectively. Because the roadway standards in the GPU are based on more recent citywide traffic analyses, this specific plan applies the standards of the GPU. This design is also supported by the results of The Diamond Specific Plan Traffic Impact Analysis (April 2009) completed by Urban Crossroads, Inc. Diamond Drive generally follows the easterly side of the Project area, connecting between Lakeshore Drive on the north and Malaga Road on the south. Diamond Drive also provides regional access to the I-15 via the Railroad Canyon interchange just to the north of the Lakeshore Drive intersection. Diamond Drive is currently four lanes with a painted median. Improvements to Diamond Drive include dedicating 20 feet of ROW on each side of the road adjacent to the development to accommodate five-foot sidewalks, five-foot landscaped parkways, bike lane, and a raised median. The Diamond Drive cross section is illustrated in Figure 3-7. Additionally, when Diamond Circle is extended to Diamond Drive to align with Campbell Drive, a four-way signalized intersection will be created. Other improvements may include creating left-turn pockets for the Project's secondary access points on Diamond Drive.

Lakeshore Drive: Designated a six-lane Urban Arterial in the General Plan with a 120-foot ROW, Lakeshore Drive provides access to the Project along its northerly boundary. Lakeshore Drive also provides access westerly to the downtown area. East of the Diamond Drive intersection, Lakeshore Drive becomes Mission Trail, which generally parallels the I-15. Along The Diamond's frontage, Lakeshore Drive is currently four lanes with a painted median; just west of the Site, the roadway narrows to two lanes with a painted median. Due to existing development east and west of the Site, improvements to Lakeshore Drive to accommodate the additional lanes would be difficult; therefore, no improvements to Lakeshore Drive within the public ROW are proposed, with the exception of any improvements that are necessary to modify the existing access points or create new access to the Site. No dedication of ROW is required along Lakeshore Drive. The Lakeshore Drive cross section is illustrated in Figure 3-8.

Malaga Road: Designated a Major Highway in the General Plan with a 100-foot ROW, Malaga Road provides access to the Project along its southerly boundary. The General Plan Roadway Classification Map does not illustrate Malaga Road continuing west of the Site. Currently, the improved Malaga Road

terminates at the Site's westerly boundary, where it turns into a dirt road known as Sylvester Street. The Summerly development proposes to extend Malaga Road west of the Site to connect with a planned public park. To the east of The Diamond, Malaga Road connects to Mission Trail. Along the Site boundary and east of Diamond Drive, Malaga Road has been improved to its ultimate ROW with four lanes with sidewalks, landscaped parkways, and a median. No additional dedication of ROW is required along this street. The Malaga Road cross section is illustrated in Figure 3-9.

Traffic controls on the Project Site will consist of a combination of traffic signals, all-way stop signs, and cross-street stop signs. The types of controls to be implemented are described in The Diamond Specific Plan Traffic Impact Analysis (April 2009). The installation of traffic signals may not be required in the early phases of development. As the area builds-out, signals will be installed where appropriate based on the phasing described in the TIA.

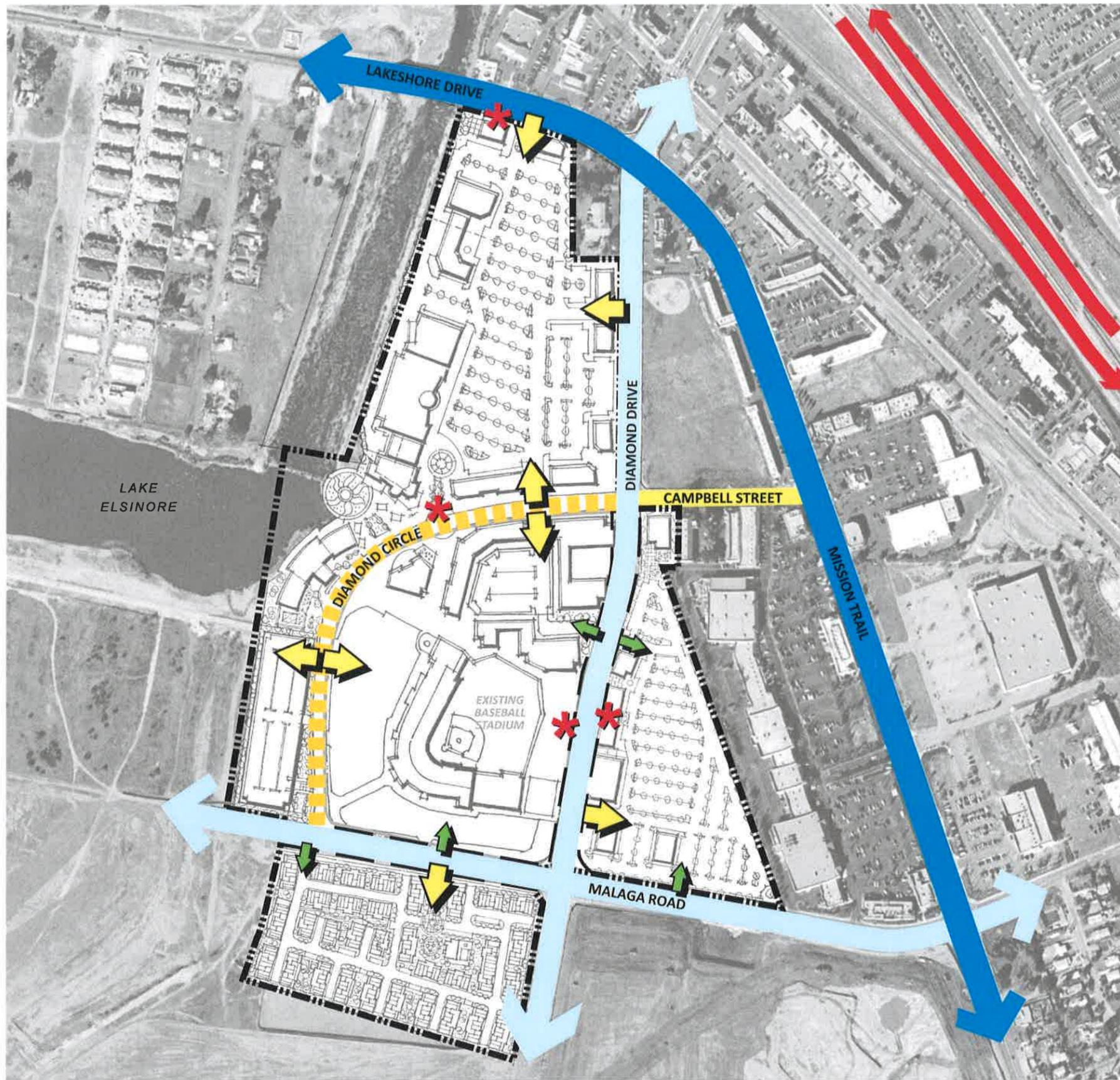
As the area develops, preparation of a traffic management plan may be necessary to safely and efficiently regulate traffic on days when the stadium is heavily used. Such a plan should be prepared in conjunction with the City of Lake Elsinore and Caltrans. The stadium currently operates without a traffic management plan. Once development occurs onsite, traffic regulation will be necessary.

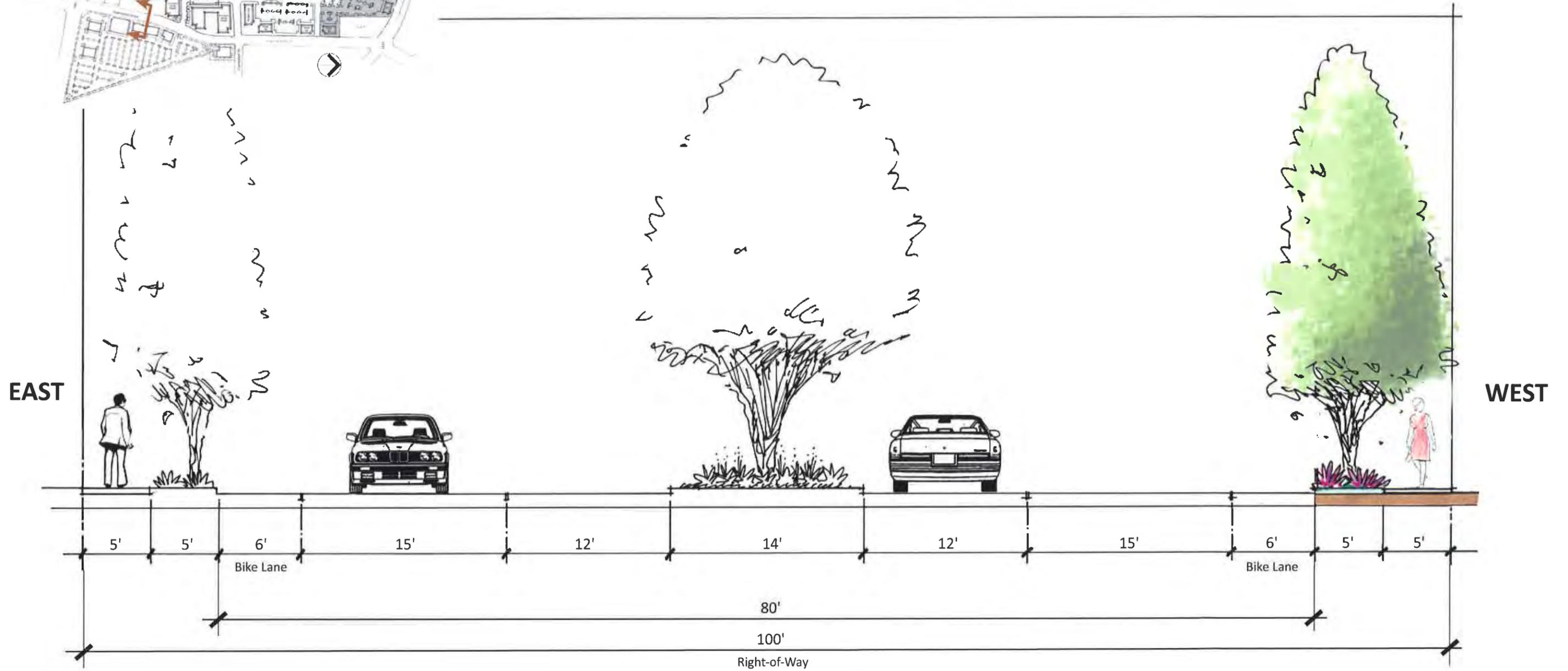
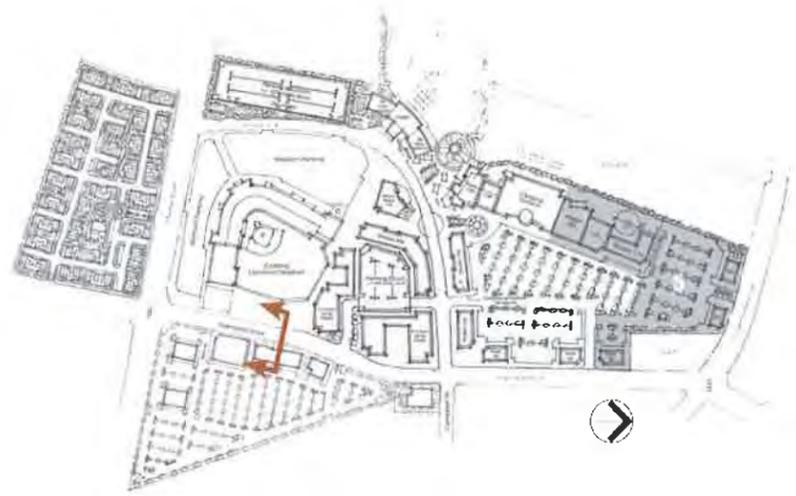
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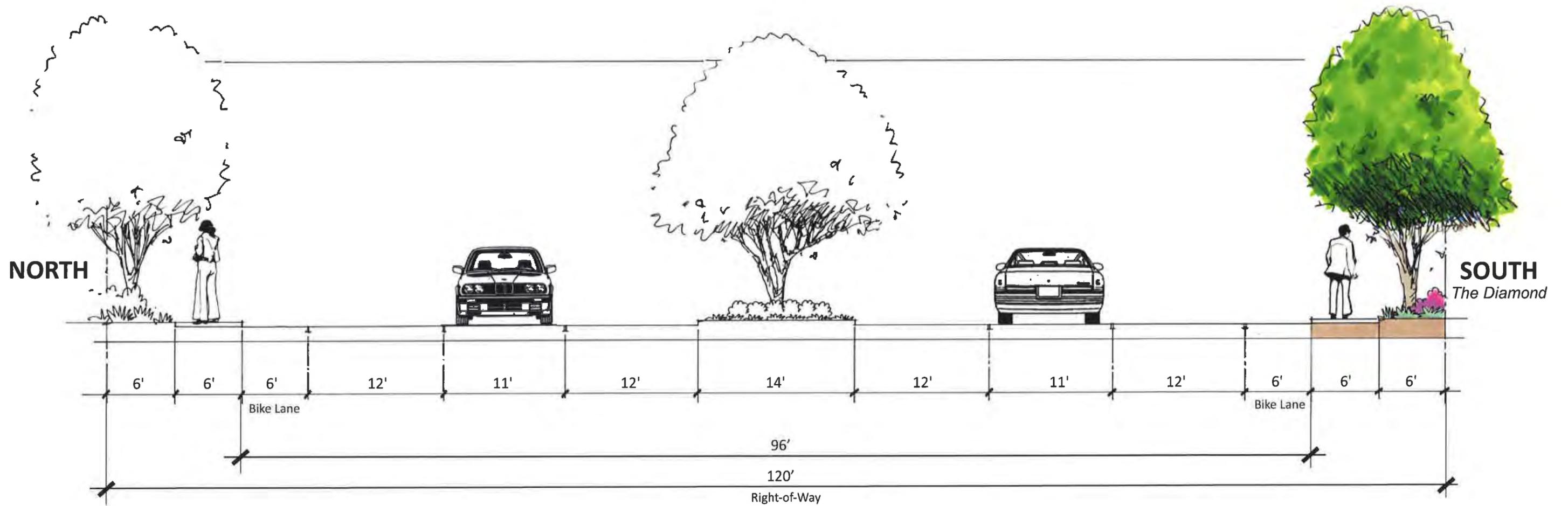
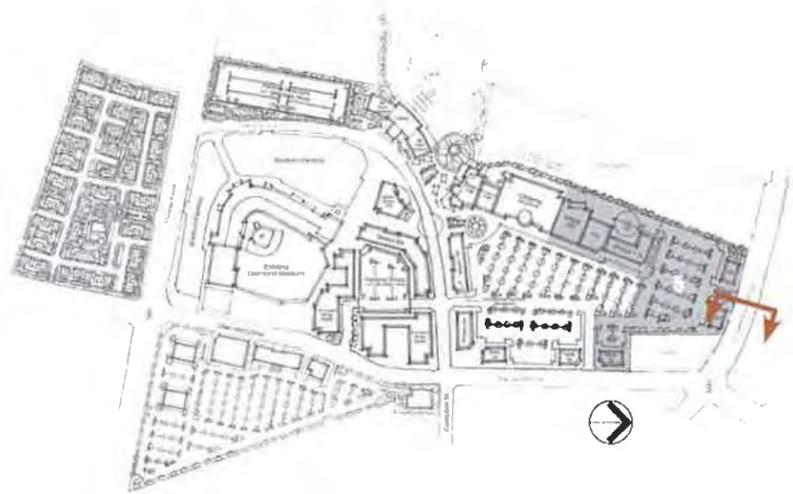
-  = I-15 Freeway
-  = Urban Arterial (6 Lanes)
-  = Major Highway (4 Lanes)
-  = Local Street (2 Lanes)
-  = Private Street (2 Lanes)
-  = Primary Access Point
-  = Secondary Access Point
-  = Potential Bus Stop Location
-  = Diamond Specific Plan Boundary

Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply. Number of lanes indicated in legend are based on ultimate buildouts as depicted in the General Plan Circulation Element and do not necessarily reflect current conditions. The illustrated onsite circulation and access points are key elements of The Diamond and will be integrated into future development plans. The final alignment of Diamond Circle may deviate from this plan, but the roadway will, in all cases, continue to serve as the primary access roadway into the planning areas and connect Diamond Drive to the east with Malaga Road to the south.

FIGURE 3-6
Vehicular Circulation







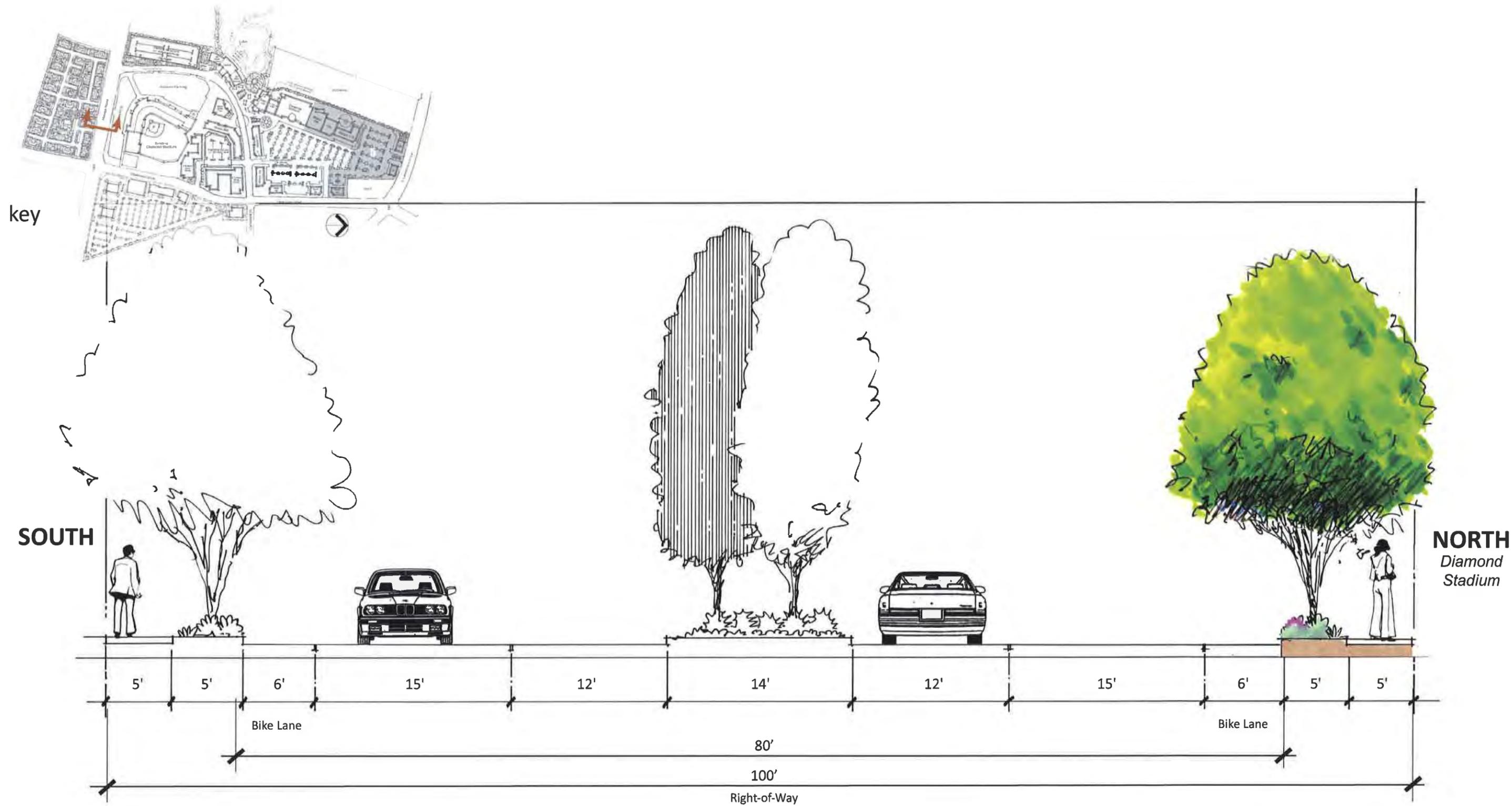


FIGURE 3-9
Malaga Road Cross-Section

3.4.2 Project Entries

Two types of entry points will be provided onto The Diamond Site: Primary Entries and Secondary Entries. Primary Entries will be major entries that may provide signage, including the city logo and name; monumentation; unique landscaping; enhanced paving; or other special features that create a distinctive entry point to the Project. Primary Entries will not necessarily serve a higher level of traffic, but will be located at places that will be most visible to visitors. The level of entry monumentation and landscaping may be modified during or subsequent to the Design Review process as final development plans are produced. Similarly, the number and location of Primary and Secondary Entries is subject to change based on building locations and designs and the anticipated traffic flows and levels. The following Primary Entries are proposed:

Table 3-4 Conceptual Primary Entry Locations

Planning Area	Roadway
PA-1	Lakeshore Drive
PA-2	Diamond Drive
	Diamond Circle
PA-3	Diamond Circle
PA-4	Diamond Circle
PA-5	Diamond Drive
PA-6	Malaga Road

Secondary Entries are located in areas that are less visible and therefore do not present the same opportunity to establish the Project’s identity. Nevertheless, signage and landscaping will be used to demarcate the entries, but at a reduced scale from the Primary Entry enhancements. The following Secondary Entries are proposed:

Table 3-5 Conceptual Secondary Entry Locations

Planning Area	Roadway
PA-2	Diamond Drive
	Malaga Road
PA-4	Malaga Road
PA-5	Malaga Road
	Diamond Drive
PA-6	Malaga Road

3.4.3 Internal Vehicular Circulation

Set within this existing perimeter street framework, the Project’s internal circulation system consists of Diamond Circle and internal drives that connect various parking areas to the Project access points mentioned above. Currently Pete Lehr Drive, an existing cul-de-sac along the northerly side of the

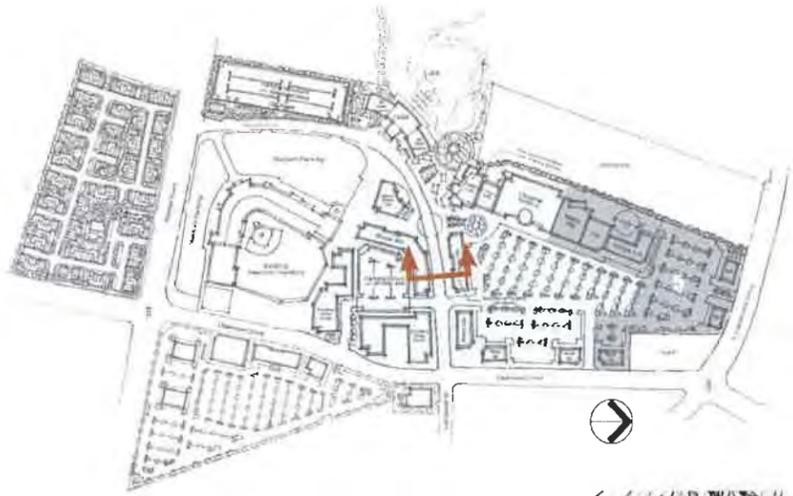
Diamond stadium, provides access to the stadium parking area. Although this street may remain in the initial phase of development, it will ultimately be removed and replaced by an extension of Diamond Circle, which will connect from its current terminus at Pete Lehr Drive to the Diamond Drive/Campbell Street intersection. Diamond Circle will maintain its approximate alignment south of Pete Lehr Drive and its connection to Malaga Drive on the west side of the stadium. This new street will provide the principal internal vehicular access within the Project area and will be comprised of a 56-foot curb-to-curb width and a 78-foot ROW as illustrated in Figure 3-10. At this width, parallel on-street parking is permitted and a 12-foot painted median is planned that could be utilized for a turning lane or as an additional inbound or outbound lane during special events held at Diamond Stadium.

Within the 78-foot ROW, Diamond Circle will include two additional lanes at the Diamond Circle/Diamond Drive intersection to accommodate peak vehicle trips when the stadium is in use. Through the Community Center Overlay area, the roadway will change to a special street section that narrows to two travel lanes, allows building facades and/or patios to be immediately adjacent to the ROW and permits parallel parking on both sides subject to City Transportation Engineer review and approval during or subsequent to the Design Review stage. Additionally, the pavement section will narrow and potentially incorporate enhanced paving, staining or painting at pedestrian crossings. These features have a functional purpose of acting as traffic calming measures to slow traffic and enhance pedestrian safety and an aesthetic purpose of creating a downtown feel.



Stemming from the Project access points are internal drives that will serve as drive aisles with parking spaces on one or both sides of the drives or drive aisles with no parking. The internal drives in any of these scenarios will provide interconnections between and within the various land uses and Planning Areas. The internal drives will also incorporate traffic calming measures at key pedestrian crossings. During or subsequent to the Design Review process, variations of the cross sections may be created to reflect other development scenarios or more detailed development design and traffic circulation information.

Diamond Circle and the future internal drives will be privately owned and maintained.



FACE OF BUILDING
POSSIBLE SIGNAGE

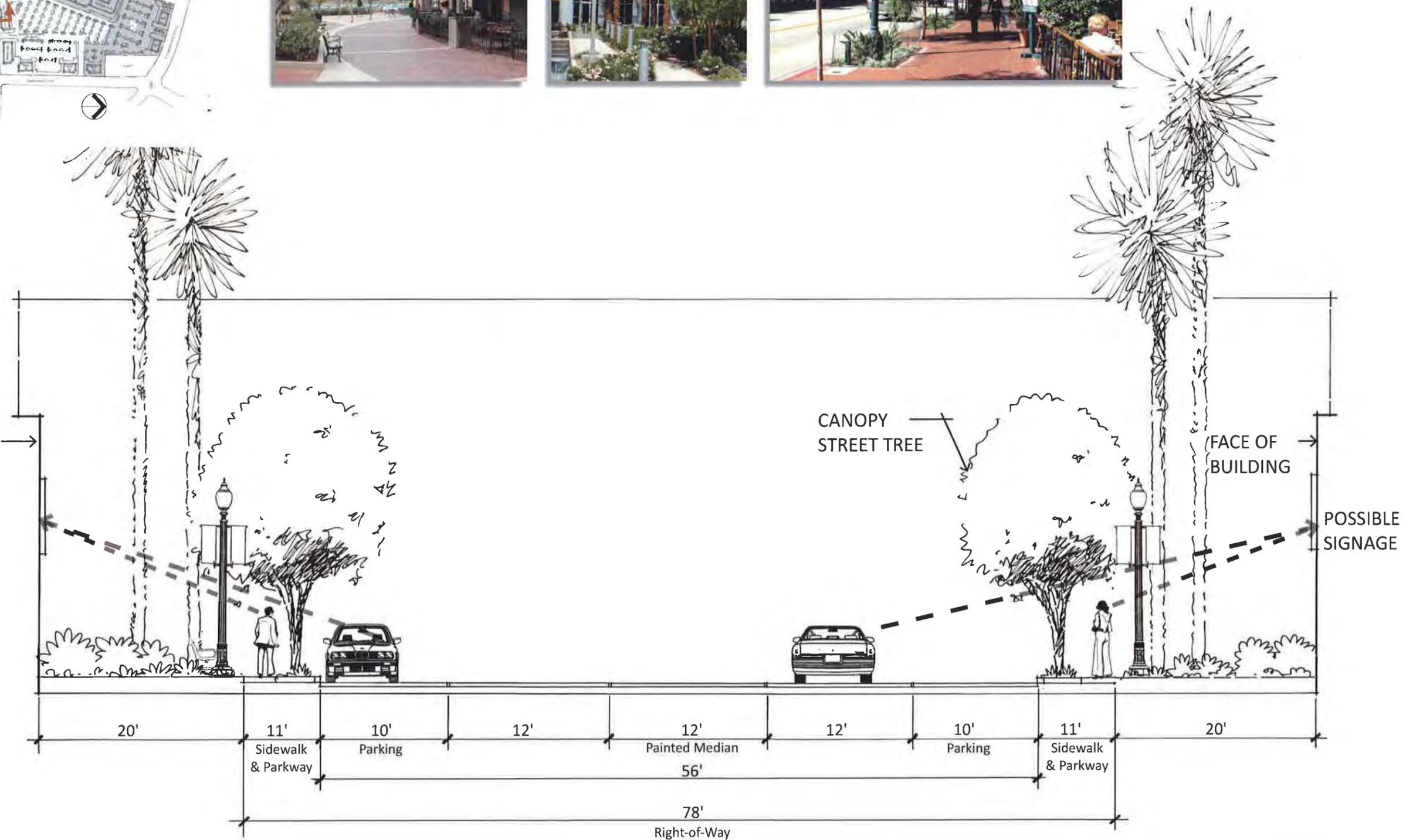


FIGURE 3-10
Diamond Circle Cross-Section

3.4.4 Internal Non-Vehicular Circulation

Although the public streetscape design and building scale and orientation are important factors that contribute to the creation of a pedestrian-oriented plan, the type, mix, and distribution of land uses, also play an important role. In concert with a strong non-vehicular circulation concept, The Diamond's mixed-use plan will support the creation of a pedestrian-oriented development, by locating residences, employment, retail, entertainment and services within convenient walking distance of each other.

Unlike other typical commercial centers, The Diamond will significantly reduce or eliminate the need for many of the daily vehicle trips that are necessary when these uses are dispersed. This will allow those who live and work in the area in the future to be able to walk from homes and jobs to nearby businesses for dining, shopping, services, and entertainment. In addition, the compact design of The Diamond will permit visitors to park then walk to all of their destinations safely and conveniently without requiring that they return to their cars and drive to another area onsite.

Non-vehicular or pedestrian and bicycle circulation components consist of plazas, promenades, walkways, the City's regional trail and bicycle lanes which perform separate but integrated functions of linkage and focal points for gathering and socialization. The intent is to provide maximum connectivity for pedestrians and bicyclists between the diverse uses within the Plan and to the existing and planned offsite non-vehicular circulation network. These facilities and their functions are described below and conceptually shown in Figure 3-11, *Non-Vehicular Circulation*.



Plazas: Plazas will be incorporated at strategic points in the commercial and mixed-use areas of the plan to act as gathering places for social interaction and as focal points for land use linkage. Plazas may be of varying sizes incorporating hardscape and landscape components such as fountains, special paving, seating, thematic trees, a water spray area for children, an amphitheater, a gazebo, and/or other design features that create a special identity for these areas. A main plaza will be located adjacent to Lake Elsinore, which will provide a new vantage point to view the lake and Santa Ana Mountains beyond. From the plaza, it will be possible to connect to the Lake Elsinore Regional Trail which will continue offsite to the north along the San Jacinto River outlet channel, west along Lake Elsinore and southwest into the Summerly development where a new park is planned. Plazas are included within the 6.8-acre open space land use category.

Promenades: Promenades are broad pedestrian walkways that incorporate hardscape and landscape features such as fountains and formal and informal seating opportunities, and usually have commercial and/or residential uses directly fronting onto them. Promenades may function as both visual corridors and major pedestrian linkages between key land use areas of the Plan. Within The Diamond Project, promenades are envisioned to connect the Diamond stadium with other uses onsite. Promenades are included within the 6.8-acre open space land use category.



Walkways: Walkways are the pedestrian paths that are intended to provide access along store frontages, pathways through parking areas to adjoining uses, and connections to surrounding use areas. Walkways are smaller in scale than promenades and generally do not incorporate any special hardscape or landscape design features other than occasional seating. Walkways are included within the 6.8-acre open space land use category.

Bicycle Lanes: External bicycle access will be primarily from Class II bicycle routes along Lakeshore Drive, Diamond Drive and Malaga Road, while external pedestrian access will come from sidewalks on those same streets. A dual use, Class I bicycling route and walkway is proposed as part of the City's regional trail that will connect onsite at the main plaza, then continue southwest into the Summerly development and west along the lake outlet channel. Internally, bicycle circulation is provided along both sides of roadways through a combination of Class II and Class III routes along Diamond Circle.

3.4.5 Public Transit

The Riverside Transit Agency (RTA) currently provides bus service along Lakeshore Drive and Mission Trail, with stops near the Project Site at Railroad Canyon Road and at Malaga Road. Although no transit route currently follows the Diamond Drive frontage, the Project design incorporates "transit ready" features that will accommodate transit service in the future when it becomes available. Such features include provision for bus stops within the internal parking areas of the plan, walkways to perimeter streets with future bus stops, and the provision for "park and ride" parking areas within the plan. Potential public transit stop locations are shown on the Circulation Plan.



www.pedbikeimages.org/Dan Burden

3.4.6 Parking

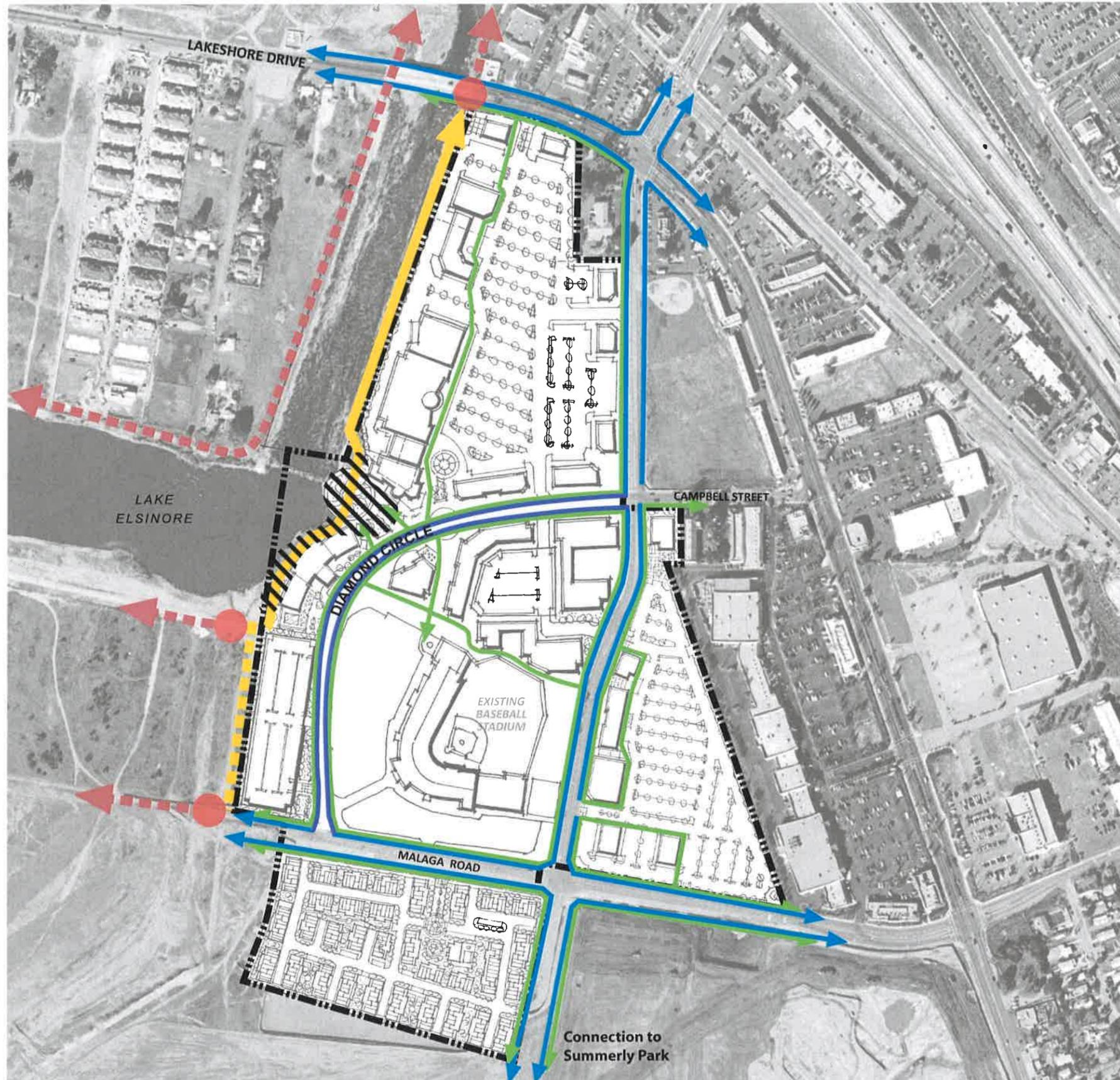
Parking for The Diamond Project will be accommodated in both surface and structure parking, and distributed throughout the Plan in proximity to the land uses. The most prevalent form of parking is expected to be surface parking, which will be integrated within each Planning Area. Where intensity of use or restricted development area dictates, structure parking will be utilized to meet parking needs.

Due to the integrated and mixed-use nature of the plan, it is envisioned that shared parking will be utilized where feasible to help maximize the efficiency of parking lots. This may occur with stadium parking as the stadium use is intermittent, and between potential entertainment, office, residential and retail uses which operate at different hours of the day or evening. Shared parking is permitted subject to the completion of a parking study and approval by the Community Development Director or his/her designee. The various uses, such as residential, commercial, education, restaurant, entertainment and hotel, will be required to meet the parking standards specified in Chapter 4. The amount of parking will vary depending on the number of units proposed and square footage of particular non-residential use.

An existing 1,500 space parking lot that is used as an overflow parking area for the stadium is located on the lot designated PA-6. When this Planning Area is developed with other uses, an equivalent number of spaces must be designated onsite or within a half-mile of the stadium unless the following occur, subject to City Community Development Director approval:

1. A parking study is prepared that indicates fewer than 1,500 overflow spaces are necessary;
2. A shared parking analysis is prepared that indicates a shared parking facility serving the stadium and other onsite uses will satisfy the stadium's parking demand; or,
3. A parking lot further than a half-mile from the stadium is constructed or designated for overflow parking in conjunction with a public transportation program for shuttling stadium goers from the parking lot to the stadium.

The Summerly conceptual development plan included a 33-acre multi-use recreational facility with 1,500 parking spaces that would be used for overflow parking for the baseball stadium and would replace the existing 1,500 space lot designated as PA-6. This facility has not been built at this time; therefore, if this facility is not built before PA-6 is developed, other onsite or offsite parking facilities may be required.



LEGEND:

-  = Class II Bikeways
-  = Sidewalks/Walkways
-  = Lake Elsinore Regional Trail (onsite)
-  = Community Trail (onsite)
-  = Existing/Planned Lake Elsinore Regional Trail and Community Trail (offsite)
-  = Connection to Existing or Planned Offsite Trail
-  = Promenade

Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply.

FIGURE 3-11
Non-Vehicular, Pedestrian,
and Trails Plan

3.5 OPEN SPACE/RECREATION

3.5.1 Lake Elsinore Regional Trail

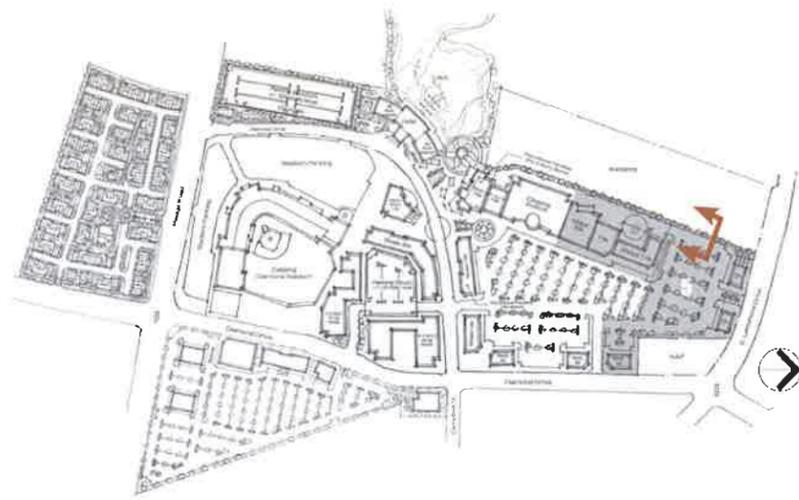
The Diamond will provide for the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation system at the main plaza at the north end of PA-3. The 10-foot-wide Regional Trail will be located outside of the Site's western boundaries and will follow the San Jacinto River outlet channel. Where the outlet channel terminates at Lake Elsinore, west of the Site, the Regional Trail parallels the outer edge (nearest the channel and inlet) to avoid conflicts with other plaza uses, then continues on the south side of the inlet west from the Site. Another 10-foot-wide trail, defined as a "Community Trail" on the Lake Elsinore Trail System map, will diverge from the Regional Trail adjacent to the northern edge of PA-3 and continue southwesterly along the western edge of the Site into the community of Summerly where a new recreation park is planned. Conceptual cross sections of these trails are illustrated in Figures 3-12 and 3-13 respectively.

3.5.2 Plazas/Parks

The City parks and open space requirement for residential development of five acres of parkland per 1,000 residents will be met through a combination of land dedication/easements, improvements, private recreation, and in-lieu fees per LEMC Section 17.204.170 Dedication, maintenance of open space. The intent is to provide an appropriate amount and distribution of public and/or private open spaces through a combination of various open space types in and near the Project.

A new 21.5-acre public park is planned in the adjacent Summerly development, which will include baseball and soccer fields, picnic areas, trails and open play areas. Residents living within The Diamond will enjoy a combination of common and private open and recreation spaces within the Project boundaries. In addition to the main plaza and other smaller plazas, the pedestrian promenade and the Lake Elsinore Regional Trail, the residential components of the Plan's development will likely incorporate various amenities and private recreational facilities depending on the size and intensity of individual residential projects. Some of these amenities and private recreational facilities may include pools, clubhouses, courtyards, barbeque areas, gazebos, amphitheaters, children's splash areas, and passive landscaped areas. Figure 3-14 presents conceptual illustrations and imagery of recreation areas and amenities for residential uses that may be constructed.

Various types of public open spaces are also important components for any commercial uses in The Diamond. Public open spaces such as walkways, promenades and plazas provide gathering spaces for visitors to the Site and residents and enjoyable areas to shop, eat, exercise or simply sit and enjoy the convergence of the built (Diamond Stadium and shops) and natural (Lake Elsinore) environments. These spaces are especially important elements in enhancing and maintaining the vibrancy of The Diamond. The Development Standards chapter of this Plan requires a minimum amount of public plaza space for the lifestyle and entertainment area and prescribe dimensions for walkways and pathways throughout the Project.



VERTICAL TREES TO
SCREEN AS NEEDED
PARKING LOT
SHADE TREES



Santa Barbara Sedge



Yarrow



Bush Anemone



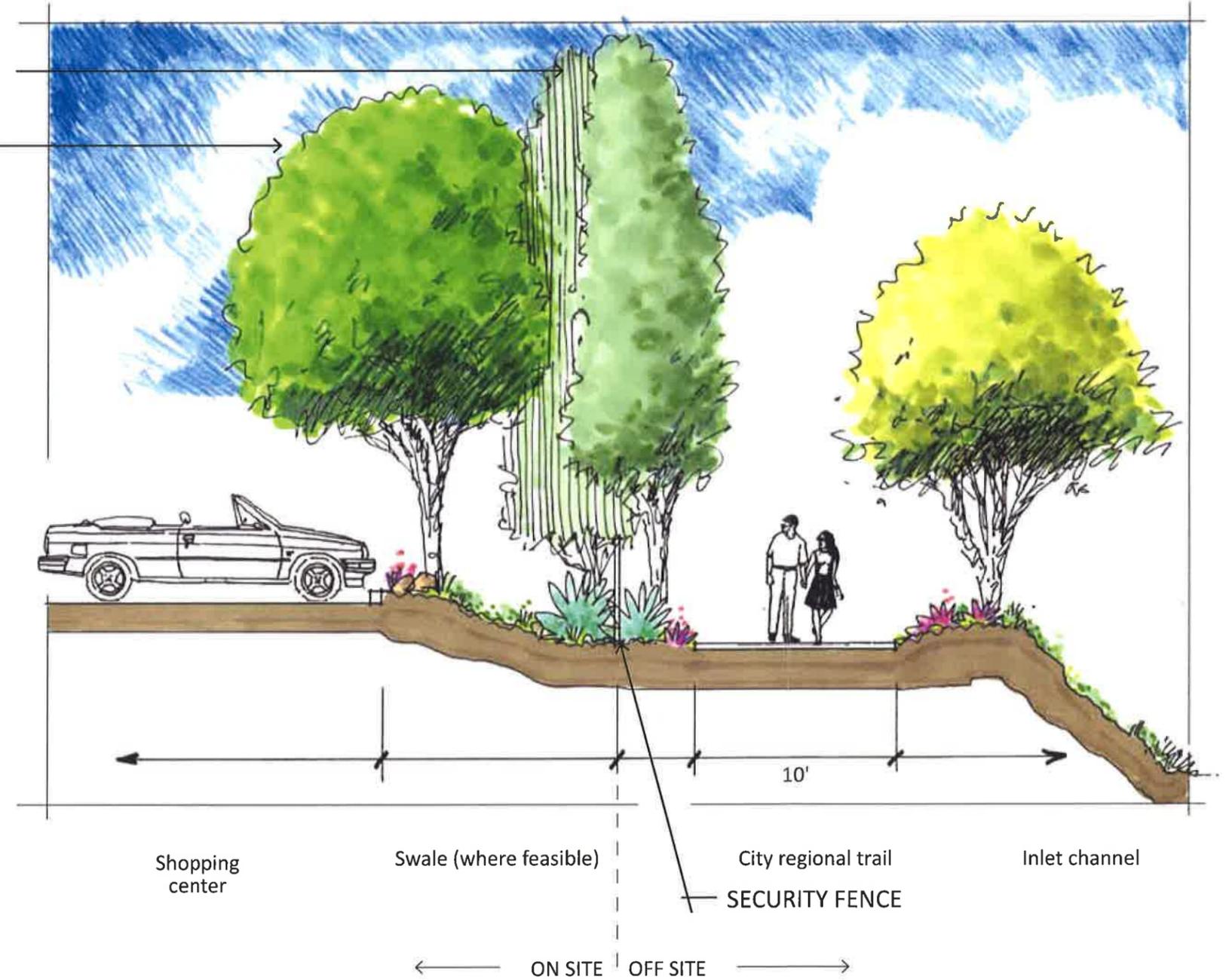
California Wild Rose

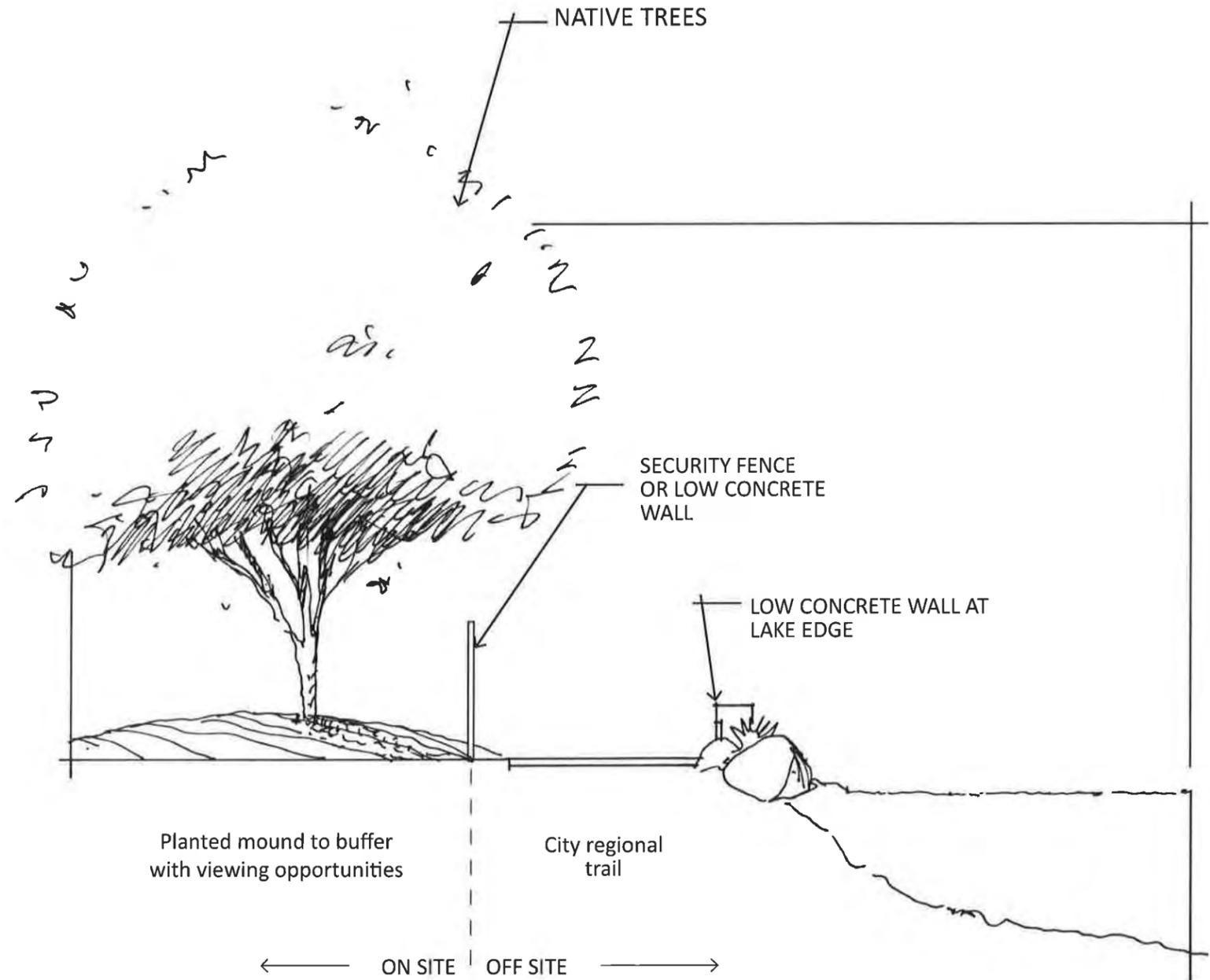
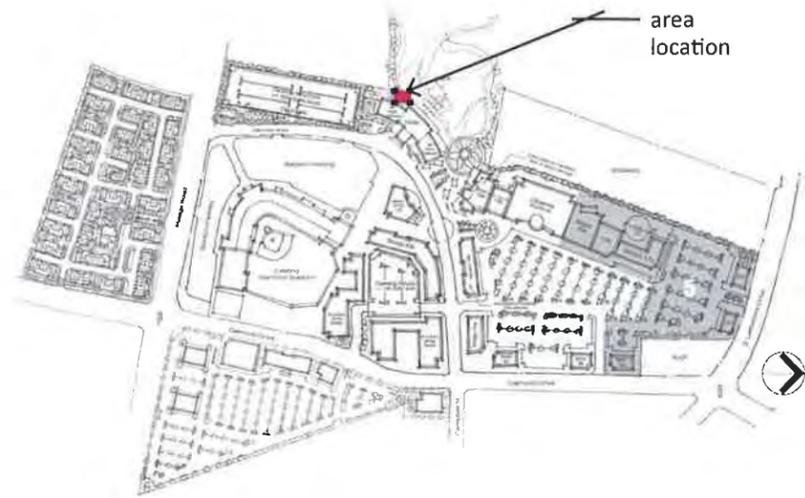


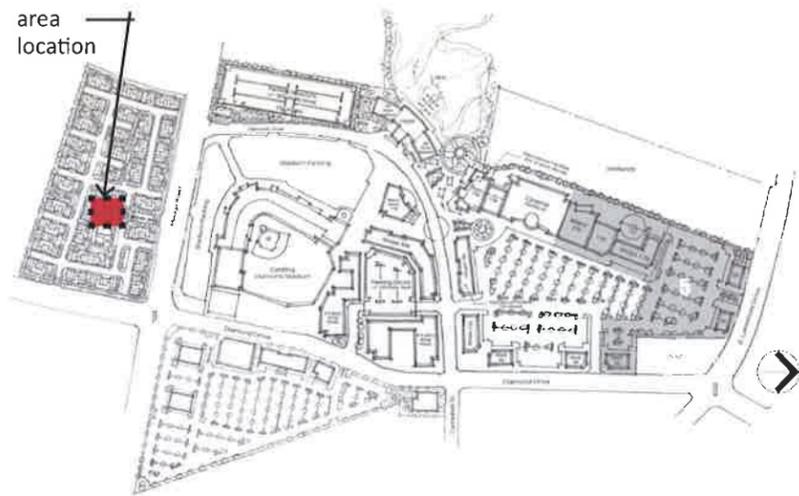
Shrub Planted Swale



Grass Swale







3.6 COMMUNITY STRUCTURE

Community structure features are those Project features that create unifying design elements within the Plan. These are composed of landscape elements and architectural elements, which when taken together create the Plan's design theme or visual so that future Site users/visitors may perceive a unifying theme for the entire Plan.

The two types of design elements that provide the visual character for the Plan structure are:

- *Landscape Elements*, consisting of landscape features, plant materials, and hardscape details.
- *Architectural Features*, consisting of buildings, theme structures, and architectural details such as signage, lighting, fencing and walls.

3.6.1 Landscape Elements

Landscape elements consist of key streetscape treatments, entry statements, edge and buffer treatments, and park/recreation facilities. Conceptual landscape features are described as follows:

Streetscape Treatments: Streetscape treatments will be implemented on Diamond Circle and along the Lakeshore Drive, Diamond Drive and Malaga Road perimeter frontages of the Project. Additionally, streetscape treatments will occur at the back of the sidewalk along the perimeter streets. Each street will integrate accent trees based on the Project's plant and tree palette described in Chapter 5.



Entry Treatments: Two types of entry treatments will be incorporated into the vehicular access points into the Project of varying composition and complexity. These are described as follows:

- *Primary Entry Treatments* will occur at the primary entry locations described in Section 3.4.2. Each of these primary entry points will have themed landscaping and entry walls with opportunities for communitywide and individual tenant signage. Theme trees and shrubs will frame these entries, and identification monument signage will also be incorporated within this area. Additionally, primary entries will contain some variation of the City's logo, as shown in Figure 3-15 and described in the City of Lake Elsinore City Identity Standards Guide. Conceptual primary entry treatments are illustrated in Figure 3-15.
- *Secondary Entry Treatments* will occur at each of the other vehicular access points into each of the Planning Areas. They will also incorporate themed landscaping and trees framing the entries, however, these secondary entries will not be as lushly landscaped as the primary entries. Signage will mostly focus on The Diamond branding, but may also include individual tenant signage. Conceptual secondary entry treatments are illustrated in Figure 3-16.

Edge or Buffer Treatments: Landscape edge or buffer treatments will be created where the Project development abuts adjoining development and/or open space, and where internal use transitions deem it necessary, e.g., transitions between residential and commercial use, the stadium or surface parking lots and open space. Edge and buffer treatments will consist of landscape treatments, planted mounds and incorporation of walls or fences. An example of the buffer between the stadium and residential uses is illustrated in Figure 3-17. The fencing and/or wall and landscaping shall be constructed with the initial development occurring along one of these interfaces.



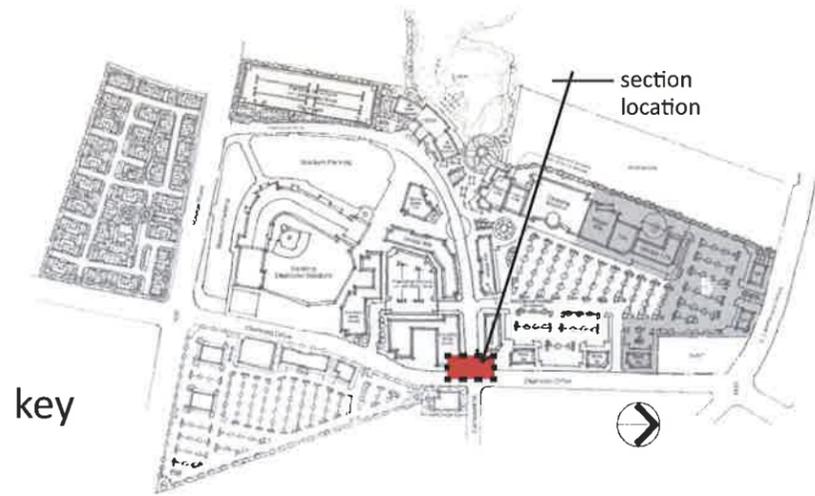
Plazas, Promenades, & Walkways: As described more fully in Section 3.4.4 above, these features will perform separate but integrated functions of linkage and focal points for gathering and socialization. They are in fact part of the hardscape non-vehicular circulation elements that are integrated with landscape design features, and as such become part of the landscape elements of the Project.

3.6.2 Architectural Elements

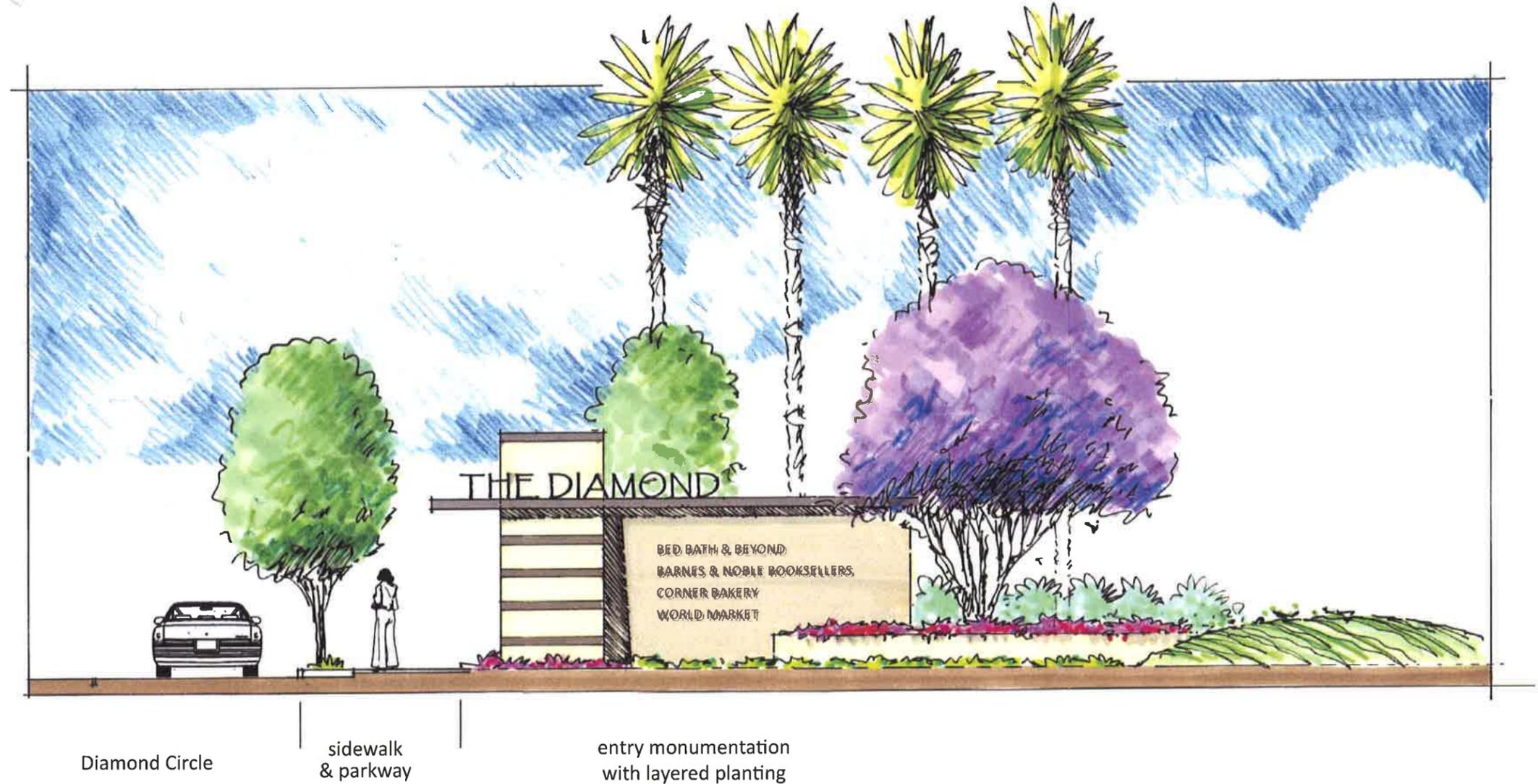
Architectural elements consist of the various types of structures that will be built within the Project. These structures will occur within both the public realm (basically the streetscape area) and the private realm (improvements within parcels), with public realm improvements complementing the streetscape landscape elements. Architectural elements within both of these areas lend to the overall design character of the Project. Types of structures within the public and private realms are described as follows:

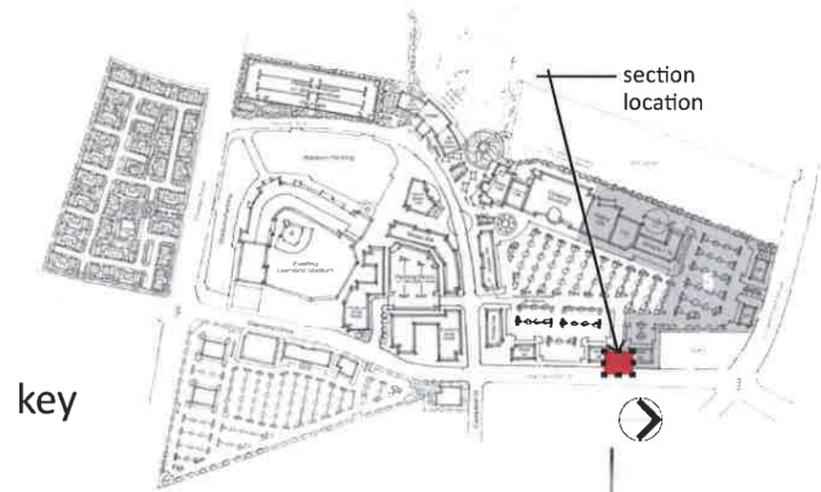
Public Realm Architectural Elements: Public realm architectural elements consist of theme structures within and adjacent to the streetscape improvements and along perimeter edges such as at entry monumentation, walls, signage, and street lighting. The following are the design concepts for each of these elements:

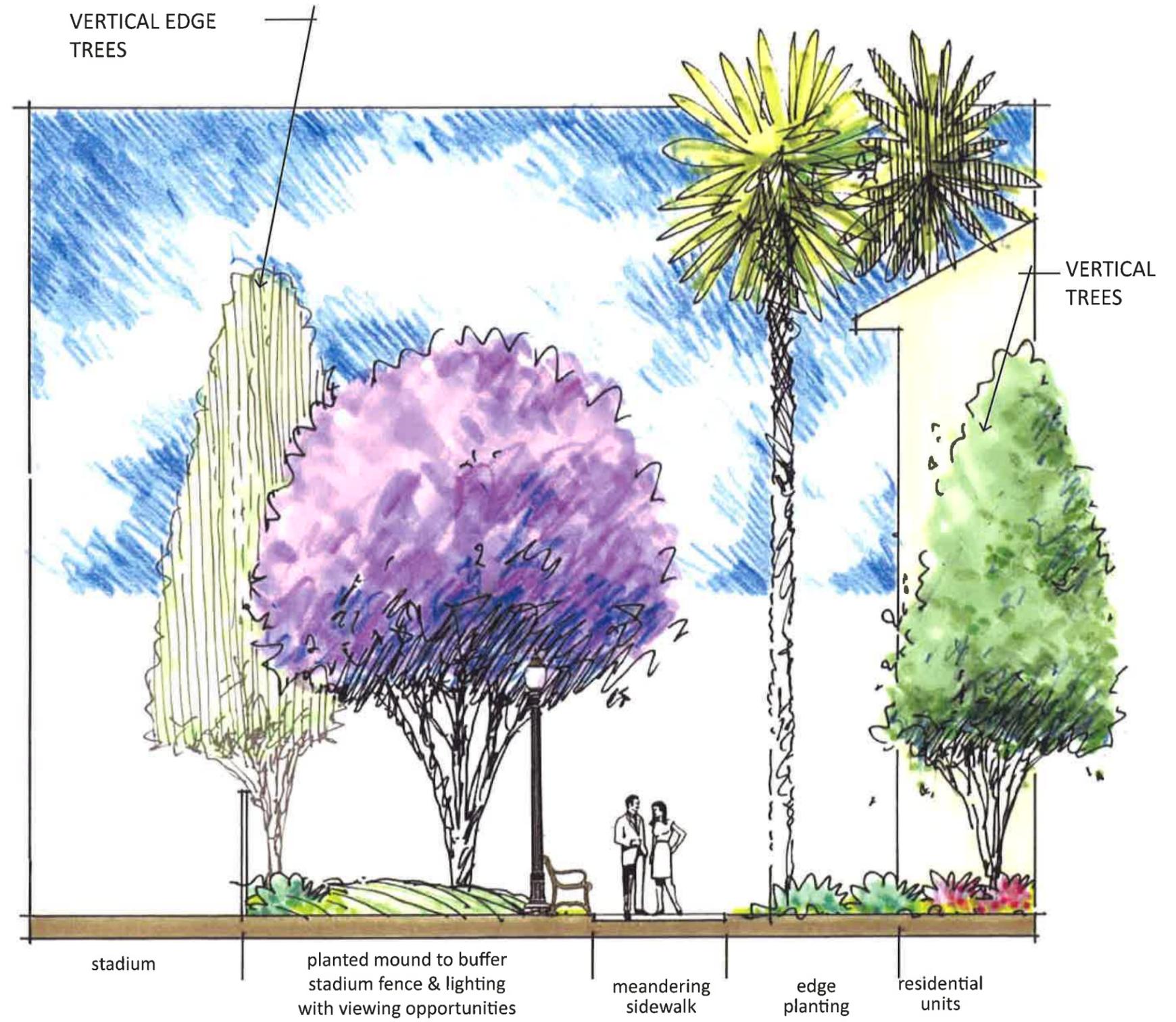
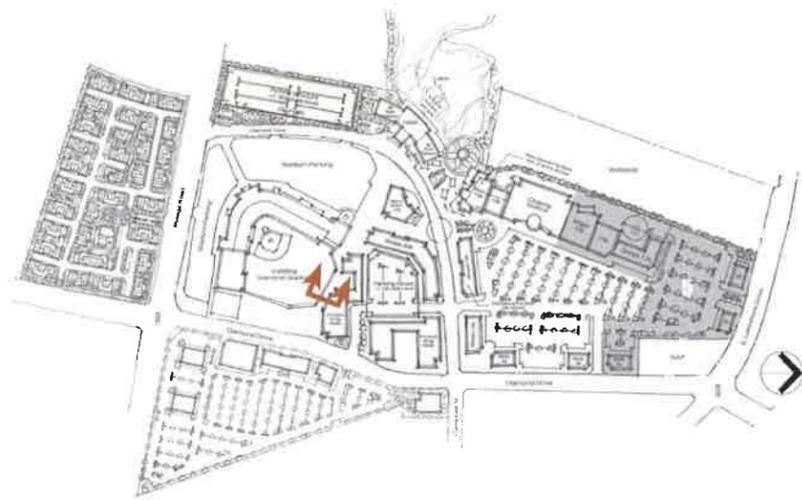
- *Entry Monumentation and Signage:* The concept for entry monumentation is to incorporate a wall with identification signage within the entry treatment landscape area, as a backdrop to the planting concept. This monumentation would occur at primary and secondary entry points.
- *Lighting:* Perimeter public streets will incorporate the City's standard street lighting. Diamond Circle will incorporate a themed street light design which may also be used within the surface parking areas.



Primary entries will include some variation of the Lake Elsinore logo, as described in the City of Lake Elsinore City Identity Style Guide.







Private Realm Architectural Elements: Private realm architectural elements consist of buildings on individual parcels and site specific walls, fencing, signage and lighting. The design concept for these elements is described as follows:

- *Buildings:* The concept for individual building architecture is to ensure that larger building massing is adequately broken up or articulated to relieve flat building surfaces and provide more visual interest. This can be achieved with massing changes, varying walls heights, use of multiple colors, and use of architectural enhancements such as windows, cornices, banding, and various materials.



- *Signage:* Signage on individual buildings should be compatible with building architecture in terms of location and design.
- *Lighting:* Lighting on individual buildings should incorporate lighting design to complement the architectural style of the building and to ensure that lighting is focused on the property.

3.7 INFRASTRUCTURE AND PUBLIC SERVICES

3.7.1 Grading and Drainage

The Diamond conceptual grading plan is depicted in Figure 3-18. The grading concept for The Diamond Project is to maintain finish floors above the minimum required elevation of 1,267 feet MSL for floodplain protection and to provide for safe flow of storm water. Street ROW elevations must be above the 100 year frequency storm elevation (Base Flood Elevation) of 1,263.3 feet MSL. Areas of the Project along the edge of Lake Elsinore will be raised above the flood plain elevation. Flood storage volume will be maintained in those areas. Erosion control measures including conforming to NPDES requirements will be required for the final grading plans for the Project. The Project will also comply with the requirements of the City of Lake Elsinore's Stormwater/Urban Runoff Management Control regulations.

The Site will gradually slope downwards from north to south, with elevations dropping from approximately 1,276 feet along Lakeshore Drive to 1,262 feet at the far southwest of the Site, along Malaga Road.

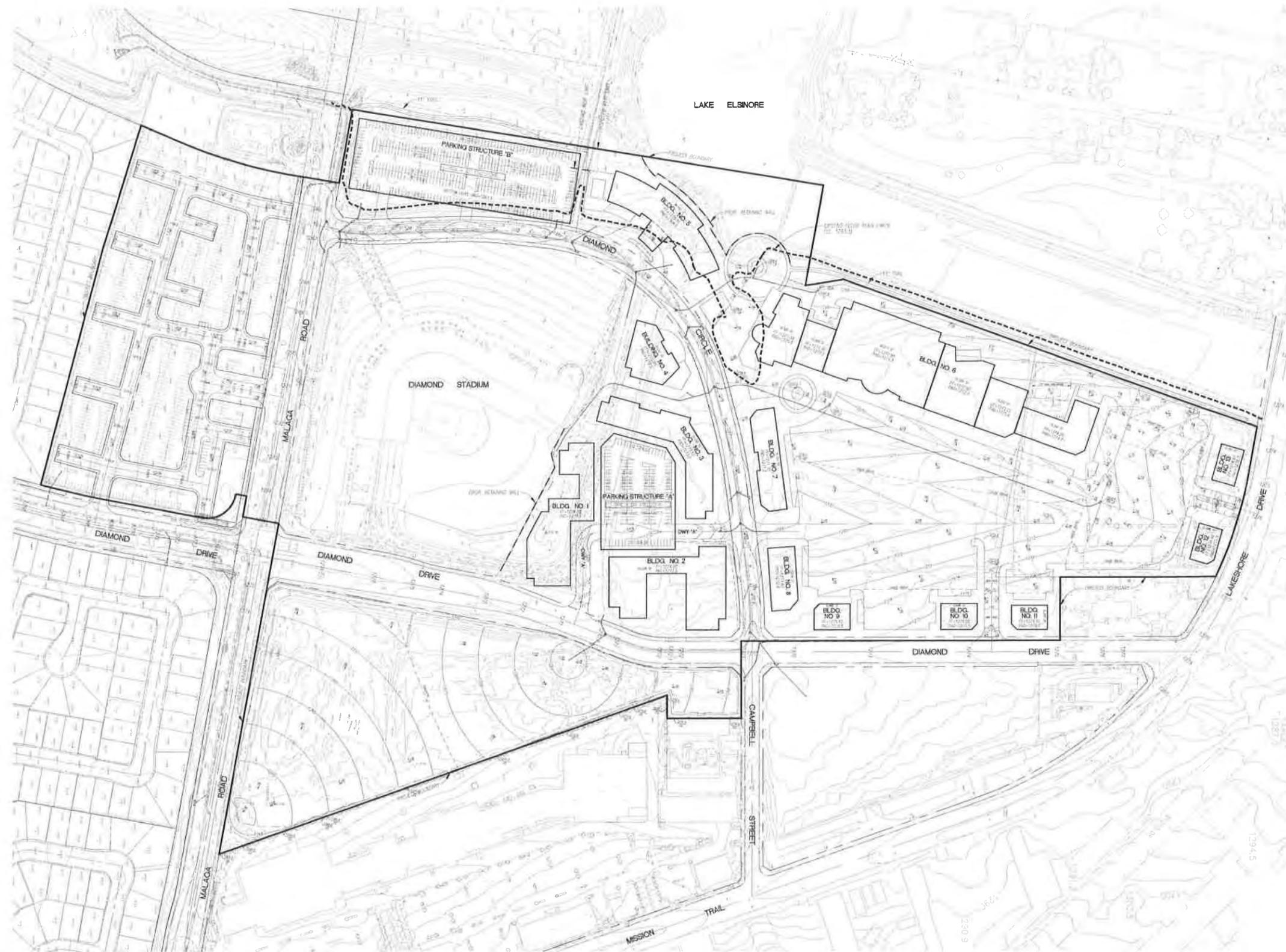
The Diamond conceptual drainage plan (Figure 3-19) provides for safe conveyance of stormwater from the Project Site southerly to existing drainage infrastructure constructed with the Summerly development on the south side of the Project. The drainage plan utilizes existing stormwater detention,

water quality features and flood control measures within the back basin of Lake Elsinore just south of the Summerly development area. New detention facilities are therefore not required for the Project.

Drainage from the Project Site will tie into the existing drainage infrastructure points of connection at the intersection of Diamond Drive and Malaga Road and at the terminus of Malaga Road at the southwest corner of the Project. The existing drainage infrastructure conveys stormwater to water quality features and a detention basin within the Summerly development. Stormwater within the detention basin is discharged into the remainder of the back basin of Lake Elsinore by a spillway or pumping. Stormwater within the back basin is managed by the facilities described as the Lake Elsinore Management Project. Connection to the facilities at the south allows for elimination of existing discharges directly into Lake Elsinore which contributes to preserving the existing natural floodplain and existing riparian habitat.

The drainage facilities within the Project are to be sized to convey the 100-year frequency peak storm flows. The drainage facilities are to be designed in conformance with City of Lake Elsinore and Riverside County Flood Control and Water Conservation District standards. The storm drain system is proposed to be maintained by the City of Lake Elsinore. Storm drains that are not within public streets shall be contained in drainage easements.

The Project will likely modify the floodplain through construction of lake edge improvements, including a retaining wall. The Project development must conform to the City of Lake Elsinore flood plain ordinance and Lake Management Project permit requirements. The minimum finish floor elevation for habitable structures is 1,267 feet at mean sea level (MSL). The flood storage volume of 30,525 acre-feet must be maintained within the back basin. Modifications to the flood plain will require revisions to flood insurance rate maps (FIRM) in conformance with the National Flood Insurance Program and FEMA requirements.



LEGEND

	PROJECT BOUNDARY	
	RIGHT OF WAY	
	TOP & TOE OF SLOPE	
	PROPOSED CONTOUR	
	EXISTING CONTOUR	
	EXISTING STORM DRAIN	
	EXISTING POWER POLE	
	FINISH ELEVATION	
	PAD ELEVATION	
	SLOPE	
	GRADED SWALE	
	DIRECTION OF FLOW	
	BALL HOLE TOP	
	FLOWLINE	
	GRADE BREAK	
	RETAINING WALL	
	PROPOSED STORM DRAIN	
	TC	TOP OF CURVE
	FL	FLOWLINE ELEV.
	TC	TOP OF GRATE
	GB	GRADE BREAK
	FS	FINISH SURFACE
	LP	LOW POINT
	HP	HIGH POINT
	HW	INVERT OF PIPE
	TW	TOP OF WALL

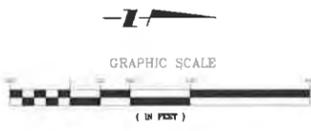
FLOOD STORAGE SUMMARY

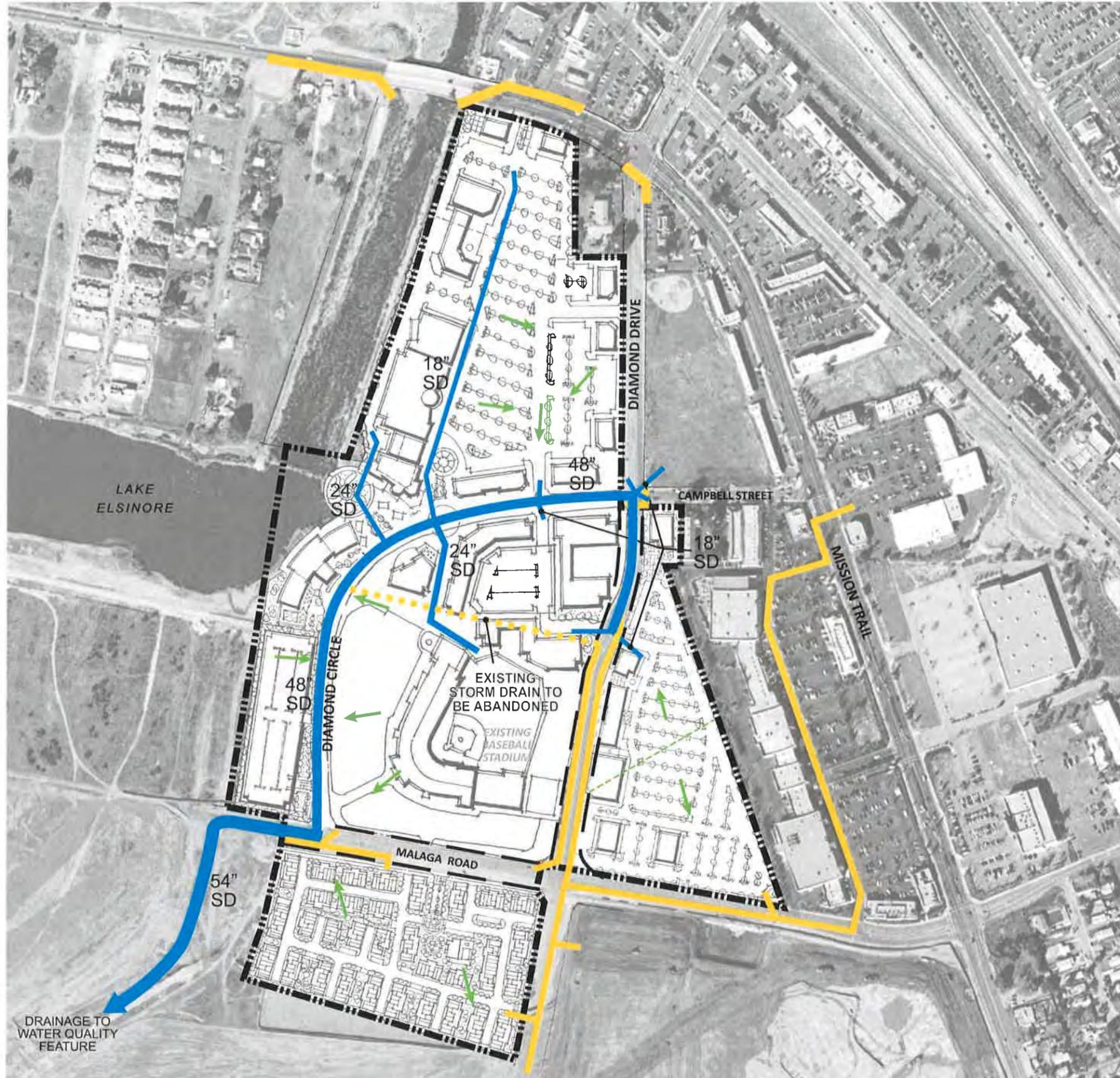
EXISTING FLOOD STORAGE (DISPLACED BELOW EL. 1263.3)	39 ACRE-FEET
PROPOSED FLOOD STORAGE	22 ACRE-FEET
PROJECT FLOOD STORAGE SHORTFALL	17 ACRE-FEET
MINIMUM REQUIRED FLOOD STORAGE	30,525 ACRE-FEET
FLOOD STORAGE AT COMPLETION OF PROJECT AND SUMMERLY EXISTING CONDITION	30,988 ACRE-FEET
FLOOD STORAGE AT COMPLETION OF PROJECT AND SUMMERLY BUILT OUT	30,651 ACRE-FEET

PRELIMINARY EARTHWORK SUMMARY

LOCATION	CUT	FILL
RESIDENTIAL	1,200 C.Y.	44,800 C.Y.
COMMERCIAL (EAST OF DIAMOND DR.)	24,800 C.Y.	9,100 C.Y.
COMMERCIAL (WEST OF DIAMOND DRIVE)	15,500 C.Y.	218,800 C.Y.
NET IMPORT		231,200 C.Y.

TO BALANCE EARTHWORK:
 RESIDENTIAL TO BE LOWERED: 2.5 FT
 COMMERCIAL (WEST OF DIAMOND DR.) TO BE LOWERED: 4.2 FT





LEGEND:

- = STORM DRAIN (SD)
- = EXISTING STORM DRAIN
- = DIRECTION OF FLOW
- = Diamond Specific Plan Boundary

Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply.



FIGURE 3-19
Conceptual Drainage Plan

3.7.2 Water Quality

The Diamond Project consists of mixed-use development which will require implementation of site design best management practices (BMPs) to achieve the followings goals:

1. Minimize urban runoff,
2. Minimize impervious footprint,
3. Conserve natural areas, and
4. Minimize directly connected impervious areas.

The Site will be designed with the intent to maximize pervious area. Landscape buffers will be incorporated between sidewalks and streets where consistent with the Project design concept. Permeable or pervious surfaces will be utilized, as deemed appropriate, for parking lots, walkways, and low-traffic areas. Onsite vegetated swales (bioswales) will be utilized to treat runoff from parking areas in lieu of underground piping or concrete swales, where feasible. Example imagery of these water quality features are depicted in Figure 3-20.



Low flows from the southerly portion of the site will drain to the storm drain system within Diamond Drive through the Summerly development. This storm drain system discharges into a proposed constructed water quality wetland and extended detention basin within the Summerly development. These features will serve as the treatment control BMP for the southerly portion of the site. The northerly portion of the Site including the Diamond stadium will drain to the storm drain system with Malaga Road. This storm drain system drains through a vegetated swale to a water quality wet pond and ultimately to the extended detention basin within the Summerly development. These water quality features will serve as the treatment control BMPs for the northerly portion of the Project. The offsite water quality features are within public properties. Adherence to the City of Lake Elsinore's Stormwater/Urban Runoff Management Control regulations (LEMC Chapter 14.08) will be required of all future development in the DSP.

3.7.3 Water and Wastewater Systems

The Diamond water, reclaimed water, and wastewater infrastructure plans are depicted in Figure 3-21. Water and wastewater service is to be provided by Elsinore Valley Municipal Water District (EVMWD).

Domestic water service for the Site will be provided by existing infrastructure within Malaga Road and Diamond Drive. EVMWD's Water Distribution Master Plan, dated May 2002, considered commercial uses within the Project area and concluded that the existing pipelines were adequate to serve the Site.

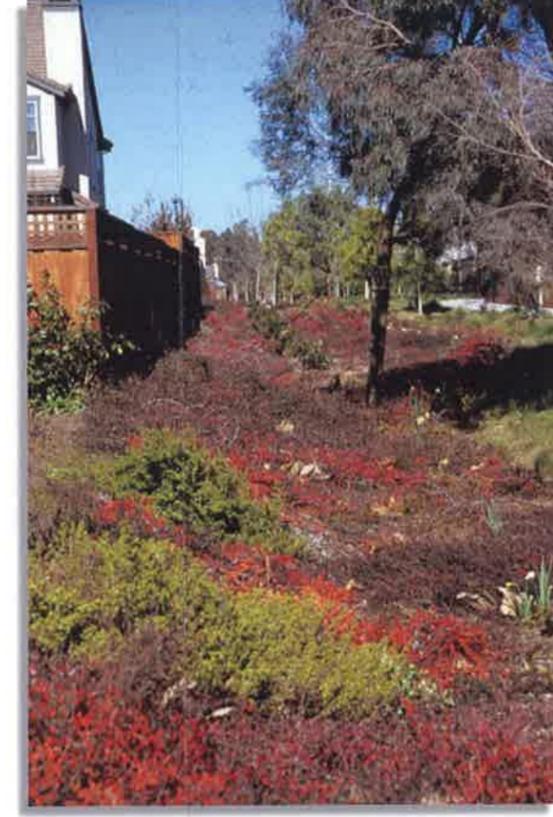
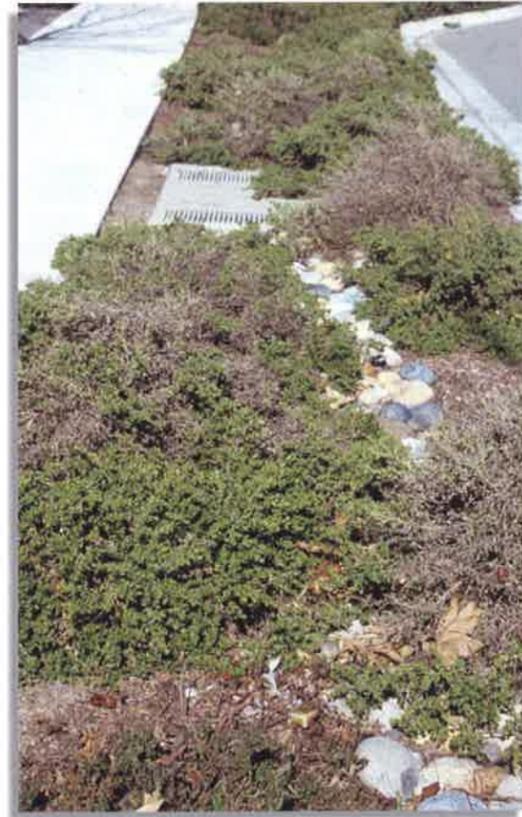


FIGURE 3-20
Examples of Water Quality Features

Reclaimed water pipes will be placed within the Project area for use when the EVMWD provides reclaimed water supplies. Reclaimed water is not currently available from the EVMWD. A reclaimed water pipeline is proposed to be constructed within Diamond Drive for the Summerly development. A dry reclaimed water line has been constructed within Malaga Road. EVMWD's reclaimed water master plan identifies the Project area as a potential reclaimed water user.

Wastewater service for the site will be provided by utilizing existing infrastructure within Malaga Road and Diamond Drive. The portion of the Project south of Malaga road will be served by a wastewater line within Malaga Road which discharges to a regional pump station at the west end of Malaga Road. The portion of the Project north of Malaga road will be served by a wastewater line within Diamond Drive which discharges to a pump station adjacent to Lakeshore Drive. The Project wastewater generation has been considered in the EVMWD Wastewater Master Plan.

3.7.4 Electricity and Natural Gas

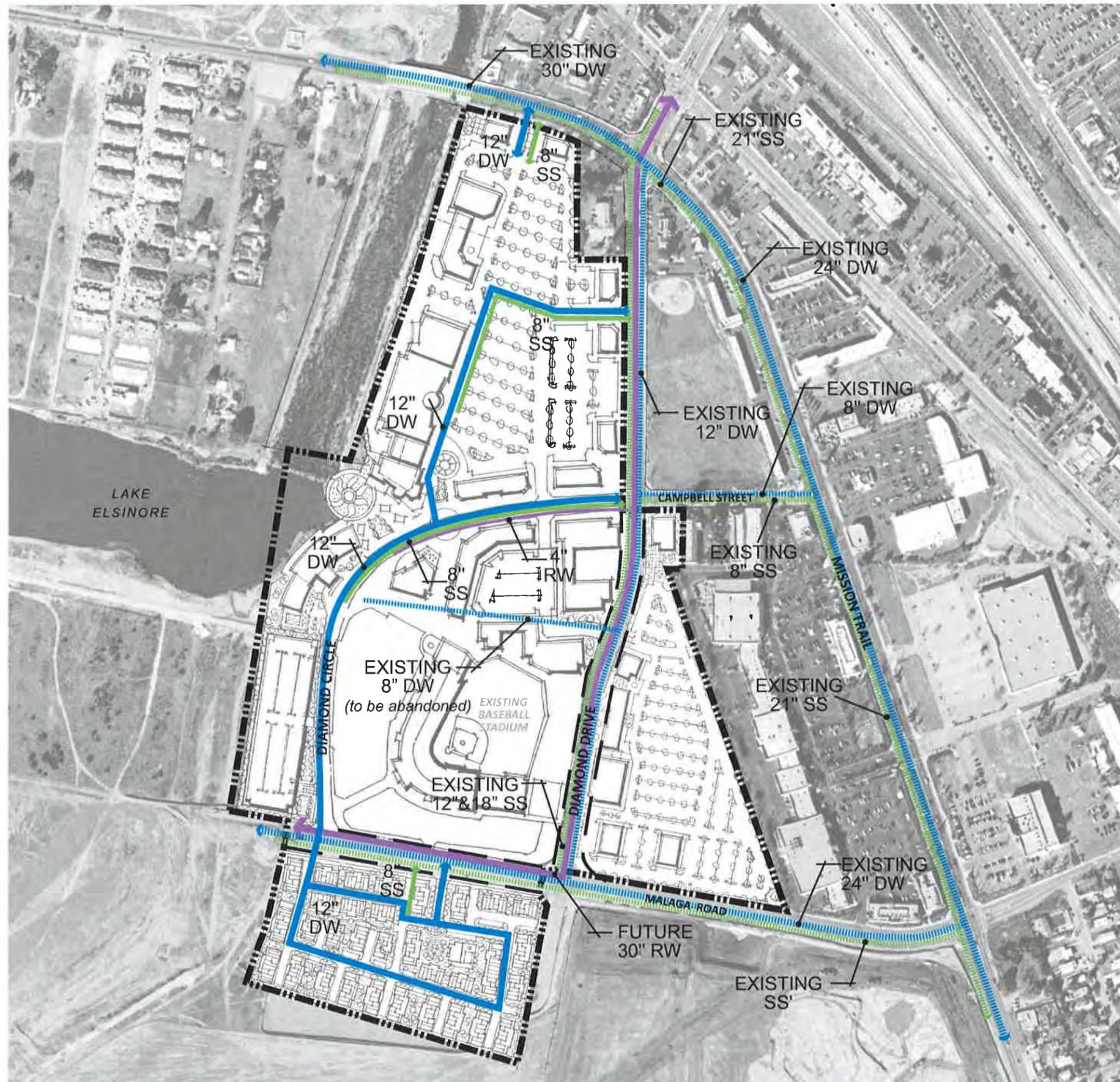
Southern California Edison and the Southern California Gas Company currently provide electrical power and natural gas respectively to the City of Lake Elsinore and the Project area. These services currently exist adjacent to the Site in Diamond Drive, Lakeshore Drive and Malaga Road. The Site may contain on-site electric distribution substations. Their precise location will be determined during or subsequent to the Design Review stage.

3.7.5 Public Services

3.7.5.1 Police

The City of Lake Elsinore contracts for police protection with the Riverside County Sheriff's Department. The Sheriff's Department operates in Lake Elsinore as the Lake Elsinore Police Department. The Sheriff's Department has mutual aid agreements with all of the local law enforcement agencies within Riverside County. In addition, the Department coordinates with the State Office of Emergency Services to provide and receive statewide mutual aid when necessary. The Lake Elsinore Sheriff's Station is located at 333 Limited Avenue, approximately 2 miles west of the Project Site. The Lake Elsinore Sheriff's Station serves an area of 241 square miles, including the city of Lake Elsinore and the unincorporated communities of Wildomar, Alberhill, El Cariso, Glen Eden Hot Springs, Glen Ivy Hot Springs, Good Hope, Lakeland Village, Quail Valley, and Sedco Hills. This service area includes the Project Site.

To ensure the safety of residents and patrons of The Diamond, the Project will provide private security services that will patrol the entire Site and coordinate with the Sheriff's Department. The Project may ultimately include a Community Safety Center at Project build-out for use by the Site's private security force and the Riverside County Sheriff's Department. The Center would include work space for law enforcement and public safety personnel and a video monitoring console. Digital video cameras are anticipated to be placed throughout the non-residential components of the project, with the feed being



LEGEND:

-  = DOMESTIC WATER (DW)
-  = SANITARY SEWER (SS)
-  = RECLAIMED WATER (RW)
-  = EXISTING DOMESTIC WATER
-  = EXISTING SEWER
-  = Diamond Specific Plan Boundary

Note: Site Plan is conceptual only. Refinements to building pads, land uses, circulation, number of units, square footage and tenant mix will be determined prior to issuance of building permits based on market conditions. However, all regulatory elements, including maximum land use intensities (Table 3-1), will apply.

FIGURE 3-21
Conceptual Water, Reclaimed Water, and Wastewater Plan

recorded at the Community Safety Center and accessible via the internet at the Riverside County Sheriff's Station. If integrated into the Project, the Center will likely be located in a commercial storefront, although the exact location will be determined during future site planning stages. Additional security measures will include the adoption of crime prevention programs such as Neighborhood Watch and advanced coordination with the Sheriff's Department for planned events and activities.

3.7.5.2 Fire

The City of Lake Elsinore also contracts for fire services with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE). The County of Riverside contracts with the State of California for fire protection. Public Resources Code (PRC) Section 4142 affords legal authority CAL FIRE to enter into agreements with local government entities to provide fire protection services with the approval of the Department of General Services. All of the Riverside County fire stations are part of the Integrated Fire Protection System, under contract with the State. All calls for service are dispatched by the same County Fire 9-1-1 Center.¹³ Battalion 2 in the Southwest Division of RCFD services the City. In addition to emergency and fire services, RCFD provides administration, personnel, finance, dispatch, fire prevention, hazardous materials control, training, emergency services, and arson investigation. Fire paramedics are located at each station. The City's three fire stations are as follows:

- Fire Station No. 94, 22770 Railroad Canyon Road
- Fire Station No. 10, CAL FIRE, 410 W. Graham Avenue
- Fire Station No. 85, 29405 Grand Avenue

Fire Station No. 10 is the closest fire station, located approximately 2 miles west of the Project Site.

3.7.5.3 Schools

The Lake Elsinore Unified School District (LEUSD) serves the City of Lake Elsinore, the City of Canyon Lake, and a portion of the unincorporated County of Riverside including the Project Site. The LEUSD covers a 140 square mile area with a population of approximately 70,000. LEUSD has 22 schools including 13 elementary, four middle, and two high schools, a continuation school, an alternative education center, and an adult education program.

The LEUSD's schools that would likely serve the project area include Elsinore and Railroad Elementary School, Elsinore Middle School, and Elsinore High School.¹⁴ Depending on school capacity, these or other

¹³ Final Draft Municipal Service Review for the Western Riverside County Area, Riverside County Local Agency Formation Commission, LSA Associates, Inc., May 2005, pp. 4-10. (Available at: http://www.lafco.org/opencms/MSR/MSR-WesternRiversideCounty_Final/index.html)

¹⁴ LEUSD School Facilities Master Plan, 2004

LEUSD schools will provide for the school needs of The Diamond. As residential development occurs, the property owner or developer will pay school fees as required by LEUSD and the State of California.

3.7.5.4 Solid Waste and Recycling

The Diamond Project will contract with CR&R Disposal, which is the City's current waste and recycling hauler for the collection, disposal and recycling of the Project's solid waste.

3.8 PHASING

The phasing program for The Diamond Project area will be based on the Planning Areas. As development is initiated in any Planning Area, infrastructure improvements will be constructed prior to or concurrent with incremental development in a manner to maximize the cost effectiveness and efficiency within the Planning Area. Open space and plaza uses will also be developed concurrently with development of each Planning Area.

Infrastructure phasing will be keyed to street improvement phasing on the premise that all critical infrastructure components are installed as a part of the street construction/improvement process. The developer shall prepare and/or review all infrastructure planning and design and provide professional engineering judgment regarding adequacy of design, cost effectiveness and efficiency, subject to any reviewing agency's determination that agency design standards and health and safety requirements have been satisfied. Some of these improvements may be interim improvements until permanent facilities become available.

Figure 3-22, *Phasing Plan*, indicates the anticipated development of The Diamond area taking place in six phases. These phases are briefly described as follows:

Phase 1: This phase will include the majority of the PA-2 central core mixed-use development area, street improvements concurrent with adjoining uses, and approximately 1.73 acres of open space and plazas. This phase will also include grading and access improvements along a portion of Diamond Drive, as well as grading necessary to raise the entire development area above the 1,266 foot MSL flood elevation.

Phase 2: This phase will include the balance of the PA-2 development area, which comprises a mixed-use development area and approximately 1.29 acres of open space and plazas. In this phase Pete Lehr Drive will be removed and a portion of the internal loop street will be improved along with additional Diamond Drive frontage improvements. This phase will also include grading necessary to raise the development area above the 1,266 foot MSL flood elevation.

Phase 3: This phase will include the PA-3 development area, including street improvements to complete the internal loop street connection to Malaga Road. Approximately 1.04 acres of open space and plazas

are planned. Grading necessary to raise the development area above the 1,266 foot MSL flood elevation will also be completed.

Phase 4: This phase includes all of the PA-6 mixed-use development area on the south side of Malaga Road, and any street frontage improvements necessary along the Malaga frontage. Approximately 1.73 acres of open space and plazas are planned.

Phase 5: This phase includes all of the PA-1 development area fronting Lakeshore Drive, and any street frontage improvements necessary to Lakeshore Drive. Approximately 0.60 acres of open space and plazas are planned.

Phase 6: This phase includes all of the PA-5 development area on the east side of Diamond Drive, and any street frontage improvements necessary to Diamond Drive and Malaga Road. Approximately 0.44 acres of open space and plazas are planned.

Phase 1/5: A small area in the northwestern portion of the Site is marked on the Phasing Plan with hatch marks and is labeled "1/5." This area may develop in either Phase 1 of development (in conjunction with the land to its south and east) or Phase 5 (in conjunction with land to the north).

Although the six development phases described above are anticipated to be developed in the order they are numbered, the phasing approach for The Diamond Project area is not intended to dictate time-sequential development. Many factors will influence the timing, rate, sequence, and location of individual parcel development, including market demand, earth balance and flood storage considerations, interest rates, absorption, financing and other similar factors. Concurrent development within different Planning Areas may occur depending on construction logistics, logical infrastructure extensions, and market conditions. The developer shall exercise its prudent business judgment in developing the property.

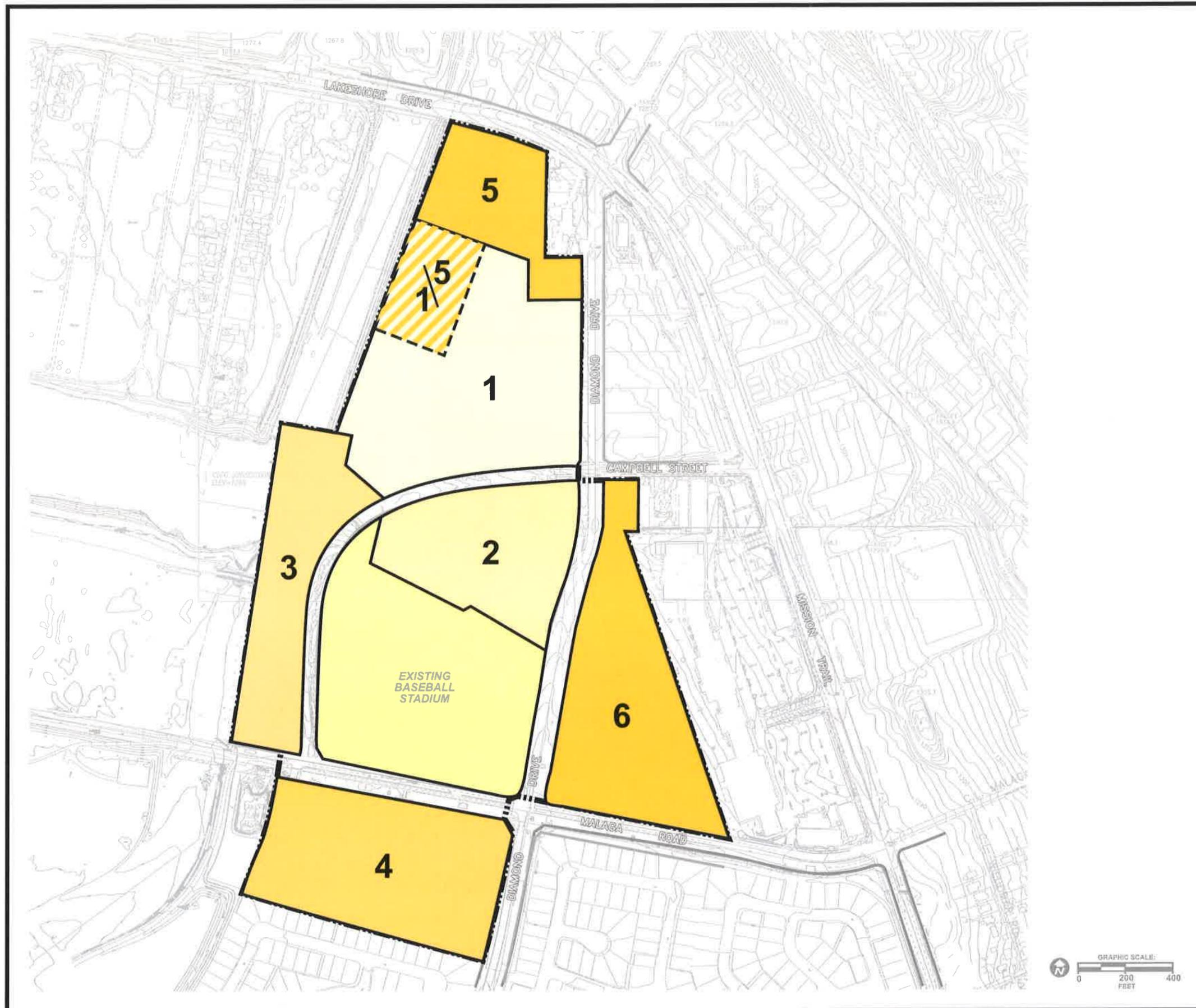


FIGURE 3-22
Phasing Plan

4.0

DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

The regulations contained within this Chapter in the form of permitted and accessory uses, definitions, and development standards facilitate the creative and innovative use of the property through the use of tailored development standards. These tailored standards respond to the unique constraints and opportunities of the Project area and the Project's development and design objectives.

The Specific Plan is designed to allow diversity in the relationship between buildings and between buildings and open areas so as to create unique and interesting physical environments, while at the same time preserving public health, welfare and safety. The Specific Plan provisions allow design flexibility beyond that provided by standard City Zoning Code regulations that use a more generic approach to development city-wide, in return for more creative design. Current commercial zoning regulations also tend to promote a more homogeneous, single-purpose commercial plan in contrast to this Specific Plan, which promotes a mixture of commercial, residential and employment uses within The Diamond. This approach is beneficial from both social and economic perspectives. Socially, a mixed-use plan will lead to the development of a more diverse and vibrant project that brings together many uses that have various operating times and avoids the downtimes associated with single-use districts. For example, many office park areas appear deserted after typical business hours. With a mixture of uses, The Diamond will be active with people working, recreating, learning, shopping, socializing, and residing at most times of the day, seven days a week. From an economic perspective, the mixed-use concept brings longevity and diversity because of the support that residential, education and employment-generating uses will provide for new retail and entertainment development. The uses mutually benefit each other and will help ensure the success of The Diamond.

The tailored development standards within this chapter, along with the design guidelines contained in Chapter 5 and other mechanisms incorporated in the Specific Plan constitute the principal measures to implement the objectives and policies established in the Diamond Specific Plan. The regulations, standards and guidelines contained in this chapter and Chapter 5 provide the framework upon which all subsequent implementation decisions are based, and criteria for determining consistency of site-specific design with the Specific Plan objectives.

4.2 APPLICATION AND SCOPE

The Diamond Specific Plan is adopted by ordinance, providing regulatory development guidance for the property. The regulations and standards of this chapter supersede the corresponding City Zoning Code

sections. Where the Specific Plan provisions are silent on a development regulation, enforcement procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the Lake Elsinore Zoning Code, and/or other applicable City ordinances shall prevail.

In addition to development standards, design guidelines have been incorporated in the Specific Plan to assist in the implementation of the Specific Plan's provisions by providing an added level of definition for the project's design objectives and the intended development character. The design guidelines contained in Chapter 5 are intended to establish a consistent design expression among site planning, engineering, architecture, and landscape architectural components while allowing a reasonable flexibility in design.

4.3 GENERAL PROVISIONS

Neither the Specific Plan provisions nor any of its component parts shall supersede the regulations or requirements of the Regional Water Quality Control Board, the South Coast Air Quality Management District, or any other local, State, or federal agency that has jurisdiction by law over uses and development within this Specific Plan, whether adopted prior to or subsequent to the adoption of this Specific Plan.

It is unlawful for any building or structure to be moved, erected, used, altered, enlarged, or rebuilt, or for any use to be established or changed that does not conform to the provisions of this Specific Plan.

While the areas shown in the Plan are sufficient for Specific Plan purposes, minor boundary and acreage changes in the land use designations may be permitted as final road alignments, grading plans, final maps and/or other technical refinements are made, without requiring an amendment to the Specific Plan. A Specific Plan "minor modification" process is defined in Section 6.3.2.

In order to facilitate a mix of housing types and commercial building opportunities, density and non-residential development intensity (expressed by floor area ratio, or FAR) averaging within the Plan is permitted so long as the General Plan permitted maximum density or FAR of the Project Site, as an average, is not exceeded and the maximum number of dwelling units and/or non-residential building floor area permitted in the Plan is not exceeded. Under this approach, a variety of dwelling types and/or non-residential buildings are permitted anywhere within a planning area with a land use designation allowing such use, pursuant to the criteria outlined above. The density or FAR of an individual development may exceed the General Plan allowed density or FAR provided the overall density and/or FAR of the project site, as an average, does not exceed the General Plan density and/or FAR .

4.3.1 General Notes

1. All construction shall comply with the provisions of applicable building codes and other codes related thereto.

2. All grading shall be in accordance with the standards of Chapter 15.72 of the Lake Elsinore Municipal Code and with Chapter 4 of this Specific Plan.
3. Prior to commencing any grading, including clearing and grubbing, a grading permit shall be obtained from the City of Lake Elsinore. All grading shall be completed in accordance with City standards.
4. All roadway, drainage, water, reclaimed water, and wastewater development shall be in accordance with the requirements of Chapters 3 or 4 of this Specific Plan, subject to modifications pursuant to the processes established in Chapter 6.
5. All utilities, except electrical lines over 12 kilovolts (kV), shall be placed underground.

4.4 DEFINITIONS

For the purposes of this Chapter, definitions shall be the same as described in Chapter 17.08, *Definitions*, of the Lake Elsinore Municipal Code, except as otherwise defined in this Specific Plan (see Chapter 8).

4.5 LAND USE CATEGORIES

The City of Lake Elsinore Zoning Map, as amended, designates the entire project site as Specific Plan. However, development within The Diamond Specific Plan is governed by the land use designations described in Chapter 3 and depicted in the Land Use Plan (Figure 3-1). Development shall be allowed only if the proposed development meets the requirements of the applicable land use categories described below and the uses permitted in each category.

4.5.1 Mixed-Use (MU)

The Mixed-Use land use category is intended for innovative mixes of uses, integrated both horizontally and vertically. It provides for a mixture of retail, services, education, office, entertainment, visitor-serving retail, hotel and similar and compatible commercial uses, and residential uses. Residential uses are allowed in a subordinate capacity, with permitted residential densities up to 18 units per acre, subject to density averaging as outlined in Section 3.3.1. Intensity of commercial development shall not exceed an FAR of 0.80, and non-residential use floor area shall constitute a minimum of 50 percent of the total floor area.

4.5.1.1 Community Center Overlay

The Community Center Overlay is intended to provide for an area of “town center” intensification at the primary entry to the project along the internal street. The purpose of this overlay is to create a form-based pedestrian street with an architecture-forward street facade. Furthermore, the strategy is to

develop an appropriately scaled community center area near the entry to The Diamond and the stadium that can serve as the focus of retail and entertainment activity. The Plan calls for the intensification of commercial-oriented uses along Main Street to form an active mixed-use core for The Diamond. Active retail, restaurants with patios, entertainment, service and education uses will be the primary activity at street level. It is critical that ground-level uses provide a continuity of activity and interest along the entire length of the Overlay area. Drive-through restaurants will not be permitted. Upper-level office, residential, and commercial uses are encouraged above more intense ground-level uses. The overlay requires buildings or patios to be sited adjacent to the street right-of-way with a “build-to” line of zero feet preferred but a maximum of 10-foot setback required. Building entries may be recessed up to 15 feet. There is also a preferred “build-up” line of two stories and required minimum 25-foot building height to visually reinforce a town center building facade form. A special street section is also required within the overlay area, incorporating diagonal or parallel parking on both sides to encourage slower traffic movement subject to City Transportation Engineer approval. The on-street parking in front of “Community Center” uses can be counted towards the use’s parking requirement. The Community Center Overlay is anticipated to extend approximately 750 feet westerly along the internal street from its intersection with Diamond Drive, as shown schematically in Figure 3-1.

4.6 PERMITTED USES

This section of the Specific Plan establishes the uses permitted or conditionally permitted within The Diamond. Table 4-1, *Permitted Uses*, indicates uses permitted by right or through issuance of a Conditional Use Permit pursuant to LEMC Chapter 17.168, Conditional Use Permits. If a use is not listed, it is not permitted, but may be permitted by the Community Development Director through the Minor Modification process (see Section 6.3.2) if deemed to be similar to other permitted uses and/or consistent with the objectives of the Plan. Accessory uses are also listed in Table 4-1; additional accessory uses may be approved subject to the Minor Modification process.

P Permitted Use

The use is permitted as a principal use within the Plan.

A Accessory Use

The use is permitted provided that it is clearly incidental and secondary to the primary permitted use on the site.

C Conditional Use

The use is permitted in conjunction with a Conditional Use Permit approved by the Lake Elsinore Planning Commission.

Table 4-1 Permitted Uses

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.	P
Administrative or executive offices of any type of business.	P
Alcoholic beverages, sale of. ¹	C
Antennas, satellite dishes, and similar devices. ²	C
Apparel stores.	P
Appliance stores.	P
Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.	P
Art and craft galleries or studios.	P
Athletic fields.	C
Automobile rental agencies with or without ancillary uses.	C
Automobile service stations.	C
Bakery, retail.	P
Bars and cocktail lounges not in conjunction with a restaurant.	C
Bed and breakfast establishments.	P
Bicycle sales, rental, and repair.	P
Big box retail (stand-alone retail stores with 50,000 square feet or more). In limited areas—outside of the Community Center Overlay District only.	C
Boat and boat accessory sales and rental; and repair when in conjunction with sales and rentals.	C
Boat docks, marinas, and boat launching facilities.	C
Bowling alleys.	P
Breweries, micro.	P
Bus depots and transit stations.	C
Business colleges and professional schools.	P
Car washes.	C

¹ Permitting uses in the Specific Plan that allow the sales of alcohol does not exempt the use from complying with applicable Department of Alcohol Beverage Control or other requirements.

² Subject to the Design Guidelines in Chapter 5.

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Cardrooms, or any other establishment associated with card playing.	C
Carports and garages (freestanding).	A
Commercial child day care centers.	C
Community centers, facilities and recreational buildings.	P
Construction trailers, temporary, subject to bonds	A
Convalescent homes, retirement homes, rest homes, sanitariums, and similar congregate care facilities.	P
Convention and conference centers.	C
Dance halls, discotheques, or any establishment providing live entertainment.	C
Department stores.	P
Drainage channels, watercourses, spreading grounds, settling basins, freeways, parkways, and park drives	P
Duplexes and triplexes.	P
Educational institutions.	P
Employment agencies, travel agencies, and airline ticket agencies.	C
Equipment storage structures not exceeding 400 square feet.	A
Farmer's market, carnival, pony rides, swap meet, flea market.	C
Financial institutions, including banks, savings and loan associations, finance companies and credit unions.	P
Florists.	P
Food catering (only direct retail sales or retail distribution).	P
Food stores; including grocery, tobacco, meat, markets, bakeries, health food establishments, and candy stores.	P
Fruit and vegetable stands.	P
Furniture stores.	P
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.	C
General merchandise stores.	P
Gift, novelty, and souvenir shops.	P
Guard houses.	A
Hardware stores.	P
Health and exercise clubs.	P

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Health services, including doctor and dentist offices and emergency care, outpatient.	P
Hobby supply stores.	P
Home furnishing sales, including floor coverings, draperies, lighting fixtures, paint and wallpaper sales, etc.	P
Home improvement centers.	P
Home occupations subject to the approval of a home occupation application by the Planning Department in accordance with Chapter 17.48 of the Lake Elsinore Municipal Code (LEMC).	A
Hotels, including ancillary uses: <ul style="list-style-type: none"> • Restaurants and bars • Gift shops and personal services • Fractional and condominium ownership units • Outdoor recreation facilities • Conference rooms 	C
Ice cream/frozen yogurt shops.	P
Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.	P
Jewelry stores.	P
Keeping of household pets, not to exceed six weaned dogs and/or cats, for noncommercial purposes. For the purpose of this Chapter, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. A household pet does not include livestock.	A
Lattice patio covers, and gazebos.	A
Manufactured houses in compliance with the provisions of Chapter 17.14 LEMC.	P
Media shops; including bookstores, newsstands, and DVD outlets.	P
Medical or dental laboratory (as an incidental use in a medical/dental office building or clinic)	P
Medical or dental office or clinic, public health center	P
Miniature golf courses.	P
Mixed-Use (Live-Work Residential; Vertically integrated uses: supermarket, food store, variety store, service retail, restaurant, health club/gym; Elevated and at-grade apartments, townhomes, condominiums)	P
Motels.	C

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Museums and cultural centers.	P
Music stores; including sales of instruments, records, and tapes.	P
Nurseries and garden supply stores.	C
Oculists, opticians, and optometrists.	P
Offices, business, professional and administrative.	P
Office condominiums.	P
Office supply and stationery stores.	P
Offices for on-site sales, management and leasing, provided they shall be directly related to and involved with the property on which they are located.	A
Outdoor sales and display incidental and accessory to a permitted use.	C
Outdoor storage areas incidental and accessory to a permitted use.	C
Parkade; retail shops and restaurants at ground floor, with parking areas above.	C
Parking lots.	C
Parks, picnic grounds, and playgrounds.	C
Personal service establishments; including barber shops, beauty shops, dry cleaning and tailors.	P
Pet shops; retail sales and grooming only. No boarding of animals.	P
Photography studios.	P
Preschools, elementary, middle, junior, and high schools located.	P
Prescription pharmacies.	P
Private, noncommercial clubs and lodges.	P
Privately owned or public recreational areas, parks, playgrounds, wildlife preserves, and such buildings and structures as are related thereto, but permitting no commercial uses.	C
Public libraries.	P
Museums and art galleries.	P
Public utility distribution and transmission facilities.	C
Quick copy and printing establishments.	P
Recreational equipment sales and rentals.	
Residences, apartments.	P
Residences, condominiums.	P
Residences, cluster attached.	P
Residences, cluster detached.	P
Residences, fractional or condominium ownership.	P

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Residences, multi-family.	P
Residences, single family attached.	P
Restaurants and eating places with or without drive through or walk-up service.	C
Restaurants and eating places with outside eating areas.	P
Retail sales.	P
Retail sales of products produced on the premises and incidental retail sales relevant to businesses.	P
Roof-mounted photovoltaic panels in conjunction with a primary or accessory use.	A
Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts.	P
Schools and studios for arts, crafts, photography, music and dance.	P
Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.	P
Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.	P
Showrooms for exhibition of products produced on the premises or available for wholesale distribution.	P
Sidewalk, parking lot, and tent sales; Christmas tree sales; pumpkin sales. Subject to issuance of Temporary Use Permit.	P
Skating rinks.	P
Spa facilities.	P
Special use rooms such as laundry rooms and pool dressing rooms.	A
Sporting goods stores.	P
Sports arenas.	C
Structures and installations necessary to the conservation and development of water resources and/or the control of flooding.	P
Swimming pools, jacuzzis, spas, and associated equipment.	A
Swimming, tennis, and polo clubs.	P
Theaters - Outdoor (live stage, not a drive-in) and Indoor (motion picture or live stage).	C
Theme amusement parks.	C
Ticket agencies.	P

P = Permitted Use A = Accessory Use/Structure C = Conditionally Permitted Use	Allowed As:
Toy shops.	P
Trade schools.	P
Veterinary office or clinic, small animals, excluding boarding (no animal hospital/kennel).	P
Wildlife, wilderness, estuarial, or marine preserves.	P
Wineries, retail sales and tasting rooms.	P

4.7 PROPERTY DEVELOPMENT STANDARDS

The following property development standards, presented in Tables 4-2, define lot size, setbacks, height and other requirements for development of property within the Mixed-Use land use category of the Plan. These standards are to be used in conjunction with the design guidelines contained in Chapter 5. These standards are mandatory, while the design guidelines are advisory. Used together they are intended to create the community character envisioned in the Specific Plan, and must be considered together in making administrative decisions on the consistency of any proposed development with the intent and design objectives of the Specific Plan. Where a land use is proposed that does not clearly fall into one of the use types described above, the Minor Modification process shall be used to determine which development standards shall apply to the proposed use.

Regulations governing the Community Center Overlay area are intended to encourage the creation of an intense, pedestrian-friendly street. In addition to the development outlined above for commercial type uses, the following additional design requirements shall apply to the Community Center Overlay area.

1. Ground floors shall be active and pedestrian-oriented, with ground floor frontage residential uses restricted to access to upper floor residential units only.
2. No more than one drive on each side of Diamond Circle shall be provided to allow access to parking areas, unless it is determined by the Community Development Director that additional access points are required for safety or circulation efficiency.
3. Awnings can extend beyond the right-of-way over sidewalks, up to a maximum of 10 feet. This may require an easement.
4. Signs may project beyond the right-of-way over sidewalks, up to a maximum of 4 feet with a minimum height above the sidewalk of 8 feet. This may require an easement.

Table 4-2 Development Standards

DEVELOPMENT CRITERIA	DEVELOPMENT STANDARD
Density/Intensity	
Intensity (for non-residential uses)	Up to 0.80 FAR ³
Density (for residential uses)	18 du/ac ³
Lot Area Minimum (SF)	No Minimum
Minimum Lot Width (ft)	No Minimum
Building Coverage (for non-residential uses)	90% ⁴
Building Coverage (for residential uses)	70%
Public Plaza ⁵	The total public plaza space upon final buildout of The Diamond shall equal 10 percent of the total SF of gross leasable area of building space. ⁶
Private Open Space (Residential)	Studios and 1 bedroom: 60 SF min. per unit; 2 bedrooms: 75 SF min. per unit; 3+ bedrooms: 100 SF min. per unit. All with 6' minimum dimension in any direction.
Common Open Space ⁷ (Residential)	Studio and 1 bedroom: 150 SF min. per unit; 2 bedrooms: 200 SF min. per unit; 3+ bedrooms: 250 SF min. per unit.
Setbacks – Non-residential Ground Floor Uses⁸	
Front of Bldg. to Public Street	10
Front of Bldg. or patio to Diamond Circle (Community Center Overlay)	10' maximum (build-to line) ⁹
Front of Bldg. to Diamond Circle	0' minimum
Front of Bldg. to Private Street	10'
Side: Public Street	10'
Side: Private Street or Drive	0'
Side: Interior property line	0'
Rear	0'
Rear – Alley/Drive	5'
Separation Between Buildings (if detached)	20'

³ Subject to density/FAR averaging pursuant to Section 3.3.1.

⁴ Coverage maximum excludes permitted porches and architectural projections.

⁵ Refer to Section 6.3 for additional guidance on the provision of public plazas.

⁶ Individual phases may have less plaza space than this requirement, provided the plaza space equals 10 percent upon ultimate buildout.

⁷ Common open space includes accessible walkways, landscaping areas, barbeque and picnic areas, clubhouses, pools/spas and non-private courtyards.

⁸ Front setbacks measured from property line at edge of public or private street right-of-way, or from edge of pavement on private drives.

⁹ Community Center Overlay building entries may be recessed up to 15 feet from back of sidewalk. Patios may protrude into sidewalk area subject to required easements.

DEVELOPMENT CRITERIA	DEVELOPMENT STANDARD
Setbacks – Residential Ground Floor Uses ¹⁰	
Front – Living Area to Public Street	15'
Front – Living Area to Private Drive	10'
Front – Porch	6'
Front – Garage, Straight-in Drive	4' maximum or 18' minimum
Front – Garage Side	12'
Side	10'
Rear – Front Loaded Lot	10'
Rear – Alley/Drive Loaded Garage	4' maximum or 18' minimum ¹¹
Corner Side	10'
Separation Between Buildings ¹²	
Garage Face to Garage Face	28'
Bldg. Front to Bldg. Front	30'
Bldg. Front to Bldg. Side	20'
Building Height	5 stories/60' ¹³ Minimum 2 stories required within Community Center Overlay
Internal Drives and Parking	
Private Internal Drive Width (2 lanes)	20'
Parking Garage Alley/Drive Width (2 lanes)	20'
Parking	See Section 4.8 below
Internal Drives and Parking	
Private Internal Drive Width	20'
Garage access alley/drive	20'
Parking	See Section 4.8 below

4.8 OFF-STREET PARKING REQUIREMENTS

For off-street parking within The Diamond, the provisions of Chapter 17.148 of the Lake Elsinore Zoning Code shall apply, except as amended herein:

1. For attached and multifamily residential uses, the following requirements shall apply:
 - a. For studio and 1-bedroom units: 1 space per unit; space may be uncovered.

¹⁰ Front setbacks measured from property line at edge of public or private street right-of-way, or from edge of pavement on private drives.

¹¹ Setback measured from edge of alley/drive pavement.

¹² For attached residential, separation of buildings on the same lot. Porches may extend into required building separation area pursuant to the required setbacks.

¹³ An additional 15 feet in height is allowed for architectural projections such as towers.

- b. 2 or more bedroom units: 2 spaces per unit; 1 space must be in a garage or parking structure.
 - c. Guest parking: 1 space for every 5 units.
- 2. For mixed-use developments, a reduction in off-street parking requirements may be permitted by the City of Lake Elsinore subject to preparation of a shared parking analysis by a qualified traffic engineer. This analysis shall be reviewed and approved by the Community Development Director through the Minor Modification process.
- 3. For commercial or trade schools the following requirements shall apply:
 - a. 1 space per 3 students as determined by the occupied space within classrooms.
 - b. 1 additional space per 2 full-time equivalent employees (including faculty) at anticipated capacity class attendance period.

4.9 PUBLIC PLAZAS

This Plan requires commercial uses to provide or contribute towards public plaza space equal to 10 percent of the total SF of buildings. Shown conceptually in Chapter 3, the conceptual site plan consists of commercial uses such as a movie theater, restaurants, and various retail shops clustered together and oriented internally for pedestrians. The following are public plaza requirements and guidelines.

4.9.1 Public Plaza Requirements

1. Public plazas may consist of pedestrian-accessible spaces, including outdoor seating areas, open space, water features and landscape areas.
2. Outdoor eating areas provided as part of private eating establishments cannot be counted towards the public plaza requirement, unless:
 - a. The eating areas are open and accessible to the public, with no fencing or other barriers or obstructions.
 - b. If the eating areas are enclosed by fencing or landscaping no greater than four feet in height, these areas may count towards up to 50 percent of the total public plaza requirement.
3. Public plazas shall exclude parking areas and roadways.
4. Public plazas shall have a minimum dimension of 20 feet in width and 20 feet in length.
5. Uses do not need to satisfy the public plaza space requirement immediately next to their buildings, and are instead encouraged to coordinate public plaza space with other uses to

provide larger plaza spaces that are centrally located and serve multiple buildings. Public plazas are encouraged to be contiguous and connected via landscaped pedestrian walkways.

6. Development applications under the Design Review process that incorporate public plazas shall be accompanied by conceptual design plans for the plaza areas, including conceptual landscaping, structures and circulation (vehicular, pedestrian and bicycle).

4.10 SIGNAGE

The signage regulations and guidelines for The Diamond are intended to promote a lively, interesting, and attractive pedestrian environment while also facilitating local commerce. While signage is sometimes associated with unattractive visual clutter, their high visibility makes signs a prominent element of the physical environment and thoughtfully designed signage can enhance the aesthetic character and identity of a place. The Diamond is intended to be a place for walking and strolling, and the allowed types, sizes, and placements of signs are intended to reaffirm this character in a way that also allows for local businesses to effectively communicate with potential customers.

Signs announce the presence of The Diamond, welcome visitors and residents, and help users navigate the Site. The sign development standards set forth below are intended to maximize the identification of The Diamond as a distinct location in a manner that complements the overall image of Lake Elsinore. Additional standards will be provided in one or more sign programs that will allow additional flexibility not available in the Zoning Code and will provide consistency in design style and direction for placement and size of signs. Because the site will be developed in several phases, more than one sign program may be prepared. A single sign program may cover, for example, Phases 1 and 2 only, with future phases to have a separate sign program. Alternatively, a single comprehensive sign program may be prepared covering the entire DSP, with distinct standards for differing land uses within the Site. The sign program(s) will be processed pursuant to the Minor Modification process. No sign may be erected without the review and approval of the Community Development Department.

4.10.1 Definitions

For the purposes of this Chapter, definitions shall be the same as described Chapter 8, *Definitions and Acronyms*, of this Specific Plan. For terms not defined in this Specific Plan, the provisions of section 17.196.020 of the Lake Elsinore Municipal Code shall apply.

4.10.2 Residential Areas

Residential developments and the residential portions of mixed-use developments shall comply with the provisions of Chapter 17.196, *Signs—Advertising Structures*, of the Lake Elsinore Municipal Code, including the standards applicable to residential zones in section 17.196.170, as amended below:

1. Monument signs are permitted to a height of 5 feet. At primary entrances, monument signs are permitted to a height of 15 feet, subject to approval of the Community Development Director.

Requests for monument signs of up to 15 feet in height may be considered in areas other than primary entrances as part of a sign program. These signs must show particularly thoughtful design and location selection.

4.10.3 Mixed-Use Areas

The commercial portions of mixed-use developments shall comply with the provisions of Chapter 17.196, *Signs—Advertising Structures*, of the Lake Elsinore Municipal Code, including the standards applicable to commercial zones in section 17.196.180, as amended below:

1. Structures located within the Community Center Overlay and having frontage along Diamond Circle are permitted signs along Diamond Circle not to exceed 30 percent of the façade area devoted to non-residential uses.
2. Animated signs are permitted. Such signs shall be shielded or directed away from residential uses, or must have limited operating hours, as determined by the Community Development Director.
3. Small suspended or projecting signs placed perpendicular to the main face of the building may be energized or electrical.
4. Non-animated roof signs are permitted on structures with frontage along Diamond Circle. Only one roof sign is permitted for every 100 feet of Diamond Circle frontage, and the size of roof signs shall be limited to two square feet of sign area for each lineal foot of Diamond Circle frontage. Animated roof signs shall be subject to Planning Commission review.
5. Signs which extend beyond the roofline of the structure are permitted. Such extensions may rise up to 15 percent of the building's total height.
6. Non-animated aerial view signs are permitted.
7. Monument signs at primary entries are permitted to a height of 15 feet. At other locations, monument signs are permitted to a height of 15 feet subject to approval of the Community Development Director.

4.10.4 Commercial Areas

Signs proposed within exclusively commercial areas shall comply with the provisions of Chapter 17.196, *Signs—Advertising Structures*, of the Lake Elsinore Municipal Code, including the standards applicable to commercial zones in section 17.196.180, as amended below:

1. Businesses located in a separate buildings and occupying at least 100 lineal feet of frontage on a public street or private drive are permitted a freestanding sign. The maximum height of all freestanding signs shall be 80 feet.

2. Monument signs at primary entries are permitted to a height of 15 feet. At other locations, monument signs are permitted to a height of 15 feet subject to approval of the Community Development Director.
3. For integrated developments of five or more separate units, the following shall apply:
 - a. One center identification sign is permitted per 500 lineal feet of roadway frontage. A minimum of one identification sign shall be permitted along each roadway frontage.
 - b. Center identification signs are permitted to a height of 80 feet.
 - c. For integrated developments with 300 lineal feet or more of frontage along a single roadway, center identification signs shall not exceed 30 square feet per 100 lineal feet of street frontage on which the sign is located.
 - d. For integrated developments with less than 300 lineal feet of frontage along a single roadway, a center identification sign of up to 90 square feet is permitted.

4.10.5 Open Space Areas

Signs proposed within open space areas shall comply with the provisions of Chapter 17.196, *Signs—Advertising Structures*, of the Lake Elsinore Municipal Code, including the standards applicable to open space and recreational districts in section 17.196.220.

4.11 INFRASTRUCTURE DEVELOPMENT STANDARDS

4.11.1 Grading Standards

1. Grading shall conform to the provisions of Chapters 15.64, 15.68, 15.72, and 16.60 of the Lake Elsinore Municipal Code.
2. Prior to commencing any grading, including clearing and grubbing, a grading permit shall be obtained from the City of Lake Elsinore. All grading shall be completed in accordance with City standards.
3. Grading activities shall be in substantial compliance with the overall Conceptual Grading Plan (Figure 3-10).
4. For erosion control purposes, slopes exceeding five feet in vertical height shall be hydromulched, prior to final acceptance and prior to the beginning of the rainy season (October – March).

5. Slopes shall not be steeper than 2:1 unless approved by the Community Development and Public Works Departments and are considered safe in a slope stability report prepared by a soils engineer or an engineering geologist.
6. Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping, such as hydroseed, within one year (365 days) of completion of grading, unless building permits are obtained. Temporary irrigation systems may be required.
7. Soil stabilizers shall be used to control dust, as required by SCAQMD Rule 403.

4.11.2 Water Plan Standards

1. All water lines and facilities shall be designed per City of Lake Elsinore and Elsinore Valley Municipal Water District (EVMWD) requirements.
2. The proposed water system shall be adequate for both domestic and fire flow purposes.
3. The proposed water system shall be designed to minimize the requirements of future system maintenance.
4. Assurance for provision of adequate water service is required prior to approval of a subdivision map and/or plot plan, in accordance with the Subdivision Map Act.
5. A reclaimed water system shall be constructed to provide for landscape irrigation and other non-potable uses, unless the EVMWD determines that reclaimed water meeting health standards is not currently available and will not be available to the project site in the foreseeable future.
6. Development within The Diamond shall comply with:
 - a. Title 20, California Code of Regulations Section 1604(f) (Appliance Efficiency Standards), which establishes efficiency standards for all new showerheads and lavatory faucets; and
 - b. Health and Safety Code Section 17621.3, which requires low-flow toilets and urinals in virtually all buildings.

4.11.3 Wastewater Plan Standards

1. All wastewater lines and disposal facilities shall be designed and constructed per City of Lake Elsinore and EVMWD requirements.
2. The proposed wastewater system shall be designed to adequately accommodate anticipated waste flows resulting from the project.
3. The proposed wastewater system shall be designed to minimize the requirements of future system maintenance.

4. Assurance for provision of adequate water service is required prior to approval of a subdivision map and/or plot plan, in accordance with the Subdivision Map Act.
5. Development within The Diamond shall comply with:
 - a. Title 20, California Code of Regulations Section 1604(f) (Appliance Efficiency Standards), which establishes efficiency standards for all new showerheads and lavatory faucets; and
 - b. Health and Safety Code Section 17621.3, which requires low-flow toilets and urinals in virtually all buildings.

4.11.4 Reclaimed Water Plan Standards

1. All reclaimed water lines and facilities shall be designed per City of Lake Elsinore and EVMWD requirements.
2. The proposed reclaimed water system shall be capable of delivering an adequate supply and pressure for irrigation and other non-potable uses.
3. The proposed water system shall be designed to minimize the requirements of future system maintenance.
4. A reclaimed water system shall be constructed to provide for landscape irrigation and other non-potable uses, unless the EVMWD determines that reclaimed water meeting health standards is not currently available and will not be available to the project site in the foreseeable future.

4.11.5 Drainage Plan Standards

1. Drainage and flood control facilities and improvements shall be provided in accordance with City of Lake Elsinore and Riverside County Flood Control and Water Conservation District standards.
2. Stormwater management shall comply with the standards of Chapter 14.08 of the Lake Elsinore Municipal Code.
3. All proposed construction activities, including clearing, grubbing, or excavation, shall obtain the appropriate State general permit for National Pollutant Discharge Elimination System (NPDES) compliance. Proposed Best Management Practices (BMPs) may include, but are not limited to, on-site retention, vegetated swales (bioswales), and monitoring programs.
4. Under the Statewide General Construction NPDES Permit (State Water Resources Control Board Order 92-08-DWQ), the project proponent shall submit a Notice of Intent (NOI) to the State Water Resources Control Board prior to the commencement of construction activities. In addition, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented at the project site, and revised as necessary to reflect changes in administrative or physical

conditions. The SWPPP shall describe BMPs that address pollutant source reduction and provide the measures/controls necessary to mitigate potential pollutant sources. The general categories of BMPs include erosion controls, sediment controls, tracking controls, wind erosion controls, non-stormwater management, and materials and waste management.

4.12 NOISE AND VIBRATION

4.12.1 Noise

1. Where residential uses are potentially exposed to interior or exterior noise levels greater than those permitted by Chapter 17.176 of the Lake Elsinore Municipal Code, certification from a licensed acoustical engineer shall be obtained to document attenuation to those maximum levels. The exterior standards shall be measured either at the closer of the property line or the nearest noise sensitive use such as a patio, yard or landscaped open space.
2. Commercial uses shall be designed and operated, and hours of operation limited, where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late-night activity. No use adjacent to sensitive noise receptors shall produce continual loading or unloading of heavy trucks at the site between the hours of 8 p.m. and 7 a.m.
3. Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations.
 - a. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director.
 - b. The study shall document projected ultimate noise exposure for interior office, retail and residential space and shall demonstrate that Project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.
4. Noise mitigation and proper design may include, but shall not be limited to, building orientation, double or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.

4.12.2 Vibration

1. No use, activity or process shall produce continual vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of the Site or within the interior of residential units on the site.

5.0

DESIGN GUIDELINES

5.1 INTRODUCTION

This chapter contains site planning, building design, landscaping, sustainability, and other design guidelines and standards for The Diamond to ensure that it will possess an identifiable look and feel. Along with the development standards in Chapter 4, the design guidelines and standards provide for the type of development that achieves the City's goal of a vibrant, mixed-use, sports and entertainment-centered district. Architecture standards and guidelines are also provided to ensure that buildings within The Diamond are attractive, relate to one another and create a sense of place. The implementation of these guidelines and standards will ensure that the Plan is built-out as a consistently high-quality development that fulfills the vision for the Ballpark District.

There is a clear distinction between "standards" and "guidelines," described as follows:

- Standards are mandatory requirements which are enforced by terms such as "shall" or "will," subject to certain qualifiers as necessary.
- Guidelines are suggested or encouraged but are not explicitly mandatory. However, their intent represents an objective of the Plan and as such they are intended to be followed in spirit if not literally. Thus, guidelines leave some flexibility for design creativity for the future builders and design teams to meet the intent of the guideline and are promulgated by terms such as "should" or "may."

Where appropriate, these design standards and guidelines have categorized land uses within the Project area as "residential," "commercial," or "mixed-use." These categories describe the general uses within a particular segment of the Project. Where there is disagreement or ambiguity relating to the appropriate standards or guidelines to use, a determination shall be made by the Community Development Director as to what the primary land use is. Additionally, where there is disagreement or ambiguity relating to the applicability and/or feasibility of a particular standard or guideline, a determination shall be made by the Community Development Director.

The pictures and illustrations contained in this section are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

5.2 DESIGN CONCEPT

The Diamond is intended to be a vibrant, mixed-use center providing a variety of activity and sports and entertainment-oriented amenities combined with housing, retail, office, and educational uses. The Diamond will be an environmentally sensitive development, designed to integrate the use of walking, bicycling, and public transit.

Architecture in The Diamond will be primarily contemporary in style, supporting the image of a dynamic activity center. The Project will incorporate unique lighting, signage, and public art that will set it apart from the surrounding commercial areas. Design creativity is encouraged, and flexibility to incorporate unique designs is provided in this plan. Overall, the design guidelines and development standards are intended to promote:

- A well-designed Project that contributes a sense of quality and permanence for the community;
- A pattern and scale of development that creates a well-defined, human-scale public environment that incorporates active, pedestrian-oriented street level uses that animate and enliven the public realm;
- A safe and attractive system of walkways, promenades, and plazas that provide welcoming public spaces that support and promote an active pedestrian environment and link to the various Project amenities, including the stadium and Lake Elsinore; and,
- A distinctive identity that incorporates water features as a thematic element in the design of public and private open spaces in order to symbolically link the built area to Lake Elsinore and the lakeside amenity.

5.3 SITE PLANNING

5.3.1 Commercial/Mixed-Use

The commercial and mixed-use segments of The Diamond will be the most frequently visited areas, and will largely create the public's perception of the Project. In order to ensure that the vision of a dynamic, vibrant Project is achieved, care must be taken with the layout of streets and plotting of buildings. The commercial component of The Diamond combines successful elements of other commercial centers with the more intense aspects of a regional activity center. These guidelines help balance the desire to create a vibrant, unique center with the practical needs of retailers.

Mixed-use developments present unique opportunities to incorporate distinctive architecture, and offer an excellent opportunity to add vibrancy to a development. They also create design challenges that are not typically encountered with single-use developments due to building massing, parking, pedestrian and service access, lighting, and signage concerns. Imagery of mixed-use design styling that has overcome these challenges and relates well to the vehicular and non-vehicular environs is provided in

Figure 5-2. Some of the images also illustrate guidelines related to design, massing, streetscape and others listed below.

5.3.1.1 Development Character for Specific Planning Areas

Development in PA-2 and particularly in the Community Center Overlay area will be most intense and most urban in character. This area is central to the Project as an identifying feature along Diamond Circle near the main entry to the Site off of Diamond Drive. The objective is to establish this area as a citywide and regional retail, recreation, sports and entertainment-oriented destination. As described in Chapter 3, uses may include retail, office, education, entertainment, and residential uses, but the emphasis will be on retail, education and entertainment uses. A mix of uses helps ensure activity throughout the day and during evenings and weekends. Residential and office uses will occupy upper stories in some areas to enhance around-the-clock activity and the viability of the area. Structures located along Diamond Circle should relate strongly to it, incorporating structural details such as awnings, canopies, etc. which invite pedestrian usage. Spaces between buildings should be minimized to create a consistent, active street facade.

Development will be structured around the extended Diamond Circle road that will allow commercial uses to extend from Diamond Drive into the Site and along the lake edge. Building entries and transparent store-fronts will be oriented to attractive pedestrian-oriented streets enhanced with public amenities and active uses, such as sidewalk cafes. To



Figure 5-1 On-street angled parking in community center/downtown

encourage pedestrian traffic and enhance accessibility to shops, the Community Center should have no more than two through lanes (one lane in each direction), and short-term on-street parking should be available via parallel parking along Diamond Circle.

The Waterfront Planning Area (PA-3) provides the transition between the lake open space amenity and the Project’s development. The extension of the regional trail, main plaza, lakeside promenade and lake inlet channel represent this area’s primary amenity, and both uses and built form will respond to it. As described in Chapter 3, uses may include a mix of retail, restaurant and lodging, with the emphasis being on uses that enhance and benefit from the planned lake edge promenade. Along the promenade, lake edge and main plaza development will maintain a dual orientation, with buildings fronting on and addressing Diamond Circle while also providing both physical and visual access to the amenities. Development frontages adjoining the promenade will incorporate semi-public and private plazas, terraces and open space areas that augment the public promenade and include active uses such as restaurants with outdoor dining. The promenade may also include a boat dock area that boaters could use to access the promenade shops and restaurants or even see a baseball game.

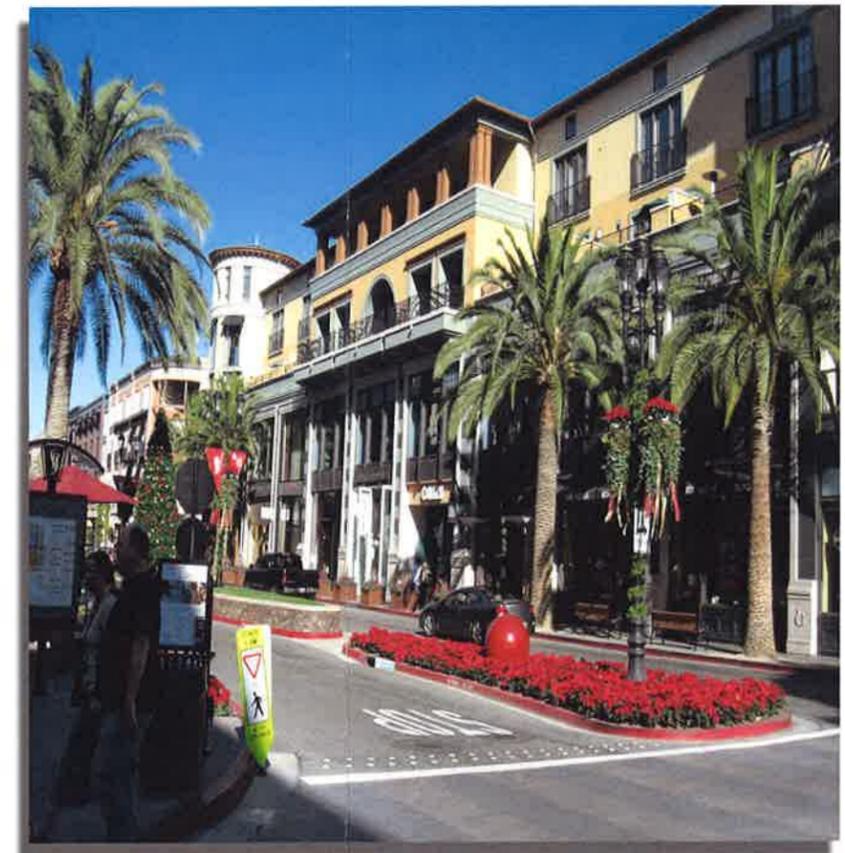


Figure 5-2 Mixed-Use Styling Imagery

JIC-CP DIAMOND DEVELOPMENT
 One Pacific Plaza
 7777 Center Ave, Suite 300
 Huntington Beach, CA 92647
 Phone: 714.230.8000
 Fax: 714.230.8010

THE DIAMOND Lake Elsinore, CA

KTGY Group, Inc.
 Architecture+Planning
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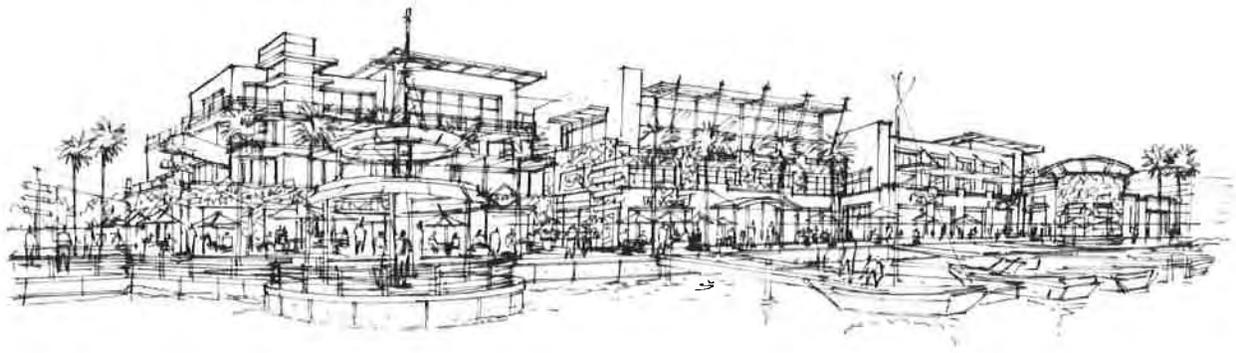


Figure 5-3 Lake edge promenade concept

The character envisioned for the Malaga North and South Planning Areas (PAs 5 and 6 respectively) will vary somewhat in response to their particular settings, but will generally be quite similar to each other. As described in Chapter 3, uses may include retail, office, entertainment and residential, but the mixed-use setting is likely to include a higher proportion of residential uses in PA 6 and local service and office uses in PA-5 that support and complement the other Planning Areas, and fewer destination-type retail and entertainment uses. However, during the Design Review stage, the mix of uses may change to include an equal ratio of non-residential to residential or be exclusively non-residential in PA-5 and residential in PA-6. Development generally will have a lower, more intimate scale, but will still provide a strong orientation to and definition of Diamond Drive and Malaga Road streetscapes. Along Malaga Road, the streetscape design will generally be simpler, and the pedestrian zone will be more intimate and include fewer active uses and storefronts.

5.3.1.2 Building Orientation and Site Layout

1. Where feasible and appropriate, create a continuous length of storefronts. Breaks in activity should be limited to those necessary for walkways, plazas, entry courts, driveways, drop-off points, and porte-cocheres.
2. Buildings should be adequately set back from drive aisles to allow for comfortable use of walkways and to support activity. Increased setbacks may be required to permit outdoor cafes, benches, trash receptacles, trees, and other amenities.
3. Buildings should be sited close to, and oriented toward, the street. Building design should incorporate covered pedestrian walkways, outdoor seating, and landscape areas where possible.
4. Complexes of buildings may be arranged to produce outdoor spaces such as plazas, food courts, etc.



Figure 5-4 Sidewalk with fabric covering for shade

5. Multiple buildings in a single area should be grouped and organized to demonstrate a positive functional relationship to one another. The grouping of multiple buildings should be clustered to create functional plazas and pedestrian corridors. Where clustering is impractical, a visual link should be established between buildings through the integration of an arcade system, trellis, colonnade or other such open structure.
6. Within the Community Center Overlay, buildings shall be sited with an “architecture-forward” approach, using a “build-to” line of zero feet. Building entries may be recessed up to 10 feet from the “build-to” line. Examples of this concept are shown in Figure 5-2.
7. Building placement and orientation shall be organized to create visual interest along public right-of-ways, particularly oriented at intersection nodes, and Project entryways.
8. Buildings shall be oriented so that public access or windows face public spaces.
9. Buildings with special architectural elements, such as clock towers, should be positioned at the terminus of prominent views into the Site, such as on corners of significant intersections, entryways or adjacent to public spaces to enhance the sense of arrival and Project identity. This does not preclude other Project entry monumentation/signage at these locations. An example of a tower architectural feature at a corner location is illustrated in the top left corner of Figure 5-2.
10. A residential development in a mixed-use project can be benefitted by the addition of a private open space that is only accessed by the residents.



Figure 5-5 Prominent architectural features adjacent to plaza with interactive water amenity

5.3.1.3 Pedestrian Circulation

1. Limit the number and width of sidewalk curb cuts on Diamond Circle to minimize vehicular-pedestrian conflicts.
2. Pedestrian circulation routes shall be clearly defined and separated from vehicular circulation routes using landscape and site design elements where feasible. Mid-block crossings are preferred to avoid conflicts with the turning movements of vehicles at intersections.
3. Pedestrian circulation shall be located primarily along internal roadways and building frontages to provide safe pedestrian crossing and access through the commercial area. The space between

the sides of buildings should incorporate seating areas and enhanced pedestrian connections where appropriate.

4. Pedestrian access from residential parking areas to commercial areas is encouraged through the use of restricted access pedestrian gates to facilitate access for residents to adjacent commercial services.
5. Pedestrian connections through the parking fields to Diamond Circle shall provide landscaping and amenities where feasible to provide pedestrian access and rest breaks over longer distances of pavement, create visual interest, and give protection from sun and wind. A minimum 5 foot wide sidewalk with 5 feet of landscaping (either on one side or in total on both sides) should be provided through these pedestrian connections.
6. Pedestrian circulation should be enhanced with landscape/hardscape treatments to provide a pedestrian-friendly shopping environment. Pedestrian walkways should be located so they provide an interesting walk and are shaded for comfort.
7. Bike racks shall be provided at convenient locations throughout The Diamond, particularly adjacent to the City's regional trail at the main plaza area.

5.3.1.4 Parking

1. Parking lot entryways and primary intersection nodes should be treated with special landscape elements, such as special paving, graphic signage, specialty lighting, ornamental trees, or flowering plants that will provide an identity to the Project.
2. Parking structures visible from surrounding public roads should include architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the appearance of the structures.
3. Views of garage interiors should be minimized, and great care must be taken to ensure that vehicle lights from the garage do not impact neighboring structures.
4. In vertically mixed uses, parking spaces designated for non-residential and residential uses shall be marked by the use of posting, pavement markings or physical separation.



Figure 5-6 Landscaped Pedestrian walkway

5. Where feasible, guest and visitor parking should be located in proximity to main entrances. Employee parking and service areas should be located further from the front of the building or on the side or rear of the buildings.
6. Parking areas should be designed so that cars and pedestrians are separated. The need for pedestrians to cross parking aisles should be minimized.
7. Parking stalls oriented at 90 degrees to the drive aisle generally provide the most efficient parking design.
8. Long rows of parking spaces should be avoided. Instead, parking areas should be broken up with landscaping islands and buildings where feasible.
9. Parking areas for multi-family residential uses should be located below or not more than 200 feet away from the unit to be served.
10. Reciprocal access should be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site and where feasible on adjacent sites.
11. Trees should be located throughout a parking lot and not merely at the ends of parking rows. Trees should be sized at 24-inch box or larger at the time of installation.



Figure 5-7 Shade trees in parking lot to reduce their visual impact and shade parked cars

5.3.1.5 Drive-Through Facilities

1. The architecture of drive-through uses shall be compatible and harmonize with that of The Diamond's unique architectural design motif, as outlined in this chapter, in terms of building color, materials, mass, scale, and form. Standardized, "corporate" building designs are discouraged.
2. Drive-through restaurants shall incorporate seating within the restaurant. Outdoor seating is also strongly encouraged.
3. Drive-through use stacking lanes are discouraged in close proximity to residential uses, existing or planned.
4. Drive-through speakers shall not be used when the drive-through lane abuts residential uses, existing or planned.
5. No pedestrian crossing of the drive-through lane shall be allowed.

5.3.1.6 Big-Box Retail Uses

1. Retail uses in buildings (excluding movie theaters) larger than 50,000 square feet with a facade over 150 feet in linear length shall incorporate wall projections or recesses a minimum of 3 foot depth. These buildings shall use animating features such as arcades, display windows, entry areas, or awnings along the facade. The intent of this standard is to ensure that facades are appropriately articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that would be consistent with the community's identity, character, and scale. Additionally, this standard is intended to encourage a more human scale so that residents will be able to identify with their community. The resulting scale will ensure a greater likelihood of reuse of structure by subsequent tenants.
2. The presence of smaller retail stores gives a center a "friendlier" appearance by creating variety, contributing to the visual interest of exterior facades, breaking up large expanses, and expanding the range of the building's future users. This can be accomplished with the use of multiple entrances, windows and window displays.
3. Buildings shall have architectural features and patterns that provide visual interests at the scale of the pedestrian and reduce aesthetic effects of the building's massing.
4. Variations in roof lines shall be used to add interest to, and reduce the massive scale of large buildings. Roof lines shall be varied with a change in height every 150 linear feet in building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the Design Review process.

5.3.2 Residential

The design standards and guidelines described below for individual residential uses shall also apply to horizontally and vertically mixed-uses with residential components where applicable.

5.3.2.1 Building Orientation and Site Layout

1. Roads entering residential areas should, where appropriate, focus on a community amenity, such as open space, clubhouse or swimming pool.
2. The use of community walls should be minimized.
3. Where possible, buildings should establish the edge of the street, ideally with direct access to some units from the street.
4. Units should be oriented towards streets, with living spaces towards the front of the residence.
5. Where alleys are used to provide access to garages, they should be attractively landscaped.

6. Alley-facing buildings should incorporate appropriate architectural detailing, and lighting shall be used to enhance safety after dark where feasible.
7. Care shall be taken to avoid creation of hidden or dark spaces within the public alleyway.
8. Front doors and entrances to buildings shall be clearly defined and articulated and shall be easily recognizable from pedestrian and vehicular vantage points.
9. Residential units shall be designed to ensure the security of residents through the provision of secure entrances and exits that are separate from non-residential uses and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan as part of the Design Review process.
10. Designs should incorporate human-scale elements that enhance the pedestrian-friendly character of the Project.
11. The use of enhanced paving and landscape treatments is encouraged on pedestrian routes and crossings.
12. Amenities such as clubhouses, swimming pools, recreation facilities, gazebos, etc. should be centrally located and easily accessible to users of the facilities.
13. The placement of buildings should allow for the creation of courtyards, plazas, or similar features, where appropriate.
14. Consider the privacy of building occupants and of neighboring residential uses. Orient buildings to maximize views while protecting privacy.
15. Entrances and exits (both auto and pedestrian) for residential projects should be integrated with the entries of adjacent commercial sites so that internal access opportunities between uses are maximized.

5.3.2.2 Pedestrian Circulation

1. Recreational facilities shall be conveniently and centrally located for the majority of units.
2. Safe, attractive connections should be provided between residential and commercial/mixed-use areas.
3. Residential buildings shall emphasize pedestrian access and connections to public sidewalks, paths, recreational facilities and enhanced edges.
4. Entries should connect to public or private walkways, paseos, and open space areas.

5. Where paseos are located between residences, landscaping and low-level lighting should be used to create a pleasant and safe pedestrian environment without intruding upon adjacent homes. Example imagery and paseo treatment are illustrated in Figure 5-8.
6. Streets should be pedestrian-oriented, with appropriately-sized sidewalks, attractive landscaping, and parkways.

5.3.2.3 Parking

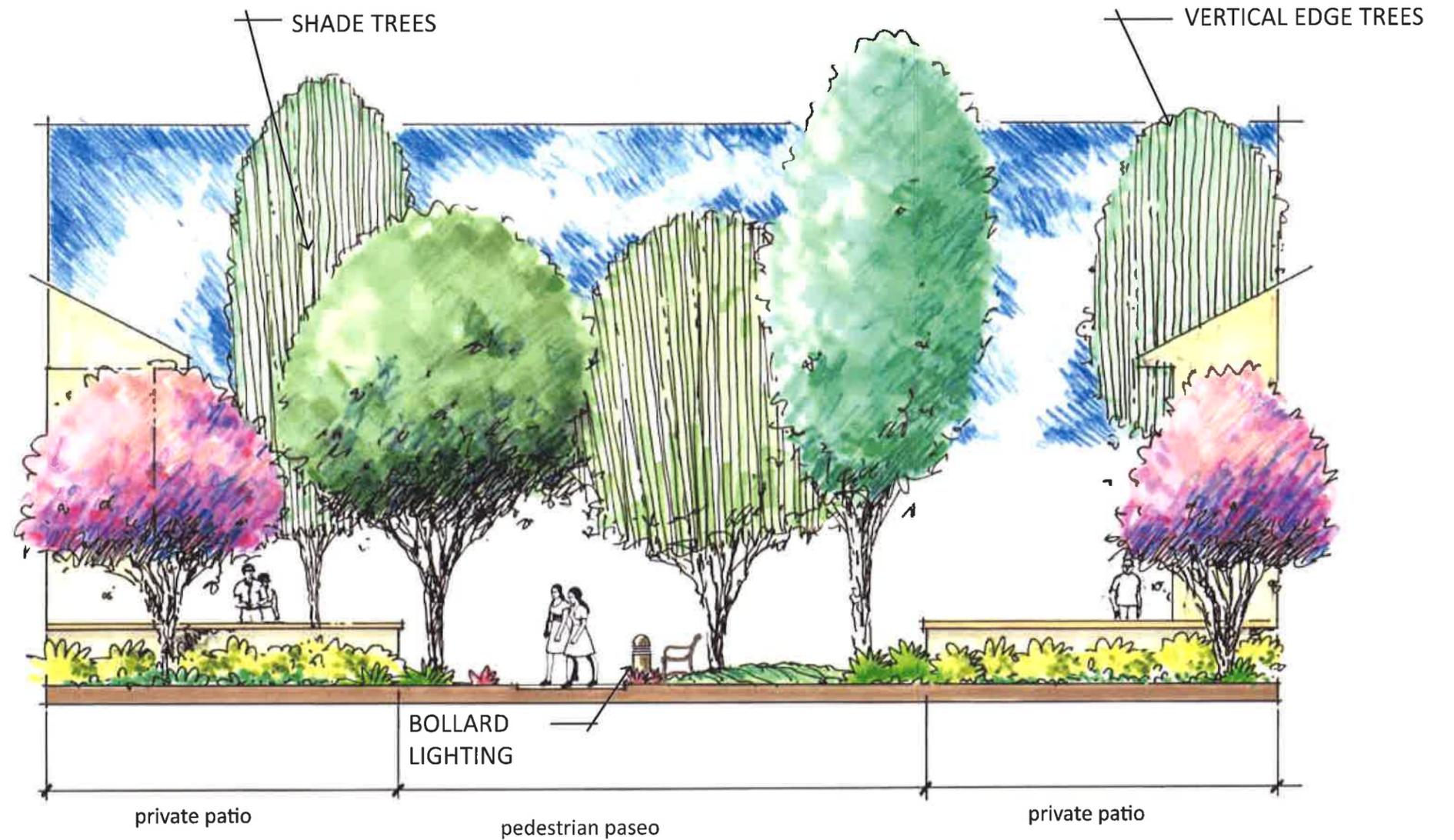
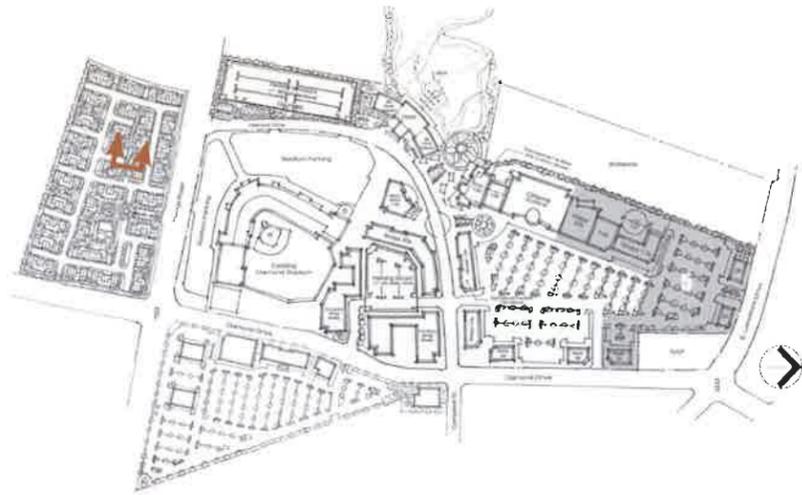
1. Whenever possible, parking areas should be internal to a development, with minimal views of parking from public areas. Where necessary, parking located near streets should be attractively screened from view.
2. The size and placement of garages should be varied, although garage “rows” in service areas hidden from view are acceptable. Garages shall not dominate the street scene.
3. Parking structures visible from surrounding public roads should include architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the appearance of the structures.
4. Loading areas should be considered in the design of multi-story residential buildings. Preferred loading areas are near the entries and/or elevators to the buildings.

5.4 ARCHITECTURAL GUIDELINES

5.4.1 General Architectural Guidelines

These Architectural Guidelines identify the general architectural design concepts for development within The Diamond. These concepts promote the vision of The Diamond as a mixed-use, activity destination, and provide flexibility for designers to innovate with state-of-the-art designs. Prototypes that utilize unique forms, massing, colors, and materials are encouraged.

These guidelines do not mandate a particular architectural style for The Diamond. Rather, architects are encouraged to experiment with contemporary and industrial design proposals or others provided the design furthers the vision for The Diamond and meets the intent of the guidelines in this chapter.



5.4.2 Commercial/Mixed-Use

Form, Scale, and Massing

1. Buildings should be designed with articulated elevations and clearly defined openings.

2. Building massing should be carefully considered on all elevations of a structure. Long, uninterrupted expanses of wall are strongly discouraged, particularly on front elevations. There shall be no long flat expanses of walls that exceed 50 feet (150 feet for buildings larger than 50,000 square feet) without incorporating at least two of the following: color change, material change, texture change, plane projections of recesses, trellises, balconies or windows.



Figure 5-9 Use of roof overhangs, siding, awnings and other features to relate to human scale

3. Buildings should be designed using simple forms organized around a single element or group of elements. Retail and mixed-use environments should be linked by compatible architectural and landscape forms.

4. Interconnection and overlapping of building forms and heights to divide long walls is encouraged.

5. Roof forms and materials should reflect the architectural style of the structure. Roofs should be carefully designed to avoid the appearance of “tacked on” features. Flat roofs are permitted, particularly for buildings using solar energy systems or green roofs.



Figure 5-10 Ground floor retail with upper level residential or office uses that are set back to reduce building mass

6. Buildings and structures should be designed at a human scale that is inviting and attractive. The scale of buildings should relate to adjacent public plazas, pedestrian corridors and other surrounding buildings.
7. Within the Community Center Overlay, all building massing shall use a minimum “build-up” line of two stories to reinforce an architecture-forward building façade street-wall.
8. Architectural details and materials on lower walls that relate to human scale such as arches, trellises, or awnings should be utilized.
9. Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, pilasters, fixtures and other details.
10. Building facades and footprints shall be articulated to reduce the large scale and often uniform, impersonal appearance of many large retail buildings and to provide visual interest.
11. Articulated facades shall be integrated on all sides of the building visible to the interior of the Site or to uses or roadways off-site where appropriate. The intent is to continue attractive surface detailing which strengthens community design themes and the character and quality of the development.
12. As illustrated in several images in Figure 5-2, ground floor facades that face public right-of-ways should integrate arcades, display windows, entry areas, awnings, or other pedestrian-friendly design elements.
13. The presence of smaller retail stores gives a commercial center a “friendlier” appearance by creating variety, breaking up large expanses and expanding the range of activities. Windows and window displays of such stores should be used to contribute visual interest of exterior facades.
14. Building heights should relate to the adjacent non-building area to address sunlight penetration, ventilation, protection from prevailing winds, public view enhancement, and view preservation.
15. Larger buildings may employ a multiple-unit facade to give the appearance of many smaller stores, similar to that of a downtown.
16. Where possible, utilize courtyards or other methods to break up the building mass and provide natural ventilation.

Architectural Features and Details

1. Fixtures, finishes, and details should be carefully considered and appropriate for the architectural style of the structure.
2. Building colors and materials should be consistent or complementary to the architectural style of the building. Colors, architectural styling and amenities are encouraged to reflect the sports and entertainment themed, bold and energetic tone of The Diamond and Ballpark District, while

exhibiting permanence and quality, are encouraged. Architectural imagery that evokes styling associated with sports and ballparks are provided in Figure 5-13.

3. At key locations on major structures, landmark elements such as towers should be incorporated to create visual interest.
4. As appropriate, provide architectural features which allow a transition between buildings, walkways, and open spaces. These features may include, for example, canopies, overhangs, and awnings. Examples of these features are shown in Figure 5-14.
5. Accessory structures and enclosures (whether attached to or separated from the main structure) should be consistent with the design of the larger building.
6. Materials should be durable and easy to maintain.
7. In general, building finishes should be non-reflective.
8. Street and plaza furniture should be designed to coordinate in design, style, and color with the overall architecture of the building or development. Example imagery of furniture, drinking fountains, light bollards and other Site furnishings are illustrated in Figure 5-15.



Figure 5-11 Example of architectural detail at rear of retail center that is complementary to front.

9. To promote pedestrian activity, generous windows and openings should be provided at ground level to provide visual interest and transparency.
10. Retail buildings should use medium or high performance glass where feasible.
11. 360 degree architecture shall be implemented for buildings on corner lots and on elevations that have high visibility where appropriate. 360 degree architecture is to design a building where all highly-visible sides of the building have been detailed to be complementary in architecture, massing, and materials to the primary street elevation. The intent is for the building to be aesthetically pleasing from all angles that will be visible from well-trafficked areas. Building sides that are not facing public areas (for example, along a service route or alleyway) shall not be subject to this guideline.
 - a. Buildings located at key intersections shall incorporate special architectural elements that create an emphasis on the importance of that location. Such elements may include

vertical projections, i.e., clock towers, diagonal walls at the corner, taller, prominent rooftop elements, and/or a substantial art form or fountain.

- b. Blank walls on visible facades are strongly discouraged. Consider utilizing windows, trellises, wall articulation, arcades, changes in materials, or other features.
12. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften and create interest. Multi-form roofs, gables, and shed roof combinations are encouraged to create an interesting and varying roof form that will lessen the mass of the building, and add visual appeal.
 13. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding or projecting cornices, lentels, caps, corner details, or variety in pitch (sculpted).
 14. Parapets should not appear “tacked on” and should convey a sense of permanence.
 15. Flat roofs should be light in color to reduce solar heat gain.
 16. One or more of the following methods should be incorporated in the entrance design.
 - a. A change in wall / window plane.
 - b. Wall articulation around the door and projecting beyond the door.
 - c. Placement of art or decorative detailing at the entry.
 - d. A projecting element above the entrance.
 - e. A change in material or detailing.
 - f. Implementation of architectural elements such as flanked columns or decorative fixtures.
 - g. Recessed doors, archways, or cased openings.
 - h. A portico or formal porch projecting from or set into the surface.
 - i. Changes in the roofline, a tower, or a break in the surface to the subject wall.



Figure 5-12 Example of entryway accenting

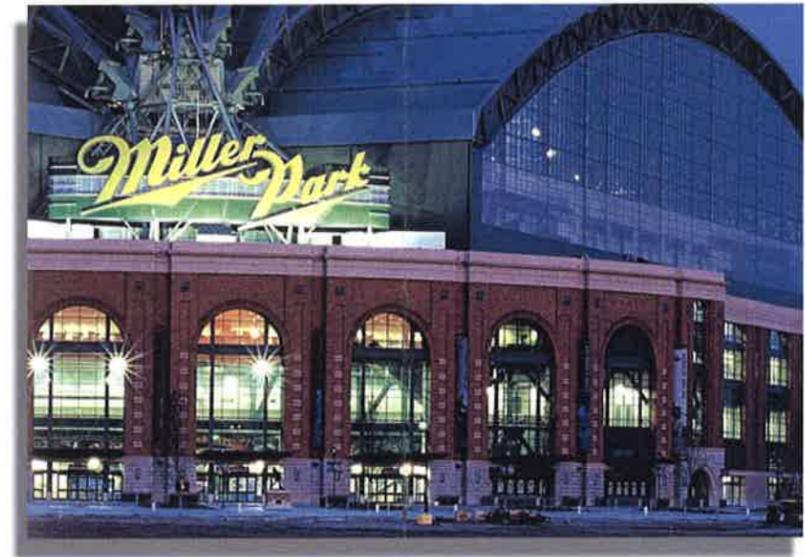
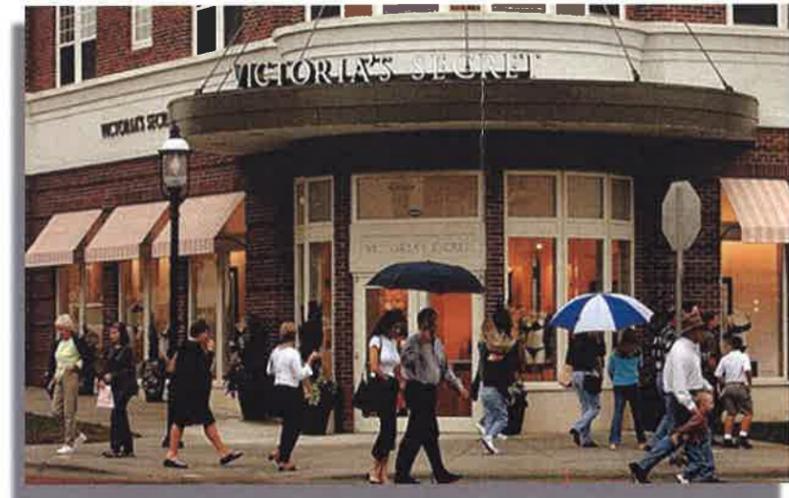


Figure 5-13 Ballpark Styling Imagery

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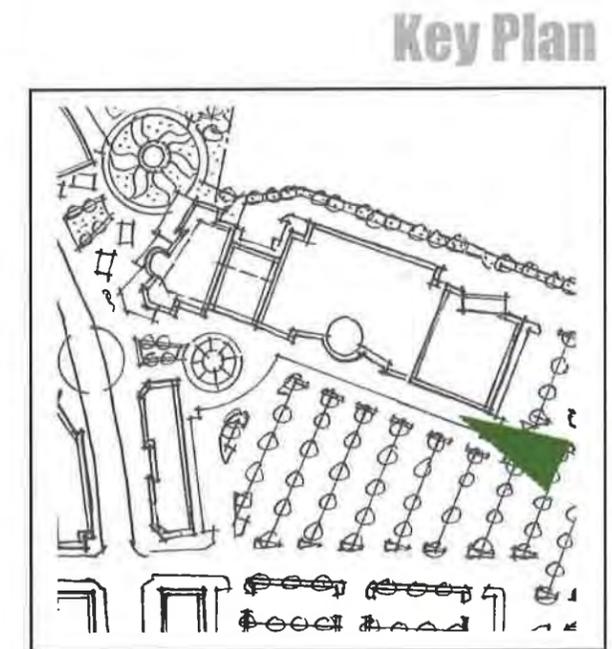


Figure 5-14 Architectural Features at Human Scale

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FIGURE 5-15 Typical Commercial/Mixed-Use Area Street Furnishings

Mechanical Equipment

1. Use parapets or other architectural features to screen rooftop equipment from ground level views.
2. Disperse rooftop mechanical equipment on larger buildings and, where appropriate, paint equipment to match rooftop colors.
3. Materials used to screen mechanical equipment shall be similar or complementary to other materials used in the exterior architecture of the building where appropriate.
4. Where feasible, integrate utility meters into the architecture; otherwise, they shall, where appropriate, be screened to minimize views from public areas.

5.4.3 Residential Components

The residential component of The Diamond should combine the distinctive architecture of the mixed-use areas of the Plan with the evolving preferences of home occupants. Flexibility is provided to allow builders to meet the needs of future building users, while ensuring compatibility with other development within the Plan. Residential imagery illustrating the guidelines is provided in Figure 5-16.

Form, Scale, and Massing

1. Buildings should be designed with articulated elevations and clearly defined openings.
2. Building massing should be carefully considered on all elevations of a structure. Long, uninterrupted expanses of wall are strongly discouraged, particularly on front elevations.
3. Incorporate elements such as front porches, stoops, patios, and balconies, which create a pleasing relationship with the street and enhance pedestrians' sense of security. These features may also increase social interaction among community residents.
4. Balconies are encouraged to add visual interest to the streetscene. Balconies should be of adequate size to serve a functional use, and should be well-integrated into the architecture of the building.
5. Columns should convey a solid and durable image, and should be consistent with the architectural style of the building.
6. Chimneys should be compatible with the architectural style of the residence. Exposed metal flues are not permitted.
7. Ground-level entries to residential structures along streets are encouraged to increase pedestrian activity. Entries should be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, porticos, recesses, projections, windows, and other architectural features.



Figure 5-16 Residential Styling Imagery

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8. Interconnection and overlapping of building forms and heights to divide long walls is encouraged.
9. Roof forms and materials should reflect the architectural style of the structure. Roofs should be carefully designed to avoid the appearance of “tacked on” features. Flat roofs are permitted.
10. Stairs, balconies, porches and patios shall be integrated into the overall building design.

Architectural Features and Details

1. Fixtures, finishes, and details should be carefully considered and appropriate for the architectural style of the structure.
2. Building architecture shall vary and yet be of a consistent design theme. Avoid diverse elements of different styles.
3. Carports and garages shall be designed as an integral part of the architecture of the development. They shall be the same in materials, color and detail to the principal buildings of the development.
4. Exterior elevations shall receive four-sided architectural treatments, with an emphasis on the front façades.
5. Careful consideration should be given to the placement of garages to minimize the impact of garage doors on the streetscene. Where feasible, garages should not be visible from streets. Garage doors should be compatible with the architectural style of the building, and should be recessed from adjacent walls. Upgraded garage doors are encouraged.
6. At key locations on major structures, landmark elements such as towers should be incorporated to create visual interest.
7. Accessory structures and enclosures, including carports, shall be consistent with the design of the larger building.
8. Materials should be durable and easy to maintain.
9. Building colors and materials should be consistent or complementary to the architectural style of the building. Colors that reflect the bold, energetic tone of the mixed-use areas of the Plan, while exhibiting permanence and quality, are encouraged. Compatibility with mixed-use and other components of the Ballpark District is important.
10. In general, building finishes should be non-reflective.
11. As appropriate, provide architectural features which allow a transition between buildings, walkways, and open spaces. These features may include, for example, canopies, overhangs, and awnings.

12. Architectural elements and accessories shall be provided on the building mass, which may include arcades, balconies, towers and decorative lighting. Details such as lower wainscoting or built-up/recessed features can add interest to the building elevations.

Mechanical Equipment

1. Use parapets or other architectural features to screen rooftop equipment from ground level views.
2. Disperse rooftop mechanical equipment on larger buildings and, where appropriate, paint equipment to match rooftop colors.
3. Materials used to screen mechanical equipment shall be similar or complementary to other materials used in the exterior architecture of the building.
4. Where feasible, integrate utility meters into the architecture; otherwise, they shall be screened to minimize views from public areas.

5.5 PLAZAS AND PUBLIC SPACES

5.5.1 Lake Edge Treatment

The Project's frontage on Lake Elsinore is envisioned as a publicly-accessible amenity. The area will include a promenade connected to the Site's plaza and other public spaces. The City's lakefront multi-use trail will pass through this area. With the plaza, promenade and extension of the trail, The Diamond will create new amenities along the lake edge that will create distinctive view opportunities that previously did not exist of the lake and Santa Ana Mountains. Visual cues (e.g., lighting, water features, sculpture, landscaping, etc.) and sight lines that announce the amenity beyond will be incorporated into the plaza and promenades along the lake edge to attract the public toward this important open space amenity.

1. Open space amenities such as plazas and public seating areas should be located along the lake edge that promote pedestrian activity and give scale, structure, and identity to the urban fabric.
2. Create vista points and seating areas at key viewpoints along the lake edge promenade, plaza and regional trail to enhance the public's enjoyment of The Diamond's scenic resources.



Figure 5-17 Sidewalk with dining opportunities

5.5.2 Walkways and Promenades

1. Walkways and sidewalks provide critical

connections between uses in The Diamond. They are part of the pedestrian realm, and should be appropriately scaled and offer amenities that encourage their use.

2. Walkways must be of adequate width to permit uninhibited travel for pedestrians while providing space for street trees, benches, trash receptacles, news racks, bus shelters, outdoor cafes, and other uses, as appropriate. Benches and trash receptacles are particularly important, and should be placed at regular intervals along streets in the Community Center Overlay area in particular.

3. Outdoor dining/seating areas associated with restaurants/cafes may use a combination of planters, decorative fencing, elevated patios or other methods to create a distinct outdoor dining/seating area from the walkways and comply with alcohol beverage licensing requirements.



Figure 5-18 Elevated outdoor dining/seating area

4. Alternatives to concrete paving such as interlocking pavers, bricks, or cobblestone are encouraged.

5. Position pedestrian amenities adjacent to the curb to create a buffer between the street and the main pedestrian passage.

6. Promenades serve a similar role to walkways, but are physically wider and may incorporate amenities such as seating, fountains and other hardscape features. Promenades will typically incorporate enhanced paving materials, and will be appropriately sized to carry anticipated pedestrian volumes. They also have framing elements such as buildings to direct pedestrians toward a certain important Site feature such as the stadium. A character image of how this could be achieved in The Diamond is illustrated in Figure 5-20. In this image, a combination of multistory buildings, landscaping, lighting and other structures frame a promenade to the stadium in the distance.



Figure 5-19 Plaza with open air market

7. Designs and materials should be considered that reduce the potential for damage resulting from vandalism. Decorative deterrents to skateboard vandalism should be incorporated into the design of public areas.

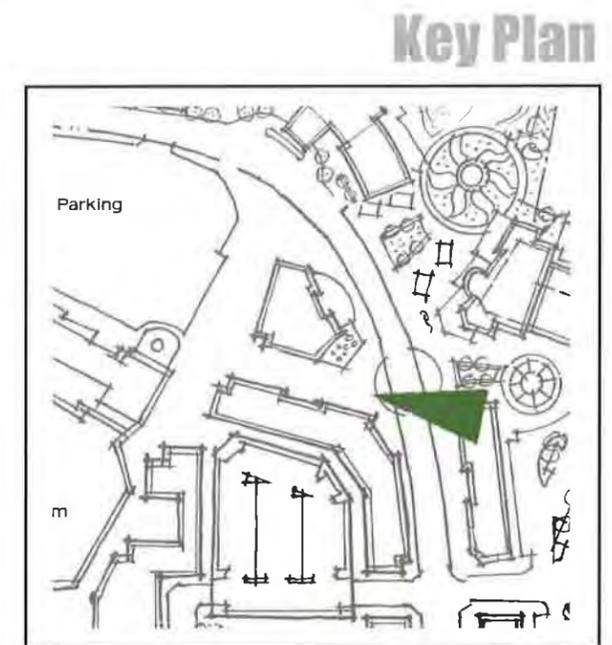


Figure 5-20 Character Image of Promenade

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5.5.3 Plazas

Plazas will be key features of The Diamond, and will serve as central meeting points for the community. Where possible, walkways, promenades and plazas should interconnect to create a system of pedestrian-friendly open spaces that unite the residential and mixed-use portions of the plan area. Provisions for bicycle users should also be made in plaza design, including the availability of bike racks.

As described in Chapter 3, a main plaza is planned adjacent to the lake inlet channel at the north end of PA-3. Consistent with the urban setting, the main plaza and other plazas planned throughout the Site will be predominantly hardscaped, and they will feature seating areas and iconic structures, such as a water garden, water fountain or public art.

The main plaza can serve as a venue for community events, such as open-air markets, holiday tree lighting, rallies and performances. Figures 5-22 and 5-24 illustrate a characteristic plaza representing similar concepts that could be implemented in The Diamond and be a key gathering area for visitors and community residents. The smaller plazas offer opportunities for street vendors and adjacent commercial tenants to operate outdoor seating areas extending into the plazas. Lake Elsinore is the single most important natural feature in The Diamond. As a symbolic nod to the lake, the concepts for the plazas call for the introduction of water as an element in the design that will evoke the lake's presence and symbolically and physically extend the creek into the urban area. A range of water features or elements including fountains, pools and basins could be employed in the various plazas or promenade areas. The water features may be more urban in character by using man-made and formed materials such as concrete and steel or naturalistic with the use of rocks and landscaping. They may also be more interactive, for example a splash fountain that children and daring adults can run through, or a more traditional fountain that visually and aurally provides a pleasant ambience.



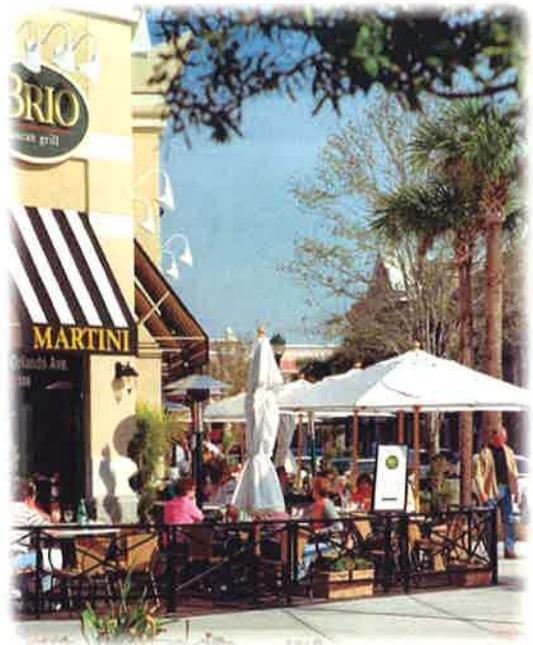
Figure 5-21 Plaza with fountain



Figure 5-22 Plaza concept with fountain and seating areas

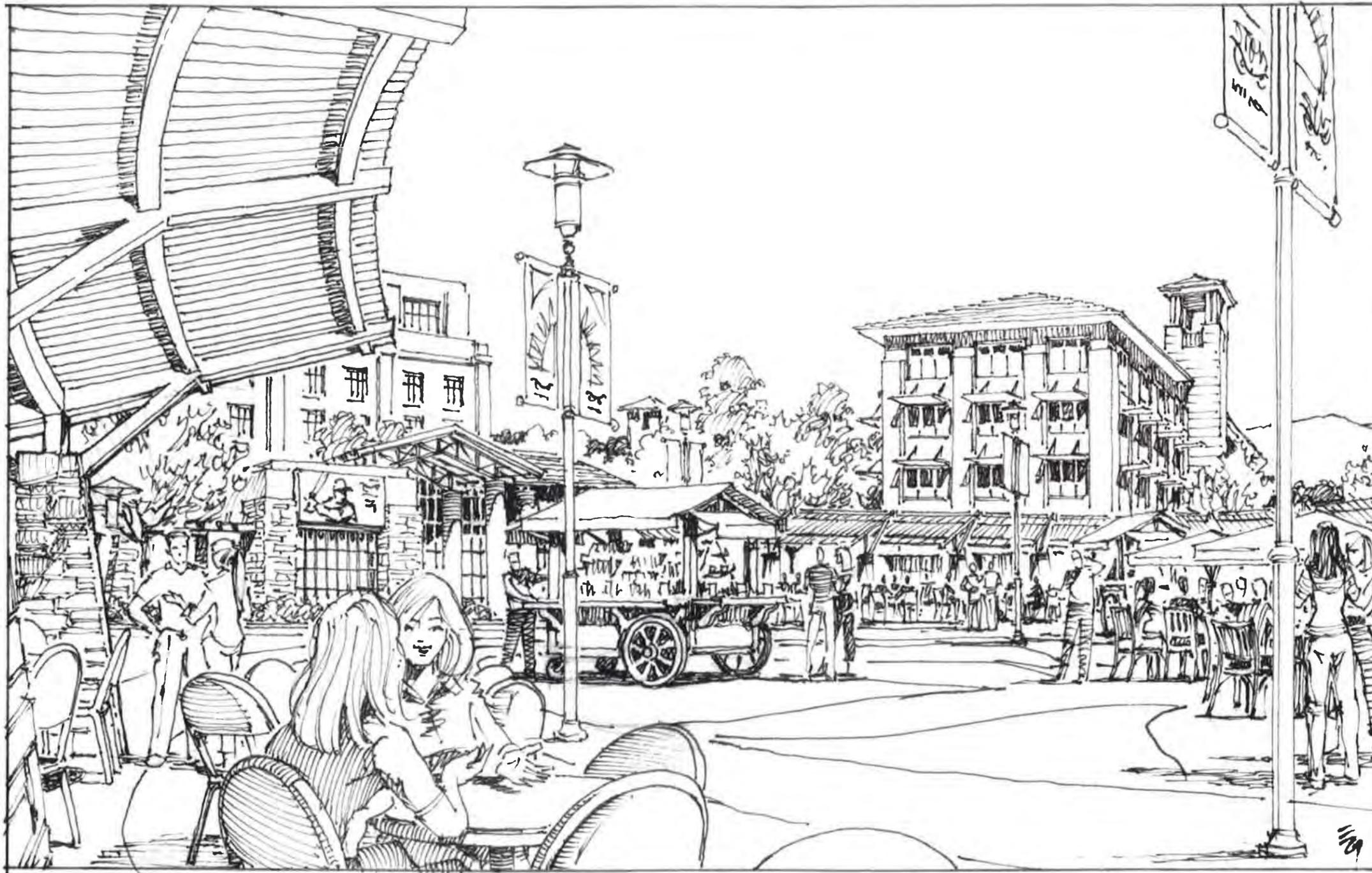
The following are additional guidelines that are applicable to the planned plazas and other similar site features.

1. Hardscape materials, such as paving, lighting, and pedestrian site furnishings, should follow a consistent design theme in mixed-use areas in order to create unity. A distinct design theme should be used in residential areas, to distinguish the more active and public mixed-use streets from more subdued residential streets.
2. Water features such as fountains, streams, or ponds are encouraged, particularly where they can serve as focal points for pedestrians.
3. The use of public art should be considered.
4. Plazas should be the result of careful planning, and not simply be “leftover” spaces between structures. They must be located so that they are visible from heavily trafficked areas, ideally near the main pedestrian entrance to a project. Well-located plazas will encourage visitors to Diamond Stadium and other entertainment and commercial venues to lengthen their stay at The Diamond, increasing the area’s vitality.
5. Sun access and wind must be carefully considered to ensure that the plaza space is usable year-round and is a comfortable place for residents and visitors to use for extended periods of time. Trees, awnings, wind breaks, shade structures, and other elements should be incorporated, as needed.



6. Plazas should create a pleasant pedestrian environment, with appropriate site furnishings. Where possible, stores, restaurants, and cafes should front directly onto plazas; where space permits, restaurants and cafes should be encouraged to offer outdoor dining.
7. Outdoor spaces should have clear purpose that reflects careful planning and are not simply “left over” areas between structures. Such spaces should provide pedestrian amenities, such as shade, benches, fountains, landscaping, public art, etc. Site furniture and light fixtures should reflect the architectural character of the Project.

Figure 5-23 Outdoor seating area adjacent to building and walkway or plaza



Key Plan



Figure 5-24 Community Plaza Concept

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8. Areas other than those spaces occupied by buildings, the first 9 feet surrounding all public (non-service) sides of the buildings, parking, service drives or other surface circulation should be used as plaza areas with amenities such as enhanced landscape/hardscape, outdoor seating areas, trellises, ornamental trees, benches, planters, open space, water features, and pedestrian-accessible spaces.



Figure 5-25 Plaza with water feature and seating opportunities adjacent to building

9. Public plazas shall be located near building entrances or areas of high pedestrian traffic to ensure their use and highest functionality. Buildings clustered together should coordinate their public plaza space with one another to provide larger plaza spaces that are centrally located and serve multiple uses. An example of this is illustrated in Figure 5-26, which shows a walkway leading to a plaza with seating opportunities located between a multistory mixed-use building and a movie theater. As high-use buildings, the plaza is expected to be frequented by regular passers-by, diners and people waiting for and leaving from the theater.
10. Public plazas shall be oriented to maximize the visual and physical link from public right-of-ways and pedestrian corridors.
11. Focal points should be developed to create a definite sense of identification. Plazas, landscape, fountains, artwork, textured pavement, universally accessible changes in pavement levels and vertical building features may be combined to create focal points and identity.
12. Public plazas should be either contiguous or connected via landscaped pedestrian walkways.
13. Durable, smooth, even, non-slip surfaces should be used in well-traveled areas.
14. The use of surfaces which permit stormwater infiltration should be considered.
15. Wherever possible, parking lots and garages should not be located along plazas. The use ground-level retail should be considered where it is necessary to place a multi-story garage adjacent to a plaza; if this is not possible, carefully-designed screening should be employed.

5.6 LANDSCAPES

1. Landscape treatments shall be used to enhance intersection nodes, public right-of-ways, building fronts, pedestrian corridors, and public plazas.
2. Landscaping around the entire foundation base of buildings should be provided to enhance the area between the parking areas, walkways and the structures.
3. All areas not utilized for parking, buildings, plazas or access/circulation shall be landscaped to the back of curb.
4. Landscape treatments shall be used to screen the visual impacts of parking areas, sides of buildings and service, trash and utility areas where feasible.
5. Landscaped areas shall be irrigated with permanent automatic irrigation systems where feasible. Planter pots should use integrated irrigation systems and drain directly to surface drains to avoid unsightly concrete staining.
6. Landscaping should be used to define building entrances, parking lots, and the edge of various land uses.
7. Landscaping shall be used to buffer potentially incompatible land uses, and to screen unattractive features such as parking, utility and trash enclosures and loading docks where appropriate.
8. Landscaping should consist of a variety of trees, shrubs, and ground cover.
9. Native and drought-tolerant plants are encouraged.
10. Large plants shall be carefully selected and located to permit natural surveillance of public areas where appropriate.
11. Trees and shrubs shall be located in areas with adequate space to permit healthy growth of the plant (including root systems) to maturity. Special sub-surface construction (e.g., root guards) may be necessary to facilitate proper tree growth and prevent damage to walkways and underground utilities.
12. Trees should be used to enclose spaces, frame views, and improve microclimate.
13. Minimize use of turf, except in areas where it will be actively utilized (e.g., playing fields, picnic areas).
14. Shrubs shall be planted immediately adjacent to walls, to prevent the creation of unsafe hiding places where appropriate.



Key Plan

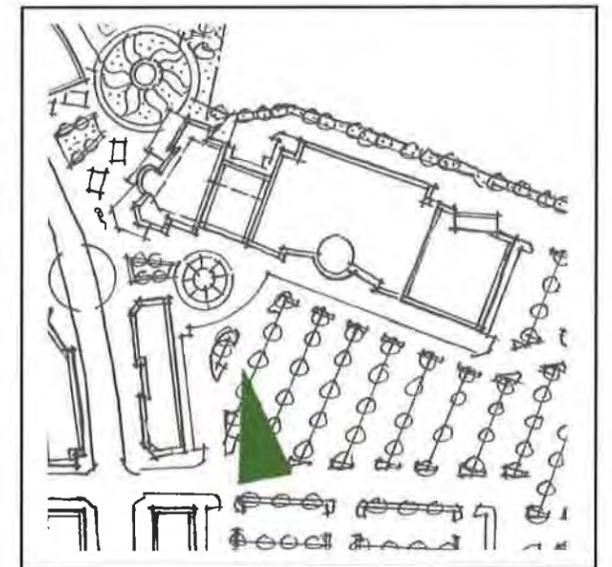


Figure 5-26 Character Image of Plaza and Surrounding Buildings

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THE DIAMOND SPECIFIC PLAN Lake Elsinore, CA

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15. Seasonal shading shall be considered when selecting plantings for pedestrian areas and streetscapes, particularly for south- and west-facing spaces where appropriate. Deciduous trees should be considered to provide solar control during summer and winter.
16. Where possible, employ a range of plantings to create annual variation such as fall colors or seasonal flowers.
17. Use accent plantings at focal points such as building entrances.
18. Vines, espaliers, and potted plants may be used on walls and columns to create visual interest, add texture, and accentuate entries.
19. Group plants into high and low traffic areas and high and low maintenance zones. Consider water usage requirements, and group plants with similar water needs to minimize unnecessary irrigation.
20. Trees should be located to avoid competition with street lights and pedestrian-scaled lights.
21. Plants containing thorns or sharp leaves or that are highly attractive to bees should be avoided in areas where there is likely to be pedestrian contact with the plant.
22. Plant material such as evergreens should be used to soften structural edges and screen service areas or utility/mechanical equipment, but should not be used to conceal poor architecture.
23. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
24. Trees shall be selected on a performance basis with the objective of minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast. Various trees that could be used onsite are illustrated in Figure 5-27.
25. Street trees shall comply with the standards of the City of Lake Elsinore Master Plan for City Street Trees. The recommended street trees for Diamond Drive and Malaga Road are listed in Table 5-1.
26. Landscaping planted directly below the eaves or at a rain gutter outlet should be sturdy and have a subsurface matrix of roots to tolerate heavy sheet flow and periodic saturation. Urban runoff can and should be greatly reduced by diverting stormwater from impervious areas, such as roofs and paths to landscaped areas, and infiltration basins where water can seep into the ground.
27. Use of window boxes is encouraged to provide color-spots, but plants must be accessible for maintenance and should be attached safely and securely.

Table 5-1 Master Plan for City Street Trees Recommendations for Diamond Drive and Malaga Road

Tree Type/Size	Botanical Name	Common Name
Large	Quercus coccinea	Scarlet Oak
	Robinia "Purple Robe"	Black Locust (variety)
	Sapium sebiferum	Chinese Tallow Tree
Small/Medium	Cercis canadensis	Eastern Redbud
	Cotinus coggygria	Smoke Tree
	Pyrus calleryana "Aristocrat"	Aristocrat Pear
Accent	Jacaranda mimosifolia	Jacaranda
	Magnolia x soulangeana	Saucer Magnolia
	"Krauter Vesuvius"	Flowering Plum
Columnar	Liquidambar rotundiloba	Seedless Sweet Gum

5.7 SIGNAGE

Signage within The Diamond should reflect the energetic, sports and entertainment-oriented character of the Plan. Sign standards should vary between commercial/mixed-use and residential areas. Signs in commercial/mixed-use areas should create a lively, colorful pedestrian atmosphere. Signs in this area should be prominent and dynamic; video displays, LED readerboards, and electronic billboards will be permitted. Street-level retailers are encouraged to develop unique, expressive signs. Residential signage; however, should take on more subtle forms of identification.

While signs are an important element in creating an exciting atmosphere, it is important to avoid excessive visual clutter. A sign program will be created for the DSP, and will provide unique guidelines for different phases or land uses on the Project Site.

All signs must be reviewed and approved by the Community Development Department prior to installation. The following are general design guidelines for signage:

1. Wayfinding signs should be utilized to allow vehicles, and, in particular, pedestrians, to easily locate their destinations. Wayfinding signs are also an important element in establishing Project identity.
2. Signs should be compatible with the building architecture.
3. Signs associated with multi-tenant buildings should complement each other.
4. Select typefaces and styles that will be easily read and understood by visitors. Avoid intricate and hard-to-read forms.
5. Sign placement should take into consideration façade scale, rhythm, and proportion.
6. Where appropriate, coordinate sign materials and colors with those of the building.



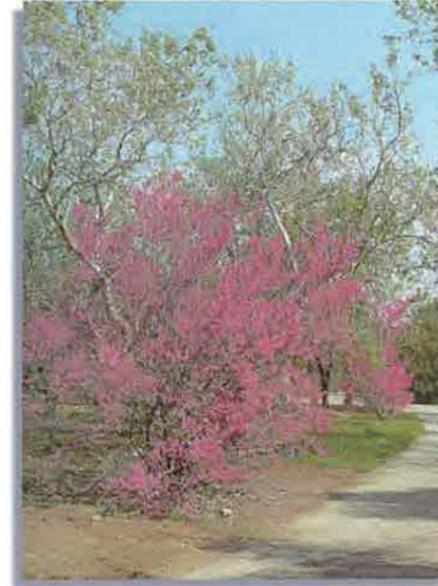
Arbutus unedo
Strawberry Tree



Brachychiton populneus
Bottle Tree



Brahea armata
Blue Hesper Palm



Cercis occidentalis
Western Redbud



Gleditsia triacanthos
Honey Locust



Olea europaea 'Wilsonii'
Fruitless Olive



Phoenix dactylifera
Date Palm



Pinus eldarica
Eldarica Pine



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak

7. Signs must be of a durable, high-quality material.
8. Integrate signage and lighting in mixed-use and commercial areas.
9. Where appropriate, special event banners are encouraged. Light poles should be designed to incorporate changeable banners.
10. Signs serving motorists must preserve sight lines along major circulation routes. Signs should be of an appropriate size and adequately illuminated for clarity.
11. Provide parking directional signage to guide motorists to parking facilities. Parking signage should be consistent in commercial and mixed-use areas.
12. Signs serving motorists must maintain adequate vertical clearance to avoid impeding pedestrian traffic.
13. Entry and identification signage and lighting shall reflect the style and materials of the building and landscape architecture of their settings and shall meet City ordinances.
14. Monument signage need not have a uniform design theme for all Planning Areas of the project, but shall reflect the design character utilized for each Planning Area, as expressed in that area's building and landscape architecture and materials.
15. Entry signage shall clearly announce arrival to the community or facility.



Figure 5-28 Community directory sign

5.8 LIGHTING

Lighting plans must be reviewed and approved by the Community Development Department prior to installation

1. Lighting fixtures should reflect the style and character of the Project. Lighting need not have a uniform design theme for all Planning Area of the Project, but shall reflect the design character utilized for each Planning Area, as expressed in that area's building and landscape architecture and materials.
2. Adequate lighting should be provided to create a sense of security and encourage nighttime activity.

3. Automatic timers shall be programmed to maximize personal safety at night while conserving energy. They should be reset seasonally to match the flux of dusk and dawn.
4. Lighting fixtures should be carefully located, positioned, and shielded to minimize unwanted spillover and glare.
5. Lighting that promotes the identity of The Diamond and highlights architectural and/or landscape features is encouraged, as appropriate.
6. Innovative lighting technologies and energy-conserving lights are encouraged. High pressured sodium lights are discouraged.
7. Lighting fixtures should generally be pedestrian-scaled, except in parking lots and along Diamond Drive, Lakeshore Drive, and Malaga Road, where a combination of pedestrian-scaled and vehicular-scaled lighting may be used.
8. Lights shall be break resistant plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.
9. Project entries should be creatively lit to develop a sense of place and arrival.
10. Promenades and walkways must be lit to ensure safe walking environments throughout the Site. Bollards and pathway lights may be used to illuminate pedestrian links.
11. Security lighting shall, where feasible, be installed in secluded areas and other potentially unsafe locations.
12. Parking area lighting should be designed using a combination of small-scaled lights with higher intensity lighting.
13. Low-voltage lighting conserves energy and should be used in the landscape whenever possible.



**Figure 5-29
Pedestrian-scaled
decorative lighting**

5.9 WALLS/FENCES

To help achieve the goal of an aesthetically and functionally integrated mix of uses that is pedestrian-oriented, the use of walls and fences within The Diamond should generally be limited. The need for walls or fences within the Site is a function of the location and building orientation of commercial and residential uses. Use should be limited to areas where they are required for screening, for privacy in residential areas, to create a street edge, for security purposes, or for sound attenuation. Integration of uses can be achieved with convenient physical access (pedestrian and auto) and visual access from residential to commercial uses on the Site through creative site planning techniques without

compromising privacy and the quality of living environments. The limited use of walls is also important to avoid obstructing onsite views of Lake Elsinore and the Santa Ana Mountains. A wall/fence plan shall be reviewed and approved by the Community Development Department prior to construction.

Another objective is to ensure the visual and operational compatibility between the onsite and offsite uses. There are two locations where onsite/offsite compatibility between land uses may need to be addressed with walls. One is along the southern boundary abutting the Summerly development; the other is along the eastern boundary adjacent to the existing commercial center. Rather than a traditional, complete separation of residential from commercial uses by walls, barriers within the Specific Plan area will be incorporated only as needed to provide for privacy or noise control.

Two types of walls and fences are anticipated for The Diamond; however, others may be identified during the Design Review process. Perimeter walls are primarily intended to screen the Site from surrounding land uses while also providing a secondary level of security. As such, these walls should be designed to be opaque and consist of slump or split-faced block at heights of 6 to 8 feet. The two areas mentioned above are the only locations where perimeter walls would be used. Perimeter walls can also be used to screen trash enclosures, utilities and other similar functional uses.

The more common barrier that will be found in the Project is view fencing, which serves to buffer residential uses from surrounding



Figure 5-30 Tubular steel view fence

traffic or commercial uses, or commercial uses from traffic. Although view fencing may have some opaque characteristics, it does not completely shield the uses from the remainder of the Site. For example view fencing can consist of wrought iron, vinyl, or a semi-opaque combination of slump or split-faced block with wrought iron, plexi-glass and/or landscaping to provide a secure yet friendly border. Example fencing types are illustrated in Figure 5-32. View fencing may also consist entirely of landscaping. The following guidelines are established to guide the location and treatment of walls and fences.

In areas where walls or fences are necessary or desirable, the following guidelines and standards shall apply:

1. Generally, walls between buildings and the sidewalk should be avoided.
2. Materials, finishes, and colors should complement the architecture of the major building on-site.
3. Where walls are necessary in residential areas, adequate space should be provided to allow for landscaping (e.g., vines) to screen the wall.
4. Fencing should be well-designed and artistic, reflecting the character of The Diamond. Lengthy walls with no articulation are strongly discouraged. Architectural features and details such as

columns, staggered wall planes, pilasters, caps, alternating materials, the use of raised planters, etc. are encouraged.

5. Fences and walls in exclusively residential areas shall have a maximum height of 6 feet, except in front yards, where fences may not exceed 42 inches in height. Higher walls may be permitted for sound attenuation purposes, subject to approval by the Community Development Director as part of the Minor Modification process.
6. Fences and walls shall comply with City sight line standards.
7. Permitted wall and fence types:
 - a. Slump, stuccoed, colored precision or split-faced masonry block walls.
 - b. Stone and stone veneer walls.
 - c. Tubular steel, wrought iron or decorative metal fencing.
 - d. Plexi-glass.
 - e. Vinyl fencing.
 - f. A combination of the above materials.

The use of other materials is subject to approval by the Community Development Director.

8. Prohibited wall and fence types:
 - a. Chain link fencing, except as temporary fencing around construction sites or if used in parks and playgrounds. Where permitted as a permanent feature, chain link fences shall be colored rather than galvanized, and landscaped, where feasible, to soften its appearance.
 - b. Barbed wire fencing.
9. At least 3' of landscaping must be provided between the edge of sidewalk or curb and a wall or fence.

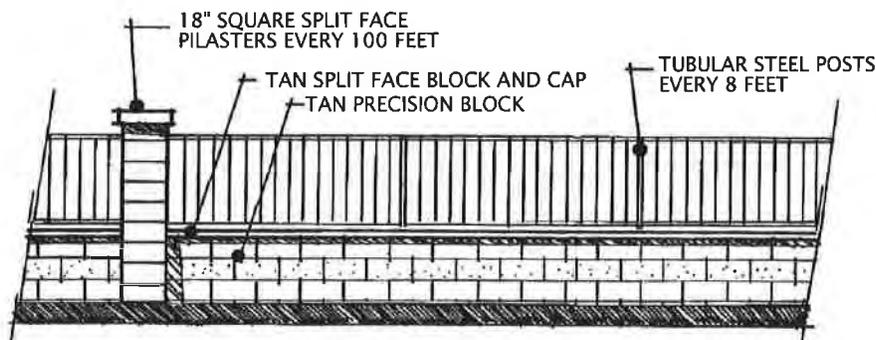
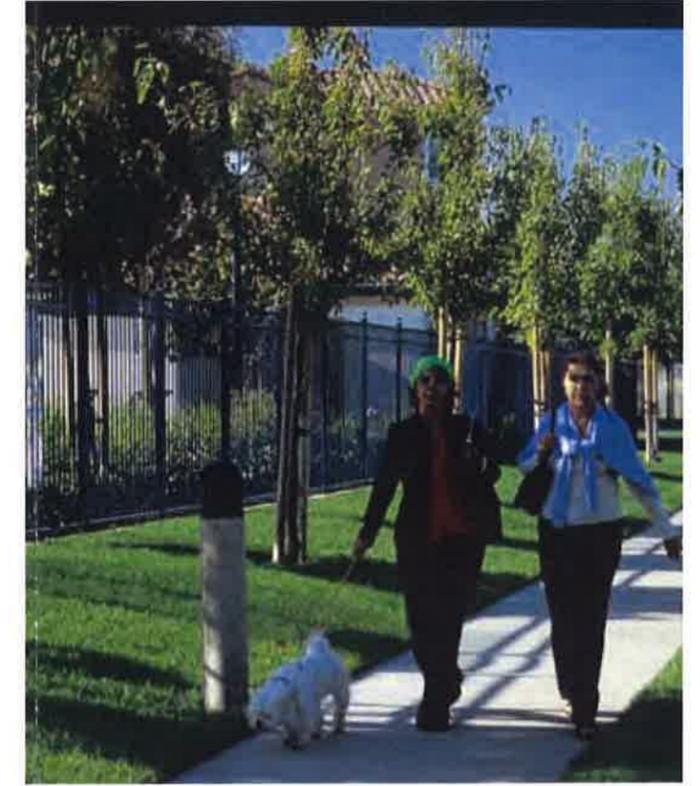
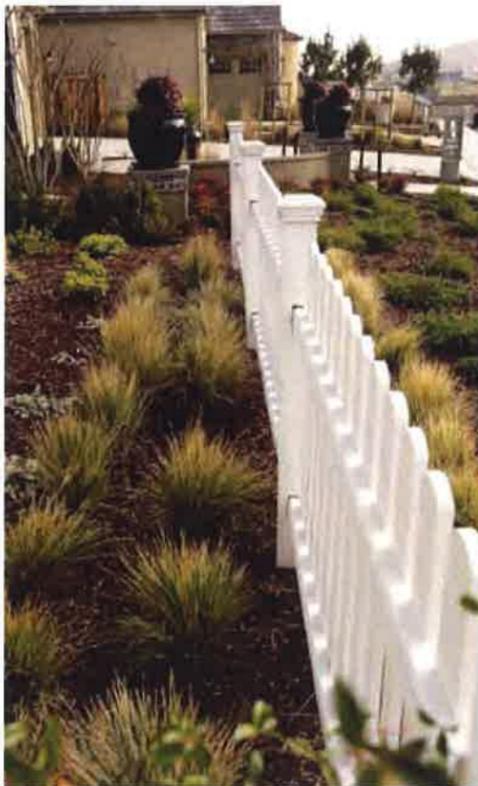
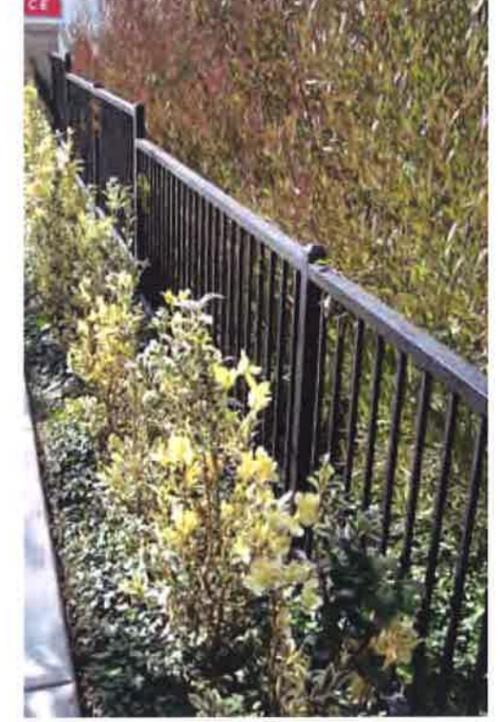


Figure 5-31 Combination masonry and tubular steel wall with decorative finish





10. Where masonry block construction is required, masonry block should have decorative surfaces such as split-face or slump stone.
11. Where masonry walls are required, they should incorporate pilasters at a spacing of no more than 100 feet on center and at changes in wall direction.
12. Pilasters should be masonry with a material and finish consistent with the adjoining wall finish.

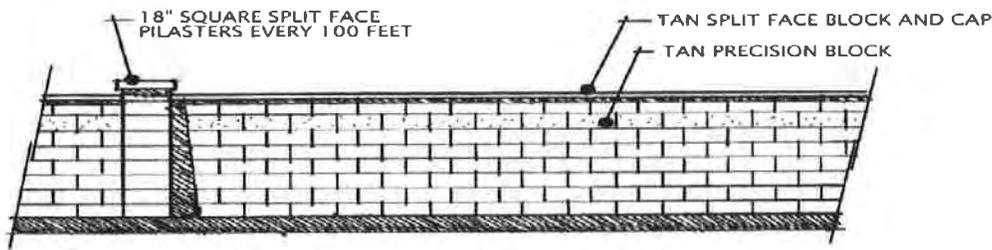


Figure 5-33 Masonry wall with decorative finish

13. The placement of a wall shall minimize the visual impact of the wall and maximize its effectiveness as mitigation for noise and privacy.
14. Monument signage or walls cannot impede line of sight of vehicles, as determined by the City Engineer.
15. In mixed-use areas, a maximum 6-foot wall or fence may be incorporated for ground-floor screening of private outdoor space of residents. Other barrier alternatives such as a landscape screen may be used if noise is not a major consideration.
16. Commercial loading areas shall be screened and located appropriately to minimize visual and noise impacts.
17. Where visible from public roads, Diamond Circle or key walkways, plazas or promenades, solid walls shall be screened with ornamental trees and plant material at a minimum of 3 feet in height.

5.10 SUSTAINABILITY, GREEN FEATURES, AND ENERGY CONSERVATION

Sustainable design is the careful balance of building to meet today's needs, while not placing an undue burden on future generations. This burden can come in the form of higher costs for building maintenance and operations, health impacts resulting from toxic emissions, the unnecessary use of resources, reduced air quality, and impacts resulting from climate change. This Specific Plan establishes

guidelines for sustainability in order to limit these impacts on future generations, while providing for the needs of today's users and maintaining the economic viability of the project. These guidelines are intended to meet the following general goals:

- Establish a compact, mixed-use, walkable community that offers alternatives to single-occupant motorized transportation.
- Employ sustainable building practices that reduce the life-cycle environmental costs of construction.
- Provide for the needs of current users, while recognizing the needs of future users.
- Utilize site designs and construction techniques that minimize impacts on Lake Elsinore, both during construction and in on-going operations.

5.10.1 Site Planning and Circulation

This Specific Plan intends to create a community with a range of transportation options. Heavy reliance on single-occupant automobiles has a number of negative impacts, including increased traffic, reduced air quality, and the use of large amounts of land for parking. The following guidelines help create a community that is supportive of transit and amenable to pedestrians and bicyclists:

1. Encourage mixed-use development that combines complementary land uses.
2. Provide safe physical linkages between land uses that encourage bicycling and walking as alternatives to driving.
3. Provide sidewalks and walkways that are of adequate width, appropriately lighted, attractively landscaped, and safe for use.
4. Where appropriate, orient buildings to maximize solar access. Both passive solar design and photovoltaics should be considered in the design process.
5. Include a range of housing types and densities to appeal to a diverse group of potential residents.
6. Provide a park-and-ride facility to encourage drivers to utilize alternative transportation systems.
7. Provide opportunities onsite for a future shuttle link to the planned Metrolink station in Perris.
8. Provide secure, convenient parking for bicycles, and consider providing showers and changing rooms for bicyclists in commercial or institutional buildings.
9. On-street bicycle parking should be distributed throughout the commercial areas of the Site and placed conveniently near building entrances without obstructing pedestrian movement.

10. Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles. Consider the use of electronic message signs to provide real-time bus arrival information and other service updates.

5.10.2 Landscape Design

Landscape design plays an important role in the sustainability of a project, particularly in the areas of water conservation and stormwater management.

1. Trees should be planted to create a generous canopy over public areas and parking lots.
2. Where appropriate, permeable landscaping should be used in the place of hardscape to increase replenishment of groundwater supplies, reduce stormwater runoff, and reduce the heat island effect.
3. Utilize a low-water-use irrigation system. Where appropriate, use irrigation systems that apply water slowly, allowing plants to be deep-watered and reducing runoff.
4. Where appropriate, irrigation systems should utilize water conserving methods and incorporate water efficient technologies such as drip emitters and moisture sensors.
5. Where appropriate, cluster plants with similar water requirements and use a zoned irrigation system.
6. Use green waste mulch and soil amendments to retain soil moisture.
7. Utilize native and water-wise plant materials, where appropriate. The use of plants classified as low or moderate water users by the Water Use Classification of Landscape Species is encouraged.
8. Consider the use of water-saving turf varieties or turf substitutes (e.g., ground cover), where appropriate. Limit turf to areas that will be actively used, such as playing fields.
9. Plants shall be selected based on their suitability for the climate of Western Riverside County.
10. Where feasible, use reclaimed water for irrigation.
11. Where feasible, use plantings to improve the microclimate around buildings. This may allow for reduced energy consumption by air conditioners, improve occupant comfort, reduce glare, and enhance the attractiveness of outdoor spaces.

5.10.3 Stormwater Management

1. Eliminate or reduce the size of impervious surfaces, where feasible.
2. Encourage design of landscape areas that capture stormwater runoff and allow replenishment of groundwater supplies. Detention and/or retention basins should be attractive and usable

during dry periods, with landscaping that will tolerate periodic flooding. Grasses and wildflowers are often most appropriate for this environment.

3. Utilize biofiltration swales to improve water quality on-site and limit stormwater runoff. Biofiltration swales are flow-through vegetated channels with a slope similar to that of standard storm drain channels (less than six percent), but are wider and shallower to maximize flow residence time. They promote pollutant removal by filtration through properly-selected vegetation, and by settling. Some adsorption and uptake of dissolved pollutants also occurs. For biofiltration, it is important to maximize water contact with vegetation and the soil surface. The soils at the site should support vegetation growth. Maintenance of biofiltration swales is critical for long-term operation.
4. Consider the use of permeable paving systems in place of traditional paving, where appropriate.

5.10.4 Energy Efficiency

1. Consider passive solar design strategies in new construction. Examples of passive solar strategies include orienting building to enhance sun access, designing narrower structures, and incorporating skylights and atria.
2. Consider utilizing active solar systems (photovoltaics), particularly on south-facing buildings. Where appropriate, structures should be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction.
3. Utilize Low-E and ENERGY STAR windows where feasible.
4. Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors.
5. Install high R-value wall and ceiling insulation.
6. Utilize appliances that have earned ENERGY STAR certification or equivalent.

5.10.5 Materials and Resources

1. Select sustainable construction materials and products by evaluating characteristics such as:
 - a. reused and recycled content,
 - b. low off-gassing of harmful air emissions,
 - c. low toxicity,
 - d. sustainable harvesting of materials,
 - e. high recyclability,

- f. durability, and
- g. distance from harvesting, production, or manufacturing location.

Using recycled-content products helps develop markets for materials that are being diverted from landfills, as mandated by the Integrated Waste Management Act.

2. Use dimensional planning and other material efficiency strategies to reduce the amount of wasted building materials. For example, consider designing rooms to conform to standard-sized wallboard and plywood sheets.
3. Use recycled base, crushed concrete base, recycled content asphalt, and shredded tires in base and asphalt, where feasible.
4. Require plans for managing materials during deconstruction, demolition, and construction.
5. Establish a construction waste recycling program with a local waste management company to maximize waste recycling.
6. The waste disposal company shall be responsible for providing all homes with access to recycle bins to facilitate recycling.

5.10.6 Water Efficiency

1. Minimize wastewater by using ultra-low-flush toilets, low-flow shower heads, waterless urinals, and other water-conserving fixtures, as appropriate and permitted by applicable regulations.
2. Use a water budget approach that schedules irrigation using California Irrigation Management Information System data for landscaping.

5.10.7 Occupant Health and Safety

1. Use construction materials and interior finish products with zero or low emissions to improve indoor air quality. Many building materials and cleaning/maintenance products emit toxic gases, such as volatile organic compounds (VOCs) and urea-formaldehyde, which have a negative impact on occupants' health and productivity.
2. Provide adequate ventilation for each building. Heating and cooling systems that ensure adequate ventilation and proper filtration can have positive impact on indoor air quality.
3. Prevent indoor microbial contamination through selection of materials resistant to microbial growth.
4. Provide effective drainage from the roof and surrounding landscape.
5. Allow proper drainage of air-conditioning coils.
6. Design building systems to control humidity.

7. Establish criteria for the delivery and storage of absorptive materials, and the ventilation of spaces once the materials are installed to prevent mold.

5.11 SERVICE, WASTE, AND UTILITY AREAS

1. Service, waste, and utility areas should be located away from streets and other public areas whenever possible. Avoid placing unsightly services near walkways and building entrances.
2. Where visible from public roads, Diamond Circle or internal drives that will be heavily used by Site visitors or residents, service structures and enclosures shall be architecturally integrated into the surrounding development, and/or attractive screening shall be used where appropriate to minimize visual impacts. For example, a 6-foot tall decorative concrete block wall that is compatible with the architectural design of the main building could be used. When adjacent to multistory buildings, said enclosure should incorporate an opaque decorative gate, a screened pedestrian access door and decorative beams or other roofing material to provide visual screening from said multistory buildings. Trash enclosure design is to be approved by the Community Development Director prior to issuance of any building permit(s).

3. All trash enclosures shall be screened with landscape treatment where feasible.
4. Trash collection enclosures shall be of adequate height to adequately screen trash bins and shall be made of durable, low-maintenance, and non-combustible materials.

5. Gates on trash enclosures shall be self-closing and self-latching with interior opening mechanisms for escape outlets.



6. Centralized trash enclosures should be designed with a pedestrian opening to allow residents to access bins without opening the gates.

7. Recycling bins should be integrated into the enclosure

Figure 5-34 Example trash enclosure

8. When non-residential buildings are adjacent to residential uses, loading and delivery shall be planned to occur on the side of the building away from residences. Loading and delivery areas shall not be located in a required setback area.

9. Service areas and loading docks shall not be directly visible from a public street.

10. Screening shall match the design of the building and the overall landscape design theme of the development.
11. Truck maneuvering/circulation areas adjacent to residential properties shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.
12. Utility meters and equipment should be accessible to utility companies when screened.
13. Mailboxes should be designed to integrate into or complement the architectural style of the building being served.
14. Exterior on-site utilities, including sewer, gas, water, electric, telephone, and communications equipment should be installed underground, where feasible. Transformers and other utility equipment that must be above ground should be screened and incorporated into the landscape wherever possible.
15. Service, maintenance, storage, and trash areas shall be located in discreet places to the extent feasible while still allowing convenient access for each tenant, and screened with landscaping from adjacent public right-of-ways, public plazas, pedestrian corridors and building fronts.

5.12 Traffic Calming

Carefully designed streets can help ensure that traffic moves at a safe speed while still efficiently moving traffic flows. Narrower traffic lanes, incorporating on-street parking, the creation of a consistent street-front building façade line, and placement of trees in planter strips or sidewalk cut-outs all tend to reduce traffic speeds. In order to create a comfortable and safe pedestrian environment, the locations at which pedestrians and vehicles come into contact with each other (e.g., intersections and mid-block crossings) must also be carefully designed to manage the flow of vehicular traffic. Where necessary, additional traffic calming measures, such as bulb-outs and neck-downs, roundabouts, on-street parking, additional street trees near sidewalk edge, narrowed travel lanes, traffic circles, medians, roundabouts or traffic circles, and speed humps may be used to minimize speed on roadways and drives. Use of these measures is strongly recommended on Diamond Circle, subject to approval by the City's Transportation Engineer.



Figure 5-35 Example of bulb-out with enhanced paving

6.0 **IMPLEMENTATION**

The Diamond Specific Plan will be implemented over a period of years through subsequent approval steps and phased development, based on a variety of factors including market demand, financing, absorption, etc. In order for implementation of the Plan to move forward in a proactive manner, implementation tools must include flexibility to respond to changing development conditions over time. The implementation program for the Diamond Specific Plan will include a financing and maintenance plan, subsequent development approval, and procedures for Specific Plan minor modifications and revisions. These components are described below.

6.1 GENERAL PROVISIONS

6.1.1 Administration

The City of Lake Elsinore shall administer the provisions of The Diamond Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, Lake Elsinore General Plan, Lake Elsinore Municipal Code, and other applicable federal, State, and City regulations. Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation or building requirement not addressed in the Specific Plan shall be subject to the City's adopted codes and regulations.

6.1.2 Non-Conforming Uses

Any legally existing uses, buildings, or other structures which are made non-conforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses or structures and may continue to exist. Legal, non-conforming uses and/or structures are subject to the provisions of the Lake Elsinore Municipal Code Section 17.164.

6.1.3 Specific Plan Interpretations

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of any of its provisions, the Community Development Director shall make a determination as to the purpose and intent of any disputed provision. Said determination shall be deemed final unless appealed.

6.1.4 Severability

If any provision of this Specific Plan is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect any other Specific Plan section, subsection,

sentence, clause, or application which can be implemented without the invalid provision, and to this end the provisions of this Specific Plan are declared to be severable.

6.2 PROJECT DEVELOPMENT APPLICATIONS

6.2.1 Project Development Processing Standards

The following processing standards apply to the implementation of future development applications (including tract maps, parcel maps, design review or substantial conformance) for projects within the Specific Plan area:

1. No development shall occur or building permits shall be issued within the adopted Specific Plan area until an application for the proposed development is submitted for review and is approved by the appropriate entity (as designated by Table 6-1, below) and is found to be consistent with the adopted Specific Plan. Criteria for review and approval of proposed development shall include, but not be limited to, conformance with:
 - a. The Project's land use designation,
 - b. Specific Plan goals, policies, and development standards, and
 - c. The target intensity of development pursuant to the specified "development caps" in Chapter 3, *Development Plan*.
2. Development within the Specific Plan area shall require individual project review and analysis including General Plan and Specific Plan consistency and conformance with the Project EIR. Some additional environmental analysis may be required as determined by the Community Development Director.
3. Specific lotting designs and residential dwelling unit types for each planning area shall be determined at the time of individual implementing site design or subdivision proposals. Residential lot sizes, densities, and housing types may vary within each planning area, provided that the cumulative number of units allowed within the Specific Plan is not exceeded.
4. Developers are encouraged to implement the design guidelines provided in Chapter 5 of this Specific Plan.

6.2.2 Tentative Subdivision Maps

A master subdivision map or parcel map, whose purpose is to subdivide large parcels, may be prepared and submitted for review and approval by the Planning Commission and City Council prior to individual tentative map approval. Tentative and Final Subdivision Maps are to be filed with the City for processing in accordance with the provisions of the Subdivision Map Act and the City's subdivision ordinance. Tentative tract or parcel maps shall be consistent with the Specific Plan.

6.2.3 Design Review

The Design Review process within the Specific Plan area requires review and recommendation by the Planning Commission and approval by the City Council of detailed development plans for individual project development. The Design Review process is required to ensure that a proposed development complies with all applicable development regulations, design guidelines, and implementation requirements of the Specific Plan. The requirements of Chapter 17.184, Design Review, of the Lake Elsinore Municipal Code will be superseded by the following requirements.

Projects which meet the qualifications for a “Minor Design Review” (as described in Section 17.82.100 of the Lake Elsinore Municipal Code) are subject to the review process as described in Section 17.82.100. However, in lieu of the findings required by the Municipal Code, the Planning Commission or CDD shall only approve a Minor Design Review when the findings required by Section 6.2.3.1(1)(j) of this Specific Plan can be made.

6.2.3.1 Process

Applications for Design Review are to be processed according to the following procedure:

1. An application shall be submitted to the CDD in a format and number of copies specified by the Director and containing the information 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 300 feet of the exterior boundaries of the subject property.
 - 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 100 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 statistical inventory of the SP, including acreages or dwelling units previously approved for development and the amount of open space provided, to confirm that the proposed development does not exceed Specific Plan maximums and provides open space in reasonable proportion to the size of the project. Density and/or intensity of development shall also be calculated.
 - j. A written narrative describing how the project is consistent with The Diamond Specific Plan pursuant to the following findings:
 - i. The project will comply with the goals and objectives of the General Plan and The Diamond Specific Plan.
 - ii. The project complies with The Diamond Specific Plan's design guidelines and all other applicable provisions of the Specific Plan.
 - iii. Conditions and safeguards have been incorporated into the project to ensure development of the property in accordance with the objectives of The Diamond Specific Plan.
 - k. A statement from the applicant describing the Project and its objectives.
 - l. The CDD may require additional information or plans, if necessary, to determine whether a design review should be granted or denied. The CDD may also authorize omission of any plans and drawings required by this action if he finds they are not necessary.
2. The Planning Commission shall hold a hearing on the Design Review application and make a recommendation to the City Council. The City Council shall issue a Design Review approval (with Conditions of Approval, if necessary) if the City Council determines that the proposed development application complies with all applicable development regulations and design guidelines of this Specific Plan, including the standards listed under Section 6.2.1.

Table 6-1, *Implementation Actions Approval Authority*, clarifies the approving authority through the City of Lake Elsinore for various applications and actions.

6.2.4 Conditional Use Permits

Applications for Conditional Use Permits (CUPs) will be processed in accordance with LEMC Chapter 17.168. CUPs will be approved by the Planning Commission; decisions of the Planning Commission may be appealed to the City Council.

6.3 SPECIFIC PLAN AMENDMENTS AND MODIFICATIONS

6.3.1 Amendments to the Specific Plan

Changes to the Specific Plan which do not qualify as minor modifications under Section 6.3.2 of this Specific Plan require filing of a Specific Plan Amendment (SPA). The following are guidelines for the SPA process:

1. Specific Plan Amendments shall not require a concurrent General Plan Amendment unless it is determined by the City that the proposed amendment would substantively affect General Plan goals, policies, or programs for The Diamond Specific Plan area.
2. All Specific Plan Amendments shall be subject to the requirements of the CEQA and any applicable City of Lake Elsinore environmental guidelines.

Specific Plan Amendments shall be acted upon in the same manner that the Specific Plan was adopted, and can be amended as often as deemed necessary by the City Council. The amendment process is generally described as follows:

1. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to adopt, modify, or deny the proposed Specific Plan Amendment. If the Planning Commission adopts or modifies the proposed Specific Plan Amendment, its recommendation and findings are forwarded to the City Council for action. Denials by the Planning Commission shall be final unless appealed to the City Council.
2. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution and ordinance to adopt, reject, or modify the proposed Specific Plan Amendment. If approved by the City Council, the proposed Specific Plan Amendment shall be adopted by ordinance.
3. Prior to approving or conditionally approving any Specific Plan Amendment, findings must be made by the Planning Commission and City Council. It must be determined that the Amendment:
 - a. Is consistent with the goals and policies of the Lake Elsinore General Plan and The Diamond Specific Plan;
 - b. Results in development of a desirable character which will be compatible with existing and proposed development within the Diamond Plan;
 - c. Contributes to a mix of land uses that produces a vital, walkable community; and,
 - d. Does not conflict with the goal of creating an environmentally-sensitive, sustainable community.

6.3.2 Minor Modifications to the Specific Plan

The purpose of Minor Modifications is to provide a ministerial process to determine whether adjustments in Plan provisions and uses or conditions, or situations arise that are not clearly addressed by the Specific Plan, but comply with the intent of the standards, development caps, design concepts, and policy direction of the Specific Plan.

The following minor modifications to the Specific Plan do not require an amendment to the Plan and are subject to review and approval by the CDD. The CDD shall have the discretion to refer a minor modification request to the Planning Commission. A request for a minor modification shall not require a public hearing. The use of Minor Modifications includes, but is not limited to, the following purposes:

1. Determinations regarding issues, conditions, or situations which arise in the implementation of the Plan, and which are not addressed by the Specific Plan.
2. Determinations as to whether a use not listed in the Permitted Uses table (Table 4-1) substantially complies with the Mixed-Use land use category and is therefore permitted within the Plan as either a permitted use or an accessory use or structure.
3. Approval of changes in location of the Community Center Overlay area.
4. Additions, deletions and changes to the Specific Plan figures or text that substantially comply with the intent of the Specific Plan.
5. Adjustments to the plans or tables contained in Chapter 3, *Development Plan* (land use, circulation, planning areas, community structure, infrastructure, phasing, etc.), or Chapter 5, *Design Guidelines*, which do not change the conceptual design for the Specific Plan and do not change the requirements for providing adequate infrastructure facilities.
6. Modification of development standards contained in Chapter 4, which do not change the conceptual design for the Specific Plan.
7. Development intensity transfers, including dwelling units and non-residential square footage between Planning Areas provided the overall development caps are not exceeded and the transfers are limited to a maximum 25 percent increase in floor area or units for a particular Planning Area. A revised Table 3-3 Planning Area summary exhibit shall be submitted with the application proposal.
8. Slight modifications to Specific Plan boundaries that respond to more accurate or recent data or actual on-site conditions, but which do not increase environmental impacts already assessed in the Project EIR.
9. Minor modifications to the architectural, landscape, or sustainability design guidelines necessary to respond to actual site conditions or to creative new design concepts.

10. Minor modifications to the sewer, water, grading and/or drainage plans that improve efficiency, are necessary to respond to final engineering design, or are required by the City Engineer.
11. Adjustments to individual Planning Area boundaries, provided the acreage of adjusted planning areas does not vary more than 10 percent from that stated in the Specific Plan.
12. Modifications of a similar nature to those listed above, which are deemed minor by the CDD, and which are in keeping with the intent of this Specific Plan.

6.3.2.1 Minor Modification Submittal Requirements

An application for determination of Minor Modification may be submitted in conjunction with an application for Design Review, or at any other time as may be necessary for development. Applications shall be in writing or forms provided by the CDD and shall include at a minimum the following:

1. Name and address of the applicant.
2. Evidence that the applicant is the owner of the property involved or has authorization from the owner to make such application.
3. Location of subject property, including Assessor's Parcel Number(s).
4. Description of proposed facility, use, modification of use, or modification of Specific Plan figure, text, standard(s), or provision(s).
5. If deemed necessary by the CDD, a site plan and/or elevation illustrating the proposed use, development, structure(s), or modification(s) of the Specific Plan. Plans shall be submitted in a format acceptable to the CDD.
6. A written justification of the proposed modification identifying the pertinent portions of the Specific Plan that the proposal is in substantial conformance with. Specific reference should be made to the purpose for the Minor Modification, as described in section 6.3.2.
7. Such other information deemed necessary by the CDD to determine substantial conformance with the provisions of the Specific Plan.
8. Fees as determined by the CDD for the processing of the application, including referring the application to the Planning Commission.

6.3.2.2 Minor Modification Findings and Procedures

The CDD shall make the determination of Minor Modification in accordance with the following procedures after making certain findings as described below. The CDD, or his designee, shall approve, approve with conditions, or deny the request based on findings that the request:

1. Substantially conforms with the objectives and policy direction of the Specific Plan, and/or with the intent of applicable provisions if modifications to those provisions are being requested;

2. Will not adversely affect public health and safety; and
3. Will not adversely affect adjacent development areas.

Such determination shall be made in accordance with the following procedures:

1. The determination shall be made in conjunction with the ministerial Design Review process as outlined in Section 6.2.3.
2. Where no Design Review permit is involved, determination shall be made according to the following ministerial process:
3. Following receipt of an application, the CDD shall inform the applicant in writing within 30 calendar days that the application is complete or that additional information is needed to complete review;
4. Within ten 10 business days of determining the application is complete, the CDD shall issue the Substantial Conformance determination;
5. Written notice of such determination shall be given to the applicant by mail within 7 calendar days after the date of the determination.
6. The decision of the CDD shall be final on the expiration of 7 calendar days from and including the date of mailing of the notice of the decision unless a notice of appeal is filed by the applicant with the CDD within such time.

The determination of Minor Modification by the CDD shall be subject to appeal by the applicant to the Planning Commission with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the CDD's decision on the application by filing a written notice of appeal with the CDD, including an appeal fee, prior to the time the decision becomes final.
2. The Planning Commission shall consider the appeal within 30 calendar days of the filing of the appeal with the CDD. No public hearing or notice shall be required.
3. The Planning Commission may affirm or modify the determination of Minor Modification by the CDD, and its decision shall be final unless appealed to the City Council.

The determination of Minor Modification by the Planning Commission shall be subject to appeal by the applicant to the City Council with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the Planning Commission's decision on the application by filling a written notice of appeal to the City Clerk, including an appeal fee, prior to the time the decision becomes final.

2. The City Council shall consider the appeal within 30 calendar days of the filing of the appeal with the City Clerk. No public hearing or notice shall be required.
3. The City Council may affirm or modify the determination of Minor Modification by the Planning Commission, and its decision shall be final.

6.3.3 Specific Plan Interpretation

In cases of uncertainty or ambiguity as to the meaning or intent of any provision of this Specific Plan, the CDD shall prepare a written interpretation which shall be generally applicable to all future situations of the same type. The interpretation shall be based upon and consistent with the intent of this Specific Plan. The written interpretation shall be transmitted to the property owners and any pending applicant of property within the Specific Plan. Any property owner or applicant may appeal the interpretation to the Planning Commission and to the City Council pursuant to the Minor Modification Procedures listed above.

Table 6-1 Implementation Actions Approval Authority

Proposal	ACTION REQUIRED BY		
	Community Development Director	Planning Commission	City Council
Design Review		Recommendation	Determination
Specific Plan Change – Amendment		Recommendation	Determination
Specific Plan Change – Minor Modification	Determination	Appeal	Appeal
Specific Plan Interpretations	Determination	Appeal	Appeal
Tentative Map(s)		Recommendation	Determination

6.4 MAINTENANCE

Successful operation of maintenance districts and associations is important in ensuring appropriate long-term maintenance of the Project site. Maintenance of private/quasi-public open space and recreation facilities, private roadways, commercial circulation and common landscape areas, and residential common areas will be the responsibility of the residential and commercial associations that are formed within the Specific Plan area. Maintenance responsibilities for public parks, rights-of-way, open space, landscape areas, street lighting, and may be divided among Community Services Districts, Mello-Roos Community Facilities Districts, Landscape and Lighting Districts or other similar associations or districts. Anticipated maintenance responsibilities are further outlined in Table 6-2, *Financing and Maintenance Plan*.

Maintenance and upkeep of private common areas and amenities must also comply with the Master Association Codes, Covenants, and Restrictions (CC&Rs) that govern the Project Site. The associations shall be responsible for private roads parking, open space areas, signing, landscaping, irrigation, common areas, on-site sewers, storm drains, retention basins and other responsibilities as necessary.

6.5 FINANCING

6.5.1 Potential Funding Sources

Implementation and long term maintenance of improvements within The Diamond are important considerations to ensure a successful development. Several strategies and tools are available for the financing of new development. It is anticipated that development of The Diamond Specific Plan area will require use of mechanisms including, but not limited to, those depicted in Table 6-2, *Financing and Maintenance Plan* and further described below.

Table 6-2 Financing and Maintenance Plan

Service or Facility	Construction Responsibility	Funding Responsibility/ Alternatives	Operation & Maintenance Responsibility
Circulation & Transportation			
On-site Local Private Streets and Private Drives	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD*	Property Owners Association
Off-site Streets (if applicable)	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD*	City of Lake Elsinore
Parks, Landscaping			
Internal parkway lighting & landscaping	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Property Owners Association or Landscape & Lighting District
Neighborhood Parks & Paseos	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD, DV	Property Owners Association or Landscape & Lighting District
Project Entries: Landscaping & Monumentation	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Property Owners Association or Landscape & Lighting District
Utilities			
On-site Public Water Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Elsinore Valley Municipal Water District
On-site Street Lighting	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Property Owners Association or Landscape & Lighting District

Service or Facility	Construction Responsibility	Funding Responsibility/ Alternatives	Operation & Maintenance Responsibility
On-site Wastewater Collection System	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Elsinore Valley Municipal Water District
On-site Storm Drainage Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Property Owners Association or Elsinore Valley Municipal Water District
Electric, Gas, Phone, Cable TV	Developer/Builder	Developer/Builder, Utility Operator/ Funding: CL, EQ, CFD	Utility Operator
Note: Funding Sources noted by abbreviations: CL Conventional Bank Construction Lending EQ Equity Financing CFD/LLD Community Facilities District or Landscape & Lighting District DV Developer Fees			

6.5.1.1 Mello-Roos Community Facilities Act of 1982

The Mello-Roos Act enables cities, counties, special districts, and school districts to establish community facilities districts and to levy special taxes to fund a wide variety of facilities and services required by a specific plan. A Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed. They may also fund services on a pay-as-you-go basis, including: police and fire protection, ambulances, flood protection, recreational programs, parks, and schools. A Mello-Roos district must be established pursuant to the requirements of Government Code Section 53321. As with all special taxes, Mello-Roos taxes are subject to reduction or repeal by initiative.

6.5.1.2 Special Assessment Districts

Special assessment districts, such as those permitted by the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, and the Lighting and Landscape Maintenance Act of 1972, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. One or more special assessment districts may be created for The Diamond Specific Plan project site to fund improvements such as landscaping and lighting. The financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

6.5.1.3 Impact Fees and Exactions

Impact fees and exactions are tools used to pay for new development when development results in an increased demand for services. The master developer for the Project will negotiate with the City of Lake Elsinore to determine appropriate fees and exactions, which shall be identified in a Development Agreement.

6.5.1.4 Developer Funding

In certain instances, funding for on-site facilities may be tied directly to The Diamond Specific Plan project. The developer may pay a fair-share portion of the facility in exchange for development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will typically be required concurrently with the development.

6.5.2 Infrastructure Financing and Maintenance

1. Local storm drain system shall be funded and constructed by the developer or other mechanism acceptable to the City of Lake Elsinore.
2. Regional storm drain system and flood control improvements associated with the Project shall be funded and constructed by a Community Facilities District or other similar mechanism acceptable to the City of Lake Elsinore.
3. Backbone water facilities and infrastructure shall be owned, operated, and serviced by the Elsinore Valley Municipal Water District. The fair-share cost of designing and constructing the water system shall be borne by the developer.
4. Backbone sewer facilities and infrastructure shall be owned, operated, and serviced by the Elsinore Valley Municipal Water District. The fair-share cost of designing and constructing sewerage improvements shall be borne by the developer.
5. Telephone, electricity, natural gas, and cable television infrastructure shall be installed and maintained by the appropriate utility companies.
6. On-site roadway improvements shall be phased concurrently with adjacent development.
7. A Homeowners Association, Property Owners Association, or other private association or Landscape and Lighting District shall be responsible for installation, maintenance, and upkeep of all common landscape areas, hardscape areas, and irrigation systems within the Specific Plan area.
8. All walkways and multi-purpose paths shall be the responsibility of the project master developer to design, fund, construct, and maintain.
9. All necessary infrastructure (e.g., roads, sewerage, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development.

7.0

CONSISTENCY WITH THE GENERAL PLAN, ZONING ORDINANCE, AND REDEVELOPMENT PLAN

The Diamond Specific Plan has been prepared for the purpose of establishing guidelines for a master planned mixed-use community. All specific plans are required by the Government Code to be consistent with the adopted General Plan of the jurisdiction within which the Project is located. The Diamond Specific Plan is to be used as a means to implement the policies of the Lake Elsinore General Plan. It shall provide a link between the policies of the above documents and individual development proposals within The Diamond Specific Plan area. All subsequent subdivision and parcel maps, all public and private development projects, and discretionary permits within the Project area must be consistent with The Diamond Specific Plan.

As of the preparation of this document, the City's GPU was still in progress. Extensive planning efforts to date have included City Council, GPU Advisory Committee, Planning Commission, and City staff input, as well as feedback from the general public. The GPU draft that is available for review at the time this specific plan was prepared is not anticipated to change significantly, particularly in the sections affecting this specific plan and the Ballpark District. Therefore, the approach taken in this specific plan is to look to the draft GPU for design and land use direction, while complying and remaining consistent with the current General Plan. To illustrate this specific plan's consistency with both the current General Plan and the GPU, this chapter provides tables linking the applicable goals and policies of both General Plans to The Diamond Specific Plan. Following the General Plan consistency tables, is a table linking the City Redevelopment Plan with this specific Plan.

The format of this analysis is as follows:

- Restatement of the applicable General Plan goals and policies.
- Statement regarding whether the Specific Plan is considered to be consistent, inconsistent or not applicable with the goal or policy.
- Discussion regarding the Specific Plan's consistency with the goal or policy.

Table 7-1 Consistency with the Current General Plan

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
Chapter 1	LAND USE ELEMENT	
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.	CONSISTENT. The Diamond Specific Plan (DSP) provides for an integrated and balanced, mixed-use development combining residential, commercial, and recreational/open space uses.
Objective 1.1	Encourage the development and maintenance of a broad range of housing types for all income groups and age categories.	CONSISTENT. The DSP calls for the development of a variety of housing types at higher densities that are intended to cater to a wide range of income levels including, but not limited to low and moderate income persons and families.
Policy 1.1.1	The City shall encourage planned residential and/or planned unit developments, through the use of specific plans and zoning, that promote innovative site design; preserve natural features; and to provide open space, recreational facilities, and other amenities and facilities.	CONSISTENT. The proposed development is being implemented through the specific plan process that is consistent with the goals and policies of the Lake Elsinore General Plan and which provides for the development of a cohesive planned mixed-use development combining residential, commercial, and recreational/open space uses, while preserving and enhancing views of the lake and accommodating planned regional public trail systems.
Policy 1.1.3	The City shall evaluate land use compatibility, noise, traffic and other environmental hazards when making residential and land use decisions.	CONSISTENT. Potential impacts to noise, traffic and other environmental hazards are evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance where feasible. This chapter's General Plan consistency analysis and the discussion in Chapter 2 regarding adjacent uses satisfy the requirement for land use compatibility.
Objective 1.4	Provide for open space and recreational land uses to meet the needs of the community.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a ballpark, plazas, and walkways.
Policy 1.4.1	The City shall require the dedication of	CONSISTENT. The City of Lake Elsinore

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	open space and parkland and encourage private open space and other recreational amenities within proposed development.	requires dedication of land or payment of an in lieu fee for the equivalent of five acres of parkland for every 1,000 residents. The project will be required to pay an in lieu fee because no parkland is being dedicated to the City. Private park amenities, passive open space, plazas and walkways are incorporated into the project.
Goal 3.0	To achieve a physical environment in which development of the land respects the City’s natural environment.	CONSISTENT. The DSP provides design and landscape standards that ensure a high quality of development. The DSP will form strong visual and physical relationships with the lake, an important environmental resource to the City through the creation of view corridors and locating public areas adjacent to the lake.
Objective 3.1	Ensure the consideration of environmental and geologic features in the planning process.	CONSISTENT. The DSP recognizes the importance of the lake and Santa Ana mountains as environmental features that help define the city. The importance of these features is highlighted by forming strong visual and physical relationships through the creation of view corridors and locating public areas adjacent to the lake. Potential impacts to environmental and geologic features are evaluated in the Project’s EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance.
Policy 3.1.1	The City shall use the specific plan as a tool to plan to examine and plan closely for environmental features.	CONSISTENT. See response to Chapter 1 Goal 3.0.
Goal 4.0	To provide infrastructure and services to support existing and future land uses.	NOT APPLICABLE. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
Objective 4.1	Ensure that impacts on infrastructure from new development do not exceed	CONSISTENT. The DSP establishes the required infrastructure to support the

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	the City's ability to provide essential facilities and services; and plan for the correction of existing infrastructure and service deficiencies.	planned land uses. The DSP also outlines a Financing and Maintenance Plan, which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements.
Policy 4.1.3	The City shall continue to require that development proposals be fully responsible for meeting public facilities and services requirements.	CONSISTENT. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
Chapter 2 OPEN SPACE /CONSERVATION ELEMENT		
Goal 1.0	To identify, protect and conserve natural resources.	CONSISTENT. See response to Chapter 1 Goal 3.0.
Objective 1.1	Preserve important biological habitats and protect plant and animal species of concern.	CONSISTENT. A Determination of Biologically Equivalent or Superior Preservation (DBESP) has been prepared to address proper mitigation to ensure the replacement of any lost functions and values for onsite riparian areas. Mitigation includes enhancement of existing and creation of new riparian areas. Potential impacts to biological impacts are evaluated in the Project's EIR and biological reports.
Objective 1.3	Promote water conservation and ensure that the quality of water resources is not degraded as a result of urbanization of the City.	CONSISTENT. The DSP includes a landscaping plan that includes the use of drought tolerant landscaping. The Project will also comply with all local, regional, state and federal requirements for water conservation and water quality through implementation of the National Pollution Discharge Elimination System (NPDES) and preparation of a Water Quality Management Plan (WQMP).
Policy 1.3.2	The City shall implement the use of reclaimed water for irrigation of parks, golf courses, publicly landscaped areas	CONSISTENT. The Diamond project will be connecting to reclaimed water pursuant to Chapter 3, <i>Development</i>

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	and other feasible applications when reclaimed water becomes available from the Elsinore Valley Municipal Water District.	<i>Plan</i> , when reclaimed water supplies are made available by the EVMWD. Reclaimed water will be used for all common landscape areas and private landscape areas where feasible.
Policy 1.3.3	The City shall require adequate erosion control and water runoff measures of development projects that may otherwise impact water resources adversely.	CONSISTENT. See response to Chapter 2 Objective 1.3.
Goal 2.0	To achieve and maintain State and national ambient air quality standards.	CONSISTENT. Potential impacts to air quality are evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance where feasible.
Objective 2.2.	Reduce air pollutant emissions.	CONSISTENT. See response to Chapter 2 Goal 2.0.
Goal 3.0	To prevent the loss of significant historical and cultural resources.	CONSISTENT. Potential impacts to historical and cultural resources are evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance.
Goal 4.0	To identify and preserve open space areas for public safety, recreation, scenic quality and preservation of natural resources.	CONSISTENT. See response to Chapter 1 Goal 3.0.
Goal 7.0	To protect against loss of soils from wind and water erosion.	CONSISTENT. Potential impacts to soils are evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance.
Chapter 3 PARKS AND RECREATION ELEMENT		
Goal 1.0	To provide a range of recreational opportunities for all residents and visitors.	CONSISTENT. See response to Chapter 1 Objective 1.4.
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.	CONSISTENT. See response to Chapter 1 Objective 1.4.
Policy 1.1.4	The City shall require developers of residential projects of greater than fifty dwelling units to dedicate land based on	CONSISTENT. See response to Chapter 1 Policy 1.4.1.

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	the park acreage standard of five (5) acres to one thousand (1,000) population or the payment of in lieu fees.	
Objective 1.4	Establish a primary trail network of equestrian and hiking trails that interfaces with other trails (i.e., bikeways) and links City, County of Riverside and state park and recreational facilities.	CONSISTENT. See response to Chapter 1 Policies 1.1.1 and 1.4.1. The DSP bikeway system includes Class II bikeways along Lakeshore and Diamond Drives and Malaga Road as well as the multipurpose Lake Elsinore Regional Trail. The DSP is also served by numerous pedestrian walkways.
Chapter 4 PUBLIC SAFETY AND URBAN SERVICES ELEMENT		
Goal 1.0	To ensure a high level of public safety for the community.	CONSISTENT. The DSP includes walls and fences in the overall site design and limits dark and hidden areas to the extent feasible. The purpose of the walls and fences foster the community identity of The Diamond and provide privacy and security for residential areas.
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.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, the Project will be subject to applicable development impact fees, which include fees intended to offset increases in demand for police services.
Policy 1.1.2	The City shall ensure that new developments shall be approved only after it is determined that there is adequate water pressure to maintain the required fire flow. The City shall also work with local water districts to achieve required pressure levels, where currently deficient, in the developed portions of the City.	CONSISTENT. All development within the DSP area will comply with City, Fire and EVMWD requirements regarding water pressure for fire flow.
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.	CONSISTENT. Potential impacts related to seismicity and earthquake faults are evaluated in technical studies and the Project's EIR. The Project will comply with all appropriate building code requirements to ensure standards are met.
Policy 1.2.1	The City shall ensure that seismic and	CONSISTENT. Potential impacts related

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	geologic hazards are identified through the development review process, including the development of standards and requirements for critical land uses/facilities and geologically vulnerable areas.	to seismicity and earthquake faults are evaluated in technical studies and the Project's EIR. The Project will comply with all appropriate building code requirements to ensure standards are met.
Objective 1.3	Minimize the risk of injury to residents and visitors and of property damage due to flooding.	CONSISTENT. Potential flooding hazards are evaluated in the Project's EIR. A portion of the site is within Flood Zone AE. Some of this area will be removed from the flood zone through site improvements, while other areas will remain in flood zones with appropriate buffers and protections to mitigate flood hazards. See Chapter 3 for further information on the Project's consideration of flood impacts.
Policy 1.3.3	The City shall require drainage improvements as a condition of project approval as deemed necessary by the City Engineer.	CONSISTENT. The DSP has been reviewed by the City Engineer and conditioned as appropriate. Drainage improvements to the site as part of the Project will create a unified approach to capturing and treating stormwater and daily runoff that currently ponds or flows directly into the lake due to prior grading activities.
Policy 1.3.4	The City shall ensure that flooding hazards are evaluated during the development review process, including placement of restrictions on development within floodplain areas in accordance with FEMA requirements and consideration of potential Railroad Canyon Dam failure inundation impacts as required by the City's subdivision code.	CONSISTENT. See response to Chapter 4 Objective 1.3.
GOAL 2.0	To ensure public infrastructure supports existing and future land uses.	CONSISTENT. See response to Chapter 1 Goal 4.0 and Objective 4.1.
Policy 2.1.2	The City shall, prior to the issuance of building permits, require landowners to demonstrate that adequate water capacity exists or will be provided to serve the proposed development.	CONSISTENT. Water and sewer service to The Diamond Specific Plan site would be provided by EVMWD from existing infrastructure within the Diamond Drive ROW. EVMWD has issued a conditional Will-Serve letter for the project. This Will-Serve letter

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
		has been prepared pursuant to the Water Supply Assessment (WSA) prepared for the DSP. The WSA has ensured sufficient water supply and sewer treatment capacity exists or will be provided to serve proposed development prior to issuance of building permits.
Policy 2.2.1	The City shall, prior to the issuance of building permits, require landowners to demonstrate that wastewater/sewer flows will be accommodated for the proposed development.	CONSISTENT. See response to Chapter 4 Policy 2.1.2.
Chapter 5 COMMUNITY DESIGN ELEMENT		
Goal 1.0	To develop and reinforce an image of the City related to its regional and natural setting and its tourist orientation.	CONSISTENT. See response to Chapter 1 Goal 1.0.
Goal 2.0	To preserve, strengthen, or develop the positive qualities of individual districts or neighborhoods and enhance their image and function.	CONSISTENT. The DSP provides for mixed-use, walkable development in the proposed GPU Ballpark district, which reflects the City's most recent direction on development type and design in the DSP area. The DSP will encourage walking both onsite via the mixed-use development and in the Project Site vicinity by providing services adjacent to existing and proposed residential uses.
Goal 3.0	To preserve elements of the natural environment in the community.	CONSISTENT. See response to Chapter 1 Policy 1.1.1.
Objective 3.1	Promote site design and building construction that preserves significant landforms.	CONSISTENT. See response to Chapter 1 Policy 1.1.1.
Goal 4.0	To develop a circulation system that creates community image and identity.	CONSISTENT. Chapters 3 and 5 describe the circulation system for the DSP, which addresses the needs of automobiles, pedestrians, bicyclists, and public transit riders. Specifically, an integrated vehicular circulation system is planned that will allow efficient circulation through the site. A comprehensive pedestrian and bicycle system is also planned that will encourage these forms of

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
		transportation. Additionally, a Park n' Ride lot and bus stop is anticipated onsite that will encourage mass transportation.
Objective 4.2	Identify the principal gateways of the community and establish arrival statements in landscape and architectural setting.	CONSISTENT. The DSP will provide design and landscape standards, which will establish a clear identity for The Diamond. As described further in Chapters 3 and 5, this will be accomplished with programmed landscaping and monumentation treatments at key entrances and structured landscaping and architectural guidelines that establish a unified theme throughout the development.
Goal 5.0	To protect and enhance public views of significant natural features and of developed land.	CONSISTENT. See response to Chapter 1 Policy 1.1.1.
Chapter 6 CIRCULATION ELEMENT		
Goal 1.0	To provide a street network to move people and goods safely and efficiently throughout Lake Elsinore.	CONSISTENT. See response to Chapter 5, Goal 2.0.
Objective 1.1	Strive to maintain a minimum Level of Service "C" at all intersections during non-peak hours and Level of Service "D" (volume/capacity ratio of 0.90 or less) at all intersections during peak hours to ensure that traffic delays are kept to a minimum.	CONSISTENT. This is a City goal; it does not apply to the DSP. Main roadways in the DSP have already been constructed. New roadways constructed will meet City standards.
Policy 1.1.1	The City shall establish street standards, and all new road facilities shall be constructed or upgraded, where feasible, to meet City standards.	NOT APPLICABLE. See response to Chapter 1 Goal 4.0.
Policy 1.1.2	The City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, and bicycle.	CONSISTENT. See response to Chapter 6 Objective 1.1.
Policy 1.1.3	The City shall require an adequate evaluation of potential traffic impacts associated with proposed new developments prior to project approval. Further, the City shall require the implementation of appropriate	CONSISTENT. See response to Chapter 6 Objective 1.1.

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
	mitigation.	
Goal 3.0	To promote alternatives to motorized transportation that meets the needs of the all City residents.	CONSISTENT. See response to Chapter 5 Goal 4.0.
Objective 3.2	Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.	CONSISTENT. See response to Chapter 5 Goal 4.0.
Goal 4.0	To provide an adequate supply of private off-street and public parking to meet the needs of residents and visitors to the City.	CONSISTENT. The DSP will provide for adequate parking supply in conformance with the Lake Elsinore Municipal Code.
Policy 4.2.1	The City shall require developers to provide adequate on-site parking and/or contribute to a program to acquire and/or maintain off-site facilities.	CONSISTENT. See response to Chapter 6 Goal 4.0.
Chapter 7 HOUSING ELEMENT		
Goal 1.0	To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore.	CONSISTENT. See response to Chapter 1 Objective 1.1.
Goal 5.0	To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	CONSISTENT. Sales of residential units will comply with the State of California, Fair Employment and Housing Act.
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.	CONSISTENT. Development of the residential component would incorporate the energy standards from the California Code of Regulations, Title 24, Part 6 (California's Energy Efficiency Standards for Residential and Non-Residential Buildings). In addition, Chapter 5 includes energy conservation design guidelines that will improve energy efficiency in the Project's residential development.
Chapter 8 NOISE ELEMENT		
Goal 1.0	To reduce noise impacts from transportation sources.	CONSISTENT. Potential noise impacts are evaluated in the Project's EIR and noise study. The DSP site contains an existing baseball stadium that will be preserved under the DSP. Other uses considered as part of the DSP are typical of commercial, mixed-use and

Goal/Objective/ Policy #	Goal/Policy Text	Consistency Analysis
		residential areas and are not significant noise producers. Residential areas proposed within the DSP will incorporate appropriate noise mitigation to ensure noise standards are not exceeded.
Goal 2.0	To incorporate noise considerations into land use planning decisions.	CONSISTENT. See response to Chapter 8 Goal 1.0.
Goal 3.0	To develop measures to control non-transportation noise impacts.	CONSISTENT. See response to Chapter 8 Goal 1.0.

Table 7-2 Consistency with Proposed General Plan Update

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Chapter 2	COMMUNITY FORM	
2.3.4	LAND USE GOALS AND POLICIES	
Goal CF 1	Create a diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses.	CONSISTENT. The DSP provides for an integrated, mixed-use development combining residential, commercial, and recreational/open space uses.
CF 1.1	Promote innovative site design; preserve natural features, steep slopes, open space and recreational facilities; and encourage other amenities and facilities within residential development.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a ballpark, plazas, and walkways. The DSP will form strong visual and physical relationships with the lake and mountains through the creation of view corridors and locating public areas adjacent to the lake.
CF 1.2	Require development of unified or clustered community level and neighborhood level commercial centers and discourage development of strip commercial uses.	CONSISTENT. The DSP provides for an integrated, master-planned commercial and mixed-use development, which avoids strip commercial uses.
CF 1.3	Encourage the development of sit-down restaurant establishments and discourage the proliferation of drive-through fast food.	CONSISTENT. The DSP provides space for potential development of several sit-down restaurant establishments.
CF 1.4	Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses.	NOT APPLICABLE. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the land uses proposed in the General Plan for the Ballpark

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		District. The Ballpark District does not plan for the uses suggested in this policy.
CF 1.5	Encourage the development of large planned industrial and/or professional office parks on large parcels.	NOT APPLICABLE. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the land uses proposed in the General Plan for the Ballpark District. The Ballpark District does not plan for the uses suggested in this policy.
CF 1.6	Encourage development of institutions including hospitals and educational campuses and facilities .	CONSISTENT. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the land uses proposed in the General Plan for the Ballpark District. The Ballpark District does not plan for the uses suggested in this policy. Educational uses are planned in the DSP and will be integrated with the other uses in the DSP.
CF 1.7	Encourage the use of paseos, green belts, linear parks, and trails within future developments.	CONSISTENT. The DSP provides for a walkable development that incorporates pedestrian paths and plazas. Additionally, the DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation.
CF 1.8	Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.	CONSISTENT. The DSP will generate jobs that will assist the City in achieving its jobs/housing balance target.
CF 1.9	Review and update the land use plan periodically to achieve the desired balance between employment and housing opportunities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 1.10	Create incentives for rehabilitation and new construction to replace aging commercial facilities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Goal CF 2	Establish and maintain a City as a year-round recreation destination.	CONSISTENT. The DSP encourages year-round recreational uses through provision of a ballpark, access to Lake Elsinore, and open space uses including plazas, walkways, and promenades. The commercial uses in the DSP also provide additional recreational/leisure activities

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 2.1	Encourage recreational uses including parks, beaches, marinas, and a multipurpose trail within the City's rights of way.	for city residents and visitors. CONSISTENT. The DSP provides various recreational and leisure opportunities, which will take the form of publicly accessible seating areas, a continuation of the Lake Elsinore Regional Trail and plazas.
CF 2.2	Continue to pursue the development of a new pier near the end of Main Street to connect the lake with the Downtown area.	NOT APPLICABLE. This does not apply to the DSP Site.
CF 2.3	Pursue the feasibility of development of geothermal resources such as a spa or bathhouse establishment in the Downtown area.	NOT APPLICABLE. This does not apply to the DSP Site.
CF 2.4	Continue to evaluate the provision of public access to the lake and open space areas when making land use decisions.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, the DSP will form strong visual and physical relationships with the lake through the creation of view corridors and locating public areas adjacent to the lake.
CF 2.5	Continue to identify the possibility of a pedestrian circulation route around the lake to improve public access to this amenity.	CONSISTENT. The DSP will form strong visual and physical relationships with the lake through the creation of view corridors and locating public areas adjacent to the lake. Additionally, The DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation.
Goal CF 3	Establish a development pattern that preserves aesthetics and enhances the environmental resources of the City.	CONSISTENT. The DSP provides design and landscape standards that ensure a high quality of development. The DSP will form strong visual and physical relationships with the lake, an important environmental resource to the City through the creation of view corridors and locating public areas adjacent to the lake.
CF 3.1	Consider environmental and geologic features in the planning process.	CONSISTENT. The DSP recognizes the importance of the lake and Santa Ana mountains as environmental features that help define the city. The importance of these features is highlighted by

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		forming strong visual and physical relationships through the creation of view corridors and locating public areas adjacent to the lake. Potential impacts to environmental and geologic features are evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts to below a level of significance where feasible.
CF 3.2	Establish hillside grading standards that require preservation of unique natural features and encourage the sensitive treatment of hillsides in the site design and architecture of new construction.	NOT APPLICABLE. This does not apply to the DSP site. The DSP Site is not located on a hillside.
CF 3.3	Require physical and visual buffers between land uses characterized by differing functions and density to ensure land use compatibility.	CONSISTENT. The DSP provides for an integrated, infill, mixed-use development that relates to the surrounding land uses by locating commercial and mixed-use designations adjacent to existing and planned commercial areas to the east. Residential designated areas have been located adjacent to planned residential areas to the south. The DSP also incorporates appropriate buffering requirements, where required, to ensure land use compatibility.
CF 3.4	Require that new commercial and/or industrial developments incorporate buffers which minimize the impacts of noise, light, visibility, or activity and vehicular traffic on residential uses and MSHCP conservation areas.	CONSISTENT. The DSP provides for an integrated, infill, mixed-use development that relates to the surrounding land uses by locating commercial and mixed-use designations adjacent to existing and planned commercial areas to the east. Residential designated areas have been located adjacent to planned residential areas to the south. The DSP also incorporates appropriate buffering requirements, particularly related to MSHCP or sensitive areas where required, to ensure land use compatibility and minimize impacts.
CF 3.5	Require onsite lighting be shielded to minimize offsite glare.	CONSISTENT. Chapter 5, <i>Design Guidelines</i> requires that onsite lighting be shielded to minimize offsite glare.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		Lighting impacts are further evaluated in the Project's EIR, and mitigation measures will be implemented to reduce impacts.
Goal CF 4	Promote development of infrastructure and services that support existing and future land uses.	NOT APPLICABLE. This is a City goal; it does not apply to the DSP. However, the DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
CF 4.1	Continuously update the five-year capital improvement program for the improvement of existing public facilities and the development of new facilities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 4.2	Periodically update development impact fees to reflect the increase in costs of improvements.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, the Project will be subject to applicable development impact fees.
CF 4.3	Continue to apply for federal and state funds in order to support Public Works projects.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 4.4	Continue to evaluate whether existing and new roadways are eligible for Regional Mitigation Fee funds.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 4.5	Continue to establish and maintain benefit assessment districts where appropriate for installation and maintenance of sewer, water, and flood control facilities and road improvements.	CONSISTENT. The DSP provides a range of financing options for infrastructure improvements.
Goal CF 5	Develop a viable downtown area that preserves potentially significant historical structures and provides civic and cultural opportunities as well as a destination for shopping, meeting, and gathering for both tourists and residents.	NOT APPLICABLE. The DSP site is not located within the downtown area. The DSP Project will complement and contribute to a viable downtown Lake Elsinore by creating a regional attraction unique from the historical downtown. Because the two venues are so different, visitors and shoppers will want to go to both places.
CF 5.1	Encourage the historic registration of potentially significant historic buildings.	NOT APPLICABLE. There are no potentially significant historic buildings within the DSP.
CF 5.2	Require the preservation and reuse of	NOT APPLICABLE. The DSP is not within

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	potentially significant historic buildings in and around the Historic District.	the Historic District.
CF 5.3	Consider locating additional civic, public, and cultural facilities in and around the Main Street Overlay area.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP is not in the Main Street Overlay area.
CF 5.4	Encourage the revitalization of the Historic District through the revisions of the Historic District Guidelines and implementation of the Downtown Master Plan.	NOT APPLICABLE. The DSP is not within the Historic District.
CF 5.5	Encourage both residential and commercial mixed uses within the Main Street Overlay District.	NOT APPLICABLE. The DSP is not within the Main Street Overlay District.
Goal CF 6	Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of greenhouse gas emissions.	CONSISTENT. The DSP decreases reliance on automobiles, encourages the use of alternative transportation modes, enhances the efficiency of urban services provision, and limits greenhouse gas emissions by creating a mixed-use, walkable development that is located near bikeways and public transit services.
CF 6.1	The City will adopt and implement a development pattern that utilizes existing infrastructure; reduces the need for new roads, utilities and other public works in new growth areas; and enhances non-automobile transportation.	CONSISTENT. The DSP is located adjacent to existing development, and major elements of the project's roadway infrastructure are already in place. The project's mixed-use and dense nature encourages non-auto travel.
CF 6.2	The City will establish an urban growth boundary (UGB) with related ordinances or programs to limit suburban sprawl; the City will restrict urban development beyond the UGB and streamline entitlement processes within the UGB for consistent projects.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The City of Lake Elsinore has not yet implemented a UGB.
CF 6.3	The City will redirect new growth into existing City/urban reserve areas.	CONSISTENT. The DSP is located within existing city boundaries. The City has envisioned development of the area since adoption of the East Lake Specific Plan in the early 1990s.
CF 6.4	The City will encourage high-density, mixed-use, infill development with a particular emphasis on the development of affordable housing and creative reuse of brownfields, under-utilized and/or	CONSISTENT. The DSP is a high-density, mixed-use project located adjacent to existing development and within the city's boundaries.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	defunct properties within the urban core by providing development incentives.	
CF 6.5	The City will maintain a one dwelling unit per 10 acre minimum lot size or lower density in areas outside of designated urban service lines.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The DSP site is located within designated urban service lines.
CF 6.6	The City will increase densities in urban core areas to support public transit.	CONSISTENT. The DSP is a high-density, mixed-use project located adjacent to existing development and within the city's boundaries. The Project is located near public transit routes and incorporates pedestrian and bicycle routes.
CF 6.7	The City will reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The DSP complies with City standards for roadway widths.
CF 6.8	The City will reduce parking space requirements, unbundle parking from rents and charge for parking in new developments.	CONSISTENT. Recognizing the reduced parking needs of mixed-use developments, the DSP envisions the use of shared parking arrangements. A parking study will be prepared for review and approval by the Community Development Director.
CF 6.9	The City will add bicycle facilities to city streets and public spaces, whenever safe and feasible.	CONSISTENT. The DSP incorporates Class II bike lanes on adjacent streets and a multipurpose trail permitting bicycle use along the lake channel.
CF 6.10	The City will discourage the extension of urban levels of service for new development beyond existing urban service lines, and, if necessary, use zoning to assure that development occurs only if public services are adequate.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The DSP site is located within existing urban service lines.
Goal CF 7	Promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed use zones.	CONSISTENT. The DSP is a high-density, mixed-use project located adjacent to existing development and within the city's boundaries.
CF 7.1	The City will plan for and create incentives for mixed-use development.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The DSP is a mixed-use development.
Goal CF 8	Promote greater linkage between land uses and transit, as well as other modes of transportation.	CONSISTENT. The DSP provides high-intensity development near public transit routes and pedestrian and bicycle travelways, encouraging the use of these systems.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 8.1	The City will implement a Housing Overlay Zone for transit centers and corridors. The Overlay Zone shall include average minimum residential densities of 25 units per acre within one quarter mile of transit centers; average minimum densities of 15 units per acre within one quarter mile of transit corridors; and minimum FAR of 0.5:1 for non-residential uses within a quarter mile of transit centers or corridors.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The City has not yet implemented a Housing Overlay Zone.
CF 8.2	The City will promote the development of brownfield sites and other underused or defunct properties near existing public transportation.	CONSISTENT. The DSP is located on an underutilized site near public transit.
CF 8.3	The City will ensure new development is designed to make public transit a viable choice for residents.	CONSISTENT. The DSP is located near public transit routes, and bicycle and pedestrian travelways are provided to allow efficient access to transit services.
CF 8.4	The City will establish city-centered corridors, directing development towards existing transportation corridors.	CONSISTENT. The DSP site is located near the intersection of two major corridors, Lakeshore Drive and Diamond Drive/Railroad Canyon Road.
CF 8.5	The City will develop form-based community design standards to be applied to development projects and land use plans, using a comprehensive community outreach program, for areas designated for mixed-use.	NOT APPLICABLE. This is a City policy; it does not apply to the DSP. The City has not yet adopted form-based community design standards.
CF 8.6	Affordable housing will be located in transit-oriented development areas whenever feasible.	NOT APPLICABLE. This policy encourages the City to direct affordable housing development to transit-oriented development areas; it does not apply to the DSP.
Goal CF 9	Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.	CONSISTENT. The DSP incorporates bike lanes, sidewalks, pedestrian walkways, and a multipurpose trail. Additionally, the Project provides mixed-use and high-intensity development. These features will encourage the use of alternative transportation modes.
CF 9.1	The City will create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit-oriented	CONSISTENT. The DSP provides for the development of the majority of the Ballpark District in accordance with the guidelines provided in the General Plan's Ballpark District Plan. The DSP will create

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	development areas.	a mixed-use environment and incorporate pedestrian circulation infrastructure that will be supportive of pedestrian travel.
CF 9.2	The City will ensure pedestrian access to activities and services, especially within, but not limited to, mixed-use and transit-oriented development areas.	CONSISTENT. The DSP incorporates multiple sidewalks and pedestrian walkways and a multipurpose trail, which will support pedestrian access.
CF 9.3	Review fee structures and other opportunities to provide financial and administrative incentives to support desired land uses, development patterns, and alternative modes of transportation.	NOT APPLICABLE. This policy directs the City to review its fee structure and other financial and administrative policies. It does not apply to the DSP.
CF 9.4	The City will use best efforts to mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.	NOT APPLICABLE. This policy directs the City to pursue strategies to reduce heat gain from pavement and other hard surfaces associated with infrastructure. Development on the DSP site is required to comply with all City standards for paving materials; however, the Specific Plan includes landscaping standards that will break up paved areas with trees wells and other landscape features.
2.4.4 CIRCULATION GOALS AND POLICIES		
Goal CF 10	Provide a transportation network for the circulation of people and goods throughout the City of Lake Elsinore.	NOT APPLICABLE. This goal provides direction to the City; it does not apply to the DSP. The offsite transportation network that will serve the DSP Project is already existing. However, the DSP Project will be subject to development impact fees, which will contribute to the mitigation of potential Project traffic impacts.
CF 10.1	Preserve the circulation network by requiring development projects to provide right-of-way improvements that mitigate for project impacts and are consistent with the General Plan Circulation Element.	CONSISTENT. The offsite transportation network that will serve the DSP Project already exists. The DSP Project will not modify this network. The DSP Project will provide the necessary right-of-way (ROW) improvements pursuant to the DSP Traffic Study, Project EIR and the General Plan Circulation Element.
CF 10.2	Schedule street improvement and maintenance projects through the Capital Improvement Program.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 10.3	Support the implementation of mass transit projects in coordination with	CONSISTENT. The DSP provides transit-ready features such as bus turnouts to

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	Riverside Transportation Authority, Riverside County, and the State of California.	allow for the rapid and low-cost addition of public transit when local agencies seek to provide such services.
CF 10.4	Monitor Level of Service (LOS) on all Circulation Element roads and intersections to forecast and resolve threats in order to maintain the required LOS.	CONSISTENT. The DSP Traffic Study has analyzed the LOS on surrounding Circulation Element roads and intersections, identified deficiencies, and recommended potential fixes.
Goal CF 11	Provide a regional transportation network that efficiently moves people and goods through, to, and from the City of Lake Elsinore.	NOT APPLICABLE. This goal provides direction to the City; it does not apply to the DSP. The transportation network that serves the DSP Site already exists. The DSP Project will provide the necessary ROW improvements pursuant to the DSP Traffic Study, Project EIR and the General Plan Circulation Element.
CF 11.1	Incorporate roadway designations and standards used by neighboring agencies to determine consistency with connecting circulation roadways.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The transportation network that serves the DSP Site is existing. Roadway designations and standards for roadways connecting to neighboring agencies will not be modified as a result of the DSP. Roadway improvements in the DSP area will be consistent with City standards.
CF 11.2	Transmit development proposals to adjacent agencies for review and comment.	CONSISTENT. The DSP will be circulated in accordance with City and State guidelines and statutes.
CF 11.3	Network with other transportation professionals through participation in Riverside County Transportation Commission, Western Riverside Council of Governments and related meetings.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 11.4	Develop Capital Improvement Projects such as overpasses, enhanced intersections, high efficiency interchanges and bus stations that help to sustain the minimum required LOS at the regional transportation connection nodes.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. No regional transportation connection nodes are located within the DSP.
Goal CF 12	Strive to maintain a Level of Service "D" or better at intersections within the City and a Level of Service "E" within the Main Street Overlay area and the Ballpark District.	CONSISTENT. Development within the DSP will be subject to applicable development impact fees to mitigate potential traffic impacts to LOS E. The DSP Traffic Impact Analysis provides recommendations for roadway

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		improvements that would mitigate Project traffic impacts.
CF 12.1	Implement Capital Improvement Projects and establish requirements in the conditions of approval on development projects that ensure transportation infrastructure is constructed concurrent with development.	CONSISTENT. Conditions of approval for the DSP will mandate concurrent development of transportation infrastructure with development.
Goal CF 13	Optimize the efficiency and safety of the transportation system within the City of Lake Elsinore.	CONSISTENT. A transportation network serving the DSP site already exists. The DSP Project will provide the necessary ROW improvements pursuant to the DSP Traffic Impact Analysis, Project EIR and the General Plan Circulation Element.
CF 13.1	The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Program projects.	CONSISTENT. Development in the DSP area will comply with all City requirements related to the interconnection and coordination of traffic signals. Coordination of closely-spaced signals is standard practice and will occur at the design stage. A Traffic Management Plan to establish guidelines for stadium event traffic will be prepared and implemented in conjunction with Phase 2 of development. The Traffic Management Plan will also address coordination of traffic signals.
CF 13.2	Enforce and comply with proper intersection “sight distance” requirements as described by the Engineering Division.	CONSISTENT. The transportation network that serves the DSP Site is existing. Intersections of or with onsite roads will comply with sight distance requirements established by the City.
CF 13.3	Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network.	CONSISTENT. The DSP is an integrated, master-planned Project that maximizes shared spaces and minimizes access conflicts. The DSP Traffic Study analyzes the existing and proposed transportation network and makes recommendations about the proposed access points to minimize conflicts.
CF 13.4	Maintain the system of bike lanes and multi use trails throughout the City.	CONSISTENT. The transportation network that serves the DSP Site is existing. The DSP maintains existing bikeways in the Project area, including a Class II bike lane along Diamond Drive

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		and a Class I bike path/multi-use trail along the lake channel. The Project will be connected to the citywide bikeway network.
CF 13.5	Implement a system of traffic calming measures, as needed, to address the impact of speed and volume of traffic on public streets.	CONSISTENT. The DSP Traffic Study has analyzed the need for traffic calming measures and made recommendations where such measures could be implemented. These recommendations are incorporated in Chapter 5, <i>Design Guidelines</i> .
Goal CF 14	Reduce greenhouse gas emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.	CONSISTENT. The DSP site will be developed as a mixed-use, high-intensity development with pedestrian and bicycle travelways and access to public transit. These features will limit greenhouse gas emissions and reduce vehicle miles traveled.
CF 14.1	The City will reduce VMT-related emissions by encouraging the use of public transit through adoption of new development standards that will require improvements to the transit system and infrastructure, increase safety and accessibility, and provide other incentives.	CONSISTENT. The DSP land use plan incorporates space for future public transit stops, and provides for customer-oriented improvements such as seating and bus shelters. The DSP also accommodates a connection to and extension of the City's proposed regional trail system, which will encourage pedestrian and bicycle transit.
CF 14.2	The City will ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation.	CONSISTENT. The DSP is located near public transit services, and provision is included in the land use plan for future service to be provided to the DSP site.
CF 14.3	The City shall create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.	CONSISTENT. The DSP land use plan allows for residents, workers, and visitors to the DSP site to use a range of transportation modes, including public transit, bicycling, and walking.
CF 14.4	The City will pursue upgrades and maintain transit system infrastructure to enhance public use.	CONSISTENT. The DSP land use plan includes provision for future placement of public transit stops within the DSP. These stops would be upgraded with user-friendly features.
CF 14.5	The City will use best efforts to enhance customer service and system ease-of-use.	NOT APPLICABLE. This policy direct the City to enhance public transit operations; it does not apply to the DSP.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 14.6	The City will prioritize transportation funding to support a shift from private passenger vehicles to transit and other modes of transportation.	NOT APPLICABLE. This policy directs the City to focus its transportation funding on supporting a shift from private passenger vehicles to transit; it does not apply to the DSP.
CF 14.7	The City will assess transit and multimodal impact fees on new developments to fund public transportation infrastructure, bicycle infrastructure, pedestrian infrastructure and other multimodal accommodations.	CONSISTENT. Future development on the DSP site will comply with City requirements for impact fees.
Goal CF 15	Maximize traffic safety throughout the City.	NOT APPLICABLE. This goal provides direction to the City. All proposed roads in the Project area will comply with City safety requirements. Traffic calming and other techniques to minimize conflicts between vehicles and pedestrians are included in Chapter 5, <i>Design Guidelines</i> .
CF 15.1	Regularly update speed surveys throughout the City to maintain enforceability of the posted speed limits.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 15.2	Review alternative enforcement technologies such as “Red Light Cameras” for critical intersections.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 15.3	Coordinate vehicular circulation with the Lake Elsinore Unified School District to maximize “student drop-off” efficiency and reduce impacts to surrounding traffic patterns.	NOT APPLICABLE. No schools are proposed as part of the DSP, nor are any requested by the LEUSD.
CF 15.4	Utilize grant funding to construct safe pedestrian routes to schools throughout the City.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP incorporates sidewalks, pedestrian and multi-use trails, and bikeways which provide access to surrounding neighborhoods.
CF 15.5	Implement “traffic-calming” measures in residential areas where traffic speed is a concern.	CONSISTENT. The DSP Traffic Study has analyzed the need for traffic calming measures and made recommendations where such measures could be implemented. These recommendations are incorporated in Chapter 5, <i>Design Guidelines</i> .
Goal CF 16	Implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions.	NOT APPLICABLE. This policy directs the City to implement strategies to improve roadway mobility and efficiency; it does not apply to the DSP.

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CF 16.1	The City shall create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.	CONSISTENT. The DSP provides for a range of transportation options to site residents, workers, and visitors.
CF 16.2	The City will monitor traffic and congestion to determine when and where the City needs new transportation facilities in order to increase access and efficiency.	NOT APPLICABLE. This policy directs the City to monitor traffic levels; it does not apply to the DSP.
CF 16.3	The City will monitor arterial roadways to allow more efficient bus operation, including bus lanes and signal priority/preemption where necessary.	NOT APPLICABLE. This policy directs the City to monitor bus operations on roadways; it does not apply to the DSP.
CF 16.4	The City will reduce VMT-related emissions by implementing and supporting trip reduction programs.	CONSISTENT. The DSP provides for a range of transportation options for site users. These will reduce VMT-related emissions by encouraging transportation alternatives to the personal automobile.
Goal CF 17	Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives.	CONSISTENT. The DSP incorporates Class II bike lanes on several streets and a multipurpose trail along the lake channel.
CF 17.1	The City will implement the network of Class I, II and III bike lanes on all development projects through construction of the facility as described in the Bike Lane Master Plan and/or the Trails Master plan.	CONSISTENT. The DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation. The Project will be connected to the citywide bikeway network.
CF 17.2	The City will implement a systematic plan to develop the trail system and the bike path system through the Capital Improvement Program.	NOT APPLICABLE. This goal provides direction to the City; it does not apply to the DSP. All development within the Project area will be subject to development impact fees, which may be used by the City to fund capital improvement projects.
CF 17.3	The City will pursue funding for bicycle and pedestrian facilities and access projects.	NOT APPLICABLE. This policy directs the City to pursue funding for bicycle and pedestrian projects; it does not apply to the DSP.
CF 17.4	Adopt bicycle parking standards that ensure bicycle parking sufficient to accommodate 5 to 10% of projected use at all public and commercial facilities, and	NOT APPLICABLE. This policy directs the City to adopt bicycle parking standards; it does not apply to the DSP. The City has not yet adopted such a standard.

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	at a rate of at least one per residential unit in multiple-family developments.	
Goal CF 18	Establish parking policies and requirements that capture the true cost of private vehicle use and support alternative modes of transportation.	NOT APPLICABLE. This policy directs the City to establish new parking policies; it does not apply to the DSP. The City has not yet adopted such a standard.
CF 18.1	The City will work toward preparing a comprehensive parking policy that encourages the use of alternative transportation.	NOT APPLICABLE. This policy directs the City to establish new parking policies; it does not apply to the DSP. The City has not yet adopted such a standard.
CF 18.2	The City will establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events.	NOT APPLICABLE. This policy directs the City to establish new parking policies; it does not apply to the DSP. The City has not yet adopted such a standard. The DSP will prepare a parking study to examine onsite parking needs and requirements.
CF 18.3	The City will encourage new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels.	NOT APPLICABLE. This policy directs the City to encourage new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels. The DSP will prepare a parking study to examine parking needs and requirements.
Goal CF 19	Support and promote the use of low- and zero-emission vehicles, and alternative fuels, and other measures to directly reduce emissions from motor vehicles.	NOT APPLICABLE. This policy directs the City to support the use of low- and zero-emission vehicles; it does not apply to the DSP.
CF 19.1	The City will support and promote the use of low- and zero-emission vehicles.	NOT APPLICABLE. This policy directs the City to support the use of low- and zero-emission vehicles; it does not apply to the DSP.
CF 19.2	The City will enforce State idling laws for commercial vehicles, including delivery and construction vehicles.	NOT APPLICABLE. This policy directs the City to enforce State law; it does not apply to the DSP.
2.5.2	GROWTH MANAGEMENT GOALS AND POLICIES	
Goal CF 20	Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a ballpark, plazas, and walkways. The DSP will provide unique recreational, leisure, shopping, educational and housing opportunities that will contribute to the quality of life

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		in Lake Elsinore. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the land uses proposed in the General Plan for the Ballpark District.
CF 20.1	Develop a comprehensive Growth Management Program that addresses the provision of public facilities and services in residential land use planning and development.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, the DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
CF 20.2	Embrace and utilize the policies and strategy set forth in SCAG's June 2004 Compass Growth Vision Report in the design of a Growth Management Program.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 20.3	Ensure that phasing of public facilities and services occurs in such a way that new development is adequately supported as it develops.	CONSISTENT. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
CF 20.4	Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.	CONSISTENT. The DSP provides for the mixing of compatible land uses, establishes an efficient circulation system, and establishes a series of plazas and walkways. The DSP relates to the surrounding land uses by locating commercial and mixed-use designations adjacent to existing and planned commercial areas. Residential designated areas have been located adjacent to planned residential areas. The integration of residential and nonresidential (jobs) uses greatly contributes to efficient circulation systems.
Goal CF 21	Promote collaborative support of state, regional, and local growth management	NOT APPLICABLE. This goal provides direction to the City; it does not apply to

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	efforts with private sector developers.	the DSP. The owner of the DSP site will coordinate with state, regional and local growth management efforts as needed. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the General Plan, which integrates and addresses regional and local growth management efforts, particularly SCAG population, jobs and housing projections.
CF 21.1	Work cooperatively with state and regional agencies, neighboring jurisdictions and SCAG where proposed new development or planning activities may affect traffic, water supply, air quality, or public facilities on a regional scale.	CONSISTENT. The DSP will be circulated in accordance with City and state guidelines and statutes.
CF 21.2	Collaborate with private sector developers to maximize development through incentives to meet the public and private needs of the community.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 21.3	Ensure that phasing of public facilities and services occurs in such a way that new development is adequately supported as it develops.	NOT APPLICABLE. . This policy provides direction to the City; it does not apply to the DSP. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
CF 21.4	Encourage mixed-use development to reduce public service costs and environmental impacts through compatible land use relationships and efficient circulation and open space systems.	CONSISTENT. The DSP provides for the mixing of compatible land uses, establishes an efficient circulation system, and establishes a series of plazas and walkways. The DSP relates to the surrounding land uses by locating commercial and mixed-use designations adjacent to existing and planned commercial areas. Residential designated areas have been located adjacent to planned residential areas. The integration of residential and nonresidential (jobs) uses greatly contributes to efficient circulation

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		systems. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable development impact fees, which will pay for infrastructure and services that support the Project.
Goal CF 22	Maintain a water and wastewater infrastructure system that supports development.	CONSISTENT. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
CF 22.1	Require landowners to demonstrate that an available water supply and sewer treatment capacity exists or will be provided to serve proposed development, prior to issuance of building permits.	CONSISTENT. Water and sewer service to The Diamond Specific Plan site would be provided by EVMWD from existing infrastructure within the Diamond Drive ROW. EVMWD has issued a conditional Will-Serve letter for the project. This Will-Serve letter has been prepared pursuant to the Water Supply Assessment (WSA) prepared for the DSP. The WSA has ensured sufficient water supply and sewer treatment capacity exists or will be provided to serve proposed development prior to issuance of building permits.
CF 22.2	Require landowners, prior to issuance of building permits, to demonstrate that adequate wastewater capacity exists to serve proposed development.	CONSISTENT. See consistency discussion related to sewer service for CF 22.1 above.
CF 22.3	Coordinate with the water and wastewater districts when considering General Plan amendments, annexations, or development agreements, to assist the districts in planning for adequate capacity to accommodate future growth.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP does not propose a General Plan amendment or annexation.
CF 22.4	Coordinate with the wastewater district to make reclaimed water available for irrigation purposes in the City.	CONSISTENT. The Diamond project will be connecting to reclaimed water pursuant to Chapter 3, <i>Development Plan</i> , when reclaimed water supplies are made available by the EVMWD. Reclaimed water will be used for all

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		common landscape areas and private landscape areas where feasible.
2.7.3	PARKS AND RECREATION GOALS AND POLICIES	
Goal CF 23	Maintain an adequate quantity, quality, type, and distribution of parks and recreational facilities throughout the City that serve the current and future needs of residents and visitors.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of trails, a ballpark, plazas, and walkways. Other recreational facilities will be integrated in the residential portion of the DSP as further described in Chapter 3.
CF 23.1	Continue to utilize the City of Lake Elsinore Parks and Recreation Master Plan as a guide for decision-making and implementation of the Parks and Recreation Program.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP provides connections that are consistent with those envisioned in the Parks and Recreation Master Plan.
CF 23.2	Use park design and site development to enhance and preserve significant natural features including riparian areas, rock outcroppings, ridgelines, and viewpoints.	CONSISTENT. The DSP recognizes the importance of the lake and Santa Ana mountains as environmental features that help define the city. The importance of these features is highlighted by forming strong visual and physical relationships through the creation of view corridors and locating public areas adjacent to the lake.
CF 23.3	Ensure sufficient parkland and recreation facilities to support new development through acquisition and/or dedication. Meet the requirement of the Quimby Act by acquiring five (5) acres of useable park land per 1,000 population.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of trails, a ballpark, plazas, residential community pool recreational area and walkways. To the extent parkland is not provided onsite at 5 acres per 1,000 population, the Project will be subject to parkland mitigation fees, which will be used by the City to acquire and develop parkland consistent with this policy.
CF 23.4	Continue to require all new development to follow the requirements of the Park Capital Improvement Fund, Resolution No. 91-42 (Government Code Section 66477).	CONSISTENT. See consistency discussion for CF 23.3.
CF 23.5	Explore the use of public-private	NOT APPLICABLE. This policy provides

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	partnerships, corporate sponsorships, and leasing agreements that provide for additional parks and recreational facilities, and other programs including cooperation with applicable school districts to allow joint use of facilities.	direction to the City; it does not apply to the DSP.
CF 23.6	Consider amending Resolution No. 91-42 in order to allow private park acreage to fulfill a portion of the public park dedication requirement for residential projects, when a private park complies with City public park standards.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 23.7	Consider the addition of a centralized forum for community activities such as a convention center, amphitheater, cultural arts center, or waterfront promenade.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a ballpark, plazas, and walkways. As described in Chapter 3, plazas will be located in prominent locations, including the main plaza which will be located adjacent to Lake Elsinore and include a promenade that forms a strong linkage to the lake.
CF 23.8	Continue to work with the Lake and Aquatics Resources Department to develop public beach lands and recreational facilities such as campgrounds, boat launch areas, and water access to the Diamond Stadium, to complement the state and county recreation system.	CONSISTENT. The DSP incorporates the existing Diamond baseball stadium, enhances the ballpark with complementary development in its vicinity. The DSP recognizes the importance of the lake and Santa Ana mountains as environmental features that help define the city. The importance of these features is highlighted by forming strong visual and physical relationships through the creation of view corridors and locating public areas adjacent to the lake.
CF 23.9	Encourage the development of private recreational facilities within residential and mixed-use developments.	CONSISTENT. Private recreational facilities will be provided within the DSPs residential and mixed-use areas.
CF 23.10	Ensure that recreation facilities are accessible to the elderly, children, and persons with disabilities as set forth in the Americans with Disabilities Act including increased wheelchair access, height variations on drinking fountains, and any other requirements necessary to service	CONSISTENT. All development with the DSP area will be consistent with the guidelines of the Americans with Disabilities Act.

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	these individuals.	
Goal CF 24	Establish a primary trail network for equestrians and hikers.	CONSISTENT. The DSP provides for a walkable development that incorporates pedestrian paths and plazas. Additionally, the DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation.
CF 24.1	Encourage public and private systems that interface with other existing and proposed trails (i.e., bikeways) assuring links with the City, County of Riverside, and state recreational facilities.	CONSISTENT. See response to Goal CF 24. Additionally, as described in Chapter 3, sidewalks and promenades will provide linkages from one end of the Project site to the other and connect to public sidewalks. A promenade and plaza is planned adjacent to the lake, which also will be connected to the onsite walkways and offsite regional trails network.
CF 24.2	Encourage the placement of equestrian boarding centers in locations that can easily access the trail system, and ensure that all equestrian boarding centers are required to meet all minimum public health standards for food, shelter, and hygiene.	NOT APPLICABLE. The DSP is consistent with the City’s vision for the Ballpark area, which does not include equestrian services.
2.9.3 CULTURAL AND HISTORIC RESOURCES GOALS AND POLICIES		
Goal CF 25	Encourage the preservation, protection, and restoration of historical and cultural resources.	CONSISTENT. There are no known historical resources in the DSP area. However, the DSP is subject to the provisions of the CEQA and requires the preparation of an EIR. The EIR will evaluate potential impacts related to historical and cultural resources and will adopt mitigation measures that encourage preservation, protection and restoration of the resources in an appropriate manner that will also allow the Project to be implemented.
CF 25.1	Continue to implement the Historic Preservation Guidelines that guide historic preservation efforts.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. See consistency analysis for Goal CF 25.
CF 25.2	Integrate historic and cultural resources in land use planning processes by promoting early conflict resolution between the	CONSISTENT. See consistency analysis for Goal CF 25.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	preservation of historic resources and alternative land uses.	
CF 25.3	Require that all City-owned sites designated as historical resources be maintained in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.	NOT APPLICABLE. The Project site is not considered a historic property and does not contain historic structures that would be subject to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
CF 25.4	Encourage owners of historic resources to utilize federal incentives including Federal Rehabilitation Tax Credits, façade and conservation easements, as well as any other available incentives.	NOT APPLICABLE. The Project site is not considered a historic property and does not contain historic structures.
CF 25.5	Consider creating an architectural assistance service to help owners design rehabilitation and/or adaptive re-use plans, or feasibility studies for historically designated buildings.	NOT APPLICABLE. The Project site does not contain historic structures.
CF 25.6	Consider establishing an "adopt-a-resource" program that encourages the public and local businesses to become involved in the protection and preservation of historic resources.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Goal CF 26	Support state-of-the-art research designs and analytical approaches to archeological and cultural resource investigations.	CONSISTENT. An archeological and cultural investigation was completed for the Project site that used the latest investigation and analysis techniques consistent with City policies.
CF 26.1	Consult with California Native American tribes prior to planning decision-making processes for the purpose of preserving cultural places located on land within the City's jurisdiction that may be affected by the proposed plan.	CONSISTENT. An archeological and cultural investigation was completed for the Project site. As part of this investigation, the City consulted with the applicable California Native American tribes consistent with Senate Bill 18. This consultation occurred prior to approval of the DSP.
CF 26.2	Continue to identify, document, evaluate, designate, and preserve the cultural resources in the City.	CONSISTENT. See response to Goal CF 26.
CF 26.3	Continue to update a citywide inventory of cultural resources in conformance with state standards and procedures.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 26.4	Support requirements for the permanent curation of archaeological artifact collections.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
CF 26.5	Consider creating a sponsorship program	NOT APPLICABLE. This policy provides

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	to encourage the public and local businesses to become involved in curation of existing archaeological artifact collections that have no current funding mechanism.	direction to the City; it does not apply to the DSP.
CF 26.6	Increase opportunities for cultural heritage tourism by promoting the history of Lake Elsinore and designated historic sites to attract cultural heritage travelers.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Chapter 3 PUBLIC SAFETY AND WELFARE		
3.2.3 AIR QUALITY GOALS AND POLICIES		
Goal PS 1	Continue to coordinate with the Air Quality Management District and the City's Building Department to reduce the amount of fugitive dust that is emitted into the atmosphere from unpaved areas, parking lots, and construction sites.	CONSISTENT. Air quality impacts resulting from construction of the Project and ongoing operations are evaluated in the Project's EIR and air quality analysis report. The EIR and air quality analysis recommends mitigation measures that reduce fugitive dust to the extent feasible.
PS 1.1	Implement a control plan for areas within the City that are prone to wind erosion of soil and take measures to prevent illegal off-highway vehicle use.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 1.2	Require vegetation stabilization for disturbed land including phased construction projects.	CONSISTENT. All development within the DSP will comply with regulations governing vegetation stabilization. The Project's EIR and air quality analysis report analyzes ground disturbance activities and recommend mitigation measures, such as regular watering and interim planting to reduce dust associated with the disturbance areas.
PS 1.3	Require construction equipment used for new developments to be properly maintained according to manufacturers' specifications.	CONSISTENT. All development within the DSP will comply with regulations governing maintenance of construction equipment. The Project's EIR and air quality analysis report analyze construction equipment use as part of the short-term air quality analysis and identify minimum specifications to limit equipment emissions.
PS 1.4	Restrict the idling of construction equipment to no longer than 10 minutes.	CONSISTENT. All development in the DSP will comply with applicable regulations regarding idling of construction equipment.
PS 1.5	Require equipment operators to use only	CONSISTENT. All development in the

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	diesel equipment or diesel vehicles with engines built in 1996 or later.	DSP will comply with applicable regulations regarding age and type of equipment used. See consistency discussion under Policy PS 1.3.
PS 1.6	Require the use of control measures for windborne emissions such as watering active construction areas, covering open stockpiles or vehicles hauling loose materials, and paving or applying non-toxic soil stabilizers on unpaved access roads and temporary parking areas.	CONSISTENT. All development in the DSP will comply with applicable regulations regarding control of windborne emissions. See consistency discussion under Policy PS 1.2.
PS 1.7	Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES).	CONSISTENT. All development on the DSP site will be fully compliant with the requirements of the NPDES.
Goal PS 2	Work with regional and state governments to develop effective mitigation measures to improve air quality.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 2.1	Support the SCAQMD in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 2.2	Work with the county and regional agencies to evaluate the feasibility of implementing a special fund and a system of charges (e.g., pollution charges, user fees, congestion pricing, and toll roads) that requires, where possible, individuals who undertake polluting activities to bear the economic cost of their actions.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 2.3	Promote programs that educate the public about regional air quality issues, opportunities, and solutions.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 2.4	Pursue the purchase of alternative fuel vehicles for official City vehicles.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
3.3.8 HAZARDS/HAZARDOUS MATERIALS GOALS AND POLICIES		
Goal PS 3	Reduce the level of risk associated with the use, transport, treatment, and disposal of hazardous materials to protect the community's safety, health, and natural resources.	CONSISTENT. Potential impacts resulting from the use, transport, treatment, and disposal of hazardous materials are evaluated in the Project's EIR. The Project is required to comply with Federal, State and local hazardous

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		material requirements that ensure the protection of the community's safety, health, and natural resources.
PS 3.1	Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan with necessary inspections per the Riverside County Hazardous Materials Handlers Program.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. See response to Goal PS 3.
PS 3.2	Require any proposed development within close proximity to an active and/or inactive landfill to complete a technical analysis that focuses on public safety and hazard issues. The analysis shall be prepared by a professional consultant.	NOT APPLICABLE. No active and/or inactive landfills are located in close proximity to the Project site.
PS 3.3	Provide for the safe disposal of hazardous materials to protect the City against a hazardous materials incident.	CONSISTENT. All development within the DSP area will comply with applicable regulations regarding disposal of hazardous materials if any is used. See response to Goal PS 3.
PS 3.4	Continue operating household hazardous waste education and collection programs in collaboration with the Riverside County Department of Environmental Health.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 3.5	Evaluate new development on or adjacent to the Santa Ana Regional Interceptor (SARI) line requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs.	NOT APPLICABLE. The DSP area is not on or adjacent to the SARI line.
PS 3.6	Comply with the Riverside County Underground Storage Tank Program and Health and Safety Code Sections 25280-25289 and ensure adequate leak detection, maintenance of records, and reporting of spills.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 3.7	Require that all petroleum and gas pipelines are maintained by the owners. In the event of a leak, the City shall ensure that all responsible parties comply with the standards set by the California Department of Fish & Game Office of Spill Prevention and Response.	NOT APPLICABLE. There are no known petroleum or gas pipelines in the DSP area.
3.3.9	WILDFIRE HAZARDS GOALS AND POLICIES	

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Goal PS 4	Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP site is not in an area that is subject to wildland fires.
PS 4.1	Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.	NOT APPLICABLE. The DSP site is not located along the urban/wildland interface boundary.
PS 4.2	Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.	NOT APPLICABLE. The DSP site is not a high fire hazard area.
PS 4.3	Establish fire resistant building techniques for new development such as non-combustible wall surfacing materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials and features, insulation without paper-facing, and automatic fire sprinklers.	CONSISTENT. All development within the DSP area will comply with applicable building code requirements for fire resistance.
PS 4.4	Establish an education program to inform citizens about the threat of human wildfire origination from residential practices such as outdoor barbeques and from highway use such as cigarette littering.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. Project developers will cooperate with the City in distributing information regarding the threat of human wildfire origination from residential practices.
PS 4.5	Create emergency water supply procedures that allow for immediate access to existing reservoirs, tanks, and water wells for fire suppression.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 4.6	Adhere to Chapter 7.1 of the Fire Code pursuant to adopted High Severity Zone Maps.	NOT APPLICABLE. The DSP site is not a high fire hazard area.
3.3.10	FLOODING AND FLOODPLAINS GOALS AND POLICIES	
Goal PS 5	Minimize the risk of injury to residents and visitors and of property damage due to flooding.	CONSISTENT. Potential flooding hazards are evaluated in the Project's EIR. A portion of the site is within Flood Zone AE. Some of this area will be removed

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		from the flood zone through site improvements, while other areas will remain in flood zones with appropriate buffers and protections to mitigate flood hazards. See Chapter 3 for further information on the Project's consideration of flood impacts.
PS 5.1	Continue to ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.	CONSISTENT. The Project will conform to all applicable provisions of the National Flood Insurance Program. See consistency discussion for Goal PS 6.
PS 5.2	Continue to encourage floodway setbacks for greenways, trails, and recreation opportunities.	CONSISTENT. The Project incorporates appropriate setbacks to existing floodways as further described in Chapter 3. A trail is proposed in this setback area along the northwestern DSP boundary, which connects to the planned city trail system in this area.
PS 5.3	Reduce the risk of flooding by creating floodway setbacks for greenways, trails, and recreation areas and by prohibiting development within the floodways.	CONSISTENT. The Project incorporates appropriate setbacks to existing floodways as further described in Chapter 3. See consistency discussion for Goal PS 5.
PS 5.4	Encourage that new developments within the floodplain fringe shall preserve and enhance existing native riparian habitat.	CONSISTENT. A DBESP will be prepared to address proper mitigation to ensure the replacement of any lost functions and values for onsite riparian areas. The mitigation will include enhancement of existing and creation of new riparian areas.
PS 5.5	Continue to require the construction of channel improvements in order to allow conveyance of the 100-year flow without extensive flooding.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 5.6	Use FEMA regulations and mapping to ensure that flooding hazards are evaluated during the environmental review process, including placement of restrictions on development within designated floodplain areas.	CONSISTENT. Potential flooding hazards are evaluated in the Project's EIR. See consistency discussion for Goal PS 5.
PS 5.7	Promote drainage improvements that maintain a natural or semi-natural floodplain.	CONSISTENT. The DSP site has been modified over time due to grading to accommodate surrounding roadways and developments, as well as the construction of the Diamond Stadium

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		and associated parking lots. Additionally, flood control improvements to the lake edge have changed the natural or semi-natural floodplain. Nevertheless, the conceptual grading plan for the site will attempt to follow existing contours and drainage patterns to the extent feasible. Drainage improvements to the site as part of the Project will create a unified approach to capturing and treating stormwater and daily runoff that currently ponds or flows directly into the lake due to prior grading activities. Where the existing floodplain will be modified, the grading design will incorporate natural appearing undulations and will comply with flood management requirements applicable to the lake.
PS 5.8	Utilize the Capital Improvement Program for storm drainage projects and maintenance and improvement of local storm drain systems including channels, pipes, and inlets to ensure capacity for maximum runoff flows.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
3.3.11 SEISMIC ACTIVITY GOALS AND POLICIES		
Goal PS 6	Minimize risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geological hazards resulting from earthquakes and geological constraints.	CONSISTENT. Potential seismic impacts are evaluated in the Project's EIR. A Geologic and Geotechnical Investigations report has been completed that analyzed the locations of the faults present in the Project area and determined that these faults are inactive. Additionally, the Site does not lie within the latest Alquist-Priolo Special Studies Zones. The Project will comply with City and state building and seismic safety requirements that reduce the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geological hazards.
PS 6.1	Continue to make every effort to reduce earthquake-induced fire as a threat.	CONSISTENT. See consistency discussion for Goal PS 6.
PS 6.2	Encourage programs to assist in the seismic upgrading of buildings to meet building and safety codes.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. No buildings on the DSP site are

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PS 6.3	Identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measures during permit review that may be implemented to minimize impacts in these areas.	in need of seismic upgrades. CONSISTENT. See consistency discussion for Goal PS 6. The Geologic and Geotechnical Investigations report identified minor zones of potential soil liquefaction at depths below 25 feet. The report also analyzed the potential for seismically induced landslides and determined the site is not subject to this risk. The report concluded the DSP site is suitable for the proposed development from a geologic and geotechnical engineering standpoint, provided the recommendations in the report are incorporated into the Project design and implemented during construction. The recommendations of the report will be integrated as necessary pursuant to the analysis completed in the EIR and described in Chapter 3 of this Specific Plan.
3.4.10	NOISE GOALS AND POLICIES	
Goal PS 7	Maintain an environment for all City residents and visitors free of unhealthy, obtrusive, or otherwise excessive noise conditions.	CONSISTENT. Potential noise impacts are evaluated in the Project’s EIR and noise study. The DSP site contains an existing baseball stadium that will be preserved under the DSP. Other uses considered as part of the DSP are typical of commercial, mixed-use and residential areas and are not significant noise producers. Residential areas proposed within the DSP will incorporate appropriate noise mitigation to ensure noise standards are not exceeded.
PS 7.1	Apply the noise standards set forth in the Lake Elsinore Land Use Noise Compatibility Matrix (General Plan Table 3-1) when considering all new development and redevelopment proposed within the City.	CONSISTENT. Potential noise impacts are evaluated in the Project’s EIR and noise study. The noise study and EIR refer to the Lake Elsinore Land Use Noise Compatibility Matrix to determine if the Project is consistent with applicable noise standards.
PS 7.2	Encourage new construction to incorporate noise-reducing elements that minimize interior noise levels.	CONSISTENT. See consistency discussion for Goal PS 7. All development within the DSP area will comply with applicable building codes and City regulations.

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PS 7.3	Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas.	CONSISTENT. See consistency discussions for Goal PS 7 and Policy PS 7.2.
PS 7.4	Strive to reduce transportation noise on the I-15 through coordination with Caltrans.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.5	Consider estimated roadway noise contours based upon General Plan Figure 3.5, Noise Contours, when making land use decisions along busy roadways throughout their jurisdiction.	CONSISTENT. See consistency discussion for Goal PS 7. The EIR and noise study refer to General Plan Figure 3-5 in determining potential noise impacts on the Project and necessary mitigation measures.
PS7.6	Periodically review noise conditions along public roadways and, where necessary and feasible, construct noise barriers to reduce noise levels received by affected land uses.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.7	Actively participate and cooperate with other agencies and jurisdictions in the development of noise abatement plans for highways.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.8	Consult Caltrans Division of Aeronautics and the Riverside County Airport Land Use Compatibility Plan when considering Projects that could be affected by the relocation of Skylark Airport.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.9	Establish a threshold sound level for pleasure motorboats to control noise on Lake Elsinore.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.10	Encourage telecommuting to reduce the amount of vehicular traffic on local roadways.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 7.11	Limit the hours of construction activities in residential areas, to those hours consistent with, or stronger than the City's noise ordinance.	CONSISTENT. All development within the DSP area will comply with applicable regulations limiting noise and hours of construction activities.
PS 7.12	Discourage the placement of residences and other sensitive uses in proximity to commercial and industrial and outdoor recreational uses that feature substantial stationary noise sources.	CONSISTENT. See consistency discussion for Goal PS 7.
PS 7.13	Encourage the incorporation of noise reduction technology such as mufflers and temporary noise walls that further minimize construction and stationary	CONSISTENT. See consistency discussion for Goal PS 7.

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	noise received within residential and commercial uses.	
3.5	COMMUNITY FACILITIES AND SERVICES	
Goal PS 8	Reduce greenhouse gas emissions waste through improved management of waste handling and reductions in waste generation.	NOT APPLICABLE. This policy directs the City to improve its management of waste. It does not apply to the DSP.
PS 8.1	The City will improve emissions control at waste handling facilities, in the event such facilities are constructed within the City's jurisdiction.	NOT APPLICABLE. This policy directs the City to improve its management of waste. It does not apply to the DSP.
PS 8.2	The City will implement enhanced programs to divert solid waste from landfill operations.	NOT APPLICABLE. This policy directs the City to improve its management of waste. It does not apply to the DSP.
PS 8.3	The City will enhance regional coordination on waste management.	NOT APPLICABLE. This policy directs the City to improve its management of waste. It does not apply to the DSP.
3.5.6	COMMUNITY FACILITIES AND SERVICES	GOALS AND POLICIES
Goal PS 9	Ensure that water, wastewater, and sewer facilities support existing and future land uses.	CONSISTENT. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 9.1	Continue to cooperate with the water districts to provide domestic water supplies and fire flow water requirements to meet existing and future demand.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 9.2	Continue to work with the Elsinore Valley Municipal Water District (EVMWD) in expanding the reclaimed water distribution system within the service area to provide reclaimed water used to irrigate parks, street medians, golf courses, wildlife habitat, and for lake stabilization.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, it is important to note that The Diamond project will be connecting to reclaimed water pursuant to Chapter 3, <i>Development Plan</i> . Reclaimed water will be used for all common landscape areas and private landscape areas where feasible.
PS 9.3	Work with regional water suppliers to implement water conservation practices such as the use of water-conserving devices and design for buildings and	CONSISTENT. In addition to using reclaimed water for all common landscape areas and private landscape areas where feasible, The DSP

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	development, encouraging water conserving landscaping, and promoting water conservation education programs.	incorporates requirements and guidelines in Chapter 5, <i>Design Guidelines</i> that will promote water conservation, such as drought tolerant landscaping and water-conserving devices.
PS 9.4	Prior to the issuance of building permits, require landowners to demonstrate that adequate water capacity exists or will be provided and provide necessary funding through mandatory development impact fees or capital improvement fund programs to serve the proposed development.	CONSISTENT. The Project EIR evaluated the existing and future water supply to determine if sufficient water supply exists to support the proposed development. As part of this analysis, EVMWD prepared a WSA, which indicated that sufficient water supply exists for the project. Development within the DSP area will be subject to development impact fees.
PS 9.5	Prior to the issuance of building permits, require landowners to demonstrate that wastewater/sewer flows will be accommodated for the proposed development and provide necessary funding through mandatory development impact fees or capital improvement fund programs to serve the proposed development.	CONSISTENT. See consistency discussion related to sewer service for PS 9.1 above. Additionally, the Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 9.6	Ensure that wastewater/sewer flows are accommodated and provide facilities to meet existing and future development.	CONSISTENT. See consistency discussion related to sewer service for PS 9.1 above.
Goal PS 10	Encourage the City's franchise trash hauler(s) to provide and expand service for the collection, storage, transportation, recovery, and disposal of solid waste to meet the needs of the City.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 10.1	Coordinate with the City's franchise trash hauler(s) in the establishment of a long-term solid waste management plan that includes goals for recycling and source reduction programs.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 10.2	Support a public education program in recycling and source reduction techniques for homes, businesses, and construction.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. Project developers will cooperate with the City in distributing information regarding recycling and source reduction techniques affecting construction and residential and

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Goal PS 11	Ensure that adequate electrical, natural gas, and telecommunications systems are provided to meet the demand of new and existing development.	business users of the Site. CONSISTENT. As discussed in Chapter 3, The DSP provides for adequate electrical, natural gas, and telecommunications systems infrastructure improvements in the Project area that will adequately serve proposed development. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 11.1	Coordinate with the responsible agencies to provide for the continued maintenance, development, and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.	CONSISTENT. The DSP provides for adequate electrical, natural gas, and telecommunications systems infrastructure improvements in the Project area that will adequately serve proposed development. The DSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Additionally, the Project will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 11.2	Adopt an ordinance promoting the under grounding of utilities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, where above-ground utilities exist and where feasible, utilities on the DSP site will be placed underground.
Goal PS 12	Encourage all school districts serving Lake Elsinore to provide school facilities that are adequate to serve all students.	CONSISTENT. A school facilities fee, which provides funding for school construction, has been authorized by Senate Bill (SB) 1287 to mitigate the potential increased demand for school facilities associated with an increased number of residences. Residential development in the DSP is subject to fees associated with public school service based on size of residential units and as established by the school district in accordance with SB 1287. Present City

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		policy requires that verification of payment of school fees be made prior to the issuance of building permits. Additionally, a portion of the property taxes generated by the project will be allocated to the school district.
PS 12.1	Coordinate land use planning with planning, financing, and construction of school facilities with the applicable school district for proposed development in the City.	CONSISTENT. See consistency discussion for Goal PS 18 above. The District has indicated they have sufficient existing and planned facilities to support the anticipated number of students for the DSP project based on the student generation rates indicated in Chapter 3. New school facilities are not necessary or planned on the DSP site.
PS 12.2	Pursue the establishment and development of a trade school, junior college, and/or four-year college campus.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, a higher education facility is planned on the DSP site.
PS 12.3	Continue cooperation between school districts and the City to provide joint use of recreational facilities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP proposes recreational facilities in the form of plazas and trails that will be publicly accessible.
Goal PS 13	Encourage the County of Riverside's County/City Public Library System to provide adequate library facilities.	CONSISTENT. This policy provides direction to the City; it does not apply to the DSP. However, the DSP project will be subject to development impact fees, which include fees that are intended to fund new and expanded library facilities.
PS 13.1	Continue to measure the impact of development on library services to ensure adequacy of facilities and resources.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. See consistency discussion for Goal PS 13 above.
Goal PS 14	Provide high quality animal control services to ensure timely response and effective control to protect both citizens and animals.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 14.1	Continue to foster and participate in the operation of a regional animal control facility through participation in the South Western Communities Financing Authority.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 14.2	Continue to develop an education program in conjunction with Animal Friends of the Valley regarding animal	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. Project developers will

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	control services, including spay and neuter programs.	cooperate with the City in distributing information regarding animal control services.
Goal PS 15	Encourage the pursuit of state of the art Information Technology.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 15.1	Encourage the use of information technology as a communication tool to improve personal convenience, reduce dependency on nonrenewable resources, take advantage of ecological and financial efficiencies of new technologies.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 15.2	Maintain and update the City's website with information about current events and issues, key leadership figures, community involvement opportunities, and educational tools such as solid waste management techniques and emergency preparedness programs.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Goal PS 16	Provide efficient and effective public safety services for the community.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 16.1	Continue to follow Riverside County Fire Department guidelines and work towards achieving standard response times of seven (7) minutes with the intent to reduce that time to five (5) minutes and maintain a staffing objective of one firefighter per 1,000 persons.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. However, the Project will be subject to applicable development impact fees, which include fees intended to offset increases in demand for fire services.
PS 16.2	Ensure that all developments maintain required water pressure levels for fire flow.	CONSISTENT. All development within the DSP area will comply with City, Fire and EVMWD requirements regarding water pressure for fire flow.
PS 16.3	Condition new development with payment of Developer Impact Fees and participation in public safety CFD to provide for personnel, equipment, and facilities.	CONSISTENT. The Project will be subject to applicable development impact fees
PS 16.4	Provide adequate access for all emergency vehicles.	CONSISTENT. The Project will comply with emergency access requirements. Prior to construction, Police and Fire Departments will review the proposed developments for compliance with applicable access requirements.
PS 16.5	Coordinate with the County of Riverside to provide police service aimed at a ratio	NOT APPLICABLE. This policy provides direction to the City; it does not apply to

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	of 1.2 officers per 1,000 persons.	the DSP. However, the Project will be subject to applicable development impact fees, which include fees intended to offset increases in demand for police services.
PS 16.6	Continue to provide Lake Patrol personnel who enforce boating rules and regulations, and perform rescue tactics.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
PS 16.7	Promote the establishment of programs such as Neighborhood Watch and Crime-Free Multi-Housing in conjunction with law enforcement agencies to encourage community participation in the surveillance of neighborhoods.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Chapter 4 RESOURCE PROTECTION AND PRESERVATION		
4.2.5 BIOLOGICAL RESOURCES GOALS AND POLICIES		
Goal RP 1	Identify and conserve important biological habitats where feasible while balancing the economic growth and private property right interests of the City, its residents, and landowners.	CONSISTENT. Potential impacts to biological impacts are evaluated in the Project's EIR and biological reports. See consistency discussion for Policy PS 5.4.
RP 1.1	The City shall continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan, the LEAPS program, and the Implementing Agreement; and coordinate with other participating jurisdictions, agencies, and property owners to strategically assemble conservation acreage.	CONSISTENT. The DSP site is subject to MSHCP fees, which will be paid pursuant to City requirements.
RP 1.2	Develop conservation and land use planning strategies that facilitate attainment of the requirement within the City's incorporated limits for purposes of the MSHCP focusing on quality conservation while observing an attainable acreage number given the conservation range.	CONSISTENT. The 770-acre amendment to the East Lake Specific Plan contributes sensitive areas for conservation.
RP 1.3	Encourage the installation of barrier fencing or other buffers between MSHCP Conservation Areas and proposed public and private land uses that may be incompatible with the Conservation Areas in order to minimize illegal/unauthorized public access, domestic animal predation, or dumping in the Conservation Areas.	CONSISTENT. Potential impacts to biological impacts are evaluated in the Project's EIR and biological reports. The Biological Resources Assessment, prepared by PCR Services Corporation identifies Project design features and best management practices, including the use of fencing to minimize potential effects.

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RP 1.4	Grading plans that entail slope modification extending into MSHCP Conservation Areas shall be conditioned to provide slope mitigation including re-vegetation with a native plant mixture.	CONSISTENT. See consistency discussion for Policy RP 1.3.
RP 1.5	Each July the City shall review its Land Use Plan (Figure 2.1 of Chapter 2) in relation to the City's MSHCP Conservation Area mapping to assess the City's land use development is occurring in an orderly and balanced manner. The City shall utilize the results of the annual Land Use Plan review to develop the City's Conceptual Reserve Design in accordance with Section 3.2.3 of the MSHCP as amended, and may rely upon the flexibility permitted by the MSHCP in conducting the Reserve Assembly Accounting set for in Section 6.7 of the MSHCP.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 1.6	Encourage revegetation with native plants compatible with natural surrounding habitat.	CONSISTENT. The DSP provides landscaping guidelines that encourage the use of native plants as further described in Chapters 3 and 5.
RP 1.7	The City shall coordinate with the Regional Conservation Authority to have that agency acquire native habitat areas as permanent open space.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 1.8	The City shall coordinate with the Regional Conservation Authority regarding any updates or revisions to the City's General Plan.	NOT APPLICABLE. This policy provides direction to the City. With adoption of the General Plan Amendment proposed with this specific plan, the DSP will be consistent with the land uses proposed in the General Plan for the Ballpark District.
RP 1.9	The City shall establish a plan for a trail network intended for active or passive use within public open space areas and traversing around and through MSHCP Conservation areas where compatible with guidelines set forth in the MSHCP and City Council MSHCP policies.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The DSP incorporates a portion of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation system. The trail, sidewalk, and other pedestrian circulation systems in the DSP provide connectivity to MSHCP Conservation areas along Lake Elsinore.
RP 1.10	The City shall require all new trails,	NOT APPLICABLE. This policy provides

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	trailheads, conservation signage, interpretive centers, and maintenance facilities established within MSHCP Conservation areas to follow the Guidelines for the Siting and Design of Trails and Facilities, as set forth in Section 7.4.2 of the MSHCP.	direction to the City; it does not apply to the DSP. No MSHCP Conservation areas are planned on the DSP site.
RP 1.11	The City shall consult with the Regional Conservation Authority (RCA) and adjacent jurisdictions to ensure proper adherence to MSHCP guidelines and to allow for a maximum level of regional interconnection of trails systems. The City shall modify or add to the regional interconnections and linkages based on new biological analysis.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. No MSHCP Conservation areas are planned on the DSP The proposed DSP multi-use and pedestrian trail systems provide multiple interconnections with other trails in the city, and is consistent with the City's Trails and Bikeways Plan.
Goal RP 2	Protect sensitive plant and wildlife species residing or occurring within the City.	CONSISTENT. Impacts to sensitive plant and wildlife species are evaluated in the Project's EIR and biological reports. Focused surveys of sensitive plant and wildlife species that may occur onsite will be completed and mitigation measures will be identified to achieve this goal's purpose to the extent feasible.
RP 2.1	Require biological resources analyses of proposed projects to include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Game but not covered by the MSHCP.	CONSISTENT. Impacts to sensitive plant and wildlife species that are officially listed as threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game are evaluated in the Project's EIR and biological reports. The Project's Biological Resources Assessment includes such a discussion.
RP 2.2	Development in and/or modification of areas containing riparian habitat of high functions and values or corridors of 80% or more of natural native habitat that link larger patches of natural native habitat containing 80% or more native plant species shall be discouraged. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged. A policy that defines riparian/riverine	CONSISTENT. A Determination of Biologically Equivalent or Superior Preservation (DBESP) will be prepared to address proper mitigation to ensure the replacement of any lost functions and values for onsite riparian areas. The mitigation will include enhancement of existing and creation of new riparian areas.

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	habitat and standard avoidance criteria to riparian/riverine habitat affected by nonnative, invasive plant species shall be drafted.	
RP 2.3	The City shall pursue funding opportunities for and develop a Native Tree Planting and Maintenance Program that presents guidelines for selecting and locating trees to support wildlife, improve air and water quality, and reduce energy consumption.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
4.3.4 OPEN SPACE GOALS AND POLICIES		
Goal RP 3	Provide an open space layout within the City that will enhance the recreational and visual experiences of all City residents and visitors.	CONSISTENT. The DSP provides recreational and passive open space that will enhance the recreational experiences of the future residents on the site, as well as other City residents and visitors to the site. Additionally, the DSP will form strong visual and physical relationships with the lake, an important environmental resource to the City through the creation of view corridors and locating public areas adjacent to the lake. The DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation.
RP 3.1	Maximize the MSHCP conservation areas and other open space that is available for public use.	CONSISTENT. See consistency discussion for Goal RP 3. The majority of the MSHCP conservation areas occur west of the Project Site, which will be visible from the plaza, trail and promenade features of the Project.
RP 3.2	The City shall encourage the preservation of watercourses, canyons, ridgelines, and rock outcroppings.	CONSISTENT. The DSP protects the San Jacinto River outlet and Lake Elsinore channel. No canyons, ridgelines, or rock outcroppings are located in the DSP area.
RP 3.3	The City shall ensure that passive and active open space uses are incorporated into the development of specific plan areas in accordance with existing ordinances.	CONSISTENT. The DSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of trails, a ballpark, plazas, residential community pool recreational area and walkways. To the

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		extent parkland is not provided onsite at 5 acres per 1,000 population, the Project will be subject to parkland mitigation fees, which will be used by the City to acquire and develop parkland consistent with this policy. Chapter 3 includes further information on the park and open space components of the Project.
RP 3.4	Encourage open space easement dedication in undisturbed and/or revegetated areas on private property, regardless of its MSHCP designation.	CONSISTENT. Open space is proposed on the site adjacent to Lake Elsinore. Allowed uses in this area are consistent with the Open Space definition of the General Plan, including the provision of a community trail. This trail will either be dedicated to the City or have an easement for public use. Additional open space easements are not necessary for this area.
RP 3.5	Prevent development on steep slopes of greater than 35% incline occurring in public or private property.	NOT APPLICABLE. The DSP area contains no steep slopes.
RP 3.6	Encourage dedication of open space easements in areas containing steep slopes.	NOT APPLICABLE. The DSP area contains no steep slopes.
4.4.3 WATER RESOURCES GOALS AND POLICIES		
Goal RP 4	Identify, protect, and conserve water resources to ensure sufficient water supply for the City.	CONSISTENT. The DSP provides standards that aid in water conservation and the prevention of water pollution. The Project will be required to employ best management practices (BMPs) to protect water quality. Additionally, the DSP calls for drought tolerant landscaping and other water conserving measures to reduce the water demand associated with the project.
RP 4.1	Coordinate with the Elsinore Valley Municipal Water District and the State Water Resources Control Board Watershed Management Initiative to support lake stabilization and water quality improvement programs to provide sufficient water to stabilize Lake Elsinore.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 4.2	Expand use of reclaimed water for irrigation of schools, parks, golf courses, publicly landscaped areas, and other feasible applications of reclaimed water	CONSISTENT. The Project will incorporate reclaimed water lines to be used in landscaping and other areas throughout the site.

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	from the Elsinore Valley Municipal Water District.	
RP 4.3	Work with appropriate agencies to encourage groundwater recharge facilities along flood control channels and creeks.	CONSISTENT. As further described in Chapter 3, the Project incorporates water quality basins and swales that both clean the water before being discharged and allow water to recharge groundwater resources.
RP 4.4	Route storm water flows through the storm water drainage system to on-site detention to improve the water quality of surface water runoff discharged to the lake.	CONSISTENT. As further described in Chapter 3, the Project incorporates water quality basins and swales. Storm water will be directed to these facilities to clean the water before being discharged.
RP 4.5	Require new developments to incorporate water conservation measures, such as modifications in plumbing, fixtures, or water supply operating procedures, into project design.	CONSISTENT. All development within the DSP area will comply with applicable regulations governing water conservation. Additionally, see consistency discussion for Goal RP 4.
RP 4.6	Encourage landscaping and irrigation that is planned with consideration of water conservation, through the use of non-invasive, drought-tolerant species, and low water irrigation systems.	CONSISTENT. See consistency discussion for Goal RP 4. As further described in Chapters 3 and 5, the DSP incorporates landscaping and irrigation standards that encourage water conservation. Additionally, reclaimed water will be used for common landscaped areas onsite.
Goal RP 5	Improve water quality and ensure the water supply is not degraded as a result of urbanization of the City.	CONSISTENT. See consistency discussion for Goal RP 4. Additionally, potential water quality impacts are evaluated in the Project's EIR and Water Quality Management Plan (WQMP), which will recommend measures to limit water pollutants.
RP 5.1	Provide or require phosphorus removal for all tertiary effluent proposed to be discharged into Lake Elsinore.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. The Project's WQMP will address onsite water quality control measures and address discharge into the Lake.
RP 5.2	Develop clean water systems to reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required National Pollutant Discharge Elimination System (NPDES) standards.	CONSISTENT. The DSP provides standards and guidelines that will ensure the Project's compliance with Federal NPDES permit requirements. See consistency discussions for Goals RP 4 and 5.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 5.3	Assist private developers seeking NPDES permits by serving as co-permittee.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 5.4	Provide public education and awareness to reduce pollutant discharges into the drainage system.	CONSISTENT. The Project's WQMP will incorporate educational materials regarding water quality that will be provided to commercial tenants and residential owners.
RP 5.5	Require Best Management Practices and design guidelines for all development in order to meet the Federal NPDES permit requirements.	CONSISTENT. The DSP provides standards and guidelines that will ensure the Project's compliance with Federal NPDES permit requirements. See consistency discussions for Goals RP 4 and 5.
RP 5.6	The City shall continue to work with the water agencies to improve groundwater quality to reduce and treat degraded water and storm water associated with urban land uses.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. As described in Chapters 3 and 5, the Project will include innovative approaches to water quality management that incorporate the design principles of sustainable development.
RP 5.7	The City shall create and implement a Shoreline Buffer Zone below a mean sea level of 1,255 feet (National Geodetic Vertical Datum, 29').	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 5.8	The City shall consider adopting the 1998 North American Vertical Datum to be consistent with the national standard for mean sea level, which would increase the measurement of the mean sea level for Lake Elsinore by approximately 2.4 feet.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
Goal RP 6	Conserve natural resources such as water and open space to minimize energy used and greenhouse gas emissions and to preserve and promote the ability of such resources to remove carbon from the atmosphere.	CONSISTENT. By providing a relatively high-density development, the DSP will help conserve open space and reduce greenhouse gas emissions.
RP 6.1	The City will adopt and implement a comprehensive strategy to increase water conservation and the use of recycled water.	NOT APPLICABLE. This policy directs the City to adopt a strategy related to water conservation; it does not apply to the DSP. The DSP will comply with City conservation and recycling standards.
RP 6.2	The City will ensure that building standards and permit approval processes	NOT APPLICABLE. This policy directs the City to review its building and permitting

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	promote and support water conservation.	processes relative to water conservation; it does not apply to the DSP. The DSP will comply with City conservation and recycling standards.
RP 6.3	The City will establish programs and policies to ensure landscaping and forests are installed and managed to optimize their climate benefits.	NOT APPLICABLE. This policy directs the City to adopt programs and policies related to landscaping and forests; it does not apply to the DSP. The DSP will comply with City standards.
4.5.16 CULTURAL RESOURCES GOALS AND POLICIES		
Goal RP 7	Preserve and promote the cultural heritage of the City and surrounding region for the education and enjoyment of all City residents and visitors, as well as for the advancement of historical and archeological knowledge.	CONSISTENT. Potential impacts to archeological, historical, and other cultural resources are examined in the Project's EIR and cultural and paleontological report. See consistency discussion for Goal CF 25.
RP 7.1	Prevent the loss or compromise of significant archeological, historical, and other cultural resources located within the City.	CONSISTENT. See consistency discussion for Goal RP 7.
RP 7.2	Require professionally prepared archaeological reports be completed by a certified archeologist. The report shall include a literature search and a site survey for any project located within a potential sensitive area as defined by the City archaeological sensitivity map or areas identified by the local Native American tribes.	CONSISTENT. Potential impacts to archeological resources were examined by a certified archeologist and discussed in the Project's EIR cultural and paleontological report, which was prepared pursuant to City requirements. Consultation with Native American tribes occurred in compliance with all applicable regulations. The results of the consultation are included in the EIR.
RP 7.3	The City shall consult with the Native American tribes for Projects identified under SB 18 (Traditional Tribal Cultural Places).	CONSISTENT. See consistency discussion for Policy RP 7.2.
RP 7.4	When significant archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state agencies, and concerned Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts prior to development of the site shall be required.	CONSISTENT. See consistency discussion for Goal RP 7. The Project has complied with Senate Bill (SB) 18 requirements and has coordinated with concerned Native American tribes. Mitigation measures are recommended in the event discoveries are found during grading.
RP 7.5	If archeological excavations are recommended on a project site, the City shall require that all such investigations	CONSISTENT. See consistency discussion for Policies RP 7.2 and 7.4.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	include Native American consultation, which shall occur prior to project approval.	
Goal RP 8	Assure the recognition of the City's heritage through preservation of the City's significant historical sites and structures.	NOT APPLICABLE. The DSP site is not considered a significant historical site and does not have significant historical structures to preserve.
RP 8.1	Require a professional, qualified historian to conduct a literature search and/or survey for any project that entails demolition or modification of an existing structure that may be of historical value in relation to the City's cultural heritage.	CONSISTENT. Potential impacts to archeological, historical, and other cultural resources are examined in the Project's EIR and cultural and paleontological report. No structures of significant historical value exist onsite.
RP 8.2	Apply the General Plan "Historic Elsinore Design Standards" to the Lake Elsinore historic district, as defined in the City zoning ordinance.	NOT APPLICABLE. The DSP does not lie within the Historic District.
RP 8.3	Create and periodically update a historic register of structures and other landmarks valuable to the cultural heritage to the City.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 8.4	Encourage the rehabilitation and upkeep of structures identified as valuable to the City's significant architectural, historical, and cultural buildings and listed in the City's historic register.	NOT APPLICABLE. No structures in the DSP area have been identified as significant architectural, historical, or cultural buildings.
RP 8.5	Consider acquisition of identified historical buildings for public uses.	NOT APPLICABLE. No structures in the DSP area have been identified as significant architectural, historical, or cultural buildings.
RP 8.6	Where historic structures that do not possess a meaningful association with the immediate surroundings are identified within the City, the City shall consider allowing relocation of the structure to its delineated historic district.	NOT APPLICABLE. No structures in the DSP area have been identified as significant architectural, historical, or cultural buildings.
Goal RP 9	Preserve paleontological resources occurring within the City.	CONSISTENT. Potential impacts to paleontological resources are evaluated in the Project's EIR. A cultural and paleontological report has been prepared, which does not identify paleontological resources onsite. Nevertheless, mitigation measures incorporated in the EIR will be applied to the project to protect paleontological resources should they be found during

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 9.1	Assure that adequate review of subsurface paleontological sensitivity is conducted prior to ground disturbance.	construction. CONSISTENT. Subsurface paleontological sensitivity was reviewed by a qualified professional during preparation of the EIR. A cultural and paleontological report has been prepared. See response to Goal RP 9.
RP 9.2	Apply the paleontological sensitivity mapping delineated in the Riverside County Integrated Project. Paleontological Resources, to proposed development projects within the City.	CONSISTENT. Subsurface paleontological sensitivity has been analyzed in a cultural and paleontological report. See response to Goal RP 9.
RP 9.3	For development in areas delineated as “High” or “Undetermined” potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.	CONSISTENT. Potential impacts to paleontological resources are examined in the Project’s EIR and cultural and paleontological report. A cultural and paleontological report has been prepared by a certified paleontologist, who has performed a literature search and survey and applied the relevant treatment for the Site as recommended by the Society for Vertebrate Paleontology.
4.6.3 AESTHETICS GOALS AND POLICIES		
Goal RP 10	Provide and maintain a natural and built environment that is visually pleasing to City residents and visitors.	CONSISTENT. The DSP provides standards and guidelines for an attractive mixed-use development. The type of Project proposed is consistent with other City goals and policies encouraging higher-density development in selected areas, including the Ballpark District. The DSP will also form strong visual and physical relationships with the lake and mountains through the creation of view corridors and locating public areas adjacent to the lake.
RP 10.1	Require a dark sky analysis and mitigation of projects proposing extensive night time lighting within the “Ring Analysis” area for impacts to Mt. Palomar Observatory.	CONSISTENT. The Lake Elsinore General Plan identifies two radii for potential impacts to the Mt. Palomar Observatory: 30 miles and 45 miles. Primary impacts to the observatory are from sites within the inner radius; projects in the outer radius produce secondary impacts. The DSP site is in the outer ring. Potential lighting impacts resulting from lighting

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		produced by the proposed Project are evaluated in the Project's EIR. As described in Chapter 5, lighting will be screened to limit spillage onto adjoining properties to the extent feasible. The Project will also comply with applicable light pollution reduction requirements for sites within 45 miles of the Mt. Palomar observatory.
RP 10.2	Preserve the City's non-urban visual character, in particular the surrounding hillsides, which topographically define the lake region.	CONSISTENT. The DSP provides for mixed-use development of up to 60 feet in height, which may be considered urban in character. However, the development of mixed-use centers is consistent with other City goals and policies, and may permit reduced densities in other parts of the community, which will contribute to the City's non-urban visual character. The DSP site is not located adjacent to the surrounding hillsides. However, the DSP will form strong visual and physical relationships with the lake and mountains through the creation of view corridors and locating public areas adjacent to the lake.
RP 10.3	For new developments and redevelopment, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on the site, whether naturally-occurring or planted, into the landscape design.	CONSISTENT. Where appropriate and feasible from biological and financial standpoints, existing mature trees and other substantial vegetation located on-site will be preserved through replanting or in-situ.
RP 10.4	Maintain and improve the quality of existing landscaping in parkways, parks, civic facilities, rights-of-ways, and other public open areas.	CONSISTENT. Diamond Stadium is the only civic facility or public open area located onsite. Existing landscaping in and around the stadium and in parkways will be maintained and improved as described in Chapters 3 and 5.
RP 10.5	Where appropriate, encourage new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands.	CONSISTENT. The DSP provides landscape guidelines and master landscape plans in Chapters 3 and 5 that describe the overall landscape concept. Native and/or non-invasive ornamental plants are proposed, which will create an attractive setting throughout the site.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 10.6	Require that Tentative Maps for developments featuring more than five units include guidelines for architectural, landscape, and streetscape design that preserve and foster the City's non-urban, semi-rural character.	POTENTIALLY INCONSISTENT. The DSP provides for mixed-use development of up to three stories in height, which may be considered urban in character.
Goal RP 11	Preserve valued public views throughout the City.	CONSISTENT. The DSP will form strong visual and physical relationships with the lake and mountains through the creation of view corridors and locating public areas adjacent to the lake.
RP 11.1	Discourage development that blocks or substantially alters public views of Lake Elsinore and local ridgelines.	CONSISTENT. See consistency discussion for Goal RP 11.
RP 11.2	Encourage the dedication of open space in hillside development proposals to preserve and enhance view opportunities from transportation corridors and surrounding development.	NOT APPLICABLE. The DSP area does not contain hillsides.
RP 11.3	Encourage new development and redevelopment to incorporate views of Lake Elsinore from roadways and other public spaces that provide residents and tourists with scenic vistas to the water, marinas, and lakeshore activities.	CONSISTENT. Access to the waterfront, including potential lakeshore activities, a public plaza, and a promenade will be provided. See consistency discussion for Goal RP 11.
RP 11.4	Establish a series of community gateways for individual communities to promote the visual character of the area.	CONSISTENT. The DSP will provide design and landscape standards, which will establish a clear identity for The Diamond. As described further in Chapters 3 and 5, this will be accomplished with programmed landscaping and monumentation treatments at key entrances and structured landscaping and architectural guidelines that establish a unified theme throughout the development.
RP 11.5	Establish a listing of important landmarks (either natural or manmade) that represent the visual character of the area and develop a program of signage.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP. No important landmarks exist onsite.
RP 11.6	Consider applying to Caltrans for official designation of I-15 and SR-74 as state scenic highways.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
RP 11.7	Consider petitioning Caltrans to allow the City to take control of portions of the SR-74 corridor, which would give the City a	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	greater level of control over signage and landscaping in order to enhance and preserve the corridor's aesthetic setting.	
Goal RP 12	Minimize activities, development, and landform modification that could distract viewers from the City's visual character.	CONSISTENT. See consistency discussion for Policy RP 11.4. Through the landscape and architectural design guidelines and development standards, The Diamond will improve rather than detract the visual character in the city. No significant landforms exist onsite that will be modified as a result of the Project.
RP 12.1	Discourage extractive activity from being conducted in highly visible areas and require reclamation of these mining areas. If such uses must occur in visible areas, the City shall require extensive visual screening with landscaping and/or fencing.	NOT APPLICABLE. No extractive activities are proposed onsite. Grading may require some excavation; however, the existing topography will not be significantly modified as a result of the Project.
RP 12.2	Discourage extractive uses or development that entails excessive light and glare visible from private and public viewpoints.	NOT APPLICABLE. No extractive activities are proposed onsite.
RP 12.3	Require grading plans for any hillside development to include specifications for revegetation and new planting to minimize hillside scarring.	NOT APPLICABLE. The Project site does not contain hillsides.
4.7.2 GREENHOUSE GAS REDUCTION PLANNING GOALS AND POLICIES		
RP Goal 13	Reduce greenhouse gas emissions from all activities within the City boundaries to support the State's efforts under AB-32 and to mitigate the impact of climate change on the City, State, and world.	CONSISTENT. As a mixed-use, high-intensity, walkable development with access to alternative transportation modes, the DSP will limit greenhouse gas reduction. In addition, Chapter 5 of the DSP includes energy conservation design guidelines that will improve energy efficiency in the Project's development, which will also result in fewer greenhouse gases emissions.
RP 13.1	By 2020, the City will reduce greenhouse gas emissions from within its boundaries to a level 30% less than the level that would otherwise occur if all activities continued under a "business as usual" scenario.	NOT APPLICABLE. This policy directs the City to establish targets for reduction of greenhouse gas emissions; it does not apply to the DSP. See the discussion in RP Goal 13.
RP 13.2	The City will establish greenhouse gas emissions inventories including emissions	NOT APPLICABLE. This policy directs the City to establish greenhouse gas

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	from all sectors within the City, using methods approved by, or consistent with guidance from, the ARB; the City will update inventories every 4 years to incorporate improved methods, better data, and more accurate tools and methods, and to assess progress.	emissions inventories; it does not apply to the DSP.
RP 13.3	The City will adopt a Climate Action Plan to reduce or encourage reductions in greenhouse gas emissions from all sectors within the City.	NOT APPLICABLE. This policy directs the City to establish a Climate Action Plan; it does not apply to the DSP. See the discussion in RP Goal 13.
RP 13.4	The City will ensure that its local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in greenhouse gas emissions.	NOT APPLICABLE. This policy directs the City to review its policies relative to regional plans; it does not apply to the DSP.
RP Goal 14	Reduce greenhouse gas emissions from the generation of electricity by reducing electricity use through increased efficiency.	CONSISTENT. Chapter 5 of the DSP includes energy conservation design guidelines that will improve energy efficiency in the Project's development, which will result in fewer greenhouse gases emissions.
RP 14.1	The City will establish green building requirements and standards for new development and redevelopment projects, and will work to provide incentives for green building practices and remove barriers that impede their use.	NOT APPLICABLE. This policy directs the City to establish green building requirements; it does not apply to the DSP. The City has not yet produced any such standards. Chapter 5 of the DSP includes energy conservation design guidelines that will improve energy efficiency in the Project's development, which will result in fewer greenhouse gases emissions.
RP 14.2	The City will establish policies and standards to increase energy efficiency at new developments.	NOT APPLICABLE. This policy directs the City to establish energy efficiency policies and standards; it does not apply to the DSP. Chapter 5 of the DSP includes energy conservation design guidelines that will improve energy efficiency in the Project's development, which will result in fewer greenhouse gases emissions.
RP 14.3	The City will establish policies and standards to reduce exterior heat gain and heat island effects.	NOT APPLICABLE. This policy directs the City to establish policies and standards to reduce heat gain and heat islands; it

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		does not apply to the DSP. Chapter 5 of the DSP provides guidelines for site planning and landscaping that will reduce these effects.
RP 14.4	The City will pursue policies and programs to improve energy efficiency of existing buildings.	NOT APPLICABLE. This policy directs the City to pursue energy efficiency in existing buildings; it does not apply to the DSP.
RP Goal 15	Reduce greenhouse gas emissions associated with electrical generation by promoting and supporting the generation and use of alternative energy.	CONSISTENT. Chapter 5 allows for the potential development of photovoltaic systems on structures within the DSP.
RP 15.1	The City will establish policies and programs that facilitate the siting of new renewable energy generation.	NOT APPLICABLE. This policy directs the City to establish policies relative new renewable energy generation; it does not apply to the DSP. Chapter 5 allows for the potential development of photovoltaic systems on structures within the DSP.
RP 15.2	The City will promote and require renewable energy generation, and co-generation projects where feasible and appropriate.	NOT APPLICABLE. See discussion for RP 15.1, above.
RP 15.3	The City will promote, support, and require, as appropriate, the development of solar energy.	NOT APPLICABLE. See discussion for RP 15.1, above.
RP 15.4	The City will pursue and provide economic incentives and creative financing for renewable energy projects, as well as other support for community members or developers seeking funding for such projects.	NOT APPLICABLE. See discussion for RP 15.1, above.
RP 15.5	The City will implement measures to support the purchase and use of renewable and alternative energy.	NOT APPLICABLE. See discussion for RP 15.1, above.
RP Goal 16	Reduce greenhouse gas emissions from municipal facilities and operations, and by purchasing goods and services that embody or create fewer greenhouse gas emissions.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP 16.1	To the extent financially feasible, the City will enhance the energy efficiency of its facilities.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP 16.2	The City will work toward improving efficiency at municipal systems and	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	reduce greenhouse gas emissions from vehicle and equipment engines.	from municipal facilities and operations; it does not apply to the DSP.
RP 16.3	The City will encourage the reduction in employee vehicle trips and to mitigate emissions impacts from municipal travel.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP 16.4	The City will enhance renewable energy generation, and implement programs for load management and demand response.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP 16.5	The City will manage its stock of vegetation to reduce greenhouse gas emissions.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP 16.6	To the greatest extent available, the City will use its purchasing power to promote reductions in greenhouse gas emissions by the suppliers of its goods and services.	NOT APPLICABLE. This policy directs the City to reduce greenhouse gas emissions from municipal facilities and operations; it does not apply to the DSP.
RP Goal 17	Increase public awareness of climate change and climate protection challenges, and support community reductions of greenhouse gas emissions through coordinated, creative public education and outreach, and recognition of achievements.	NOT APPLICABLE. This policy directs the City to increase public awareness of climate change; it does not apply to the DSP.
RP 17.1	The City will prepare a pamphlet publicizing the importance of reducing greenhouse gas emissions and steps community members can take to reduce their individual impacts.	NOT APPLICABLE. This policy directs the City to increase public awareness of climate change; it does not apply to the DSP.
RP 17.2	The City will work with local businesses and energy providers on specific, targeted outreach campaigns and incentive programs.	NOT APPLICABLE. This policy directs the City to increase public awareness of climate change; it does not apply to the DSP.
RP 17.3	The City will participate in regional events and workshops to promote greenhouse gas reducing activities.	NOT APPLICABLE. This policy directs the City to increase public awareness of climate change; it does not apply to the DSP.
BALLPARK DISTRICT PLAN		
2.3.3 OVERALL DISTRICT GOAL		
Goal BP 1	The primary goal of the Ballpark District is to redevelop into a vibrant “Dream Extreme” mixed-use entertainment, commercial, and residential district by capitalizing upon the opportunities associated with Diamond Stadium.	CONSISTENT. The DSP creates the framework for an entertainment-oriented, walkable, mixed-use district, creating a vibrant community with homes, retail, restaurants, a hotel, public spaces, the ballpark, and other

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		features.
2.4.1	URBAN DESIGN GOALS AND POLICIES	
Goal BP 2	Create a contemporary theme within the Ballpark District, by incorporating design elements that create a progressive entertainment image.	CONSISTENT. The DSP provides design standards and guidelines in Chapter 5 that encourage a contemporary design theme.
BP 2.1	Establish design guidelines for the Ballpark District that encourage pedestrian-oriented development.	CONSISTENT. As further described in Chapters 3 and 5, the DSP provides design standards and guidelines that encourage pedestrian-oriented development. Public plazas and walkways are incorporated into the plan.
BP 2.2	Encourage commercial and entertainment uses in mixed use areas along street frontages.	CONSISTENT. As further described in Chapters 3, 4 and 5, the DSP provides for street-adjacent mixed-use development.
BP 2.3	Construct community gateway identification signs at the I-15 and Diamond Drive interchange and main points of entry to the “Ballpark District” and surrounding neighborhoods.	CONSISTENT. As further described in Chapters 3 and 5, the DSP provides locations for community gateway identification signs.
2.5.1	TRANSPORTATION/CIRCULATION GOALS AND POLICIES	
Goal BP 3	Continue to improve the near-by street system for the Diamond Drive and Railroad Canyon Road interchange improvement, especially the intersection of Auto Center Drive and Diamond Drive, Railroad Canyon Road, Grape Street, and southbound on-ramp to I-15.	CONSISTENT. Traffic impacts are evaluated in the Project’s EIR and traffic study. Road improvements to accommodate the proposed Project are recommended in the EIR and traffic study and will be implemented as development occurs. The Project will be subject to traffic impact fees that will be used to improve the City’s street system. Further, the Project will be required to widen Diamond Drive to its ultimate ROW. Development in the DSP area will comply with all City requirements related to the interconnection and coordination of traffic signals. The Traffic Study analyzed the need for traffic signal interconnection and coordination. Coordination of closely spaced signals is standard practice and will occur at the design stage. A Traffic Management Plan to establish guidelines for stadium event traffic will be prepared and implemented in conjunction with Phase 2 of development. The Traffic Management Plan will also address

Goal/Policy #	Goal/Policy Text	Consistency Analysis
BP 3.1	Encourage the use of traffic calming measures along roadways that provide pedestrian access to Diamond Stadium.	coordination of traffic signals. CONSISTENT. New and improved pedestrian access ways will be provided to the Diamond Stadium as part of the Project that limit the pedestrian's interaction with vehicles. Additionally, traffic calming devices will be incorporated along roadways providing pedestrian access to the Stadium as further described in Chapters 3 and 5.
BP 3.2	Continue to conduct necessary studies in coordination with Caltrans in order to make interchange improvements at I-15 and Diamond Drive/Railroad Canyon Road.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the DSP.
BP 3.3	Lakeshore Drive and Mission Trail are designated Urban Arterials. As future volumes increase and the Level of Service falls below "D," these existing four lane streets shall be widened to six lanes, the full width of Urban Arterials.	CONSISTENT. As described in Chapter 3, the ultimate ROWs of surrounding roads will be accommodated in the Project, including the expanded Lakeshore Drive ROW.
BP 3.4	Continue to pursue a citywide trail system that integrates regional trails and provides connections to Diamond Stadium and the Lake Edge Parkway multi-purpose trail.	CONSISTENT. The DSP provides for a walkable development that incorporates pedestrian paths and plazas. As described in Chapter 3, new pedestrian walkways will be provided that connect to Diamond Stadium. The Lake Edge Parkway multi-purpose trail has been incorporated into the Project design as described in Chapter 3.
BP 3.5	Pursue the removal of certain areas within the Ballpark District from the East Lake Specific Plan.	CONSISTENT. Among the measures to be adopted with approval of the DSP is the removal of portions of the Ballpark District from the East Lake Specific Plan.
2.6.1 PARKS AND RECREATION GOALS AND POLICIES		
Goal BP 4	Promote the stadium, "Dream Extreme" sports activities, and other recreational opportunities in the Ballpark District and provide linkages to the Lake and other park and recreation amenities.	CONSISTENT. The DSP preserves the existing ballpark and provides connections to the Lake and other open space amenities via onsite pedestrian walkways. Additionally, the DSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal onsite pedestrian circulation.
BP 4.1	Create strong connections between	CONSISTENT. See consistency discussion

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	usable recreational networks and facilities within the Ballpark District and surrounding City communities.	for Goal BP 4.
BP 4.2	Encourage recreational uses and attractions that contribute to a comprehensive network of pedestrian trails, providing access from the Ballpark District to Diamond Stadium, the lake, the Lake Edge parkway and other nearby recreational facilities.	CONSISTENT. See consistency discussion for Goal BP 4.

Table 7-3 Consistency with Adopted Redevelopment Plans (Project Areas II and III)

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal 1	Eliminate or alleviate blighting influences and environmental deficiencies.	CONSISTENT. The Diamond Specific Plan (DSP) will replace vacant land and declining commercial uses with a high-quality development. Environmental impacts and existing site deficiencies are evaluated in the Project's EIR.
Goal 2	Provide for the replanning, redesign and/or redevelopment of areas that are stagnant or improperly utilized.	CONSISTENT. The DSP will improve vacant land and declining commercial uses with a master-planned development with tailored design guidelines and development standards that will achieve the City's land use goals for this area.
Goal 3	Install new or replace existing public improvements, facilities, and utilities in areas that are currently inadequately served with regard to such improvements, facilities and utilities.	CONSISTENT. The DSP provides the necessary public improvements, facilities, and utilities for the proposed development.
Goal 4	Provide opportunities for participation by owners and tenants in the revitalization of their properties.	CONSISTENT. The DSP incorporates properties owned by various property owners, including the City of Lake Elsinore. Specific plans are developed, reviewed and approved in the public arena in public hearings at the Planning Commission and City Council levels.
Goal 5	Provide for the development and rehabilitation of housing in the proposed Project Area and elsewhere in the City for low and moderate income persons and families.	CONSISTENT. The DSP calls for the development of a variety of housing types at higher densities that are intended to cater to a wide range of income levels including, but not limited to low and moderate income persons and families.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal 6	Strengthen the commercial base of the Project Area and the corresponding expansion of employment opportunities.	CONSISTENT. As described further in Chapter 3, the DSP is a mixed-use plan that includes significant commercial, office and educational components, which will increase the employment opportunities in the City and train the future and existing workforce to be more competitive in the workplace.

8.0

DEFINITIONS AND ACRONYMS

8.1 DEFINITIONS

The following are definitions of terms used in this document. Where a term is not defined in this list or elsewhere in the Specific Plan, the definitions found in the City of Lake Elsinore Municipal Code shall apply.

Accessory use/structure: A land use or structure which is permitted within a particular land use or zoning category only when it is clearly secondary and incidental to the primary permitted use or structure on the site.

Acreage, gross: The overall acreage of a land use area within the Specific Plan including the rights-of-way of all roads. Gross acres shall be the basis of all density and floor area ratio (FAR) calculations in implementing Specific Plan provisions.

Aerial view sign: A sign that is applied or placed upon the roof surface, approximately parallel to the roof plane, intended to be viewed from the sky. Aerial view signs are not visible from any adjacent public right-of-way.

Affordable unit: Dwelling units that meet federal, state and local criteria for affordability, generally considered to be affordable to purchasers or renters with incomes at or lower than 120% of county median income.

Alley: See Drive, garage access.

Animated sign: A sign that contains images or illumination which flash, change, move, stream, scroll, blink, or otherwise incorporate motion at least once per hour.

Apartment: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit not owned in fee simple. Apartments must be located in a building containing two or more such dwelling units or containing one dwelling unit plus commercial or other uses in separate rooms or spaces, as in a mixed-use building.

Attached residential: Residential development consisting of horizontally or vertically attached individually owned dwelling units, with jointly owned and/or shared areas and facilities, and typically sharing a common access.

Awning: A canopy or other structural element which extends horizontally from a building facade. This term may refer to a canopy (a structural, cantilevered, shed roof) or an awning made of canvas or

similar material. The coverings are generally intended to provide protection for pedestrians and may include a business name or other graphics.

Best management practices (BMPs): Any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. BMPs shall include, but are not limited to, those measures specified in the California Stormwater Best Management Practice Handbooks for Municipal, Industrial/Commercial, and Construction Activity and those measures identified by the Director of Public Works.

Buffer area: An area of land used to physically separate one use from another or to shield noise, lights, or other possible nuisances.

Building: Any structure built or maintained for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. The word “building” also includes the word “structure.”

Building coverage: The gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under a roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the gross area of the site.

Building height: Building height measured from the average elevation of the finished grade to the highest point of the ridgeline or parapet.

City: The City of Lake Elsinore.

City Council: The City Council of the City of Lake Elsinore.

City Engineer: The Director of Public Works of the City of Lake Elsinore.

Clustered attached residential: Residential development consisting of horizontally or vertically attached dwelling units arranged in closely sited groupings or clusters, and typically sharing a common access and motor court.

Clustered detached residential: Residential development consisting of detached dwelling units arranged in closely sited groupings or clusters and typically sharing a common access and motor court.

Commercial use: A business, normally involving office, retail sales, or service uses.

Community Center Overlay: A core area of intensified uses near The Diamond’s entry at the intersection of Diamond Circle and Diamond Drive. The location of the Community Center Overlay is depicted in Figure 3-1 of the DSP.

Community Facilities District (CFD): See *Mello-Roos tax*.

Condominium: A multiple dwelling or development containing individually owned dwelling units and jointly owned and/or shared areas and facilities. Condominium ownership may include dwelling units, rooms, hotel rooms, or other segments of real property.

Courtyard: An open, unoccupied space, other than a required yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building(s).

Day care, small family: The use of a residential dwelling unit and the lot upon which it is located for the daytime care of six or fewer children, including those who reside at the home.

Density: The number of dwelling units per unit or area of land. This measure shall be applied to all new residential development. For the purposes of this Specific Plan, density shall be calculated on a "gross density" basis.

Density average: The practice of averaging residential density over the entire area of the Specific Plan. Under this approach, a variety of dwelling types are permitted anywhere within the mixed-use land use designation, pursuant to the following criteria: The density of an individual development or development area may exceed the General Plan allowed density provided the overall density of the project site, as an average, does not exceed the General Plan density, and the maximum number of dwelling units permitted in the Plan is not exceeded.

Density, gross: The number of dwelling units within the gross area of a project divided by the total number of gross acres.

Design guideline: Recommendations for design that are encouraged and that may be used by the City in its evaluation of development proposals. Adherence to design guidelines is not mandatory for approval of a project.

Design Review: The process of City review and approval of development proposals, as described in Section 6.2.1 of this Specific Plan.

Development standard: Regulations that all development within a particular land use category must adhere to.

Drive, private: A privately owned and maintained vehicular thoroughfare or right-of-way, other than a garage access drive, which serves as primary access to a property or residential unit and which is wider than 26 feet in width, curb to curb.

Drive, garage access: A private vehicular travel way at the side or rear of property providing secondary access to abutting properties.

Drive-through restaurant: See Restaurant, drive-through.

Dwelling: A building or portion thereof, which is used or designed for use exclusively for human habitation.

Dwelling unit (DU): A building designed exclusively for the occupancy of only one family for living and sleeping purposes and having a kitchen facility.

Educational institution: Public, private, parochial, commercial or trade schools and other nonprofit and for-profit schools, academies or institutions conducting academic instruction at pre-collegiate, collegiate and continuing education levels.

Entry monument: A structure, sign, natural feature, or other element located near an entry location which serves as an identification marker and/or as a point of visual interest.

Floodplain: Any land area susceptible to being inundated by water from any source.

Floor area ratio (FAR): The ratio of total building floor area (all floors) to gross site area, is a commonly used measure of non-residential development intensity. This measure shall be applied to all new enclosed non-residential structure development. Un-enclosed structures such as parking structures shall not be included in FAR calculations.

Floor area ratio (FAR) average: The practice of averaging non-residential building intensity, measured by FAR, over the entire (gross) area of the Specific Plan. Under this approach, a variety of non-residential building intensities are permitted anywhere within the mixed-use land use designation, pursuant to the following criteria: The building intensity, measured by FAR, of an individual development or development area may exceed the General Plan allowed FAR provided the overall FAR of the project site, as an average, does not exceed the General Plan FAR, and the maximum non-residential building floor area permitted in the Specific Plan is not exceeded.

Forecourt: A small court space created when the main façade of a building is at or near the frontage line and a small percentage of it is set back. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. A short wall, hedge, or fence may be placed along the undefined edge.

Frontage: With regards to a lot, that side of a lot abutting on a street; typically, the front lot line. With regards to a building, the lineal footage of any side of a business building facing an adjacent street or the unit's designated automobile parking area and upon which a sign may be located.

General Plan: The General Plan of the City of Lake Elsinore.

Gross acreage: See *Acreage, gross*.

Gross density: See *Density, gross*.

Hardscape areas: Structural features, including but not limited to water elements, artworks, decorative walks, decorative walls, and benches. See also *Landscape areas*.

Heat island: An area where temperatures are higher than the surrounding landscape due to solar energy retention on built surfaces. The heat island effect is amplified on darker-colored surfaces such as asphalt.

Home occupation: A 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.

Horizontal mixed-use: See *Mixed-use, horizontal*.

Hotel: Any building or portion thereof with access provided through a common entrance, lobby or hallway to six or more guest rooms, and which rooms are designed, intended to be used or are used, rented or hired out as temporary, overnight, or weekly accommodations for guests.

Intensity: Used for non-residential portions of a development. Calculated using floor area ratios (FARs).

Land use designation: A specifically delineated area or district within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

Landscape areas: The entire parcel less the building footprint, driveways, non-irrigated portions of parking lots, hardscape such as decks and patios, and other nonporous areas. Water features are included in the calculation of the landscaped area. See also *Hardscape areas*.

Lot area: The total area within the property lines of a lot.

Lot coverage: The gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the net area of the site.

Maximum non-residential building square footage: The maximum non-residential building floor area square footage allowed within the Specific Plan as set forth in Table 3-1, *Development Caps*, including commercial, retail, office, entertainment, educational, hotel, and any other non-residential uses permitted within the Specific Plan. The building square footage within the existing Diamond stadium is in addition to the maximum floor area set forth in Table 3-1.

Maximum residential units: the maximum number of residential units allowed within the Specific Plan as set forth in Table 3-1, *Development Caps*. This provision does not include Second Units as may be permitted by State and local law.

Mello-Roos tax: A tax which enables cities, counties, special districts, and school districts to establish Community Facilities Districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services.

Minor Modification: The process of City review and approval of minor changes to this Specific Plan, as described in Section 6.3.2 of this Plan.

Mixed-use: The development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment, in a compact urban form.

Mixed-use, horizontal: A mixed-use development where varying uses are located adjacent to, rather than above or below, other uses.

Mixed-use, vertical: A mixed-use development where varying uses are located above or below other uses in a single structure.

Multi-Family residential: Residential development containing multiple attached dwelling units in the same building, aggregated either horizontally or vertically.

Municipal Code: The Municipal Code of the City of Lake Elsinore.

Non-animated sign: Any sign which is not an animated sign. A sign which flashes, changes, moves, streams, scrolls, or blinks less than once per hour shall be considered a non-animated sign.

Non-conforming uses: Use of a building or property which was lawful prior to the adoption, revision, or amendment of zoning or district regulations.

Off-street parking: A temporary storage area for a motor vehicle that is not located on a street right-of-way, dedicated or private.

On-street parking space: A temporary storage area for a motor vehicle which is located on a street right-of-way.

Open space, private: A fenced or otherwise screened area designated for a specific tenant or resident and which is devoid of structures and improvements other than patio covers or those structures or improvements intended for landscape or recreational purposes.

Park and ride: An area used for the parking of vehicles whose drivers carpool or use public transit to complete a trip.

Parking area or lot: A portion of a site devoted to the temporary parking of motor vehicles, including actual parking spaces, aisles, access drives, and related landscaped area.

Parkway: A portion of a street or highway right-of-way between the back of the curb and the right-of-way line and which is not intended to be used as part of the roadway.

Permeable paving: Paving materials that allow moisture to pass around (but not through) the material and enter soils below the pavement.

Pervious paving: Paving materials that allow moisture to pass through and enter soils below the pavement.

Permitted use/structure: A land use or structure which is permitted as a principal use or structure within a particular land use or zoning category.

Planning Commission: The Planning Commission of the City of Lake Elsinore.

Plaza: An outdoor, pedestrian-oriented space.

Porte-cochere: A canopy extending over a building entrance to shelter those getting in and out of vehicles.

Private: Belonging to or restricted for the use or enjoyment of particular persons.

Private drive: A private vehicular thoroughfare or right-of-way which provides access to a property or residential unit.

Private open space: See *Open space, private*.

Promenade: Broad pedestrian walkways with hardscape and landscape features, and often with residential and commercial uses fronting directly onto them.

Public: Belonging or open to, enjoyed and used by and/or maintained for the public generally, but not limited to a facility the control of which is wholly or partially exercised by some governmental agency including the City of Lake Elsinore.

Reclaimed or recycled water: Treated or recycled wastewater of a quality suitable for nonpotable uses such as landscape irrigation; not intended for human consumption.

Restaurant, drive-through: An establishment that sells food to occupants in vehicles that operates in conjunction with a restaurant, including drive-in or drive-up windows and drive-through services.

Riparian habitat: Habitats associated with freshwater bodies.

Second unit: A subordinate dwelling unit with complete and independent living facilities attached to or contained within a single-family detached dwelling.

Setback: The area between a building line and the nearest property line.

Shared parking: Parking areas that are shared by users of various structures and/or land uses.

Sidewalk: A paved surface or leveled area separated from the street and used as a pedestrian walkway.

Sign: Any device or part thereof capable of visual communication or attraction including any announcement, declaration, demonstration, display, illustration, insignia, or symbol used to advertise or promote the interest of any person, partnership, association, corporation, institution, organization, product, service, event, location, or other business entity by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. "Sign" shall not include any official notice, directional, warning, or information signs or structures issued by any Federal, State, County or municipal authority.

Small family day care home: See *Day care, small family*.

Specific Plan Amendment: The process of City review and approval of significant changes to this Specific Plan, as described in Section 6.3.1 of this Plan.

Stormwater runoff: Surface runoff and drainage associated with rain storm events and snow melt.

Structure: Anything that is built or constructed and requires a fixed location on the ground, including a building, wall, cover, or other edifice of any kind.

Streetscape: The environment of the street, created by roadway, pedestrian realm, and architectural designs.

Townhome: A single-family attached dwelling in a row of such units in which each unit has its own front and rear access to the outside and no unit is located over another.

Traffic calming: The use of roadway and streetscape design techniques that intentionally reduce traffic speeds.

Vertical mixed-use: See *Mixed-use, vertical*.

Walkway: Passageways, generally narrower than promenades, which are usually located away from vehicular circulation paths, and provide pedestrian connections between structures and uses.

Zoning Ordinance: The Zoning Ordinance (Municipal Code Title 17) of the City of Lake Elsinore.

8.2 ACRONYMS

The following is a list of acronyms used in this document.

- ACOE Army Corps of Engineers
- BMP Best management practices
- CDD Community Development Director
- CDFG California Department of Fish and Game
- CEQA California Environmental Quality Act
- CFD Community Facilities District
- CWA Federal Clean Water Act
- DSP The Diamond Specific Plan
- DU Dwelling unit
- EIR Environmental Impact Report

- ELSP East Lake Specific Plan
- EVMWD Elsinore Valley Municipal Water District
- FAR Floor area ratio
- FEMA Federal Emergency Management Agency
- FIRM Flood Insurance Rate Map
- FT Foot/Feet
- GLA Gross Leasable Area
- kV Kilovolt
- LEMA Lake Elsinore Management Authority
- LEMC Lake Elsinore Municipal Code
- LEUSD Lake Elsinore Unified School District
- MSHCP Western Riverside County Multiple Species Habitat Conservation Plan
- MSL Mean sea level
- NOI Notice of Intent
- NPDES National Pollutant Discharge Elimination System
- PA Planning Area
- PRC Public Resources Code
- RCA Western Riverside County Regional Conservation Authority
- RCFD Riverside County Fire Department
- ROW Right-of-way
- RTA Riverside Transit Agency
- RWQCB Regional Water Quality Control Board
- SCAQMD South Coast Air Quality Management District
- SF Square feet
- SPA Specific Plan Amendment

- SWPPP Storm Water Pollution Prevention Plan
- USFWS U.S. Fish and Wildlife Service
- VOC Volatile organic compounds

Appendices

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RESOLUTION NO. CC-2010-036

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT THE PROJECT KNOWN AS THE DIAMOND SPECIFIC PLAN IS CONSISTENT WITH THE WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

WHEREAS, JIC-CP Diamond Development (the "Developer") has filed applications with the City of Lake Elsinore requesting approval of the Diamond Specific Plan No. 2009-01 and its related cases ("Project") relating to properties located at Assessor's Parcel Nos. 363-150-001 thru -005, -012, and -034, -035; and 363-162-024, -025, -027, -030, -039, -041, and -044 and -037; 365-280-022; 371-030-035; 373-210-021, -030, -032, -037 thru -039, -041, thru -043, and -045; ("the Properties"); and

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of Summerly Homes (the "Project Site"); and

WHEREAS, Section 6.0 of the Western Riverside Multiple Species Habitat Conservation Plan (the "MSHCP") requires that the City of Lake Elsinore adopt consistency findings demonstrating that the proposed development is consistent with the MSHCP criteria and the MSHCP goals and objectives; and

WHEREAS, action taken by the Planning Commission and City Council with regard to General Plan Amendments and Specific Plan amendments and adoption are discretionary actions subject to the MSHCP; and

WHEREAS, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.), a draft environmental impact report was prepared for the Project, circulated for public review for a period of 45 days and was accompanied by a Statement of Overriding Considerations; and

WHEREAS, public notice of the Project has been given, and the City Council has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on June 22, 2010.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the Project's consistency with the MSHCP and the recommendation of the Planning Commission that the City Council adopt Findings of Consistency with the MSHCP.

SECTION 2. That in accordance with the MSHCP, the City Council makes the following MSHCP Consistency Findings:

1. The Project is a project under the City's MSHCP Implementing Resolution,

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and the City must make an MSHCP Consistency finding before approving the Project.

Pursuant to the City's MSHCP Implementing Resolution, prior to approving any discretionary entitlement, the City is required to review the Project to ensure consistency with the MSHCP criteria and other "Plan Wide Requirements." The Project, as proposed, was found to be consistent with the MSHCP criteria.

In addition, the Project was reviewed and found consistent with the following "Plan Wide Requirements": Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (MSHCP § 6.1.2), Protection of Narrow Endemic Species (MSHCP § 6.1.3), Urban/Wildlands Interface Guidelines (MSHCP § 6.1.4), Vegetation Mapping (MSHCP § 6.3.1), Additional Survey Needs and Procedures (MSHCP § 6.3.2), Fuels Management (MSHCP § 6.4), and payment of the MSHCP Local Development Mitigation Fee (MSHCP Ordinance § 4.0).

2. The Project is subject to the City's Lake Elsinore Acquisition Process (LEAP) and the County's Joint Project Review processes.

A portion of the Project Site is within Subunit 3 of the Elsinore Area Plan. According to MSHCP maps, a portion of the Project Site was shown to be within Criteria Cells 4743 and 4846. Therefore, a formal and complete LEAP application, LEAP 2009-02, was submitted to the City and a Joint Project Review (JPR 09-07-20-01) with RCA was conducted.

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

Section 6.1.2 of the MSHCP focuses on protection of riparian/riverine areas and vernal pool habitat types based upon their value in the conservation of a number of MSHCP covered species. All potential impacts to riparian/riverine areas will be mitigated as identified in the Determination of Biological Equivalent or Superior Preservation (DBESP) completed by PCR, dated June 15, 2009, and updated November 17, 2009. There are no vernal pools or fairy shrimp habitat on the Project Site, and therefore, the Project is consistent with Section 6.1.2 of the MSHCP.

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

The Project Site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego Ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, Hamlett's clay-cress and Wright's trichocoronis as mapped in Section 6.1.3 of the MSHCP. The Site was surveyed for suitable habitat for these NEPSSA plants. Based on the Biological Resources Assessment dated November 17, 2009, none of the NEPSSA plants were observed on the Site. Therefore, the Project demonstrates compliance with the provisions of Section 6.1.3.

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5. The Project is consistent with the Additional Survey Needs and Procedures.

The Project is located within the Criteria Area Species Survey Area (CASSA) for several criteria area plants and the Burrowing Owl survey area as identified in Section 6.3.2 Additional Survey Needs and Procedures of the MSHCP. Surveys were conducted on the entire Project Site, and the results indicated that two plant species, the smooth tarplant and little mouse-tail are present on the Project Site. The smooth tarplant and little mouse-tail will be relocated to on and off-site mitigation areas which will provide adequate long-term protection of these species. No Burrowing Owls occupied the Project Site. As such, the Project is consistent with Section 6.3.2 of the MSHCP.

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

Section 6.1.4 of the MSHCP sets forth guidelines which are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. Future Development in proximity to the MSHCP Conservation Area may result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area. To minimize such Edge Effects, guidelines shall be implemented in conjunction with review of individual public and private Development projects in proximity to the MSHCP Conservation Area. Through implementation of mitigation measures the Project will minimize the identified potential indirect impacts with potential future open space. As such, the Project is consistent with Section 6.1.4 of the MSHCP.

7. The Project is consistent with the Vegetation Mapping requirements.

Vegetation mapping was conducted as part of the biological surveys conducted on the entire Project Site and is consistent with the MSHCP Section 6.3.1 Vegetation Mapping requirements.

8. The Project is consistent with the Fuels Management Guidelines.

The Fuels Management Guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to the MSHCP Conservation Area and shall be implemented as part of the Project. As such, the Project is consistent with the Fuels Management Guidelines.

9. The Project will be conditioned to pay the City's MSHCP Local Development Mitigation Fee.

As a condition of approval, the Project will be required to pay the City's MSHCP Local Development Mitigation Fee at the time of issuance of building permits.

10. The Project is consistent with the reserve assembly requirements of the

CITY COUNCIL RESOLUTION NO. CC-2010-036
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MSHCP.

The Project Site is located in the Back Basin area and is subject to the 770 Acre Back Basin Agreement with the Wildlife Agencies related to reserve assembly. Since the Project has conserved an area along the outlet channel, which contributes to the extension of existing Core 3 and shall meet the reserve assembly requirements of the Back Basin Agreement, the Project does not conflict with the reserve assembly requirements of the MSHCP

11. The Project is consistent with the MSHCP.

For the foregoing reasons, the Project is consistent with the MSHCP.

SECTION 3. Based upon all of the evidence presented, and the above findings, the City Council of the City of Lake Elsinore hereby adopts findings that the Project is consistent with the MSHCP.

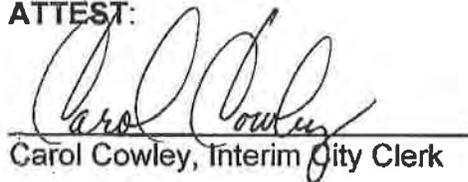
SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and the same shall thereupon take effect and be in force.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Lake Elsinore, California, this 22nd day of June, 2010.



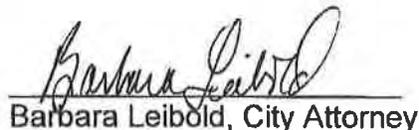
Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST:



Carol Cowley, Interim City Clerk

APPROVED AS TO FORM:



Barbara Leibold, City Attorney

**CITY COUNCIL RESOLUTION NO. CC-2010-036
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STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE } SS

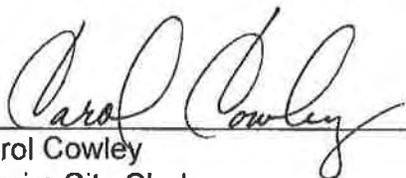
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Resolution No. CC-2010-36 was adopted by the City Council of the City of Lake Elsinore at a regular meeting held on the 22nd day of June 2010, and that the same was adopted by the following vote:

AYES: COUNCIL MEMBES: BUCKLEY, HICKMAN, MELENDEZ,
MAYOR PRO TEM BHUTTA AND MAYOR MELENDEZ

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

RESOLUTION NO. CC-2010-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2009031084) FOR THE DIAMOND SPECIFIC PLAN AND RELATED CASES.

WHEREAS, applications have been filed with the City of Lake Elsinore by JIC-CP Diamond Development (the "Developer") for General Plan Amendment No. 2009-01, Zone Change No. 2009-01, East Lake Specific Plan Amendment No. 9 and Diamond Specific Plan No. 2009-01 relating to properties located at Assessor's Parcel Nos. 363-150-001 thru -005, -012, and -034, -035; and 363-162-024, -025, -027, -030, -039, -041, and -044 and -037; 365-280-022; 371-030-035; 373-210-021, -030, -032, -037 thru -039, -041, thru -043, and -045; ("the Properties"); and.

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of the Summerly Homes project (the "Site"); and

WHEREAS, these applications together comprise the "project" as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code § 21000 et seq. A project is defined as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, the Environmental Impact Report for the project has been prepared to evaluate environmental impacts resulting with the project; and

WHEREAS, Section 21081.6 of CEQA requires that where an EIR has been prepared for a project for which mitigation measures are adopted, that a mitigation monitoring or reporting program be adopted for said project, and pursuant to Section 21081.6 of CEQA, the City has prepared and updated a Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of making recommendations to the City Council for certifying Environmental Impact Reports, and their recommendation is for certification; and

WHEREAS, public notice of said applications has been given, and the City Council has considered evidence presented by the Community Development

Department and other interested parties at public hearings held with respect to this item on June 22nd, 2010; and

WHEREAS, in accordance with Section 15164 of the State CEQA Guidelines, preparation of the Final Supplemental Environmental Impact Report for the project was selected as the most appropriate document for compliance with CEQA, utilizing criteria set forth therein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY DETERMINES AS FOLLOWS:

FINDINGS OF FACT AND OVERRIDING CONSIDERATION

1. The City Council has reviewed and considered the Final EIR for the Diamond Specific Plan and related cases and finds that it is complete, adequate in its evaluation of all environmental effects of the proposal, contains all required information, and has been completed in compliance with CEQA and the City's CEQA requirements.
2. The Diamond Specific Plan and its related cases will result in significant unavoidable air quality impacts regardless of mitigation measures. A Statement of Overriding Considerations has been prepared in accordance with Section 15093 of the CEQA Guidelines. The Statement of Overriding Considerations "balances" the proposed project against its unavoidable environmental effects.
3. The EIR, which was prepared in accordance with Section 15163 of the State CEQA Guidelines, includes the Draft SEIR, Response to Comments document, Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations.
4. The EIR identified several significant environmental effects resulting from implementation of the project. Some of these significant effects can be fully avoided/mitigated through the adoption of feasible mitigation measures. To the extent that these findings conclude that various proposed mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded, or withdrawn, the City hereby binds itself to implement these measures. These findings are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council formally approves the project.
5. The mitigation measures and/or the standard design features and construction measures are referenced in the Conditions of Approval and Mitigation Monitoring and Reporting Program adopted concurrently with these Findings, and will be implemented through the final design, construction and post-construction periods.

6. Two environmental effects cannot be reduced to less than significant levels by the adoption of feasible mitigation measures or feasible environmentally superior alternatives: 1) Implementation of the Project would result in both project-and cumulative-level operational emissions that exceed SCAQMD thresholds. 2) Implementation of the Project would contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increases (mobile sources) and minor secondary fuel combustion emissions from space heating, etc. Development occurring as a result of the Project would also result in secondary operational increases in GHG emissions as a result of electricity generation to meet project-related increases in energy demand. Short-term GHG emissions will also derive from construction activities. In summary, the Project's GHG contribution to global climate change would be cumulatively significant.
7. In balancing the benefits of the proposed Project against its unavoidable environmental risks, the City Council reviewed the following overriding considerations:

Social

- The project will create a vibrant mixed use development consistent with the City's development goals for the Ballpark District.
- The project will provide housing for the City of Lake Elsinore and Inland Empire's growing population. The Diamond Specific Plan offers 600 additional dwelling units above that previously allowed in the East Lake Specific Plan for this area.
- The project will provide a variety of housing opportunities, ranging in size and affordability to meet the housing needs of the region and are compatible with the entertainment and activity function of the project area.
- The project will provide a variety of public places, including a public space with a direct relationship to the lake, pedestrian friendly facilities, passive areas, and linkages to surrounding citywide trails and open space.
- The project will expand the City's shopping entertainment and hospitality opportunities for residents and visitors.

Economic

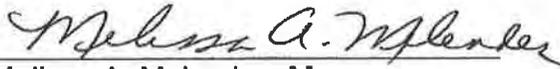
- Construction of the proposed project will generate its fair share of property tax revenues to the City of Lake Elsinore annually.
- The project will provide commercial and retail activities to generate sales tax.
- Construction of the project will also generate transient occupancy tax revenues to the City.
- The Project will be built out over several phases, providing steady construction jobs over the construction period.

CITY COUNCIL RESOLUTION NO. CC-2010-037

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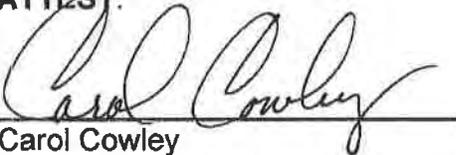
8. The City Council considered the information contained in the FEIR prior to certifying the FEIR; and the FEIR reflects the City Council's independent judgment and analysis. In its approval, the City Council has weighed the benefits of the project against the significant adverse impacts identified in the FEIR that have not been avoided or lessened through mitigation to a level of less than significant. The City Council hereby determines that benefits of the project outweigh the unmitigated adverse impacts and that the project should be approved.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Lake Elsinore, California, this 22nd day of June 2010.



Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST:



Carol Cowley
Interim City Clerk

APPROVED AS TO FORM:



Barbara Leibold
City Attorney

CITY COUNCIL RESOLUTION NO. CC-2010-037
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STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE } SS

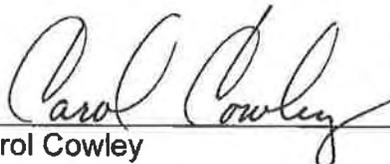
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Resolution No. CC-2010-037 was adopted by the City Council of the City of Lake Elsinore at a regular meeting held on the 22nd day of June 2010, and that the same was adopted by the following vote:

AYES: COUNCIL MEMBERS: BUCKLEY, HICKMAN, MAGEE, MAYOR
PRO TEM BHUTTA AND MAYOR MELENDEZ

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

RESOLUTION NO. CC-2010-038

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, APPROVING GENERAL PLAN
AMENDMENT NO. 2009-01.**

WHEREAS, an application has been filed with the City of Lake Elsinore by JIC-CP Diamond Development (the "Developer") to amend the City's General Plan Land Use designations ("General Plan Amendment") for properties located at Assessor's Parcel Nos. 373-210-014, -016, -019 thru -021, -023, -024, -026, and -027 from NC-Neighborhood Commercial to SP-Specific Plan; and for properties located at Assessor's Parcel Nos. 363-150-001 thru -005, and -034, -035, and 363-162-024, -025, -027, -030, -039, -041, and -044 from SP-Specific Plan to NC-Neighborhood Commercial ("the Properties"); and

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of Malaga Road (the "Site"); and

WHEREAS, Government Code Section 65358 empowers the legislative body to amend all or part of an adopted general plan if to do so would be in the public interest and so long as no mandatory element of the general plan is amended more frequently than four times during any calendar year; and

WHEREAS, this General Plan Amendment is part of the City's First (1st) cycle amendments to the Lake Elsinore General Plan Land Use Map for the 2010 calendar year; and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of reviewing and making recommendations to the City Council regarding general plan amendments; and

WHEREAS, on June 1, 2010, the Planning Commission considered the General Plan Amendment and recommended that the City Council approve the General Plan Amendment subject to the attached conditions of approval; and

WHEREAS, public notice of the General Plan Amendment has been given, the Planning Commission of the City of Lake Elsinore has made its recommendation for approval, and the City Council has considered the evidence presented by the Community Development Department and other interested parties at a public hearing held on June 22nd, 2010 with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RECOMMEND AS FOLLOWS:

SECTION 1. City Council has reviewed and analyzed the proposed General Plan Amendment pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 *et seq.*), the Lake Elsinore General Plan and the Lake Elsinore Municipal Code and finds and determines that the proposed General Plan Amendment is

CITY COUNCIL RESOLUTION NO. CC-2010-038

Page 2 of 4

consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

SECTION 2. That in accordance with the California Planning and Zoning Law and the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of General Plan Amendment No. 2009-01:

1. The proposed General Plan Amendment will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
 - a. *The proposed General Plan Amendment has been analyzed relative to its potential to have detrimental effects and conditions have been imposed to ensure that the health, safety and welfare of surrounding residents will be protected.*
 - b. *The application to include the Specific Plan designation on the properties fronting Lakeshore Drive will ensure that the Diamond Specific Plan project will extend to Lakeshore Drive, affording it the opportunity to take access from two main roadways (Lakeshore and Diamond Drive), as well as the opportunity to enhance and modernize the existing Lake Elsinore Valley Center.*
 - c. *The removal of properties from the boundaries of the East Lake Specific Plan (ELSP) along the east side of Diamond Drive will prevent these parcels from being an "island," separated from the rest of the ELSP.*
2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed SP designation will allow for the development of the Diamond Specific Plan, a master planned, mixed-use development that creates a unique sense of place and regional destination venue surrounding the existing Diamond Stadium.

3. The proposed General Plan Amendment would establish a land use density, intensity and usage more in character with the subject property's location, access, and constraints.

The proposed Diamond Specific Plan that accompanies this General Plan Amendment offers a vibrant, exciting, modern approach to the development of the lands surrounding the Diamond Stadium. Such development has been

CITY COUNCIL RESOLUTION NO. CC-2010-038

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languishing under the auspices of the ELSP, because the ELSP did not take advantage of the Stadium's draw as a recreational destination, coupling it with other uses that attract tourists, sports fans, and the local citizens.

4. The proposed General Plan Amendment increases the number of potential dwelling units that may be developed on the Site.

The proposed Diamond Specific Plan that accompanies this General Plan Amendment proposes a mixed use designation over the entire 87 acres, which maximizes flexibility in meeting market demands, including up to 600 new dwelling units which will increase housing opportunities in the region.

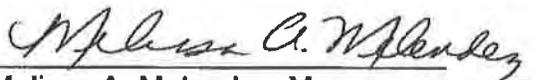
5. The proposed General Plan Amendment will not have a significant effect on the environment.

The effects of the General Plan Amendment has been analyzed in the Environmental Impact Report (SCH #2009031084) prepared for the Diamond Specific Plan and its related cases, and adequate mitigation measures have been prepared where necessary.

SECTION 3. Based upon the evidence presented, both written and testimonial, and the above findings, and the attached conditions of approval, the City Council hereby approves General Plan Amendment No. 2009-01.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and the same shall thereupon take effect and be in force.

PASSED, APPROVED AND ADOPTED on this twenty-second day of June 2010.

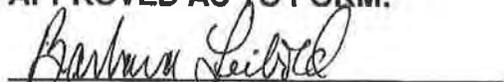


Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST:


Carol Cowley, Interim City Clerk

APPROVED AS TO FORM:


Barbara Leibold, City Attorney

CITY COUNCIL RESOLUTION NO. CC-2010-038

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STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS
CITY OF LAKE ELSINORE }

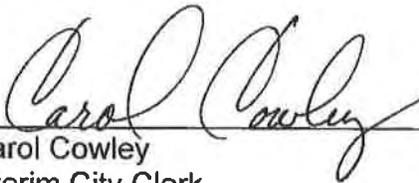
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Resolution No. CC-2010-038 was adopted by the City Council of the City of Lake Elsinore at a regular meeting held on the 22nd day of June 2010, and that the same was adopted by the following vote:

AYES: COUNCIL MEMBERS: BUCKLEY, HICKMAN, MAGEE, MAYOR PRO
TEM BHUTTA AND MAYOR MELENDEZ

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

ORDINANCE NO. CC-2010-1276

**ORDINANCE OF THE CITY OF LAKE ELSINORE, CALIFORNIA,
APPROVING ZONE CHANGE NO. 2009-01.**

WHEREAS, an application has been filed with the City of Lake Elsinore by JIC-CP Diamond Development (the "Developer") to change the zoning of the City's Official Zoning Map ("Zone Change") for properties located at Assessor's Parcel Nos. 373-210-014, -016, -019 thru -021, -023, -024, -026, and -027 from NC-Neighborhood Commercial to SP-Specific Plan; and Assessor's Parcel Nos. 363-150-001 thru -005, and -034, -035, and 363-162-024, -025, -027, -030, -039, -041, and -044 from SP-Specific Plan to NC-Neighborhood Commercial ("the Properties"); and

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of Malaga Road (the "Site"); and

WHEREAS, this Zone Change conforms to and is consistent with the proposed General Plan Amendment No. 2009-01 for the Properties; and

WHEREAS, public notice of the Zone Change has been given, the Planning Commission of the City of Lake Elsinore has made its recommendation for approval, and the City Council has considered the evidence presented by the Community Development Department and other interested parties at a public hearing held on June 22nd, 2010 with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council has reviewed and analyzed the proposed Zone Change No. 2009-01 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code and finds and determines that the proposed Zone Change No. 2009-01 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code.

SECTION 2. That in accordance with the California Planning and Zoning Law and the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of Zone Change No. 2009-01:

1. The proposed Zone Change will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
 - a. *The proposed Zone Change has been analyzed relative to its potential to have detrimental effects. It has been determined that the health, safety and welfare of surrounding residents may be improved as a*

result of future improvements to infrastructure such as paving and drainage facilities brought to the Site as a requirement of any future development. The proposed Diamond Specific Plan offers a vibrant, exciting and modern mixed-use development within walking distance to nearby residents. The Specific Plan also offers, parks, open space, open plazas and a connecting hiking/biking trail to regional trails in the area.

- b. *The removal of properties from the boundaries of the East Lake Specific Plan (ELSP) along the east side of Diamond Drive will prevent these parcels from being an "island," separated from the rest of the ELSP. Development standards of the NC Neighborhood Commercial zone will be more consistent with existing commercial uses to the north, south and east.*

2. The proposed Zone Change will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed SP designation will allow for the development of the Diamond Specific Plan, a master planned, mixed-use development that creates a unique sense of place and regional destination venue surrounding the existing Diamond Stadium.

3. The proposed Zone Change would establish a land use density, intensity and usage more in character with the subject property's location, access, and constraints.

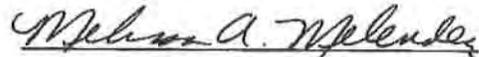
The proposed Diamond Specific Plan that accompanies this Zone Change offers a vibrant, exciting, modern approach to the development of the lands surrounding the Diamond Stadium. Such development has been languishing under the auspices of the ELSP, because the ELSP did not take advantage of the Stadium's draw as a recreational destination, coupling it with other uses that attract tourists, sports fans, and the local citizens.

SECTION 3. Based upon the evidence presented, both written and testimonial, and the above findings, and the attached conditions of approval, the City Council hereby approves Zone Change No. 2009-01.

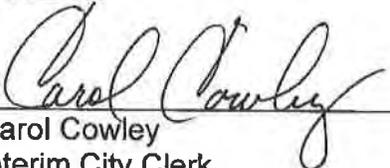
SECTION 4. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance and are hereby declared to be severable.

SECTION 5. This Ordinance shall take effect thirty (30) days after the date of its final passage. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

PASSED, APPROVED AND ADOPTED UPON SECOND READING this 13th day of July 2010.

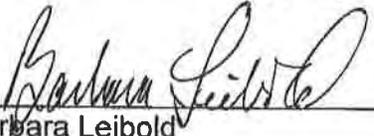

Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST:



Carol Cowley
Interim City Clerk

APPROVED AS TO FORM:



Barbara Leibold
City Attorney

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE } SS

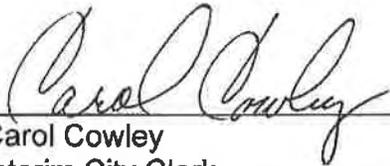
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Ordinance No. CC-2010-1276 was introduced at a regular meeting of the City Council of the City of Lake Elsinore on the 22nd day of June, 2010 and duly adopted at a regular meeting held on the 13th day of July 2010, upon second reading, by the following vote:

AYES: COUNCIL MEMBERS: MAGEE, HICKMAN, BUCKLEY, MAYOR PRO TEM
BHUTTA AND MAYOR MELENDEZ

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

ORDINANCE NO. CC-2010-1277

**ORDINANCE OF THE CITY OF LAKE ELSINORE, CALIFORNIA,
APPROVING AMENDMENT NO. 9 TO THE EAST LAKE SPECIFIC
PLAN NO. 93-3.**

WHEREAS, an application has been filed with the City of Lake Elsinore by JIC-CP Diamond Development (the "Developer") to remove from the East Lake Specific Plan No. 93-3 properties located at Assessor's Parcel Nos. 363-150-001 thru -005, -012, and -034, -035; and 363-162-024, -025, -027, -030, -039, -041, and -044 and -037; 365-280-022; 371-030-035; 373-210-021, -030, -032, -037 thru -039, -041, thru -043, and -045; ("the Properties"); and

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of Malaga Road (the "Site"); and

WHEREAS, Government Code Section 65453(a) states that a specific plan shall be amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body; and

WHEREAS, it is the policy of Lake Elsinore that specific plans serve as zoning mechanisms and specific plan amendments shall be approved by ordinance of the City Council; and

WHEREAS, after considering this specific plan amendment at a regular meeting held on June 1, 2010, the Planning Commission of the City of Lake Elsinore recommended that the City Council approve East Lake Specific Plan Amendment No. 9; and

WHEREAS, public notice of the Amendment has been given and the City Council of the City of Lake Elsinore has considered the evidence presented by the Community Development Department and other interested parties at a public hearing held on June 22, 2010 with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council has reviewed and analyzed the proposed Amendment No. 9 to the East Lake Specific Plan No. 93-3 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code and finds and determines that the proposed Amendment No. 9 to the East Lake Specific Plan No. 93-3 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code.

SECTION 2. Pursuant to Section 21080 (c) (2) of the California Environmental Quality Act (CEQA), the City Council determines that Environmental Impact Report for the Diamond Specific Plan and its related cases (SCH#2009031084) is adequate and prepared in accordance with the requirements of CEQA which analyzes environmental effects of the Project.

SECTION 3. That in accordance with the State Planning and Zoning Law and Chapter 17.99 Specific Plan District the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of Amendment No. 9 to the East Lake Specific Plan No. 93-3:

1. The proposed Specific Plan Amendment will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

- a. *The proposed Specific Plan Amendment has been analyzed relative to its potential to have detrimental effects. It has been determined that the health, safety and welfare of surrounding residents may be improved as a result of future improvements to infrastructure such as paving and drainage facilities brought to the Site as a requirement of any future development. The proposed Diamond Specific Plan offers a vibrant, exciting and modern mixed-use development within walking distance to nearby residents. The Diamond Specific Plan also offers, parks, open space, open plazas and a connecting hiking/biking trail to regional trails in the area.*

- b. *The removal of properties from the boundaries of the East Lake Specific Plan (ELSP) along the east side of Diamond Drive will prevent these parcels from being an "island," separated from the rest of the ELSP. Development standards of the NC Neighborhood Commercial zone will be more consistent with existing commercial uses to the north, south and east.*

2. The proposed Specific Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed removal of properties from the boundaries of the ELSP will allow for the development of the Diamond Specific Plan, a master planned, mixed-use development that creates a unique sense of place and regional destination venue surrounding the existing Diamond Stadium.

3. The proposed Specific Plan Amendment would establish a land use density, intensity and usage more in character with the subject property's location, access, and constraints.

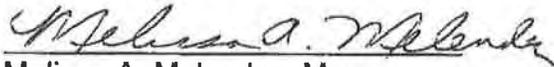
The proposed Diamond Specific Plan that accompanies this Specific Plan Amendment offers a vibrant, exciting, modern approach to the development of the lands surrounding the Diamond Stadium. Such development has been languishing under the auspices of the ELSP, because the ELSP did not take advantage of the Stadium's draw as a recreational destination, coupling it with other uses that attract tourists, sports fans, and the local citizens.

SECTION 4. Based upon the evidence presented, both written and testimonial, and the above findings, and the attached conditions of approval, the City Council hereby approves Amendment No. 9 to the East Lake Specific Plan No. 93-3.

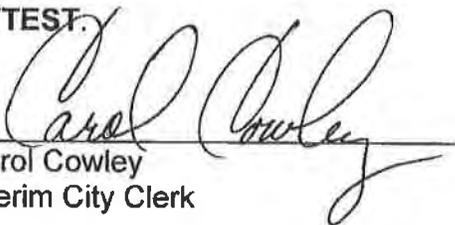
SECTION 5. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance and are hereby declared to be severable.

SECTION 6. This Ordinance shall take effect thirty (30) days after the date of its final passage. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

PASSED, APPROVED AND ADOPTED by the City council of the City of Lake Elsinore, this 13th day of July 2010.


Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST.


Carol Cowley
Interim City Clerk

APPROVED AS TO FORM:


Barbara Leibold
City Attorney

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE } **SS**

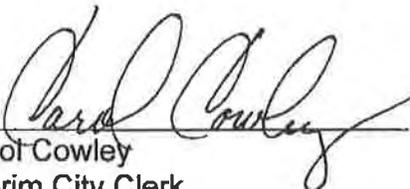
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Ordinance No. CC-2010-1277 was introduced at a regular meeting of the City Council of the City of Lake Elsinore on the 22nd day of June, 2010 and duly adopted at a regular meeting held on the 13th day of July 2010, upon second reading, by the following vote:

**AYES: COUNCIL MEMBERS: MAGEE, HICKMAN, BUCKLEY, MAYOR PRO TEM
BHUTTA AND MAYOR MELENDEZ**

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

ORDINANCE NO. CC-2010-1278

**ORDINANCE OF THE CITY OF LAKE ELSINORE, CALIFORNIA,
APPROVING DIAMOND SPECIFIC PLAN NO. 2009-01.**

WHEREAS, an application has been filed with the City of Lake Elsinore by JIC-CP Diamond Development (the "Developer") requesting approval of the Diamond Specific Plan No. 2009-01 and its related cases ("Project") relating to properties located at Assessor's Parcel Nos. 363-150-001 thru -005, -012, and -034, -035; and 363-162-024, -025, -027, -030, -039, -041, and -044 and -037; 365-280-022; 371-030-035; 373-210-021, -030, -032, -037 thru -039, -041, thru -043, and -045; ("the Properties"); and

WHEREAS, the Properties are located south of Lakeshore Drive, east of the Inlet Channel, west of Mission Trail and north of Summerly Homes (the "Site"); and

WHEREAS, it is the policy of Lake Elsinore that specific plans serve as zoning mechanisms and shall be approved by ordinance of the City Council; and

WHEREAS, this specific plan conforms to and is consistent with the proposed General Plan Amendment No. 2009-01, proposed Zone Change No. 2009-01, and proposed East Lake Specific Plan Amendment No. 9 that accompany it for the Properties; and

WHEREAS, after considering this specific plan at a regular meeting held on June 1, 2010, the Planning Commission of the City of Lake Elsinore recommended that the City Council approve Diamond Specific Plan No. 2009-01; and

WHEREAS, public notice of the Project has been given and the City Council of the City of Lake Elsinore has considered the evidence presented by the Community Development Department and other interested parties at a public hearing held on June 22, 2010 with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council has reviewed and analyzed the proposed Diamond Specific Plan No. 2009-01 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 *et seq.*), the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code and finds and determines that the proposed Diamond Specific Plan No. 2009-01 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code.

SECTION 2. Pursuant to Section 21080 (c) (2) of the California Environmental Quality Act (CEQA), the Planning Commission recommends that Environmental Impact Report for the Diamond Specific Plan and its related cases (SCH#2009031084) is

adequate and prepared in accordance with the requirements of CEQA which analyzes environmental effects of the Project.

SECTION 3. That in accordance with the State Planning and Zoning Law and Chapter 17.99 Specific Plan District the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of the Diamond Specific Plan No. 2009-01:

1. 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.
 - a. *The Diamond Specific Plan implements the vision the City has for the area surrounding Diamond Stadium. The proposed Diamond Specific Plan offers a vibrant, exciting, modern approach, taking advantage of the Stadium's draw as a recreational destination, coupling it with other uses that attract tourists, sports fans, and the local citizens.*
 - b. *The Diamond Specific Plan implements the design guidelines proposed for the Ballpark District of the City's General Plan Update.*
2. The proposed location shall allow the development to be well integrated with or adequately buffered from its surroundings, whichever may be the case.
 - a. *The proposed Diamond Specific Plan is a master planned, mixed-use development that creates a unique sense of place and regional destination venue surrounding the existing Diamond Stadium. It has been designed as a well integrated project that combines residential, commercial, recreational and educational uses.*
 - b. *The Project proposes a trail system along the Inlet Channel that connects to the regional trail system, and provides an open space buffer to the west. Commercial and educational complexes will blend into existing commercial uses to the north and east. A proposed higher density residential neighborhood will buffer the single family residential tracts to the south.*
3. 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.
 - a. *A Traffic Impact Analysis dated April 27, 2009, was prepared by Urban Crossroads for the Diamond Specific Plan and its related cases. The City requested specific intersections be examined, particularly where congestion may occur, and also traffic controls during special events at*

the Stadium. The TIA provided mitigation measures through all phases of development of the specific plan.

4. The final specific plan shall identify a methodology 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.
 - a. The development of the Diamond Specific Plan will take place in six phases, based on the Planning Areas identified in the Plan. As development is initiated in any Planning Area, infrastructure improvements will be constructed prior to or concurrent with incremental development in a manner to maximize the cost effectiveness and efficiency within the Planning Area.
 - b. Open space and plaza uses will be developed concurrently with development of each Planning Area.
 - c. An educational component is already proposed for the Diamond Specific Plan, within Planning Area 2 for the Commercial Core.
5. The overall design of the specific plan will produce an attractive, efficient and stable development.
 - a. Design standards and guidelines have been incorporated into the specific plan to ensure an attractive, efficient and vibrant project. A plethora of visual graphics and photos accompany the design guidelines that capture the atmosphere and cohesiveness that the specific plan seeks to emulate.
6. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of insignificance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.
 - a. The Project's Environmental Impact Report includes a discussion of impacts to air quality, both on a project and cumulative level, which would remain significant after mitigation.
 - b. Implementation of the Project would also result in long-term increases in greenhouse gases (GHGs) as a result of traffic increases (mobile sources) and minor secondary fuel combustion emissions from space heating, etc.

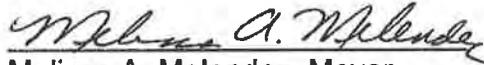
- c. A Statement of Overriding Considerations that justifies the merits of Project implementation has been adopted for this Project.

SECTION 4. Based upon the evidence presented, both written and testimonial, and the above findings, and the attached conditions of approval, the City Council hereby approves Diamond Specific Plan No. 2009-01 by ordinance.

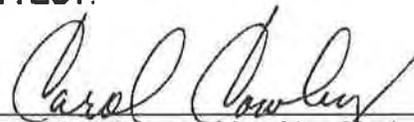
SECTION 5. If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance and are hereby declared to be severable.

SECTION 6. This Ordinance shall take effect thirty (30) days after the date of its final passage. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

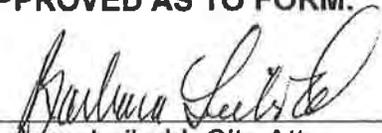
PASSED, APPROVED AND ADOPTED by the City Council of the City of Lake Elsinore this 13th day of July 2010.


Melissa A. Melendez, Mayor
City of Lake Elsinore

ATTEST:


Carol Cowley, Interim City Clerk

APPROVED AS TO FORM:


Barbara Leibold, City Attorney

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE } **SS**

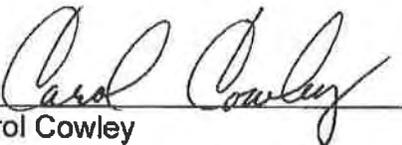
I, CAROL COWLEY, Interim City Clerk of the City of Lake Elsinore, California, hereby certify that Ordinance No. CC-2010-1278 was introduced at a regular meeting of the City Council of the City of Lake Elsinore on the 22nd day of June, 2010 and duly adopted at a regular meeting held on the 13th day of July 2010, upon second reading, by the following vote:

**AYES: COUNCIL MEMBERS: MAGEE, HICKMAN, BUCKLEY, MAYOR PRO TEM
BHUTTA AND MAYOR MELENDEZ**

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Carol Cowley
Interim City Clerk

CONDITIONS OF APPROVAL FOR
DIAMOND SPECIFIC PLAN NO. 2009-01
LOCATED ALONG DIAMOND DRIVE, BETWEEN LAKESHORE DRIVE
AND MALAGA ROAD

PLANNING DIVISION

1. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
2. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this specific plan and its related cases by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$2,792.25 to pay for the cost of such filing. This check shall be received prior to the public hearings.
3. The applicant shall comply with the Mitigation Monitoring Program (MMP) adopted for this project, including Project Design Considerations, as printed and adopted with the Environmental Impact Report (SCH # 2009031084).
4. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
5. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of approval.
6. The applicant shall submit 15 final revised copies upon approval of the Diamond Specific Plan No. 2009-01 if necessary to complete the processing of this application.

End of Conditions