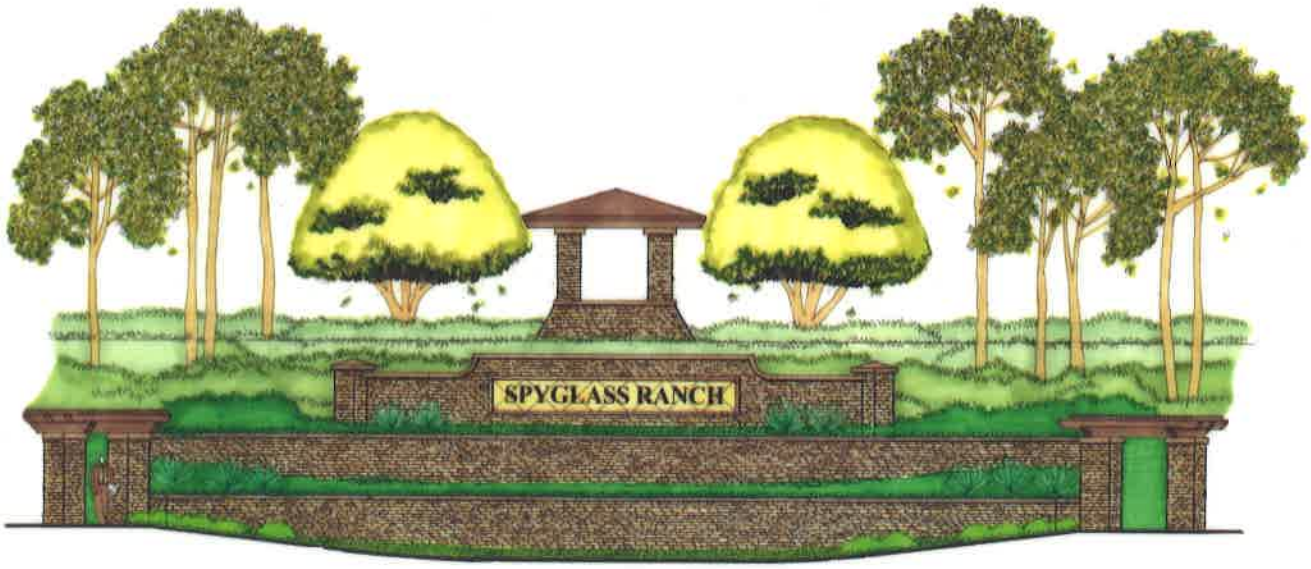
Spyglass Ranch
Specific Plan

A Master Planned Community in the City of Lake Elsinore



Approved by City Council, February 26, 2008

SPYGLASS RANCH

SPECIFIC PLAN

A Master Planned Community in the City of Lake Elsinore

City Council
Approved 2-26-08

Planning Commission
Approved 1-15-08

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Prepared for:

SPYGLASS RANCH, LLC
240 Newport Center Drive, Suite 220
Newport Beach, CA 92660
(949) 515-7224
Contact: Erik Lunde

Prepared by:

T&B PLANNING CONSULTANTS
17542 East 17th Street, Suite 100
Tustin, CA 92780
(714) 505-6360
Contact: Joel Morse

In Consultation with:

K&A ENGINEERING – *Civil Engineering*
FRANK RADMACHER ASSOCIATES – *Landscape Architecture*

Approved by City Council, February 26, 2008

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CONDITIONS OF APPROVAL FOR GENERAL PLAN AMENDMENT NO. 2005-06 ZONE CHANGE NO. 2005-07 AND SPECIFIC PLAN NO. 2005-02 "SPYGLASS RANCH SPECIFIC PLAN"

PLANNING DEPARTMENT

General Conditions

1. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the MSHCP Consistency Findings, General Plan Amendment No. 2005-06, Zone Change No. 2005-07, and Specific Plan No. 2005-02 for the Spyglass Ranch Specific Plan project attached hereto.

2. The applicant shall deliver to the Planning Department two (2) cashier's check or money orders to the City within 48 hours of project approval for the filing of the Notice of Determination. The first check shall be in the amount of $2,606.75 and made payable to California department of Fish and Game. The second check shall be in the amount of $64.00 and made payable to the Riverside County Clerk.

3. The Applicant shall comply with all applicable mitigation measures listed in the Mitigation Monitoring Program associated with the Environmental Impact Report for the Spyglass Ranch Specific Plan.

4. The applicant shall comply with any/all requirements of the Lake Elsinore Unified School District.

5. The applicant shall comply with any/all requirements of the Riverside County Flood Control and Water Conservation District.

6. The applicant shall comply with any/all requirements of the Department of the Army Los Angeles District Corps of Engineers.

7. Any modification (i.e. changes to residential density, development standards, housing product location, etc.) to the Spyglass Ranch Specific Plan will require a Specific Plan Amendment approved by the City of Lake Elsinore City Council.

8. ~~The applicant shall be in full compliance with Caltrans requirements prior to recordation of the first tract/parcel map within the Spyglass Ranch Specific Plan~~. **The applicant shall comply with any/all requirements of the California Department of Transportation (CALTRANS).** ***(Condition was modified by the Planning Commission on 1-15-08)***

Zone Change No. 2005-07

9. Future development shall comply with those standards and guidelines contained within the Spyglass Ranch Specific Plan.

Specific Plan No. 2005-02

10. All future development shall comply with those standards and guidelines contained in the Spyglass Ranch Specific Plan.

11. Those issues, standards, guidelines, etc, not addressed in the Spyglass Ranch Specific Plan will revert to the Lake Elsinore Municipal Code and/or Zoning Code in effect at the time future development within the Spyglass Ranch Specific Plan are proposed.

12. The applicant shall provide all project-related on-site and off-site improvements as described in the Spyglass Ranch Specific Plan document.

13. The Draft Spyglass Ranch Specific Plan document shall be revised to incorporate the following modifications and corrections and all changes required by the Planning Commission and/or City Council:

    a. ~~The 14-foot wide medians shown on page 3-37 along both Camino Del Norte and Elsinore Hills Drive (Road) shall be revised to be fully landscaped and irrigated raised medians subject to the review and approval of the City's Landscape Architect consultant and Engineering Department~~. **Any raised medians along Camino Del Norte and Elsinore Hills Drive (Road) shall be fully landscaped and irrigated subject to the review and approval of the City's Landscape Architect consultant and the Engineering Division.** ***(Condition was modified by the Planning Commission on 1-15-08)***

    b. Figure IV-39 shall be revised to more clearly denote the specific location of all masonry walls both within and on the perimeter of the specific plan boundary.

c. ~~The text discussion on Page 4-72 for project walls, pilaster theme walls and interior privacy walls shall be revised to match the design details shown on Figure IV-40. In addition, the text and figures shall be modified to indicate that all streetscape walls along major roadways shall be constructed as green walls using precision block, vines and necessary irrigation. Stone faced pilasters with pre-cast concrete caps shall be provided seventy-five feet on center. In addition, no plain precision block walls shall be utilized along any streets visible from the public within the development.~~ **The text discussion on Page 4-68 for project walls, pilaster theme walls and interior privacy walls shall be revised to match the design details shown on Figure IV-35. Pilasters with decorative caps shall be provided at property line/wall terminus and every seventy-five feet (75') on center. In addition, no plain precision block walls shall be utilized along any streets visible from the public within the development. *(Condition was modified by the Planning Commission on 1-15-08)***

d. ~~The text discussion on page 4-71 and Figure IV-35 shall be revised to denote the use of stone faced pilasters with a pre-cast concrete cap to be located every one-hundred feet on center along interior block privacy walls which abut private roads within the development.~~ **The text discussion on page 4-71 and Figure IV-35 shall be revised to denote the use of pilasters with a decorative cap to be located every one-hundred-fifty feet (150') on center and at property line/wall terminus along interior block privacy walls which abut private roads within the development. *(Condition was modified by the Planning Commission on 1-15-08)***

e. The text shall be revised to include a detailed discussion regarding maintenance responsibilities for streetscapes, roads, maintained slopes, and parks throughout the development. In addition, a maintenance plan shall be added as a figure showing specific maintenance responsibility areas within the development.

f. ~~Table V-1 shall be revised to require a minimum of one (1) guest parking space per three (3) units. In addition, some guest parking shall be provided for the proposed courtyard home products. The specific number of parking spaces shall be reviewed and approved by the Director of Community Development or designee.~~ **Table V-2 shall be revised to require a minimum of one (1) guest parking space per three (3) units. In addition, some guest parking shall be provided for the proposed courtyard home products. The specific number of parking spaces shall be reviewed and approved by the Director of Community Development or designee.** ***(Condition was modified by the Planning Commission on 1-15-08)***

14. A Final Spyglass Ranch Specific Plan document shall be submitted for review and approval by the Community Development Director or designee prior to the submittal of any design review, tentative parcel or tract map application. No permit shall be issued until the Spyglass Ranch Specific Plan document and any required revisions are administratively approved by the Community Development Director or designee.

15. Future development shall comply with those standards and guidelines contained in the Spyglass Ranch Specific Plan document.

16. Those issues, standards, guidelines, etc. not addressed in the Spyglass Ranch Specific Plan will revert to the City Municipal Code and/or Zoning Code in effect at the time future projects are proposed.

17. The applicant shall participate and annex into the City of Lake Elsinore Citywide Landscaping and Street Lighting District, as appropriate.

18. A detailed noise mitigation analysis shall be performed, at the final map stage (for individual planning areas) for all future sensitive noise uses potentially exposed to noise levels in excess of 50dB CNEL to verify that planned noise protection will meet City of Lake Elsinore standards.

19. The applicant shall provide all project-related on-site and off-site improvements as described in these Conditions of Approval or the Spyglass Ranch Specific Plan document.

20. Prior to approval of a design review or tentative map for individual planning areas, the developer and City staff will review plans for multi-family housing areas, commercial uses, and parks for the provision of appropriate, necessary and adequate pedestrian and bicycle facilities.

21. The developer or the developer's successor in-interest shall be responsible for maintaining the undeveloped portion of the site including weed abatement and litter removal.

22. ~~All streetscape improvements including landscaping and irrigation shall be fully constructed along the entire length of the proposed project along Camino Del Norte and Elsinore Hills Drive prior to issuance of the first building permit within Phase 1 of project development as identified on the approved landscape plans.~~ **The applicant shall submit a revised Spyglass Ranch Specific Plan, which labels in the table of contents and incorporates the City Council approved Conditions of Approval for the Spyglass Ranch Specific Plan within the document. *(Condition was modified by the Planning Commission on 1-15-08).***

22(a). **The applicant shall submit a revised Spyglass Ranch Specific Plan, which indicates that Planning Areas 5 & 6 of the Spyglass Ranch Specific Plan have a density not to exceed twenty (20) dwelling units to the acre. (Condition of Approval was added by the City Council of the City of Lake Elsinore on 2-26-08).**

22(b). **The applicant shall submit a revised Spyglass Ranch Specific Plan, which indicates that plexi-glass view fencing is an available design criteria option for fencing within the Spyglass Ranch Specific Plan. (Condition was added by the City Council of the City of Lake Elsinore on 2-26-08).**

ENGINEERING DIVISION

GENERAL REQUIREMENTS

23. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required, a grading permit shall still be obtained so that a cursory drainage and flow pattern inspection can be conducted before grading begins.

24. Prior to commencement of grading operations, the applicant is to provide to the City a map of all proposed haul routes to be used for movement of export material. **All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to the issuance of a grading permit.** ***(Condition was modified by the Planning Commission on 1-15-08).***

25. An Encroachment Permit shall be obtained prior to any work on City and/or State right-of-way.

26. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State agencies.

27. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the property owner or his agent. All overhead utilities shall be under grounded.

28. All underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.

29. The applicant shall install permanent bench marks per Riverside County Standards and at locations to be determined by City Engineer.

30. The applicant shall coordinate with Riverside County Transit Authority for location and installation of bus transit facilities.

31. The applicant shall pay all development fees, including but not all inclusive: TUMF, MSHCP, TIF, and Area Drainage Fees.

32. 10 year storm runoff shall be contained within the curb and the 100 year storm runoff shall be contained within the street right-of-way. When either of these criteria is exceeded, drainage facilities shall be provided.

33. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

34. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

35. ~~All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association **or another maintenance entity approved by the City.** *(Condition was modified by the Planning Commission on 1-15-08).*~~

    All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council. (Condition was modified by the City Council on 1-26-08).

36. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way shall be owned and maintained by property owner or property owner's association.

37. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Incorporated for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

38. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and onsite drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The drainage system shall be designed to ensure that runoff from a 10-yr storm of 6 hours or 24 hours duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6 hour and 24hour storm duration shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.

39. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, **if different from historic flow,** shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement. ***(Condition was modified by the Planning Commission on 1-15-08).***

40. All roof drains shall not be allowed to outlet directly through coring in the street curb. All roofs should drain to a landscaped area.

41. The applicant shall comply with all NPDES requirements in effect; including the submittal of an Water Quality Management Plan (WQMP) as required per

the Santa Ana Regional Water Quality Control Board. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project.

42. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of storm water quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*

43. The applicant shall provide BMP's that will reduce storm water pollutants from parking areas and driveway aisles. *(Required for lot of one acre or more)*

44. The City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of **"Storm water Pollution, What You Should Know"** describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is ***strictly prohibited*** by local ordinances and state and federal law.

45. ~~The applicant shall construct full street improvements and dedicate additional right-of-way on Camino Del Norte, along the project frontage, such that the ultimate right-of-way width conforms to the General Plan street right-of-way cross-sections. The cross section of roadway improvements with **a raised median**, parkway, street lights, and multiuse trail shall be consistent with other proposed development on Camino Del Norte, as recommended by the City. The road improvements for Camino Del Norte shall be consistent with the approved Traffic Study dated **October 11, 2996 April 29, 2007** and the General Plan Circulation Plan. ***(Condition was modified by the Planning Commission on 1-15-08).***~~

The applicant shall construct full street improvements and dedicate additional right-of-way on Camino Del Norte, along the project frontage, such that the ultimate right-of-way width conforms to the General Plan street right-of-way cross-sections. The cross section of roadway

improvements with ~~a raised median~~ a raised median (if applicable), parkway, street lights, and multiuse trail shall be consistent with other proposed development on Camino Del Norte, as recommended by the City. The road improvements for Camino Del Norte shall be consistent with the approved Traffic Study dated ~~October 11, 2996~~ April 29, 2007 and the General Plan Circulation Plan. (Condition was modified by the Planning Commission on 2-26-08)

46. The applicant shall construct full street improvements and dedicate the right-of-way on Elsinore Hills Road per General Plan street right-of-way requirements. The cross section of roadway improvements with a ~~**raised median**~~, parkway, street lights, and multiuse trail shall be consistent with other proposed development on Camino Del Norte, as required by the General Plan.

47. The applicant shall be responsible for acquiring right-of-ways in which the applicant or the City has no legal title or interest. If the applicant is unsuccessful in acquiring such right-of-ways, the City could assist the applicant in the Eminent Domain process at the applicant's cost.

48. All streets shall be constructed per Riverside County Standards. Any deviation from Riverside County standards shall be approved by the City Engineer.

49. The applicant shall implement mitigation measures identified in the approved Traffic Study **dated April 29, 2007**. ***(Condition of Approval was modified on 1-15-08).***

50. The applicant shall construct the traffic signals at Main/I15 SB and NB on/off ramps, Camino del Norte/Main Street, Camino del Norte/Elsinore Hills Road, Camino del Norte/La Strada.

51. The applicant shall participate in "fair share" payment of off-site improvements as described in Table 10 of the approved Traffic Study dated October 11, 2006.

52. The applicant shall submit street improvement plans prepared by a Registered Civil Engineer and the plans shall include curb and gutter, sidewalk, ac pavement, street lighting, median, trail, and drainage improvements.

53. The applicant shall provide signing and striping plans for the required improvements of this project.

54. A portion of the required improvements for this development may be covered under the Traffic Impact Fee (TIF) or Area Drainage Fee program. Any request for reimbursement or credits shall be approved by the City Engineer and based on allowable costs in the fee program and availability of funds.

55. This project shall provide trail and roadway connections to adjacent developments unless otherwise deemed unfeasible as concurred by the city.

56. The development of each Planning Area or Phase shall be subject for specific review and conditions of approval. Note that with a completion of a Project Study Report of the I15/Main Street Interchange Upgrade, additional right of way could be required along Camino Del Norte.

57. The applicant shall submit a WQMP of the project for City's review and approval.

PRIOR TO ISSUANCE OF A GRADING PERMIT

58. The applicant shall submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.

59. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.

60. ~~All construction Project access and hauling route shall be submitted and approved by the City Engineer~~. ***(Condition was deleted by the Planning Commission on 1-15-08).***

61. The applicant shall provide soils, geology and seismic report including street design recommendations. The applicant shall provide a final soils report showing compliance with recommendations.

62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site unless previously submitted.

63. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading, improvements, and/or drainage acceptance from the adjacent property owners, prior to grading permit issuance.

64. The applicant shall provide a copy of an encroachment permit or any approval documents from the Riverside County Flood Control District and/or Caltrans for encroaching, grading, or discharging into County flood control facilities or Caltrans right of way.

65. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2-to-1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured.

66. The applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.

67. The applicant shall provide the city with proof of his having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction, which describes BMP's that will be implemented for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

68. All Public Works requirements shall be complied with as a condition of this development and as specified in the Lake Elsinore Municipal Code (LEMC), prior to building permit issuance.

69. All street improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer **per the approved Traffic Study dated April 29, 2007).** ***(Condition was modified by the Planning Commission on 1-15-08).***

70. The applicant shall submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure and volume etc. The applicant shall submit this letter, prior to applying for a building permit.

71. ~~The applicant shall show that no structures, landscaping, or equipment are located near the project entrance that minimizes sight distance standards.~~ ***(Condition was deleted by the Planning Commission on 1-15-08).***

72. The applicant shall pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

73. The applicant shall pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of onsite and/or off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment permit shall be fulfilled before issuance of a Certificate of Occupancy.

74. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.

75. ~~The traffic signals **shall be installed per the approved Traffic Study dated April 29, 2007.** at the following locations shall be completed prior to first issuance of Certificate of Occupancy. The traffic signal locations are Camino Del Norte/Elsinore Hills Road, at Camino del Norte/Main Street, at Main Street/I15 NB on-off ramps, at Main Street/I15 SB on-off ramps and at Camino Del Norte/La Strada. The developer may request the completion of some signals at a higher occupancy threshold as determined by a specific technical study and approved by the City Engineer. ***(Condition was modified by the Planning Commission on 1-15-08).***~~

    The traffic signals shall be installed per the approved Traffic Study dated April 29, 2007. ~~at the following locations shall be completed prior to first issuance of Certificate of Occupancy. The traffic signal locations are Camino Del Norte/Elsinore Hills Road, at Camino del Norte/Main Street, at Main Street/I15 NB on-off ramps, at Main Street/I15 SB on-off ramps and at Camino Del Norte/La Strada.~~ The developer may request the completion of some signals ~~at a higher occupancy threshold~~ as determined by a specific technical study and approved by the City Engineer. (Condition was modified by the City Council on (2-26-08).

76. All signing and striping and traffic control devices for the required improvements of this development shall be installed.

77. ~~All public improvements shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer.~~ **All streetscape improvements including landscaping and irrigation shall be fully constructed along the entire length of the proposed project along Camino Del Norte and Elsinore Hills Drive prior to issuance of the first building permit within Phase 1 of project development as identified on the approved landscape plans. (Condition was modified by the City Council on 2-26-08).**

78. The fair share cost of future improvements as a condition of this development shall be paid.

79. All water and sewer improvements shall be completed in accordance with the applicable Water District requirements.

80. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.

81. ~~Railroad Benefit District Cost and~~ TUMF fees shall be paid. The TUMF fees

shall be the effective rate at the time when the Certificate of Occupancy is obtained. ***(Condition of approval was modified by the Planning Commission on 1-15-08).***

82. As-built plans shall be completed and signed by the City Engineer.

83. All improvement plans shall be digitized. The applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay $1,000 per sheet for City digitizing the plans.

ADMINISTRATIVE SERVICES DEPARMENT

85. On Table VI-3 (Public Financing Summary) of the Spyglass Ranch Specific Plan; the applicant shall submit a revised Spyglass Ranch Specific Plan, which indicates that the check mark under Community Facilities District or Assessment District next to Dry Utilities is removed from the document. Dry utilities are not fundable through a CFD or AD in the City of Lake Elsinore because they are not publicly owned. The revised Spyglass Ranch Specific Plan shall be resubmitted to the Community Development Department prior to the issuance of a building permit.

Annex into CFD 2003-1

86. Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Communities Facilities District to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City of Lake Elsinore.

Annex into LLMD No.1

87. Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Lighting and Landscape Maintenance District No.1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison.

Fire Station Impact Fee and Other Impact Fees

88. Upon completion of the Fire Station Impact Study and other impact fee studies; the Developer shall pay the impact fee.

CFD for Park, Parkway, Open Space and Storm Drain Maintenance

89. Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into the Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, parkways, open space, and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project.

RECREATION AND PARKS DEPARTMENT

90. The City is to maintain all landscape improvements in the public right-of-way for Camino Del Norte and Elsinore Hills Drive including all primary (pages 4-28) and neighborhood entry (pages 4-29) monumentation signage and areas.

91. The Home Owner's Association is to maintain all internal street landscaping including all natural and manufactured slopes.

92. ~~The Home Owner's Association **or another maintenance entity approved y the City** is to maintain all open space areas. ***(Condition was modified by the Planning Commission on 1-15-08).***~~

    The Home Owner's Association or another maintenance entity approved by the City Council is to maintain all open space areas. (Condition was modified by the Planning Commission on 2-26-08).

93. ~~The Home Owner's Association **or another maintenance entity approved by the City** is to maintain all exterior walls including those facing main arterials (i.e. Camino Del Norte, Elsinore Hills Drive, Etc.) ***(Condition was modified by the Planning Commission on 1-15-08).***~~

    The Home Owner's Association or another maintenance entity approved by the City Council is to maintain all exterior walls including those facing main arterials (i.e. Camino Del Norte, Elsinore Hills Drive, Etc.) *(Condition was modified by the City Council on (2-26-08).*

94. ~~The Home Owner's Association **or another maintenance entity approved by the City** is to maintain all flow control/drainage facilities and structures. ***(Condition was modified by the Planning Commission on 1-15-08).***~~

    The Home Owner's Association or another maintenance entity approved by the City Council is to maintain all flow control/drainage facilities and structures. *(Condition was modified by the City Council on (2-26-08).*

95. ~~The Home Owner's Association **or another maintenance entity approved by the City** is to maintain all private parks (PA 3, PA 13) and common areas. *(Condition was modified by the Planning Commission on 1-15-08).*~~

    The Home Owner's Association or another maintenance entity approved by the City Council is to maintain all private parks (PA 3, PA 13) and common areas. *(Condition was modified by the Planning Commission on 1-15-08).*

96. ~~The applicant shall construct a minimum 2.5 acre private park to be maintained by the HOA in the Northwest (PA 1 and PA 2) area of the development~~. ***(Condition was deleted by the Planning Commission on 1-15-08).***

97. The applicant shall convey the 3.4 acre park site identified in Planning Area 7 to the City, and utilize park fees generated by the development for the construction of the park site to include the remodel/rehabilitation of the historical residence as part of the park.

98. The applicant shall utilize the City's Landscape Architect for the design and implementation plan for the community park in PA 7.

99. The applicant shall provide a trails diagram outlining proposed trail locations and utility easement locations as part of the development of the trail system.

100. The applicant shall comply with all NPDES storm water requirements.

101. The applicant shall provide the City with an inventory of all street signs, street markings, street trees, fire hydrants, etc. and total square-footage of all streets in a digital format acceptable to the City.

102. The applicant shall meet all City curb, gutter, and sidewalk requirements.

103. The applicant shall comply with all City ordinances and requirements regarding construction debris and removal and recycling, as per Section 8.32 of the Lake Elsinore Municipal Code.

104. The City shall review and approve all park development and implementation plans.

105. The City's Landscape Architect is to review all landscape and/or irrigation plans.
106. The applicant shall pay park fees based on the Quimby Act requirement. City will provide Park Capital Improvement Fund Fees for future calculation.

107. The applicant shall be required to participate in the City-wide LLMD.

108. The applicant shall be required to participate/annex into the LLMD District 1 for all exterior landscaping to be maintained by the City.

109. The applicant shall be required to participate in the "Public Facility" program.

110. The applicant shall utilize CFD funds for the construction of all parks in the development.

111. The applicant shall construct the community park prior to the issuance of the 100th Certificate of Occupancy.

RIVERSIDE COUNTY FIRE DEPARTMENT

112. The Applicant shall comply with all of the attached Riverside County Fire Department conditions and standards.

RIVERSIDE COUNTY SHERIFFS DEPARTMENT

113. The Applicant shall comply with any/all requirements of the Riverside County Sheriff Department.

SECTION I.

EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

SPYGLASS RANCH is an appealing master-planned community that integrates high quality design with an appreciation for the site's scenic natural setting. SPYGLASS RANCH embraces a "Rustic Californian" theme by clustering residential neighborhoods to preserve large expanses of picturesque open space. Residents of SPYGLASS RANCH enjoy views of rolling topography, rock outcroppings, and lush vegetation, as well as numerous passive and active recreational amenities. Through the use of contemporary interpretations of historical architectural styles and prairie-inspired landscaping, SPYGLASS RANCH evokes the charm of a calming, pastoral setting.

These unique assets are complemented by the community's convenient urban location. SPYGLASS RANCH is located within the heart of Lake Elsinore, one of the fastest growing cities within Riverside County, and adjacent to important regional and local roadways, including the Interstate 15 freeway. With a variety of housing product types that appeal to a range of ages and income levels, SPYGLASS RANCH is one of the premier communities in the City of Lake Elsinore.

A. DOCUMENT PURPOSE

This Specific Plan has been prepared as an implementation document for the City of Lake Elsinore to facilitate processing and approval of the SPYGLASS RANCH master-planned community and its discretionary approvals. The SPYGLASS RANCH Specific Plan provides detailed text and exhibits that describe the residential, commercial, open space, and recreational land uses; architectural styles and landscaping amenities; and road improvements envisioned for the community. Infrastructure and public services are planned to accommodate the build-out requirements of SPYGLASS RANCH, ensuring that the City's standards for orderly growth are implemented. The SPYGLASS RANCH Specific Plan describes the "Rustic Californian" Community Theme, which includes design guidelines and development standards to guide architecture and landscape design. In-depth planning and detailed analyses, including site design, architecture, and landscape architecture, have been undertaken to ensure that the project's design standards are maintained throughout the development.

B. SPECIFIC PLAN FORMAT

The SPYGLASS RANCH Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code Sections 65450 through 65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to Section 65450, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following details:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, and other essential facilities proposed

to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items (1), (2), and (3) above.

In response to government requirements, this Specific Plan has been prepared to provide the essential link between the policies of the Lake Elsinore General Plan and individual development proposals in a defined area. By functioning as a regulatory document, the SPYGLASS RANCH Specific Plan provides a means of implementing and detailing the Lake Elsinore General Plan. In this regard, all future development plans or other similar entitlements shall be consistent with regulations set forth in this document and applicable City regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. The SPYGLASS RANCH Specific Plan also ensures that new development meets basic standards for environmental safety, infrastructure, and site planning while providing provisions for the maintenance of aesthetic quality and cultural identity.

In addition to the SPYGLASS RANCH Specific Plan, an Environmental Impact Report (EIR) has been prepared and certified under the authority of the City of Lake Elsinore and in compliance with California Environmental Quality Act (CEQA) guidelines. The EIR serves as the project-wide Master Environmental Document for the SPYGLASS RANCH Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop SPYGLASS RANCH, taking into account local goals, objectives and environmental considerations.

This Specific Plan is organized into six chapters, as detailed below:

- ***Section I – Executive Summary:*** This section includes the purpose of this document, this guide to the Specific Plan, project summary, discretionary actions and approvals relative to project entitlements, planning concepts and goals that served as the basis for the Specific Plan, and issues and constraints associated with the site.

- ***Section II – Introduction and Setting:*** This section provides general information about the property location, existing site conditions, and public facilities and service providers.

- ***Section III – Specific Plan:*** This section sets forth the master plan for the physical development of the property, including a land use plan and associated statistical summary, circulation plan, public facilities plan, grading plan, and mitigation measures incorporated from the accompanying EIR.

- ***Section IV – Design Guidelines:*** This section details design guidelines intended to shape the aesthetics of community development, including the Community Theme of "Rustic

Californian," architectural styles and components, streetscapes, landscaping, signage, and site planning.

- ***Section V – Development Regulations:*** This section sets forth the zoning standards for development of the community, including lot dimensions, setbacks, building coverage, allowable uses, and the like.

- ***Section VI – Implementation:*** This section describes the project phasing and sets forth administrative procedures for implementing the Specific Plan.

C. DISCRETIONARY ACTIONS AND APPROVALS

Applications for a General Plan Amendment (GPA) and Change of Zone (CZ) have been filed concurrently with this Specific Plan and companion Environmental Impact Report. The project applicant seeks to amend the City of Lake Elsinore's General Plan Land Use Element to allow for the proposed residential and open space/recreation uses within the SPYGLASS RANCH development (see Figure 6, *General Plan Land Use Plan*). Approval of the Change of Zone would allow for the development of uses consistent with this Specific Plan (see Figure 7, *Zoning Map*). The companion Environmental Impact Report (EIR) discusses the impact of the development of the proposed Specific Plan area. Subsequent discretionary actions include approvals of individual tentative maps, final tract maps, plot plans, and/or Conditional Use Permits.

The City of Lake Elsinore is the Lead Agency for the SPYGLASS RANCH development, under whose authority the Specific Plan and accompanying EIR has been prepared. These two documents will be used by the following public agencies in connection with the following decisions:

1. <u>City of Lake Elsinore Planning Commission</u>

    - Recommendation to the Lake Elsinore City Council regarding the certification of the SPYGLASS RANCH EIR.

    - Recommendation to the City Council regarding the adoption of the General Plan Amendment by Resolution to change the land use designations of the SPYGLASS RANCH property from *Future Specific Plan (3.0 du/ac maximum density.), Freeway Business,* and *Neighborhood Commercial* to *Specific Plan (4.0 du/ac maximum density).*

    - Recommendation to the City Council regarding the approval of the Change of Zone by Ordinance to change the zoning designation of the SPYGLASS RANCH property from *Single-Family Residential* (R-1) and *General Commercial* (C-2) to *Specific Plan.*

    - Recommendation to the City Council regarding the adoption of the SPYGLASS RANCH Specific Plan by Resolution.

    - Recommendation to the City Council regarding the approval of a series of Tract Maps (Parcel and Tentative) implementing the SPYGLASS RANCH Specific Plan.

2. Lake Elsinore City Council

- Certification of the SPYGLASS RANCH EIR.
- Adoption by Resolution of the General Plan Amendment to change the land use designation for uses consistent with the SPYGLASS RANCH Specific Plan.
- Approval by Ordinance of the Change of Zone to rezone the property *Specific Plan.*
- Adoption by Resolution of the SPYGLASS RANCH Specific Plan.
- Adoption by Resolution of Tentative Maps implementing this Specific Plan.

D. PROJECT GOALS AND OBJECTIVES

The proposed land use plan delineates uses that meet the needs of the SPYGLASS RANCH community and the City of Lake Elsinore. Several important issues were examined and considered during the preparation of the SPYGLASS RANCH master planned community, including engineering feasibility, market acceptance, and local community goals. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this development, specific planning and development goals for the project were established. With these specific project goals in mind, the following objectives have been established for the SPYGLASS RANCH:

- ❒ Create an **integrated, balanced community** that provides residences in close proximity to recreational and open space land uses.
- ❒ Provide **a variety of housing types** to accommodate a wide range of ages and income levels.
- ❒ Develop a community that is in concert with the **"Rustic Californian" Community Theme** and that reflects the City of Lake Elsinore's strong community values.
- ❒ **Cluster** neighborhoods and utilize compact building designs within the most suitable topographic areas in an effort to preserve natural open space.
- ❒ Maintain the integrity of the natural environment through systematic and sensitive planning that **preserves and conserves** open space.
- ❒ **Increase the "walkability"** of the community by providing numerous on-site trails and sidewalk paths.
- ❒ **Phase development** to ensure adequate levels of services in a manner that does not create a financial burden to the citizens of the City of Lake Elsinore.

E. PLANNING APPROACH

In order to create the SPYGLASS RANCH Land Use Plan, a team of experienced professionals was assembled including environmental specialists, land planners, landscape architects, architects, civil engineers, transportation planners, utility consultants and real estate market analysts. The team

created a comprehensive development plan for the community that is financially feasible, meets community goals and implements the City of Lake Elsinore General Plan's vision for the area. Numerous development constraints exist on-site. In an effort to determine the areas most suitable for preservation or development, the project team utilized a series of map overlays, each displaying unique opportunities and constraints. The following is a list of overlays used:

- Aerial Photography
- Adjacent Land Uses (existing and proposed)
- Topography (slopes, high points, low points, creeks, ridges, and valleys)
- Biology (plants and animals)
- Hydrology (surface water, groundwater, floodplains, and wetlands)
- Geology (physiographic, surficial geology, and geomorphology)
- Soils (stability, erodibility, and suitability)

While the opportunities and constraints process aided the team in defining the areas suitable for preservation, it also assisted in determining areas suitable for development. With the natural open space and drainage system defined and a development envelope in place, the project team designed an integrated plan for infrastructure to serve the needs of the SPYGLASS RANCH community.

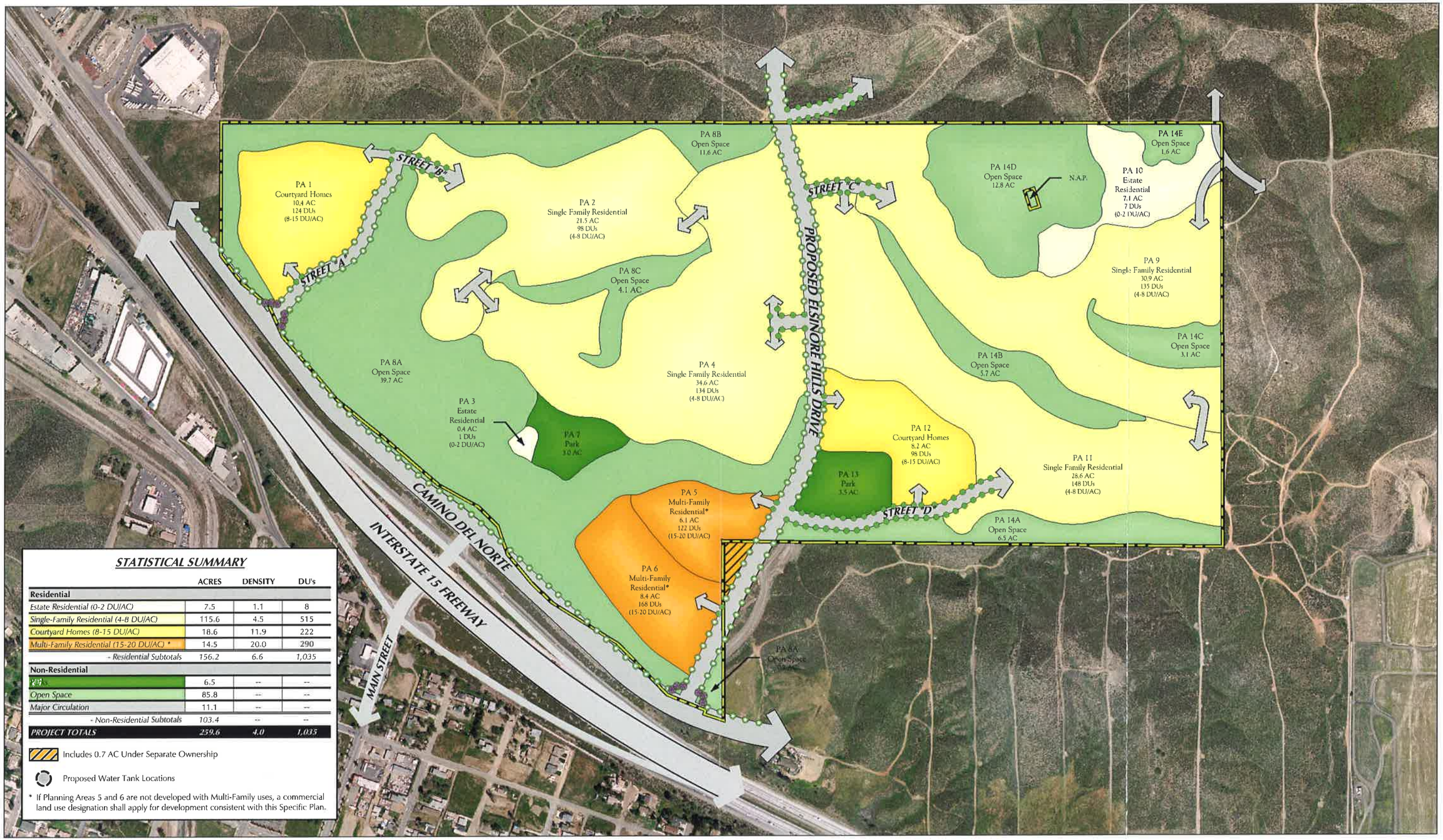
The roadway system and natural features defined approximate boundaries for several of the planning areas, which were established according to logical placement, lot size, project phasing and surrounding land uses. Planning areas consist of a variety of residential neighborhoods, facilities, open space, and recreational uses. The resulting SPYGLASS RANCH land use plan provides for a community that enhances opportunities for preservation, recreation, and housing variety.

F. PROJECT SUMMARY

SPYGLASS RANCH provides residents with an opportunity to live in a scenic, rustic setting while enjoying the numerous benefits of an urban lifestyle. The inviting 259.6-acre community, located within the heart of the City of Lake Elsinore, integrates a clustered residential design to preserve large expanses of picturesque open space. Scenic views, an environmentally-considerate design, and a wide array of passive and active recreational amenities create the essence of the SPYGLASS RANCH community.

As shown in Figure I-1, *Illustrated Land Use Plan*, SPYGLASS RANCH contains a maximum of 1,035 homes, 85.8 acres of open space, and two parks totaling 6.5 acres. With a minimum of four distinct residential product types, SPYGLASS RANCH serves a variety of ages and income levels. Proposed densities range from 0 – 2.0 du/ac (Estate Residential), 4.0 – 8.0 du/ac (Single Family Residential), 8.0 – 15.0 du/ac (Courtyard homes), and 15.0 – 20.0 du/ac (Multi-Family Residential). Higher density residential land uses are located adjacent to the primary community entrance at the intersection of Elsinore Hills Drive and Camino Del Norte, while lower density residential land uses abut large areas of open space.

A primary goal of SPYGLASS RANCH is to ensure the community is 'walkable.' To achieve this goal, the recreational component of SPYGLASS RANCH has been carefully designed to provide passive and active recreational amenities within close walking distance from residential neighborhoods. An extensive trails and sidewalks system provides pedestrian access to two parks totaling 6.5 acres,



STATISTICAL SUMMARY

	ACRES	DENSITY	DU's
Residential			
Estate Residential (0-2 DU/AC)	7.5	1.1	8
Single-Family Residential (4-8 DU/AC)	115.6	4.5	515
Courtyard Homes (8-15 DU/AC)	18.6	11.9	222
*Multi-Family Residential (15-20 DU/AC) **	14.5	20.0	290
- Residential Subtotals	*156.2*	*6.6*	*1,035*
Non-Residential			
Parks	6.5	--	--
Open Space	85.8	--	--
Major Circulation	11.1	--	--
- Non-Residential Subtotals	*103.4*	--	--
PROJECT TOTALS	***259.6***	***4.0***	***1,035***

Includes 0.7 AC Under Separate Ownership

Proposed Water Tank Locations

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

0 250 500 Feet

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FIGURE I-1
Illustrated Land Use Plan

which may include amenities such as tot lots, picnic areas, ball fields, and play fields. On-site trails and sidewalks also provide connections to the 85.8 acres of open space located throughout SPYGLASS RANCH, as well as to off-site regional recreation facilities and trails.

The SPYGLASS RANCH Specific Plan also allows for the development of commercial-retail uses if multi-family residential units are not developed. This 14.5-acre commercial-retail shopping center is intended to offer shopping opportunities and services for residents as well as the surrounding community.

To complement the community's picturesque natural setting, the overall architectural design of SPYGLASS RANCH emphasizes a "Rustic Californian" Community Theme. Architectural styles within the community are contemporary interpretations of historical styles common to the region, including Craftsman, Monterey, Spanish, and American Farmhouse. These styles consist of high-quality design and are suitable for the wide variety of residential home types. To further an appreciation for the area's rich pastoral past, an existing on-site abandoned equestrian ranch home located in the center of the community may be retained and converted into the larger Community Center. The community's unified landscaped concept enhances the SPYGLASS RANCH Community Theme and is intended to evoke a sense of prairie living. The landscaping concept also creates a sense of community identity for residents and visitors.

Table I-1, *General Land Use Summary*, sets forth the land uses for SPYGLASS RANCH.

TABLE I-1
GENERAL LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DWELLING UNITS
RESIDENTIAL			
Estate Residential (0-2 du/ac)	7.5	1.1	8
Single-Family Residential (4-8 du/ac)	115.6	4.5	515
Courtyard Homes (8-15 du/ac)	18.6	11.9	222
Multi-Family Residential (15-20 du/ac)*	14.5	20.0	290
- Residential Subtotals	***156.2***	***6.6***	***1,035***
NON-RESIDENTIAL			
Parks & Community Center	6.5	--	--
Open Space	85.8	--	--
Major Circulation	11.1	--	--
- Non-Residential Subtotals	***103.4***	--	--
PROJECT TOTALS	***259.6***	***4.0***	***1,035***

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

G. ISSUES, CONSTRAINTS, AND ENVIRONMENTAL REVIEW

Based upon technical analysis and supporting information, the City of Lake Elsinore determined that the following environmental topics be addressed in the project Environmental Impact Report (EIR):

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

A detailed analysis of each environmental topic is included in the EIR, in addition to mitigation measures for each impact, as appropriate. Additionally, a summary of *Issues and Constraints* within the SPYGLASS RANCH site is included in Figure I-2.

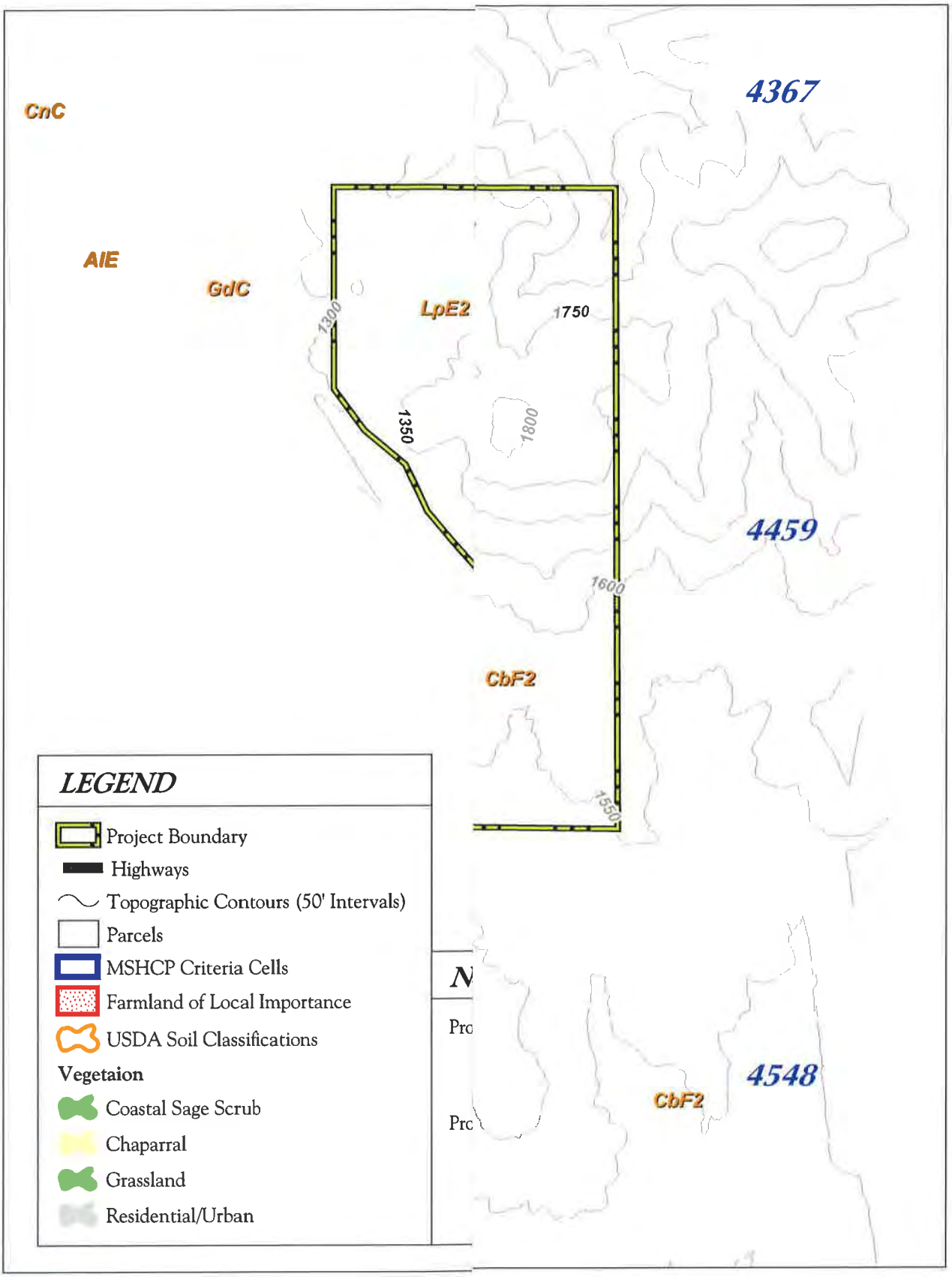

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FIGURE I-2
Issues and Constraints Map

Section II.

Introduction and Project Setting

II. INTRODUCTION AND PROJECT SETTING

A. PROJECT SETTING

1. LOCATION AND ACCESS

The SPYGLASS RANCH community is located on 259.6 acres of generally undeveloped land, east of Interstate 15 (I-15) along the Corona/Temecula corridor in the City of Lake Elsinore (see Figure II-1, *Regional Map*). The City of Lake Elsinore is situated in an emerging area of western Riverside County, between the growth areas of Corona to the north and Murrieta to the south. The metropolitan areas of Los Angeles and San Diego are within 100 miles to the northwest and south, respectively. The SPYGLASS RANCH community is located six miles east of the Cleveland National Forest, eight miles south of the Santa Rosa Plateau Ecological Reserve, and one mile south of Alberhill Creek and the San Jacinto River. The community occupies a portion of the northern half of Section 5 of Township 6 South, Range 4 West of the San Bernardino Base and Meridian.

Western Riverside County is served by major freeways connecting the area to Orange County, central Riverside County, and San Bernardino County. Major north-south access to SPYGLASS RANCH is provided by the Interstate 15 (I-15) freeway, which connects the community to San Diego County to the south and central Riverside County and San Bernardino County to the north. Additionally, State Route 74 (SR-74) provides connection to the City of Perris to the east and south Orange County to the southwest. Specifically, vehicular access to the SPYGLASS RANCH community is provided by the existing Main Street off-ramp of the I-15 freeway and the Camino del Norte frontage road (see Figure II-2, *Vicinity Map*).

2. EXISTING AND SURROUNDING LAND USES

The majority of the community site is currently undeveloped and generally vacant, with the exception of an abandoned private residence with swimming, ranch, and equestrian facilities (see Figure II-3, *Aerial Photograph*). The private residence is expected to be retained and may be converted into a larger Community Center with implementation of the SPYGLASS RANCH Specific Plan. Additionally, an existing cell tower is located in the southern portion of the project and is planned to be relocated within the site. Over the years, a network of graded dirt roadways have been created to provide access within the site. The community is bordered to the north, east, and south by relatively vacant land and rural residences, and to the west by I-15 and Camino del Norte. Figure II-4, *Existing Land Uses*, depicts the SPYGLASS RANCH site and surrounding properties.

The City of Lake Elsinore is transitioning from a small rural town to an urbanized community as a result of the population growth in Riverside County, lower property costs, and the increasing availability of high-quality recreation amenities. Current land use patterns are based largely on a local economy that focuses on tourist-oriented trade and services and light manufacturing. The majority of the I-15 corridor has been developed over the years with commercial/industrial uses, with residential uses becoming a continuation of the existing development pattern along Temescal Canyon. As such, SPYGLASS RANCH is located within a newly developing area of the City of Lake Elsinore. Several major residential development projects have been approved in the vicinity of SPYGLASS RANCH, including: Tuscany Hills Specific Plan; Ramsgate Specific Plan; North Peak Specific Plan; and Cottonwood Hills Specific Plan.

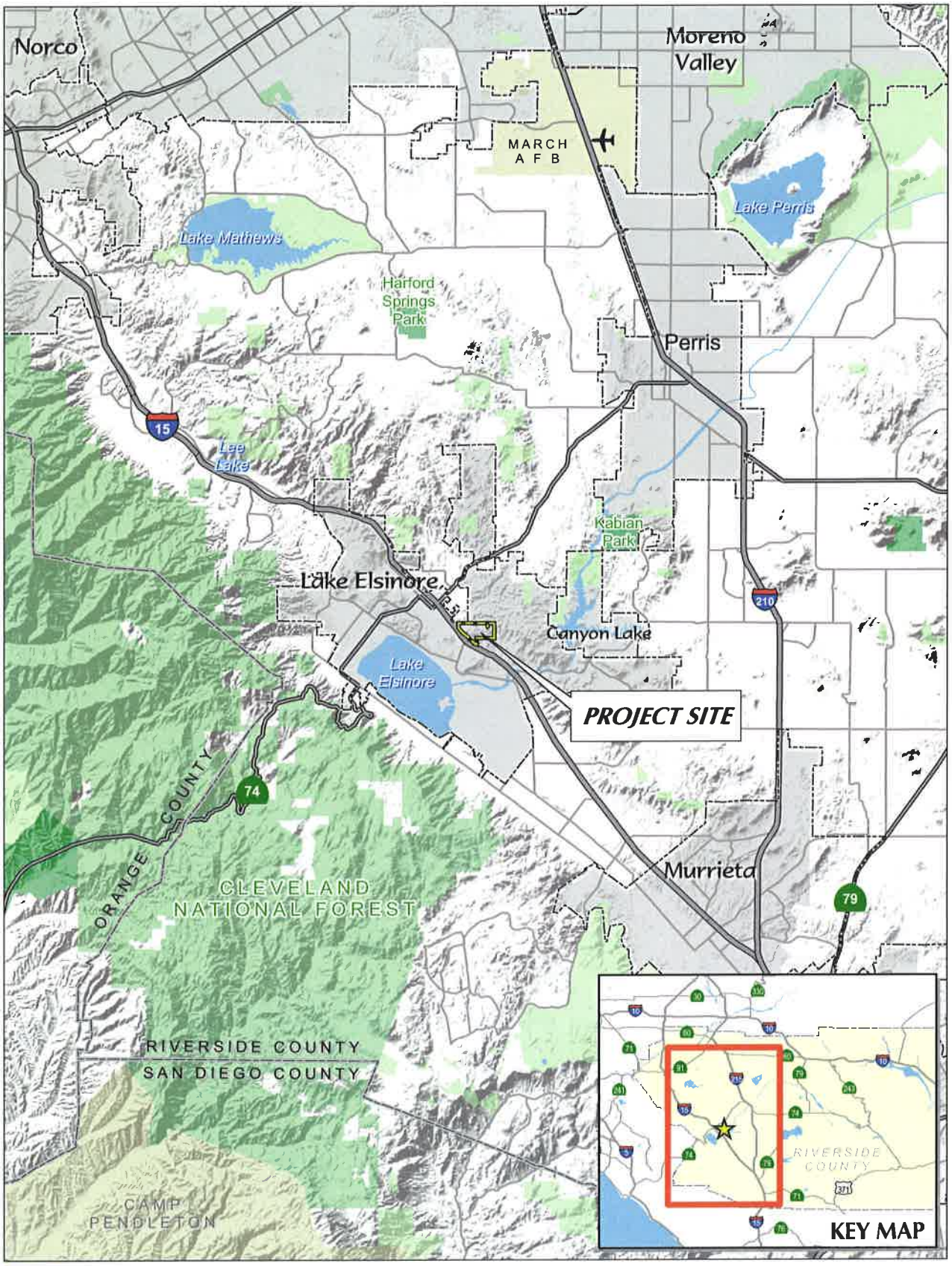

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FIGURE II-1
Regional Map

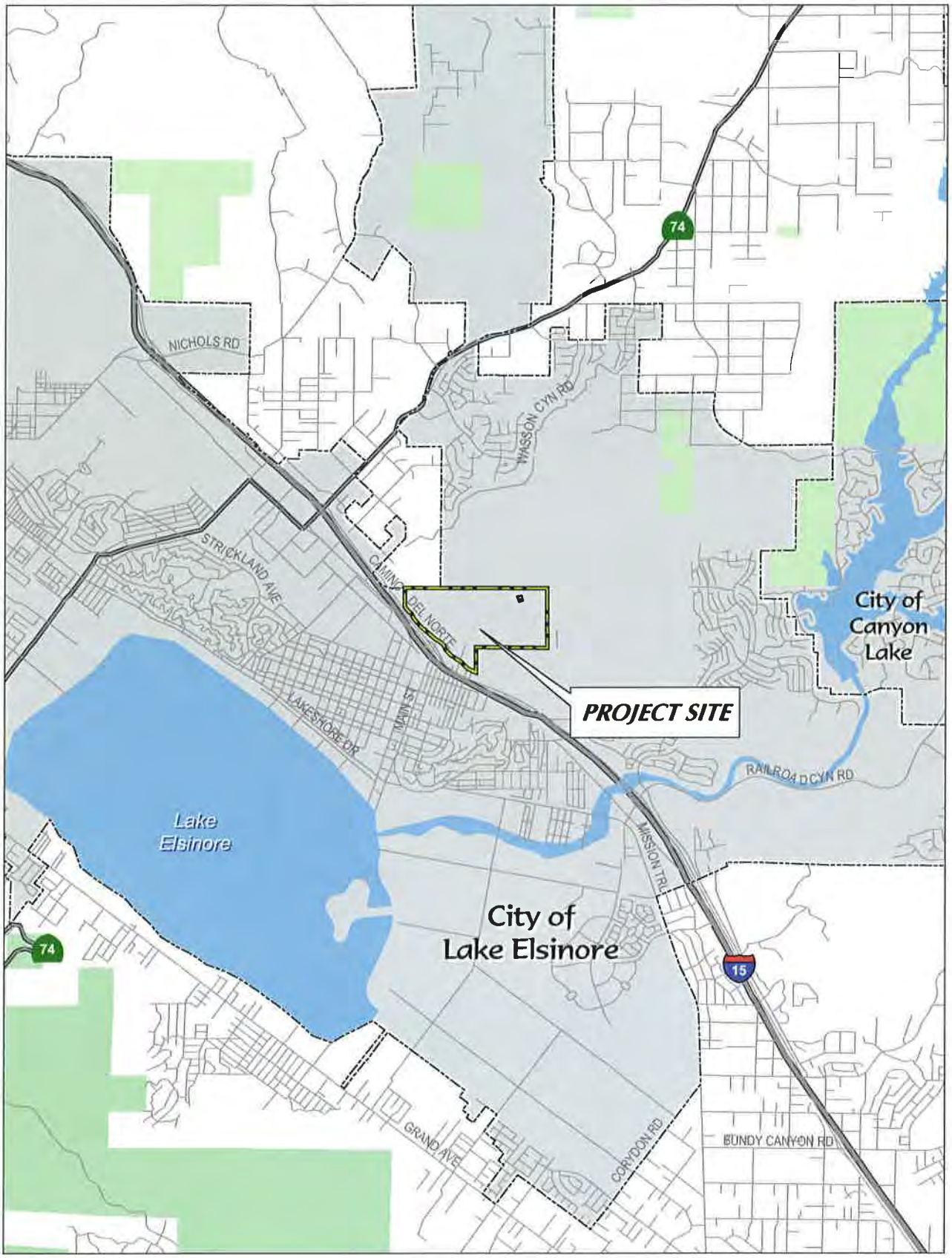

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FIGURE II-2
Vicinity Map

3. PHYSICAL SITE CONDITIONS/ENVIRONMENTAL SETTING

The topography of the community site is characterized by small valleys, ridgelines, and canyons, ranging in elevation from approximately 1,290 feet above mean sea level (MSL) in the southwest portion of the property to approximately 1,845 feet above MSL in northeast portion of the site (see Figure II-5, *Topographic Map*). Soils that underlie the community consist of sandy loam and decomposed granitic bedrock. Typical of the Lake Elsinore area, clusters of boulders and rock outcroppings also occur throughout the site.

Located in the center of the site is a private residence with associated swimming, ranch, and equestrian facilities – the majority of the primary residential structure is intended to be preserved and integrated as a Community Center. A number of dirt roads radiate from these facilities and provide access to various portions of the site. Much of this property is incorporated into the project. The predominant vegetation on the site consists of non-native introduced grasses and patches of Riversidean Sage Scrub habitat. Non-native landscape, turf, and ornamental plants have been incorporated into landscaped areas around the existing private residence, ranch, and equestrian facilities. Additionally, a small number of Cherry Trees and California Junipers grow along an ephemeral drainage near the northwestern corner of the site.

Two prominent drainage washes exist on the site: one drains the central part of the site to the south and the other drains the northwestern part of the site to the west. Flows in these drainages occur during and shortly after runoff events due to the small watershed area, porous soils, and steep gradients present within the area surrounding the community. No streams, rivers, or standing water resources are located within the project area, which results in very low wildlife activity.

SPYGLASS RANCH is located in a seismically active Southern California region. However, based on information from the California Department of Conservation, Division of Mines and Geology, there are no active faults crossing the community site.

B. PROPERTY SUMMARY

1. ASSESSOR PARCEL NUMBERS

The Assessor Parcel Numbers (APN) assigned to the SPYGLASS RANCH site include: 377-250-011, 377-350-004, 377-350-007, 377-350-008, 377-350-010, 377-350-014, 377-350-015, 377-350-016, 377-350-017, 377-260-004, 377-260-005, and 377-260-006. Figure II-6, *Parcel Identification Map*, graphically depicts the APNs included within the SPYGLASS RANCH Specific Plan boundaries.

2. GENERAL PLAN

SPYGLASS RANCH is comprised of approximately 259.6 acres within the jurisdictional limits of the City of Lake Elsinore. The City of Lake Elsinore General Plan designates the community site as *Future Specific Plan (3.0 du/ac maximum density.), Freeway Business,* and *Neighborhood Commercial.* Figure II-7, *General Plan Land Use Designations*, graphically depict land use designations within and adjacent to SPYGLASS RANCH. A General Plan Amendment is required to designate the site as the SPYGLASS RANCH Specific Plan (SP) and increase the maximum density from 3.0 du/ac to 4.0 du/ac. Table II-1, *General Plan Land Use Designations and Zoning,* provides a summary of existing land use designations and zoning associated with the SPYGLASS RANCH.

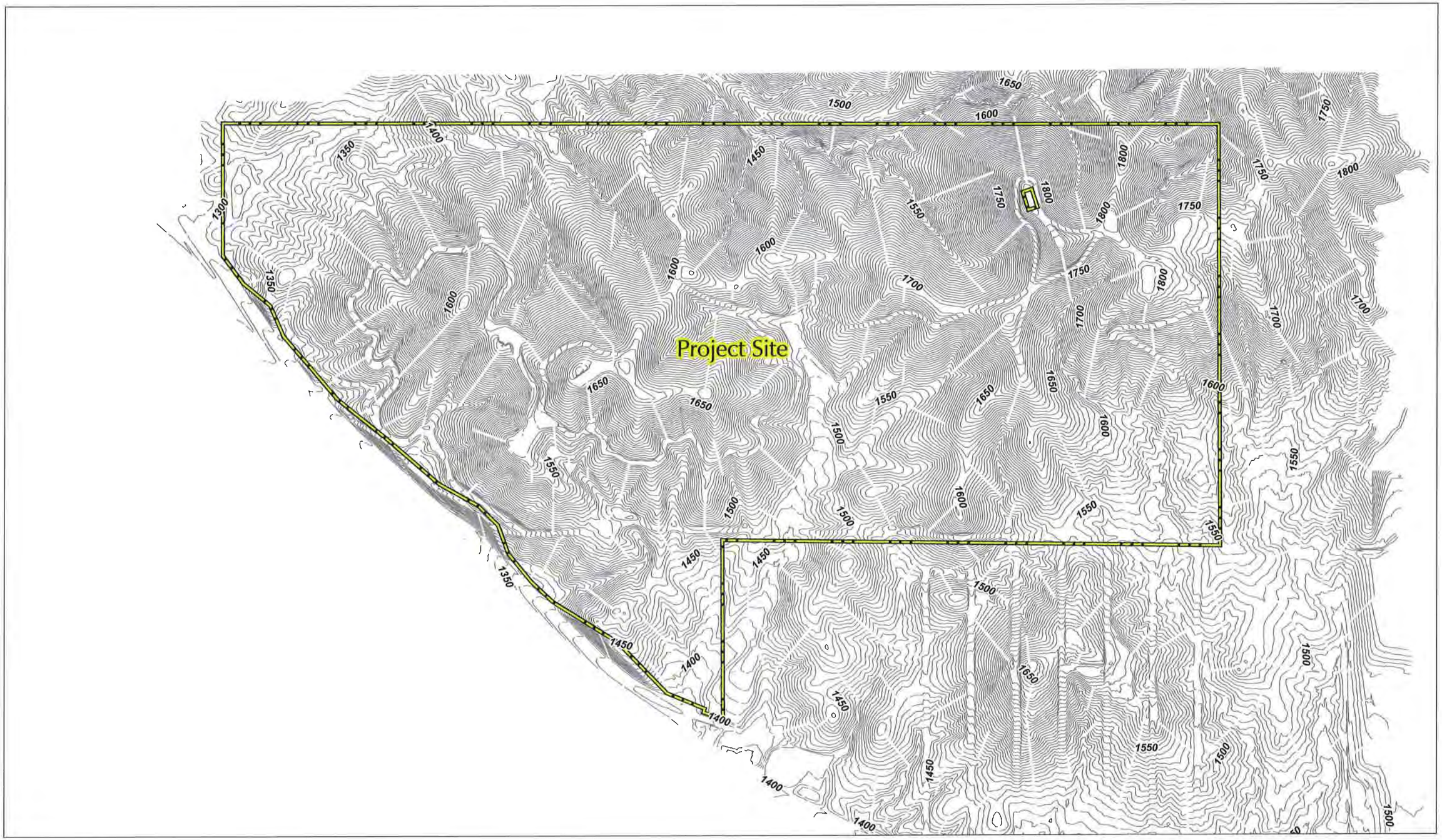

FIGURE II-5
Topographic Map

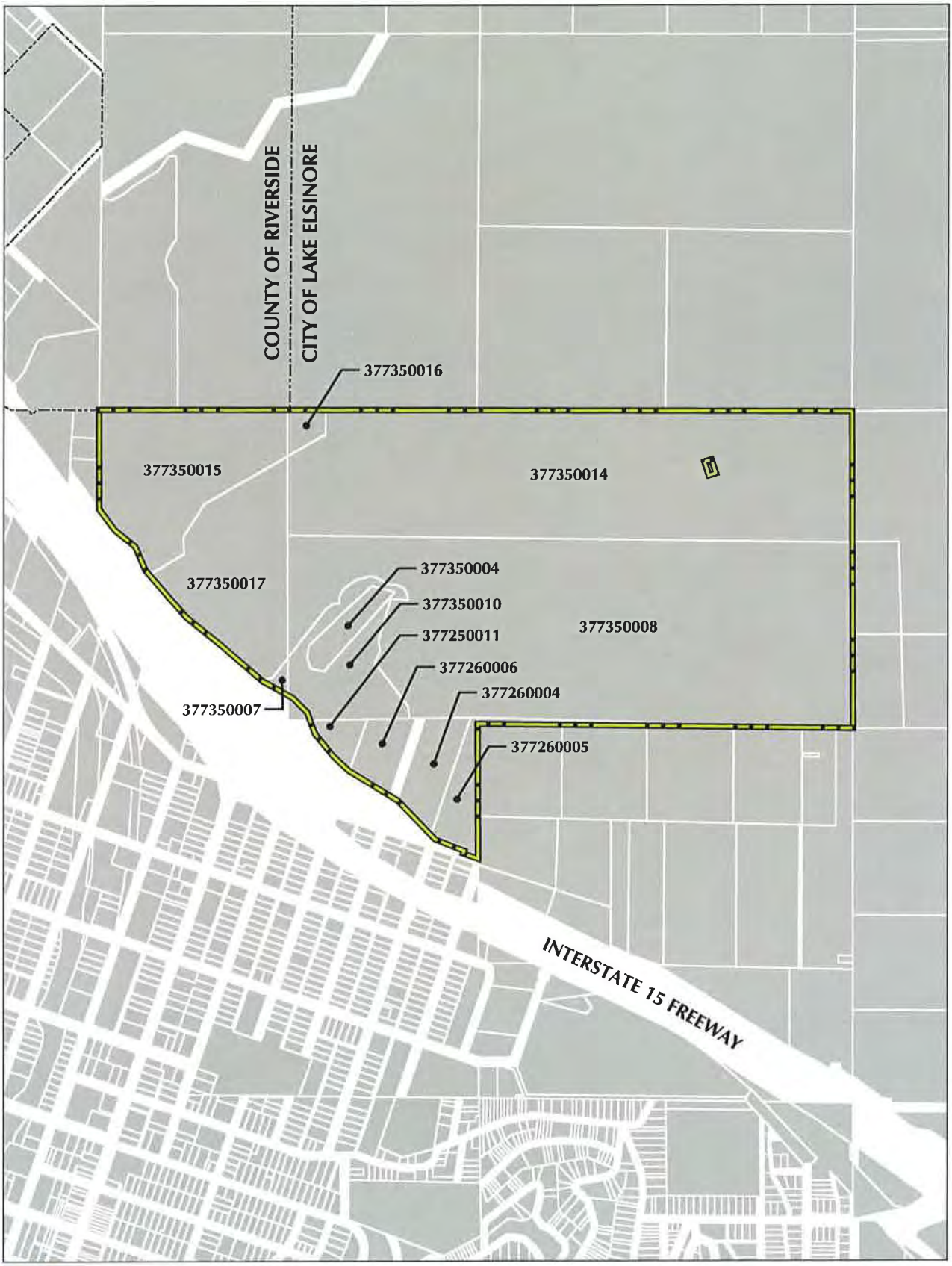

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FIGURE II-6
Parcel Identification Map

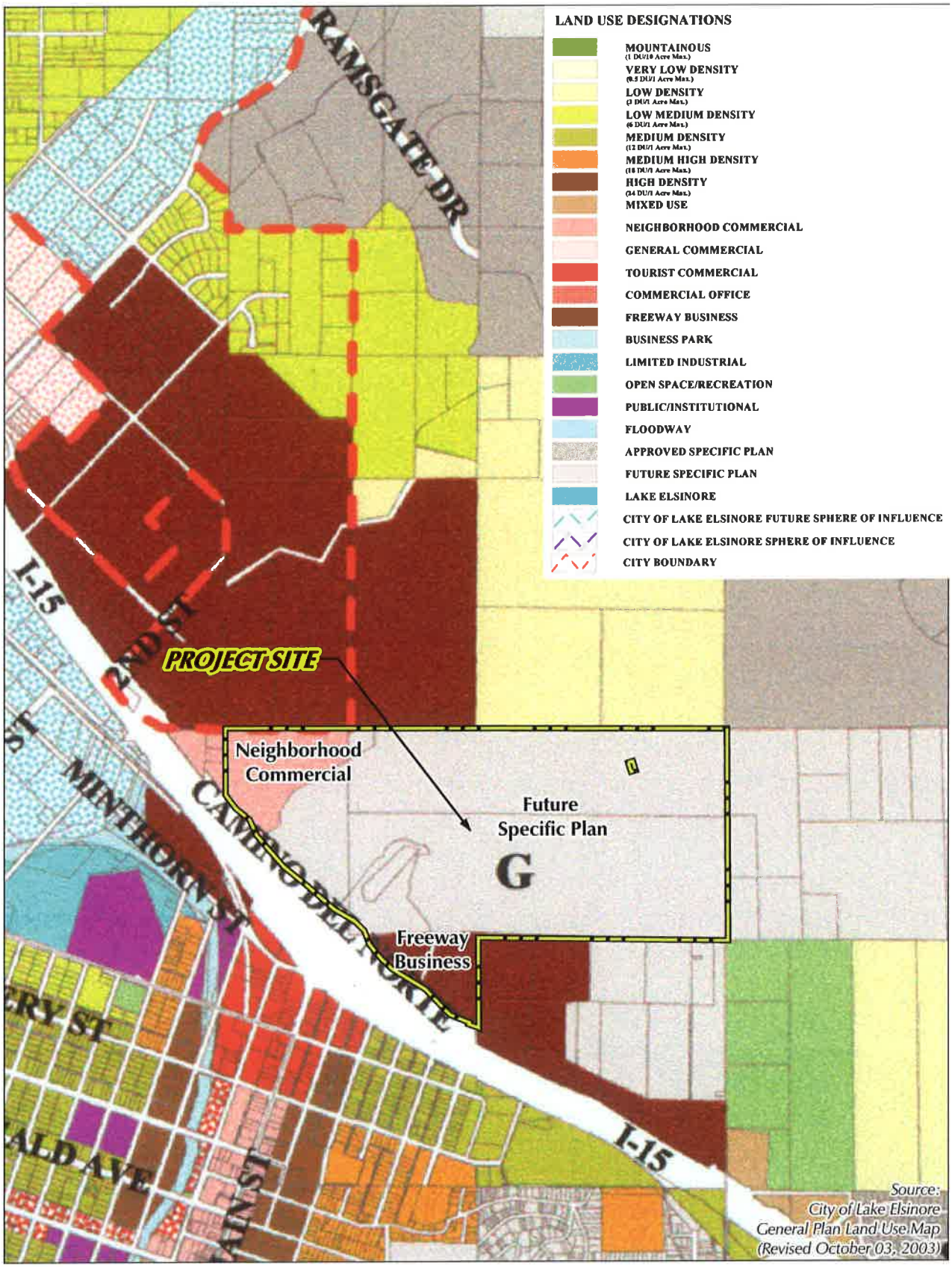

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FIGURE II-7
General Plan Land Use Designations

Table II-1 GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

ASSESSOR'S PARCEL NUMBER (APN)	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION
377-350-004, 377-350-007, 377-350-008, 377-350-010, 377-350-014, 377-350-017	*Future Specific Plan*	*Single-Family Residential* (R-1)
377-250-011, 377-360-006	*Freeway Business*	*General Commercial* (C-2)
377-360-004, 377-360-005	*Freeway Business*	*Single-Family Residential* (R-1)
377-350-015	*Neighborhood Commercial*	*General Commercial* (C-2)
377-350-016	*Future Specific Plan*	*General Commercial* (C-2)

3. ZONING

The City of Lake Elsinore existing zoning designations for the SPYGLASS RANCH site are *Single Family Residential* (R-1) and *General Commercial* (C-2). Figure II-8, *Zoning Map*, graphically depicts zoning within and adjacent to SPYGLASS RANCH. Under Chapter 17.99, *Specific Plan District* (SPD) of the City of Lake Elsinore Zoning Code, any Specific Plan Area requires a "specific plan designation" that is specified in the City's General Plan. Any project that has a Specific Plan designation in the City's General Plan must be developed under an approved Specific Plan and must have (SP) Specific Plan zoning. Therefore, a Change of Zone has been concurrently filed to rezone the project site as *Specific Plan* (SP) to accommodate the SPYGLASS RANCH development plan.

C. PUBLIC SERVICES AND UTILITIES

This section addresses public services and utilities to be provided to the SPYGLASS RANCH project site. Required public services and anticipated providers for the SPYGLASS RANCH Specific Plan area are listed below in Table II-2, *Public Service Providers*. A detailed analysis of existing capacities and future service to the SPYGLASS RANCH Specific Plan is provided in the accompanying Environmental Impact Report. Any financial participation by SPYGLASS RANCH in the provision of public services and utilities will be determined by the City of Lake Elsinore.

Table II-2 PUBLIC SERVICE PROVIDERS

SERVICE	PROVIDER	SERVICE	PROVIDER
Electricity	*Southern California Edison*	Telephone/Cable	*Verizon/Comcast*
Gas	*Southern California Gas Co.*	Police Protection	*Riverside County Sheriff Dept.*
Water	*Elsinore Valley Municipal Water District*	Fire Protection	*City of Lake Elsinore or Riverside County*
Sewer	*Elsinore Valley Municpal Water District*	Library	*Riverside County*
Solid Waste	*City of Lake Elsinore/CR&R*	School	*Lake Elsinore School District*

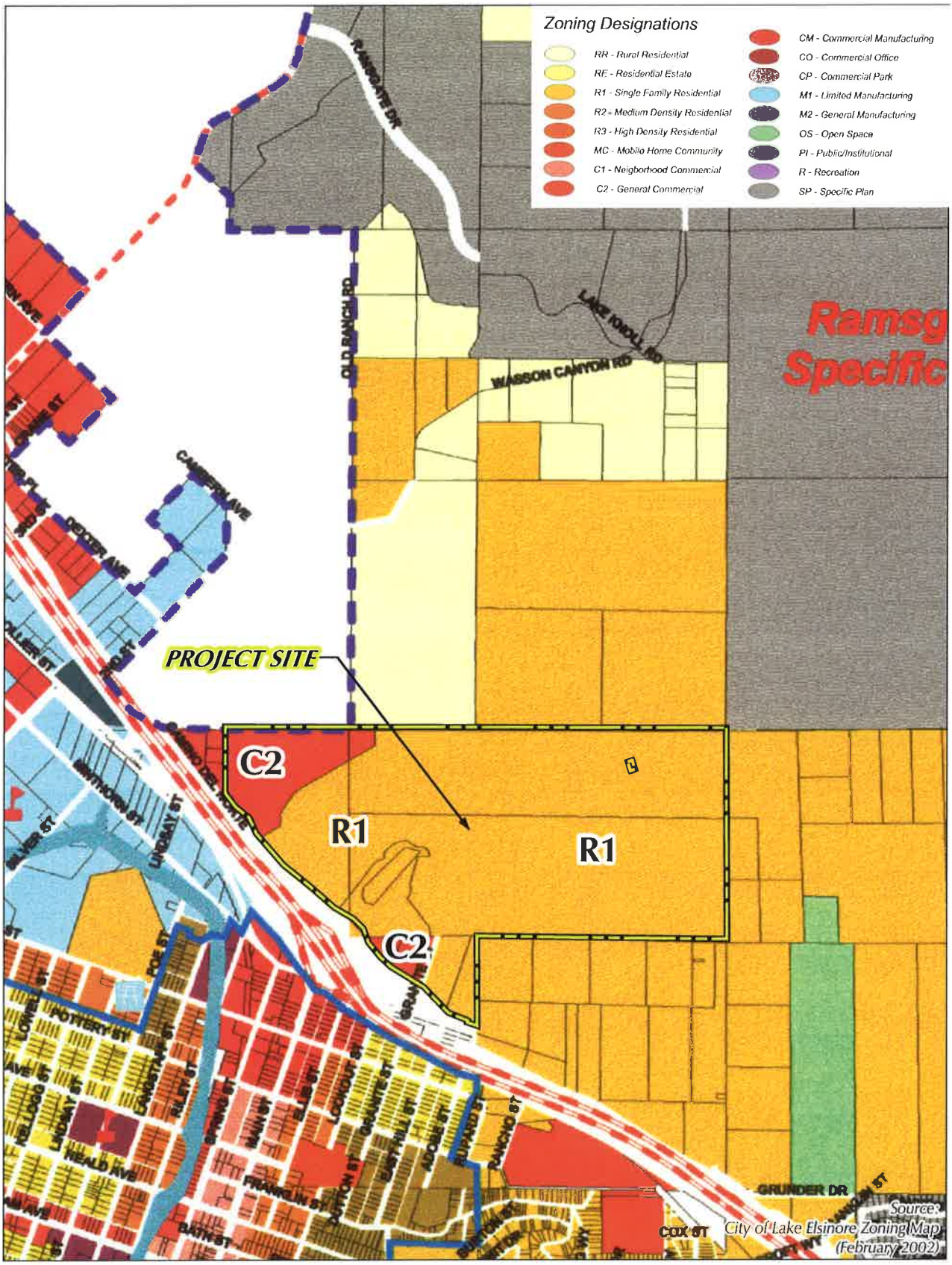

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FIGURE II-8
Zoning Map

1. FIRE PROTECTION

The City of Lake Elsinore contracts for fire services with the Riverside County Fire Department (RCOFD) and the California Department of Forestry and Fire Protection (CDF). The RCOFD operates 93 fire stations in 17 battalions, providing fire suppression, emergency medical, rescue, and fire prevention services. Equipment used by the department has the ability to respond to both urban and wildland emergency conditions. Specifically, Battalion 2 in the Southwest Division of RCOFD services the City of Lake Elsinore. A total of four fire stations (three existing, one proposed) are located within the City boundaries and will generally provide service to the SPYGLASS RANCH Specific Plan area on a regional level:

- Fire Station No. 10, servicing the central area of the city, located on the northeast side of the Lake Street on Graham Avenue;
- Fire Station No. 85, McVicker Park Fire, located to the north at McVicker Park slightly east of Lake Elsinore on Grand Avenue;
- Canyon Hills Fire Station #94; and
- Proposed Rosetta Canyon Fire Station, to be located south of Ramsgate Drive.

Although the fire stations are operated by RCOFD, CDF staffs firefighters and stores fire-fighting equipment at stations throughout the City, particularly during peak fire season. Both agencies respond to all types of emergencies, depending on the need and equipment available. Standard response times are established by RCOFD guidelines, including a seven minute response time to any location within the City.

2. POLICE PROTECTION

The City of Lake Elsinore contracts for police protection with the County of Riverside Sheriff's Department. The Lake Elsinore Police Department/Sheriff's Station is located on the northeast edge of the Lake Elsinore on Limited Avenue. SPYGLASS RANCH is located within the City service area on dispatch basis, with police service provided from the central Lake Elsinore station. The police department has various programs in place to deter crime such as Neighborhood Watch, Crime-Free Multi-Housing Program, and community oriented policing. According to the City of Lake Elsinore *Comprehensive Annual Financial Report* FY *2004-05,* the total sworn officers within the City equates to 38, or a ratio of one sworn officer per 1,000 population. According to response time data provided by the Riverside County Sheriff's Department, average response times have incrementally decreased since 2003. In 2003, the average response time was 10.20 minutes, in 2004 the response time was 10.07, and as of mid-year 2005, the response time was 10.06 minutes.

3. SCHOOLS

The Lake Elsinore Unified School District (LEUSD) serves all of the City of Lake Elsinore, all of the City of Canyon Lake, and a portion of the unincorporated County of Riverside. The District covers a 140 square mile area with a population of approximately 70,000 and is the largest employer in the Lake Elsinore Valley with more than 1,955 full and part-time employees. LEUSD is composed of 22 schools including thirteen elementary, four middle, two comprehensive high schools; a continuation school; an alternative education center; and an adult education program. There are plans to expand and upgrade existing facilities and build new schools to accommodate future growth.

- Utilization of development standards (see Section V, *Development Regulations*) to insure proper permitted uses and lot sizes, setbacks, parking, etc.

- Use of design guidelines (see Section IV, *Design Guidelines*) to insure an attractive and aesthetically pleasing development, focusing on view enhancement and preservation of significant hillsides and slopes.

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.*"

   Section III, *Specific Plan*, describes the circulation system necessary to support the proposed master planned development. This includes the upgrade and extension of Camino del Norte and extension of Elsinore Hills Drive, and local and residential collector streets primarily serving the SPYGLASS RANCH development. A Conceptual Phasing Plan is also provided in Section VI, *Implementation*, which will insure adequate public utilities and infrastructure to support the development at build out.

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.*"

   SPYGLASS RANCH is planned to include onsite parks, utilities, and infrastructure to adequately serve the project. Section VI, *Implementation*, provides financing mechanisms for community and offsite public facilities. Additionally, the SPYGLASS RANCH Specific Plan provides for 96.5 acres of open space and recreation, approximately 37% percent of the total community.

5. "*The overall design of the Specific Plan will produce and attractive, efficient and stable development.*"

   The SPYGLASS RANCH Specific Plan provides guidelines and standards for the orderly and coordinated development of the project site. Design Guidelines and Development standards contained within this Specific Plan will provide the City of Lake Elsinore with the necessary assurances that SPYGLASS RANCH will be developed in accordance with the quality and character as set forth in this Specific Plan.

6. "*In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.*"

   The Environmental Impact Report accompanying the SPYGLASS RANCH Specific Plan addresses impacts of the project on the environment and provides mitigation measures to reduce impacts to less than significant. Mitigation measures are incorporated into the Land Use Plan, Development Standards, and Design Guidelines where necessary.

SECTION III.

SPECIFIC PLAN

III. SPECIFIC PLAN

A. LAND USE PLAN

1. DESCRIPTION

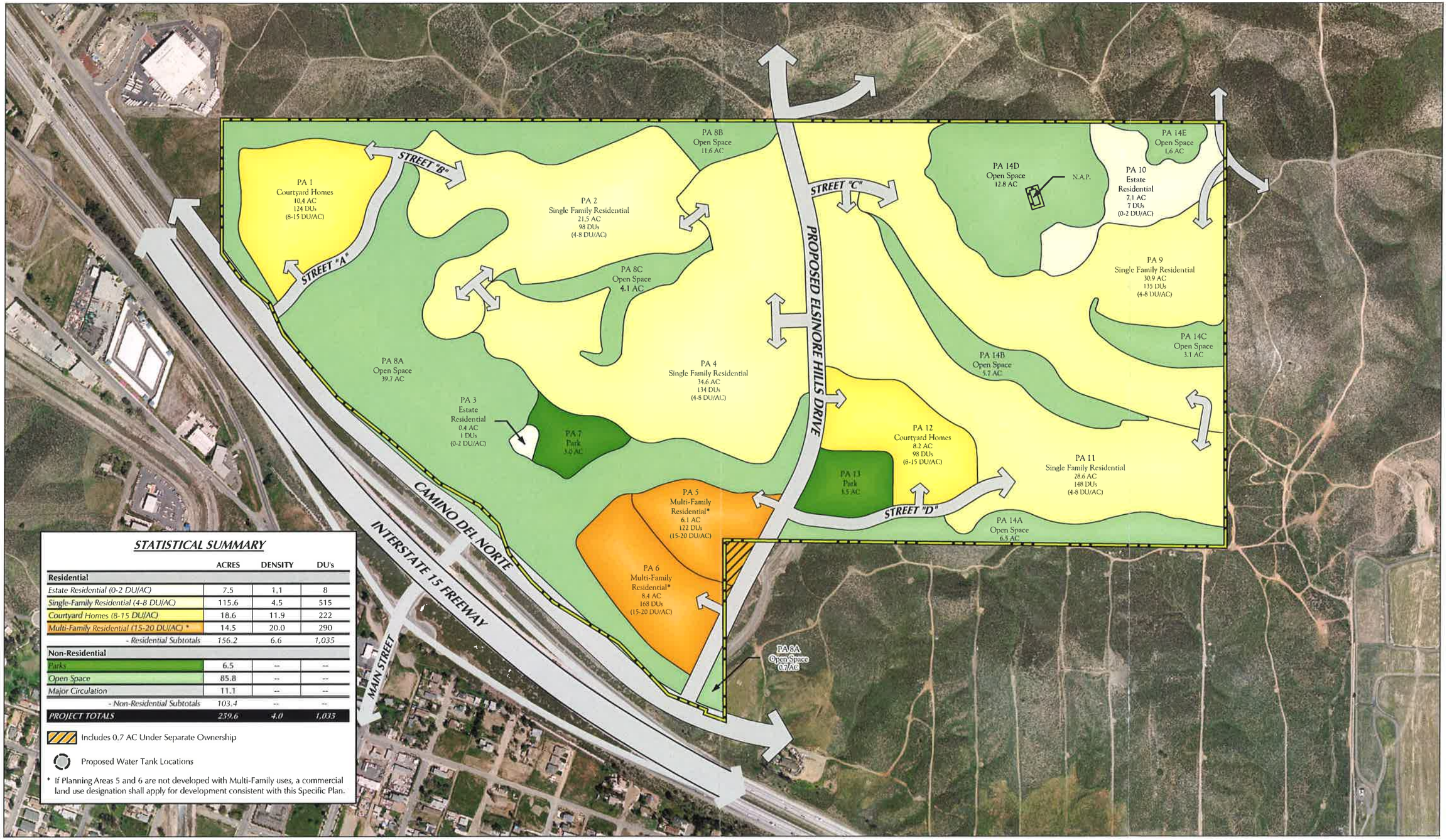
With a strong recreation and open space component and a charming "Rustic Californian" Community Theme, SPYGLASS RANCH is an appealing master-planned community within a convenient urban location. As shown in Figure III-1, *Specific Plan Land Use Plan*, SPYGLASS RANCH features clustered residential neighborhoods, which allow for the preservation of large expanses of rolling topography, rock outcroppings, and lush vegetation in open space. These areas also serve as a scenic backdrop to a maximum of 1,035 homes in a variety of housing product types, including traditional single-family homes, courtyard homes, and multi-family units.

Residential land uses are situated across 156.2 acres of the 259.6-acre community. Estate Residential land uses are located in the northeastern and central portions of the community and primarily abut open space. These homes are situated on large lots (0 – 2.0 du/ac) and are intended to appeal to second-time homebuyers, professionals, and families. In total, 8 Estate Residential homes may be constructed on 7.5 acres for an average density of 1.1 du/ac. Additional Single-family Residential land uses are planned to occur on 115.6 acres and contain 515 at an average density of 4.5 du/ac. These homes are concentrated in the northern and eastern portions of the community and feature minimum lot sizes of 5,000 square feet.

A total of 18.6 acres is designated for development with 222 courtyard homes for an average density of 11.9 du/ac. Courtyard homes are single-family units clustered around a common private drive area. Finally, 14.5 acres of the community are planned for development with 290 multi-family homes. Multi-family Residential land uses, which may include apartments or townhomes, are situated adjacent to the primary community entrance and within walking distance to two on-site parks. By providing such a wide range of housing styles and sizes, SPYGLASS RANCH appeals to a variety of homebuyers and renters of many income levels and lifestyles. In addition to residential land uses, SPYGLASS RANCH may also contain a commercial shopping center, if the multi-family units are not constructed.

SPYGLASS RANCH includes a strong element of open space and recreational amenities, which visually enhances the built environment while preserving the unique physical character of the area. As previously described, the community's clustered residential neighborhood design minimizes impacts to 85.8 acres of open space. Open space areas have been carefully situated to buffer the community from the adjacent Camino Del Norte and nearby Interstate 15. These areas also promote passive recreational activities, such as hiking on community trails. Two public parks (3.0 and 3.5 acres in size, respectively) are situated adjacent to residential neighborhoods and provide recreational amenities such as tot lots, picnic areas, and ball fields.

As a primary goal of SPYGLASS RANCH is to ensure the community is 'walkable,' an extensive trails and sidewalk system has been planned to promote pedestrian activity between the community's various land uses. On-site trails and sidewalks also provide connections between the residential neighborhoods and parks and open space, as well as to off-site regional recreation facilities and trails.



STATISTICAL SUMMARY

	ACRES	DENSITY	DU's
Residential			
Estate Residential (0-2 DU/AC)	7.5	1.1	8
Single-Family Residential (4-8 DU/AC)	115.6	4.5	515
Courtyard Homes (8-15 DU/AC)	18.6	11.9	222
*Multi-Family Residential (15-20 DU/AC) **	14.5	20.0	290
- Residential Subtotals	*156.2*	*6.6*	*1,035*
Non-Residential			
Parks	6.5	--	--
Open Space	85.8	--	--
Major Circulation	11.1	--	--
- Non-Residential Subtotals	*103.4*	--	--
PROJECT TOTALS	***259.6***	***4.0***	***1,035***

Includes 0.7 AC Under Separate Ownership

Proposed Water Tank Locations

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

0 250 500 Feet

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FIGURE III-1
Specific Plan Land Use Plan

Section IV, *Design Guidelines*, sets forth standards for an aesthetically cohesive environment that incorporates the natural topography and landscape of the SPYGLASS RANCH community. This section also offers a more in-depth description of how the Community Theme of "Rustic Californian" is portrayed in the community's architecture and landscape elements.

As summarized in Table III-1, *Detailed Land Use Summary*, SPYGLASS RANCH is divided into 12 planning areas. Planning areas are separated by major internal roadways and topographic features and have been dispersed across the community to ensure land use compatibility.

Table III-1 DETAILED LAND USE SUMMARY

PLANNING AREA	LAND USE	ACRES	DENSITY	DWELLING UNITS
RESIDENTIAL				
1	Courtyard Homes (8-15 du/ac)	10.4	8-15 du/ac	124
2	Single-Family Residential (4-8 du/ac)	21.5	4-8 du/ac	98
3	Estate Residential (0-2 du/ac)	0.4	0-2 du/ac	1
4	Single-Family Residential (4-8 du/ac)	34.6	4-8 du/ac	134
5*	Multi-Family Residential (15-24 du/ac)	6.1	15-20 du/ac	122
6*	Multi-Family Residential (15-24 du/ac)	8.4	15-20 du/ac	168
9	Single-Family Residential (4-8 du/ac)	30.9	4-8 du/ac	135
10	Estate Residential (0-2 du/ac)	7.1	0-2 du/ac	7
11	Single-Family Residential (4-8 du/ac)	28.6	4-8 du/ac	148
12	Courtyard Homes (8-15 du/ac)	8.2	8-15 du/ac	98
	- RESIDENTIAL SUBTOTALS	***156.2***	***6.6 du/ac***	***1,035***
NON-RESIDENTIAL				
7	Park	3.0	--	--
8A	Open Space	39.7	--	--
8B	Open Space	11.6	--	--
8C	Open Space	4.1	--	--
13	Park	3.5	--	--
14A	Open Space	6.5	--	--
14B	Open Space	5.7	--	--
14C	Open Space	3.1	--	--
14D	Open Space	12.8	--	--
14E	Open Space	1.6	--	--
	- NON-RESIDENTIAL SUBTOTALS	***92.3***	--	--
MAJOR CIRCULATION		***11.1***	--	--
	- NON-RESIDENTIAL SUBTOTALS	***259.6***	***4.0 du/ac***	***1,035***

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

2. LAND USES

The proposed land uses within SPYGLASS RANCH are described in the following section.

❑ RESIDENTIAL USES

A maximum of 1,035 homes are planned on 156.2 acres or 60% of the SPYGLASS RANCH total acreage. The gross overall average density for the community is 4.0 du/ac. Neighborhoods vary in density from 0-2 du/ac, 4-8 du/ac, 8-15 du/ac, and 15-20 du/ac and include a variety of housing product types, including estate homes, single-family homes, courtyard homes, and multi-family units (such as apartments or townhomes). Neighborhoods are dispersed among manufactured slopes and natural open space, and residents benefit from numerous park and recreational amenities within close walking distance from their homes.

- ***Estate Residential (0-2 du/ac)*** consists of 8 homes on 7.5 acres in Planning Area 3 and 10. This land use category comprises 3% of the Specific Plan acreage and 1% of the total dwelling units.

- ***Single-Family Residential (4-8 du/ac)*** consists of 515 homes on 115.6 acres in Planning Area 2, 4, 9, and 11. This land use category comprises 45% of the Specific Plan acreage and 50% of the total dwelling units.

- ***Courtyard Homes (8-15 du/ac)*** consists of 222 homes on 18.6 acres in Planning Area 1 and 12. This land use category comprises 7% of the Specific Plan acreage and 17% of the total dwelling units.

- ***Multi-Family Residential (15-20 du/ac)*** consists of 290 homes on 14.5 acres in Planning Area 5 and 6. This land use category comprises 6% of the Specific Plan acreage and 33% of the total dwelling units. If multi-family residential units are not developed in these areas, a commercial land use designation shall apply for development consistent with this Specific Plan.

❑ OPEN SPACE AND RECREATION

A total of 92.3 acres are proposed as open space and recreation within SPYGLASS RANCH, which represents 36% of the total community acreage. Open space and recreation areas are classified as parks, trails, and open space.

- ***Parks:*** A total of two parks, totaling 6.5 acres, are planned in Planning Area 7 and 13 and offer a variety of active and passive recreational opportunities for residents within SPYGLASS RANCH. Both parks are within easy walking distance from residential neighborhoods. Parks are discussed in greater detail in Section IV, *Design Guidelines*.

- ***Open Space:*** A total of 85.8 acres are proposed as open space within SPYGLASS RANCH, which represents 33% of the total community acreage. These areas provide a scenic natural backdrop to the community's 1,035 homes. The majority of the

community's open space acreage has been left natural and undeveloped to preserve scenic topographic features, rock outcrops, and biological resources found in those areas. Although construction of soft-surface trails, water tanks, service access roads, and grading for residential development will require disturbance to portions of the natural open space, disturbed areas will be revegetated.

- ***Trails***: An integrated trails system is intended to provide pedestrian linkages from residential neighborhoods to parks and natural open spaces. Linear parks may include amenities such as hard-surface paseos, shade trees, and bench seating.

❑ MAJOR ROADS

SPYGLASS RANCH includes the construction of 11.1 acres of primary major roadways. On-site traffic is conveyed by a hierarchical circulation system, which ranges in right-of-way width from 60 to 100 feet. The precise design and alignment will be delineated within tentative tract maps that will be subject to review and approval by the City of Lake Elsinore.

B. PLANNING AREAS

Every element of SPYGLASS RANCH has been carefully designed to create a charming retreat that is only minutes away from the heart of the City of Lake Elsinore. SPYGLASS RANCH is unique in that it integrates high quality design with an appreciation for the site's scenic natural setting. Residential neighborhoods are clustered to allow the preservation of large expanses of open space, and residents of SPYGLASS RANCH enjoy views of rolling topography, rock outcroppings, and lush vegetation. Residents also benefit from an extensive recreational plan, which furthers the sense that SPYGLASS RANCH is an integrated, organized, and attractive community.

Planning areas within the SPYGLASS RANCH Specific Plan are formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, connections to the community's strong circulation network, relationship to adjoining land uses, and relationship to surrounding topography. SPYGLASS RANCH includes eighteen distinct planning areas. Architectural and landscape guidelines, described in Section IV, *Design Guidelines*, visually integrates these separate planning areas into the larger SPYGLASS RANCH community

A general description of each planning area is set forth below, while specific development standards and guidelines for design implementation are provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

1. PLANNING AREA 1 – COURTYARD HOMES (8.0 – 15.0 DU/AC)

a. Descriptive Summary

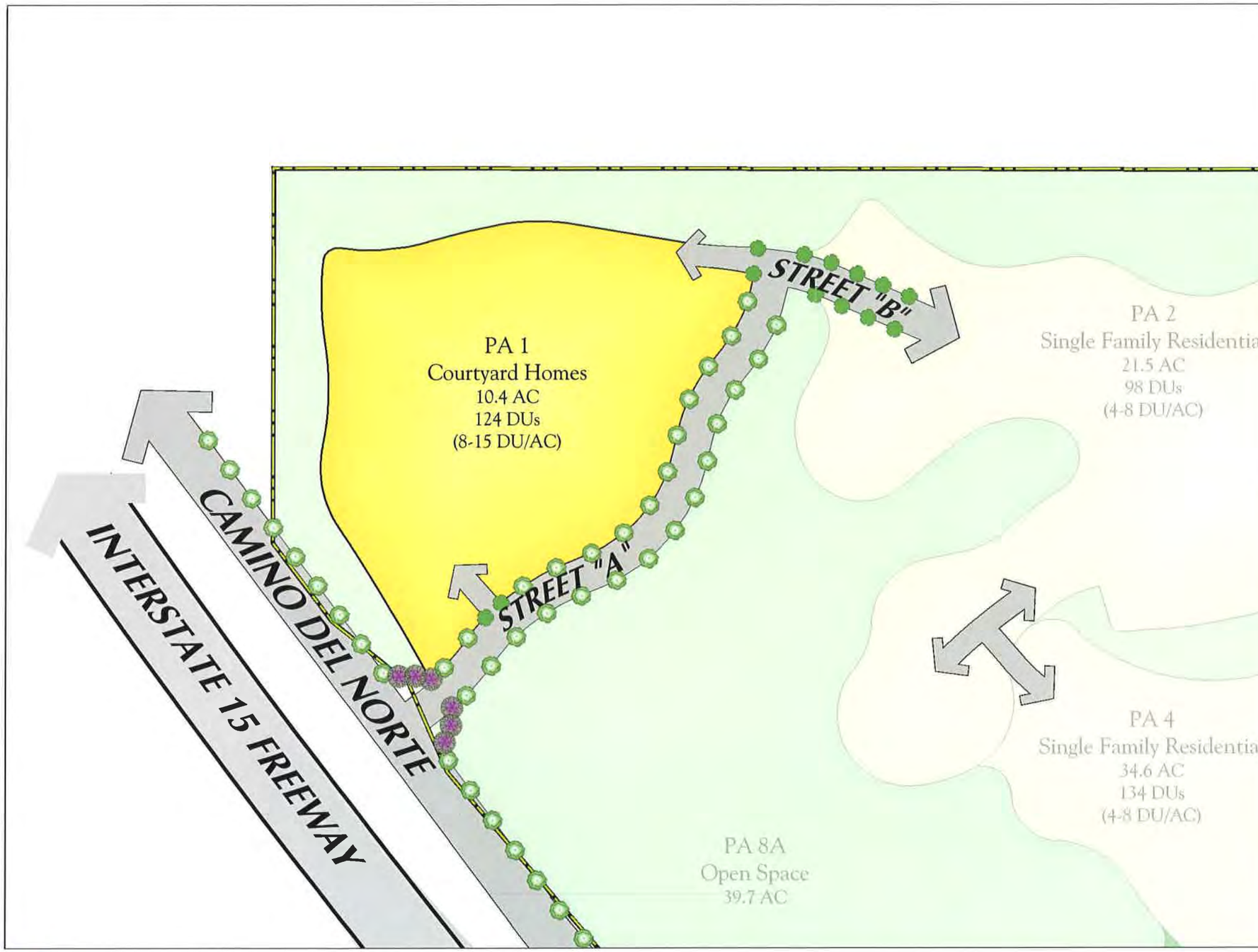
Planning Area 1, as shown on Figure III-2, provides for the development of courtyard homes on 10.4 acres with a maximum of 124 homes at an average density of 8.0 – 15.0 du/ac. Courtyard homes are single-family units that are typically clustered in groups of six around a private drive area. The private drives provide access to the rear of the homes, which feature individual two-car garages. The front door of each of the homes faces a shared lawn area.

Vehicular access to Planning Area 1 is provided from Street "A" and Street "B." Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Recreational amenities nearby include the park in Planning Area 7.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

PLANNING AREA 1
COURTYARD HOMES
(8-15 DU/AC)
10.4 ACRES
124 DUs



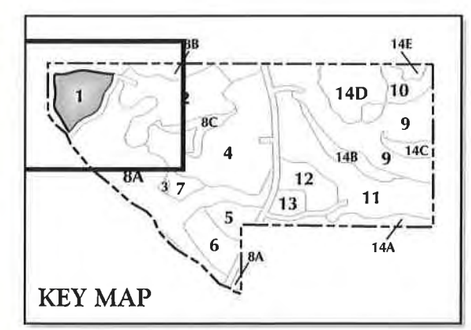


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FIGURE III-2
Planning Area 1

2. PLANNING AREA 2 – SINGLE-FAMILY RESIDENTIAL (4.0 – 8.0 DU/AC)

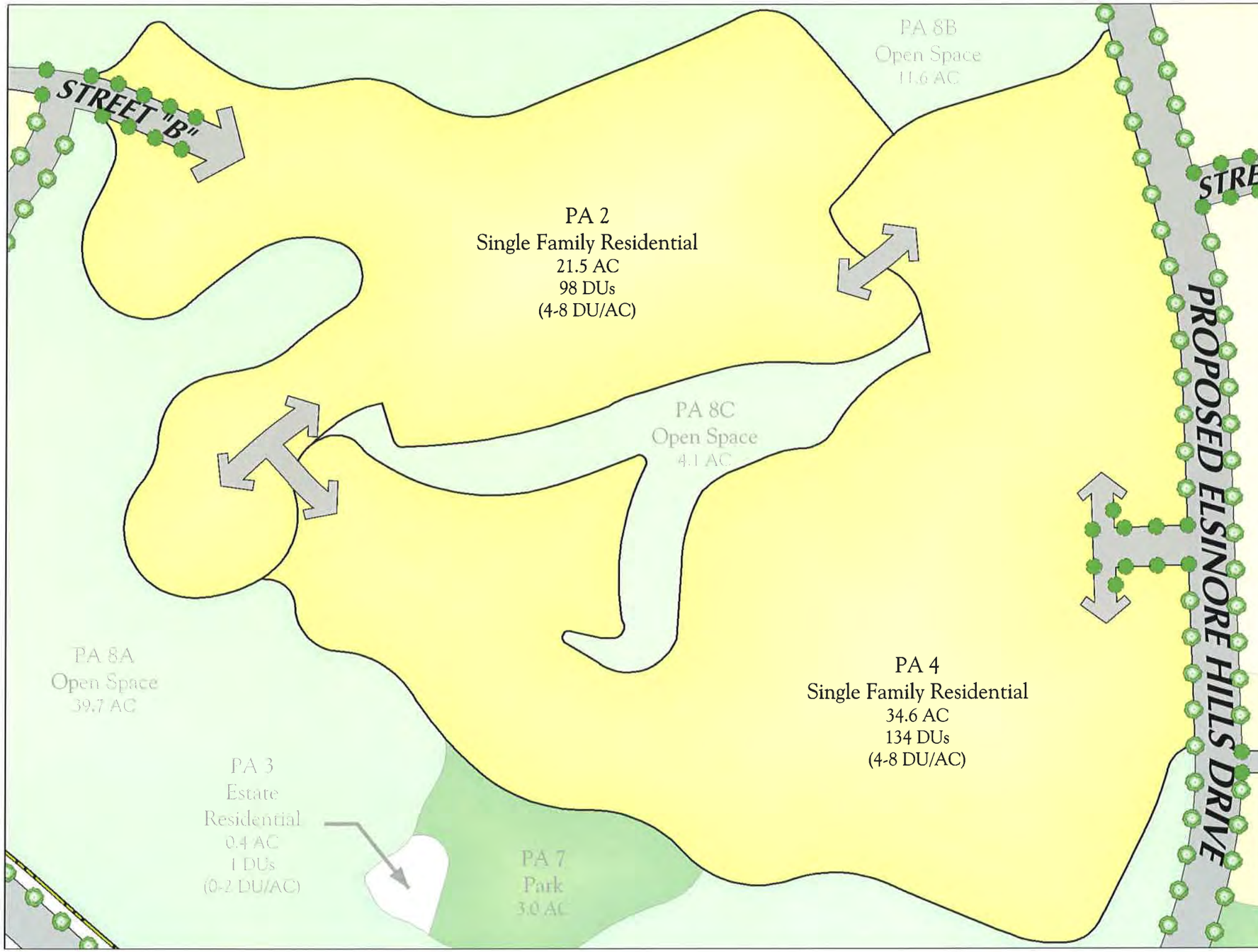
a. Descriptive Summary

Planning Area 2, as shown on Figure III-3, provides for the development of 98 single-family homes on 21.5 acres at an average density of 4.0 – 8.0 du/ac. Single-family homes shall be situated on minimum 5,000 s.f. lots. Each home features an individual two-car garage.

Vehicular access to Planning Area 2 is provided from Street "B" and from local roads via Elsinore Hills Drive. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Additional recreational amenities within close walking distance include the park in Planning Area 7.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.



PLANNING AREA 2
SINGLE FAMILY RESIDENTIAL
(4-8 DU/AC)
21.5 ACRES
98 DUs

PLANNING AREA 4
SINGLE FAMILY RESIDENTIAL
(4-8 DU/AC)
34.6 ACRES
134 DUs

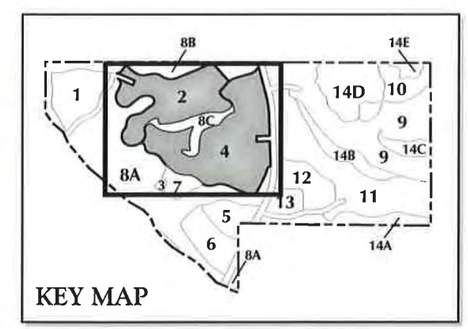


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FIGURE III-3
Planning Areas 2 and 4

3. PLANNING AREA 3 – ESTATE RESIDENTIAL (0.0 – 2.0 DU/AC)

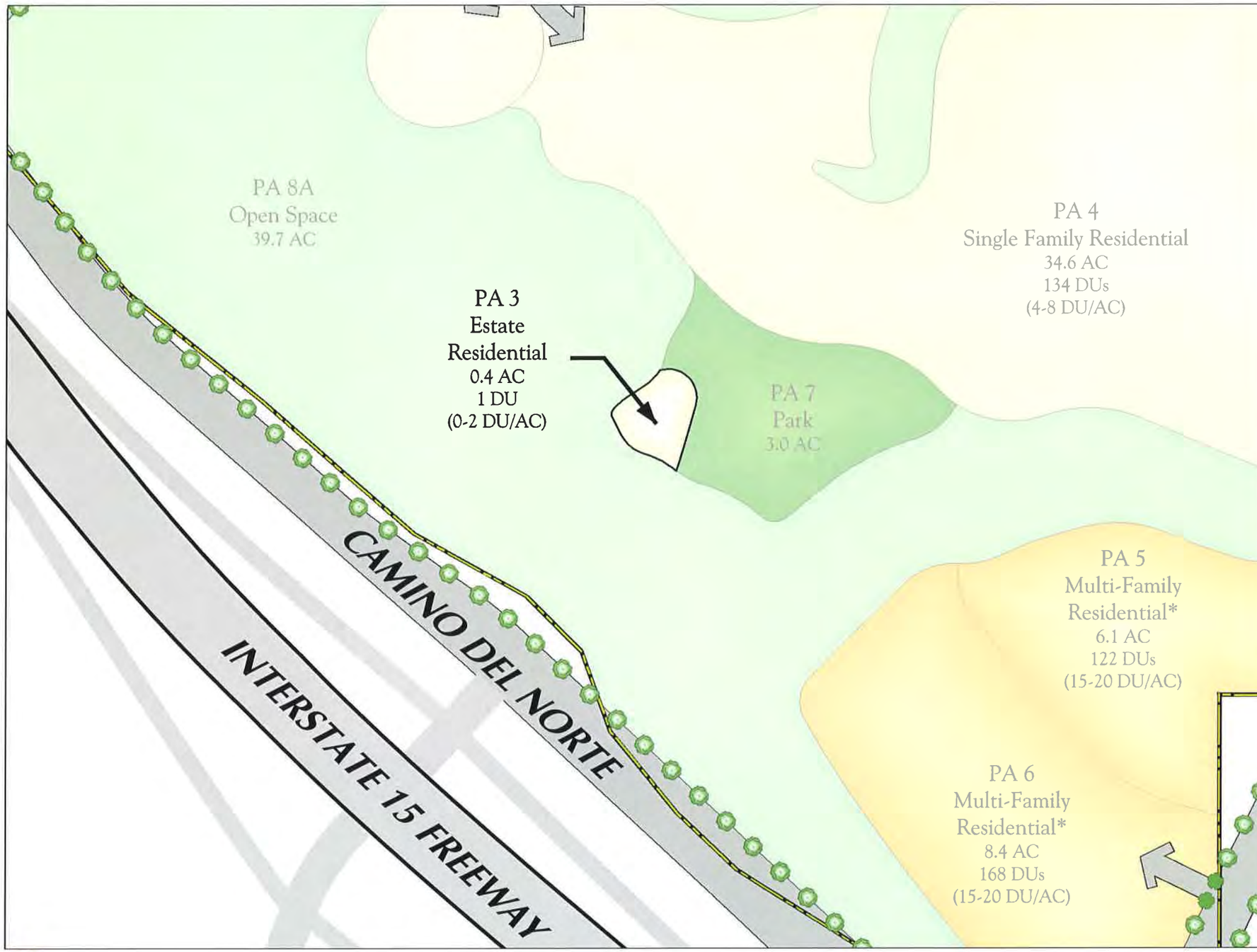
a. Descriptive Summary

Planning Area 3, as shown on Figure III-4, contains an existing private residence that includes equestrian and swimming facilities. This home may be renovated and integrated into the adjacent 3.0-acre park to form a larger community recreation facility, serving as an important gathering place for residents. This home is complementary to the community's "Rustic Californian" theme and creates a strong sense of community identity for the residents of SPYGLASS RANCH.

Additionally, an existing cell tower in the southern portion of the community may be relocated within Planning Area 3.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.



PLANNING AREA 3
ESTATE RESIDENTIAL
(0-2 DU/AC)
0.4 ACRES
1 DU

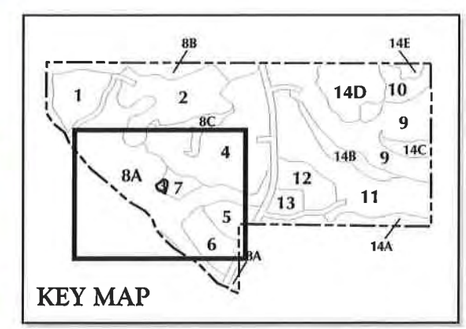


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FIGURE III-4
Planning Area 3

4. PLANNING AREA 4 – SINGLE-FAMILY RESIDENTIAL (4.0 – 8.0 DU/AC)

a. Descriptive Summary

Planning Area 4, as shown on Figure III-3, provides for the development of 134 single-family homes on 34.6 acres at an average density of 4.0 – 8.0 du/ac. Single-family homes shall be situated on minimum 5,000 s.f. lots. Each home features an individual two-car garage.

Vehicular access to Planning Area 4 is provided from local roads via Elsinore Hills Drive. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Additional recreational amenities within close walking distance include the parks in Planning Areas 7 and 13.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

5. PLANNING AREA 5 – MULTI-FAMILY RESIDENTIAL (15.0 – 20.0 DU/AC)

a. Descriptive Summary

Planning Area 5, as shown on Figure III-5, provides for the development of 122 multi-family units on 6.1 acres at an average density of 15.0 – 20.0 du/ac. Potential housing product types for multi-family homes may include apartments or townhomes. Each multi-family unit features a private open space area, such as a porch, patio, or courtyard on the ground floor and a balcony or deck on the second and third floor. Units may also include individual two-car garages, depending on the product type.

Vehicular access to Planning Area 5 is provided from local roads via Elsinore Hills Drive. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Additional recreational amenities within close walking distance include the parks in Planning Areas 7 and 13.

b. Land Use and Development Standards

If Planning Area 5 is not developed with multi-family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

Estate Residential
0.4 AC
1 DUs
(0-2 DU/AC)

PA 7
Park
3.0 AC

PA 4
Single Family Residential
34.6 AC
134 DUs
(4-8 DU/AC)

PA 12
Courtyard Homes
8.2 AC
98 DUs
(8-15 DU/AC)

PA 13
Park
3.5 AC

PA 5
Multi-Family
Residential*
6.1 AC
122 DUs
(15-20 DU/AC)

PA 6
Multi-Family
Residential*
8.4 AC
168 DUs
(15-20 DU/AC)

PA 8A
Open Space
0.7 AC

CAMINO DEL NORTE

INTERSTATE 15 FREEWAY

PLANNING AREA 5
MULTI-FAMILY RESIDENTIAL
(15-20 DU/AC)
6.1 ACRES
122 DUs

PLANNING AREA 6
MULTI-FAMILY RESIDENTIAL
(15-20 DU/AC)
8.4 ACRES
168 DUs

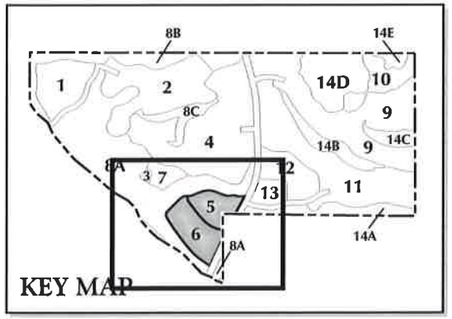

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FIGURE III-5
Planning Areas 5 and 6

6. PLANNING AREA 6 – MULTI-FAMILY RESIDENTIAL (15.0 – 20.0 DU/AC)

a. Descriptive Summary

Planning Area 6, as shown on Figure III-5, provides for the development of 168 multi-family units on 8.4 acres at an average of 15.0 – 20.0 du/ac. Potential housing product types for multi-family homes may include apartments or townhomes. Each multi-family unit features a private open space area, such as a porch, patio, or courtyard on the ground floor and a balcony or deck on the second and third floor. Units may also include individual two-car garages, depending on the product type.

Vehicular access to Planning Area 6 is provided from local roads via Elsinore Hills Drive. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Additional recreational amenities within close walking distance include the parks in Planning Areas 7 and 13.

b. Land Use and Development Standards

If Planning Area 6 is not developed with multi-family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

7. PLANNING AREA 7 – PARK

a. Descriptive Summary

Planning Area 7, as shown on Figure III-6, provides for the development of a 3.0-acre park adjacent to Planning Area 4 (Single-family Residential) and Planning Area 8A (Open Space). The adjacent Planning Area 3 (Estate Residential) contains an existing private residence that includes equestrian and swimming facilities. This home may be renovated and integrated into the park to form a larger community recreation facility, serving as an important gathering place for residents. Additionally, an existing cell tower in the southern portion of the community may be relocated within Planning Area 7.

Proposed amenities for the park may include, but are not limited to:

- Tennis courts
- Sand volleyball courts
- Basketball courts
- Tot lot
- Shade tree plantings and rolling turf areas
- Picnic facilities
- On-site parking

Vehicular access to Planning Area 7 is provided from local roads via Elsinore Hills Drive. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

PLANNING AREA 7
PARK
3.0 ACRES

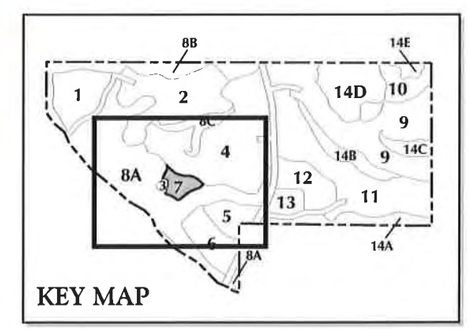

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FIGURE III-6
Planning Area 7

8. PLANNING AREAS 8A, 8B, AND 8C – OPEN SPACE

a. Descriptive Summary

Planning Areas 8A, 8B, and 8C, as shown on Figure III-7, provides for 39.7, 11.6, and 4.1 acres of open space, respectively. These open space areas constituent a primary element of the SPYGLASS RANCH Community Theme of "Rustic Californian." With rolling topography, lush vegetation, and rock outcroppings, these open space areas serve as an important visual amenity for the surrounding homes, park, and community center facility. The large expanses of open space areas create a sense that SPYGLASS RANCH is a natural oasis, even though the community is in close proximity to the heart of the City of Lake Elsinore. Additionally, these open space areas act as a buffer between the community's residential development and the adjacent Camino Del Norte and I-15 freeway.

Planning Areas 8A, 8B, and 8C also provide residents with active recreational facilities in the form of soft-surface trails. These trails provide connectivity between the various residential neighborhoods and other land uses within SPYGLASS RANCH. Although construction of trails and grading for residential development will require disturbance to portions of the natural open space, disturbed areas will be revegetated.

b. Land Use and Development Standards

More detailed information regarding pedestrian access points, edge conditions, landscaping, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

PLANNING AREA 8A
OPEN SPACE
39.7 ACRES

PLANNING AREA 8B
OPEN SPACE
11.6 ACRES

PLANNING AREA 8C
OPEN SPACE
4.1 ACRES

0 175 350 Feet

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FIGURE III-7
Planning Areas 8A, 8B, & 8C

9. PLANNING AREA 9 – SINGLE-FAMILY RESIDENTIAL (4.0 – 8.0 DU/AC)

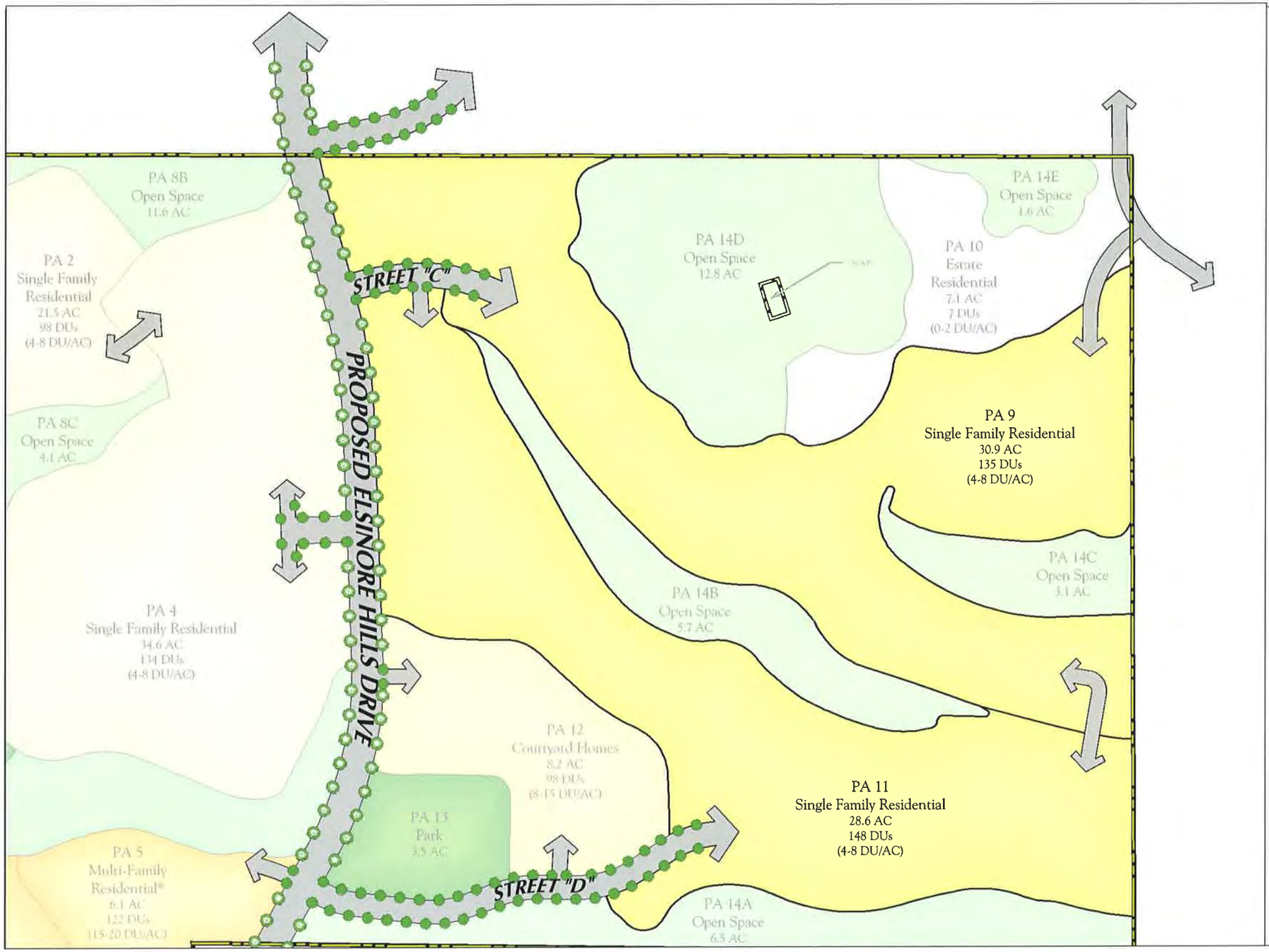
a. Descriptive Summary

Planning Area 9, as shown on Figure III-8, provides for the development of 135 single-family homes on 30.9 acres at an average density of 4.0 – 8.0 du/ac. Single-family homes shall be situated on minimum 5,000 s.f. lots. Each home features an individual two-car garage.

Vehicular access to Planning Area 9 is provided from local roads from Street "C" and Street "D" via local roads. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Additional recreational amenities located nearby include the park in Planning Area 13.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.



PLANNING AREA 9
SINGLE FAMILY RESIDENTIAL
(4-8 DU/AC)
30.9 ACRES
135 DUs

PLANNING AREA 11
SINGLE FAMILY RESIDENTIAL
(4-8 DU/AC)
28.6 ACRES
148 DUs

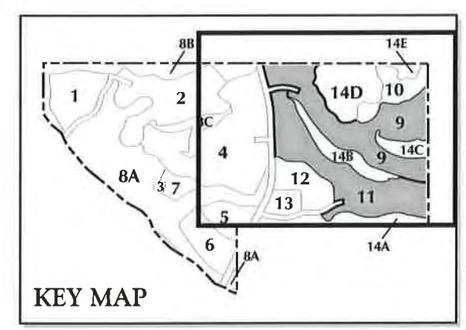


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FIGURE III-8
Planning Areas 9 and 11

10. PLANNING AREA 10 – ESTATE RESIDENTIAL (0.0 – 2.0 DU/AC)

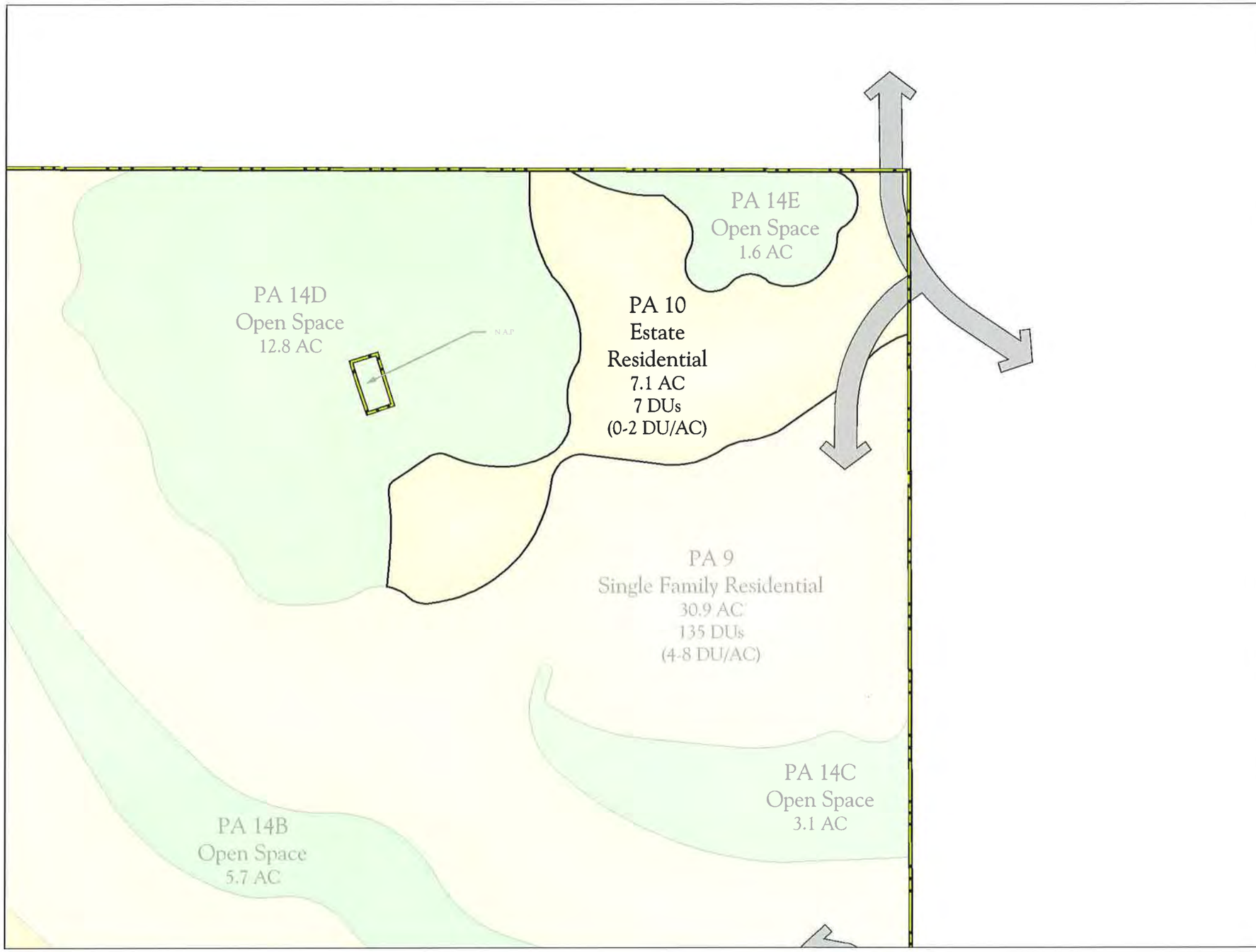
a. Descriptive Summary

Planning Area 10, as shown on Figure III-9, provides for the development of 7 estate residential homes on 7.1 acres at an average density of 0.0 – 2.0 du/ac. Estate homes shall be situated on minimum 12,000 s.f. lots. Each home features an individual two- or three-car garage.

Vehicular access to Planning Area 10 is provided from local roads from Street "C" via local roads. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.



PLANNING AREA 10
ESTATE RESIDENTIAL
(0-2 DU/AC)
7.1 ACRES
7 DUs

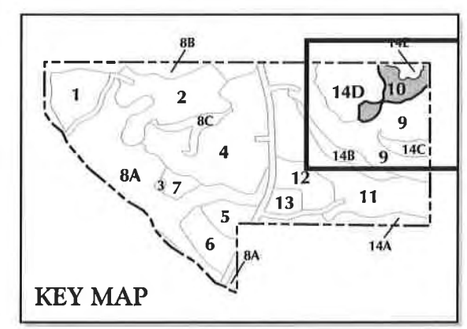


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FIGURE III-9
Planning Area 10

11. PLANNING AREA 11 – SINGLE-FAMILY RESIDENTIAL (4.0 – 8.0 DU/AC)

a. Descriptive Summary

Planning Area 11, as shown on Figure III-8, provides for the development of 148 single-family homes on 28.6 acres at an average density of 4.0 – 8.0 du/ac. Single-family homes shall be situated on minimum 5,000 s.f. lots. Each home features an individual two-car garage.

Vehicular access to Planning Area 11 is provided from local roads from Elsinore Hills Drive and Street "D" via local roads. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Other recreational amenities within close walking distance include the park in Planning Area 13.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

12. PLANNING AREA 12 – COURTYARD HOMES (8.0 – 15.0 DU/AC)

a. Descriptive Summary

Planning Area 12, as shown on Figure III-10, provides for the development of 98 courtyard homes on 8.2 acres at an average density of 8.0 – 15.0 du/ac. Courtyard homes are single-family units that are typically clustered in groups of six around a private drive area. The private drives provide access to the rear of the homes, which feature individual two-car garages. The front door of each of the homes faces a shared lawn area.

Vehicular access to Planning Area 12 is provided from local roads from Elsinore Hills Drive and Street "D" via local roads. Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system. Recreational amenities within close walking distance include the park in Planning Area 13.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, architecture, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

PLANNING AREA 12
COURTYARD HOMES
(8-15 DU/AC)
8.2 ACRES
98 DUs

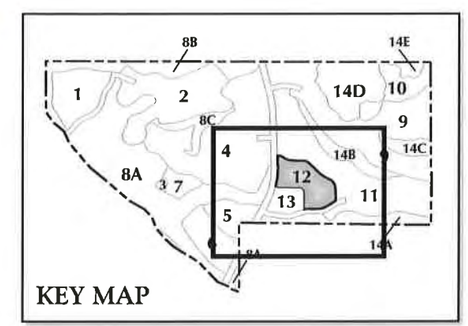

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FIGURE III-10
Planning Area 12

13. PLANNING AREA 13 – PARK

a. Descriptive Summary

Planning Area 13, as shown on Figure III-11, provides for the development of a 3.5-acre park located at the intersection of Elsinore Hills Drive and Street "D." Proposed amenities for the park may include, but are not limited to:

- Sand volleyball courts
- Basketball courts
- Tot lot
- Shade tree plantings and rolling turf areas
- Picnic facilities
- Specific specialty sports provided for may include soccer/football fields, baseball/softball fields, and roller hockey (no night lighting of sports fields shall be permitted).
- On-site parking

Vehicular access to Planning Area 13 is provided from Elsinore Hills Drive and Street "D." Pedestrian access is provided via sidewalks adjacent to these roadways and via the community's extensive trails system.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.

PLANNING AREA 13
PARK
3.5 ACRES

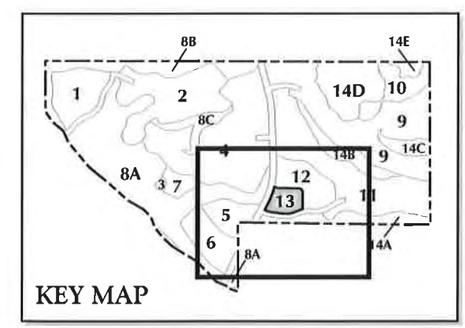

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FIGURE III-11
Planning Area 13

14. PLANNING AREA 14A, 14B, 14C, 14D, AND 14E – OPEN SPACE

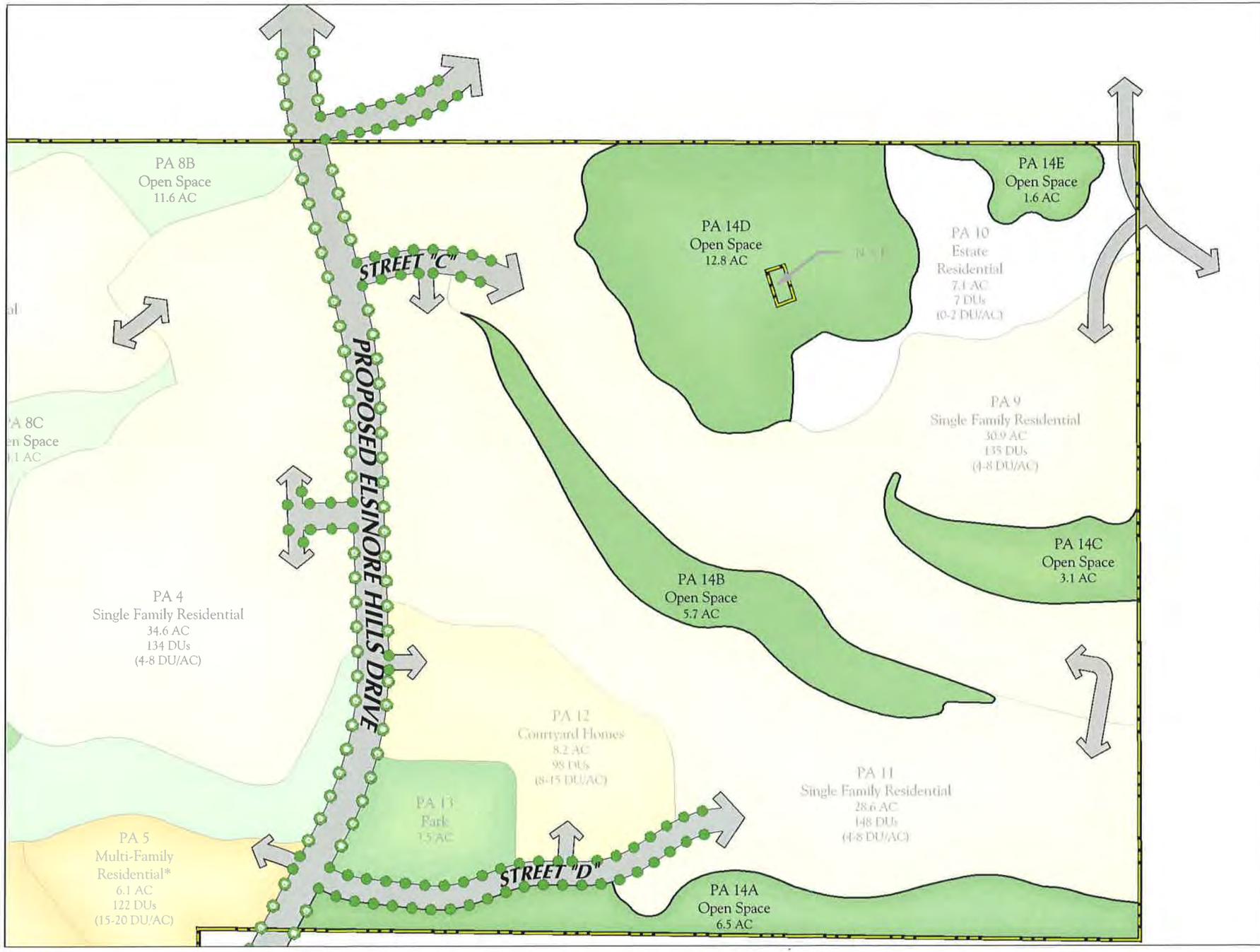
a. Descriptive Summary

Planning Areas 14A, 14B, 14C, 14D, and 14E, as shown on Figure III-12, provides for 6.5, 5.7, 3.1, 12.5, and 1.6 acres of open space, respectively. These open space areas constituent a primary element of the SPYGLASS RANCH Community Theme of "Rustic Californian." With rolling topography, lush vegetation, and rock outcroppings, these open space areas serve as an important visual amenity for the surrounding homes, park, and community center facility. The large expanses of open space areas create a sense that SPYGLASS RANCH is a natural oasis, even though the community is in close proximity to the heart of the City of Lake Elsinore.

Planning Areas 14A, 14B, 14C, 14D, and 14E also provide residents with active recreational facilities in the form of soft-surface trails. These trails provide connectivity between the various residential neighborhoods and other land uses within SPYGLASS RANCH. Although construction of trails and grading for residential development will require disturbance to portions of the natural open space, disturbed areas will be revegetated.

b. Land Use and Development Standards

More detailed information regarding vehicular and pedestrian access points, edge conditions, landscaping, monumentation, walls and fencing, and development standards is provided in Section IV, *Design Guidelines*, and Section V, *Development Regulations*.



PLANNING AREA 14A
OPEN SPACE
6.5 ACRES

PLANNING AREA 14B
OPEN SPACE
5.7 ACRES

PLANNING AREA 14C
OPEN SPACE
3.1 ACRES

PLANNING AREA 14D
OPEN SPACE
12.8 ACRES

PLANNING AREA 14E
OPEN SPACE
1.6 ACRES

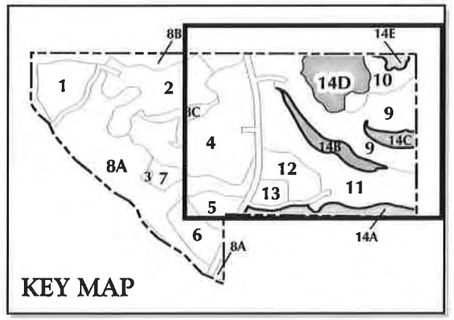


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FIGURE III-12
Planning Areas 14A, 14B, 14C, 14D, &14E

C. OPEN SPACE AND RECREATION PLAN

1. DESCRIPTION

As shown in Figure III-13, *Open Space and Recreation Plan*, approximately 92.3 acres (36% of the community) is devoted to open space and recreational land uses. The SPYGLASS RANCH Open Space and Recreation Plan provides for numerous recreational amenities, including trails, sidewalks, a variety of parks, and a community center. The elements and acreage of the plan are further identified in Table III-2, *Open Space and Recreation Plan Summary*.

Table III-2 OPEN SPACE AND RECREATION PLAN SUMMARY

PLANNING AREA	LAND USE	ACRES
7	Park	3.0
8A	Open Space	39.7
8B	Open Space	11.6
8C	Open Space	4.1
13	Park	3.5
14A	Open Space	6.5
14B	Open Space	5.7
14C	Open Space	3.1
14D	Open Space	12.8
14E	Open Space	1.6
	TOTAL	*92.3*

In addition to the recreational amenities provided on-site, residents of the community may enjoy several local and regional parks that are located within close proximity to SPYGLASS RANCH. The 4.0-acre Lake Elsinore City park is located approximately 0.75-mile southwest of the community and features amenities such as play equipments, picnic areas and benches, barbeques, horseshoe courts, a concession stand, and on-site restrooms and parking. Swick & Matich Park is approximately 0.75 mile west of the community and features baseball, softball, football, and soccer fields on 7.0 acres. Tuscany Hills Community Park is a 5.0-acre park located to the east of the community. This park offers baseball and softball fields, tot lots and play equipment, and picnic facilities. Other parks within close proximity to SPYGLASS RANCH include Kabian County Park, Harrelson Memorial Park, and Yarborough Park. Detailed program elements and acreage of the Open Space and Recreation Plan for the SPYGLASS RANCH Specific Plan are described below:

❑ PARKS

As depicted in Section IV, *Design Guidelines*, two parks are planned within the SPYGLASS RANCH development, providing a total of 6.5 acres of recreation. The 3.5-acre public park in Planning Area 13 provides numerous active and passive recreational amenities, which may include volleyball courts, basketball courts, a tot lot, shade tree plantings and rolling turf areas, picnic facilities, soccer/football fields, baseball/softball fields, and roller hockey, and on-site parking. This park is conveniently located at the intersection of Street "D" and Elsinore Hills Drive. A smaller 3.0-acre park is situated within Planning Area 7. This park abuts Planning Area 4 (Single-family Residential) and Planning Area 8A (Open Space). A variety of active and passive recreational amenities are

STATISTICAL SUMMARY

	ACRES	DENSITY	DU's
Residential			
Estate Residential (0-2 DU/AC)	7.5	1.1	8
Single-Family Residential (4-8 DU/AC)	115.6	4.5	515
Courtyard Homes (8-15 DU/AC)	18.6	11.9	222
*Multi-Family Residential (15-20 DU/AC) **	14.5	20.0	290
- Residential Subtotals	*156.2*	*6.6*	*1,035*
Non-Residential			
Parks	6.5	--	--
Open Space	85.8	--	--
Major Circulation	11.1	--	--
- Non-Residential Subtotals	*103.4*	--	--
PROJECT TOTALS	***259.6***	***4.0***	***1,035***

Includes 0.7 AC Under Separate Ownership

Proposed Water Tank Locations

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

0 250 500 Feet

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FIGURE III-13
Open Space and Recreation Plan

planned for the park including, but not limited to: tennis courts, sand volleyball courts, basketball courts, a tot lot, shade tree planting and rolling turf areas, picnic facilities, and on-site parking. An existing residence in Planning Area 3 may be incorporated into the design of the park to form a large community center, which may serve as the central gathering location for residents of SPYGLASS RANCH.

❑ OPEN SPACE

A comprehensive open space system, consisting of 85.8 acres, is designed to take advantage of SPYGLASS RANCH scenic characteristics while maintaining environmentally-sensitive natural habitat. Planning Areas 8A through 8C and 14A through 14E are designated as Open Space. Rolling topography, sensitive biological resources, and rock outcropping are situated within these open space areas, creating a scenic view from the surrounding residential neighborhoods. Open Space areas also function as a buffer between the community and off-site land uses, including the adjacent Camino Del Norte and I-15 freeway. Finally, these open space areas encourage active and passive recreational activities and include an integrated trail system.

❑ TRAILS

As shown in Figure III-14, *Conceptual Trails Plan, the* SPYGLASS RANCH community includes an extensive trails system. In addition, concrete sidewalks are located adjacent to all major internal roadways. These sidewalks and soft-surface trails are intended to encourage activities such as walking, jogging, and bicycling.

An existing 10-foot trail will be preserved with Planning Area 8A (Open Space). This existing trail provides access from the southwestern portion of the community adjacent to Planning Area 6 (Multi-family Residential) to Planning Area 2 (Single-family Residential) in the northwestern portion of the community. A second trail is planned to traverse the southern, eastern, and northern portions of the community, providing connections to the existing trail's northern and southern terminus points and other existing off-site trails located east of the community. This 10-foot trail provides immediate pedestrian access to the majority of the residential planning areas, as well as the park in Planning Area 13.

2. DEVELOPMENT STANDARDS

1. The SPYGLASS RANCH Specific Plan shall be incorporated into the City of Lake Elsinore Parks Master Plan or a similar entity capable of maintaining open space and recreation areas.

2. All recreation facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.

3. Landscaping within open space and recreation areas will be further governed by the *Design Guidelines* (Section IV) of this Specific Plan.

4. The project is subject to fees for neighborhood and community park facilities, in accordance with the City's Parkland Development Fees. These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the City for all public park land and improvements provided by the developer.

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

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FIGURE III-14
Conceptual Trails Plan

D. CIRCULATION PLAN

1. VEHICULAR CIRCULATION PLAN

a. Description

Regional access to SPYGLASS RANCH is obtained from Interstate 15 (I-15) via the Camino Del Norte and Main Street exit. I-15 connects the community to San Diego County to the south and central Riverside County and San Bernardino County to the north. State Route 74 (SR-74) is situated approximately 0.75-mile north of the community, providing connections to the City of Perris to the east and south Orange County to the southwest. Lastly, Interstate 215 (I-215) is situated approximately 6.0 miles to the east of SPYGLASS RANCH. I-215 provides access to northern and southern Riverside County, including Moreno Valley, Perris, and Temecula.

The primary objective of the SPYGLASS RANCH Circulation Plan is to meet the vehicular travel needs of the community by providing direct and convenient access to individual planning areas through a safe and efficient network of roadways. A hierarchy of roadways assists in providing direction throughout the community. Wider right-of-ways and more detailed landscaping identify main roads, while more narrow right-of-ways and less formal roadway landscaping characterizes local or roads.

A roadway concept has been developed for SPYGLASS RANCH, as shown in Figure III-15, *Circulation Plan*. The Circulation Plan provides access through the community via Camino Del Norte, Elsinore Hills Drive, Streets "A," "B," "C," and "D," and other local roads. The primary community entrance is located at the intersection of Elsinore Hills Drive and Camino Del Norte. Elsinore Hills Drive generally bisects the community and provides north-south access through SPYGLASS RANCH. Streets "C" and "D" intersect this roadway and provide access to the northeastern and southeastern portions of SPYGLASS RANCH, respectively. Street "A" and "B" provide access to the residential planning areas in the northwestern portion of the community, and Street "A" directly intersects Camino Del Norte.

Roadway classifications within the SPYGLASS RANCH Specific Plan Circulation Plan have been designed in accordance with the City of Lake Elsinore General Plan Circulation Element (see Figure III-16, *Roadway Cross-Sections*). These cross-sections are explained in detail below.

❑ MAJOR HIGHWAY – 100-FOOT RIGHT-OF-WAY (ROW)

The portion of Camino Del Norte between Main Street and Elsinore Hills Drive is designated as Major Highway with a 100-foot ROW. The paved portion of this roadway shall consist of a 14-foot raised median, with each side consisting of a 27 foot travel lane, 6-foot bike lane and a 6-foot curb-adjacent sidewalk within a 10-foot parkway.

❑ SECONDARY HIGHWAY – 90-FOOT RIGHT-OF-WAY (ROW)

Both Elsinore Hills Drive and the portion of Camino Del Norte (north of Main Street, and south of Elsinore Hills Drive) are designated as Secondary Highways with a 90-foot ROW. The paved portion of these roadways shall consist of a 14-foot painted median, with each side consisting of a 22 foot travel lane, 6-foot bike lane and a 6-foot curb-adjacent sidewalk within a 10-foot parkway.

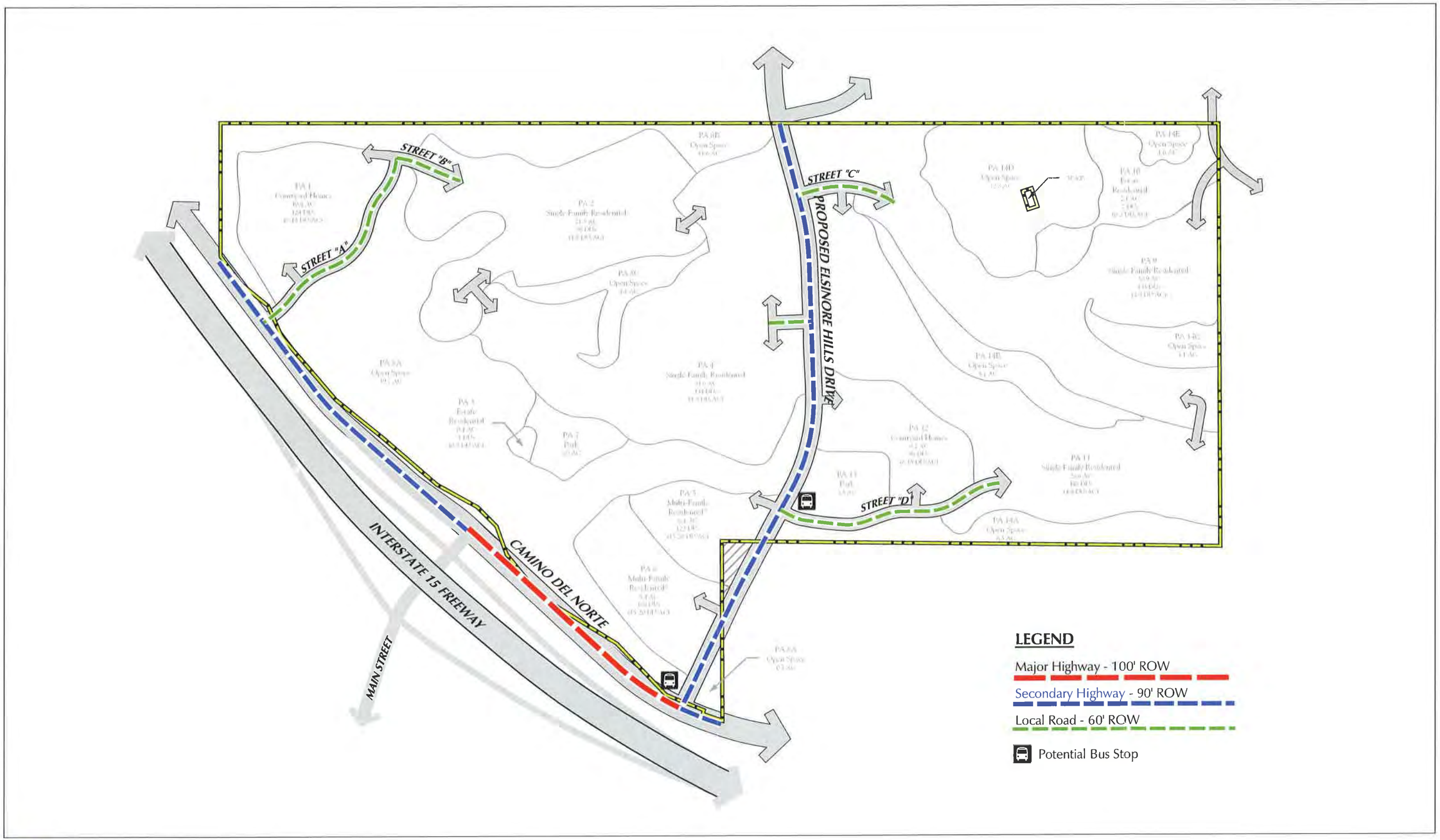

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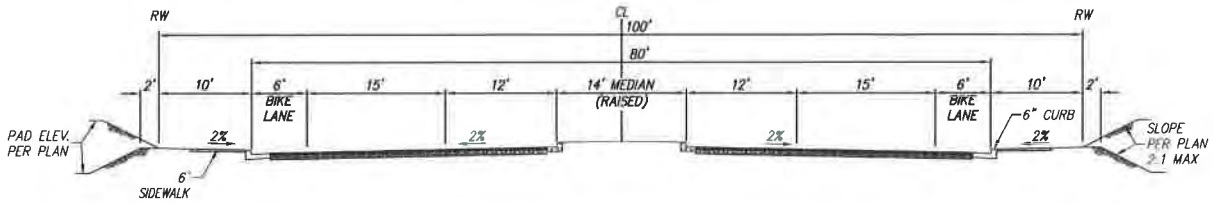
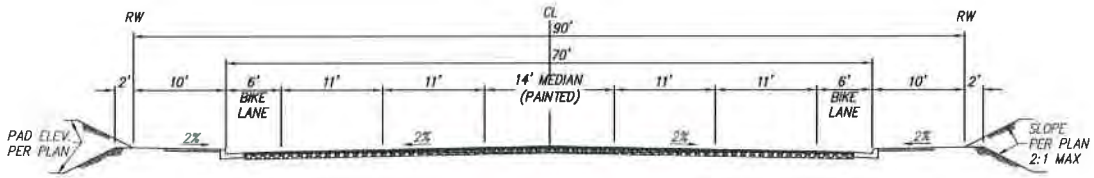
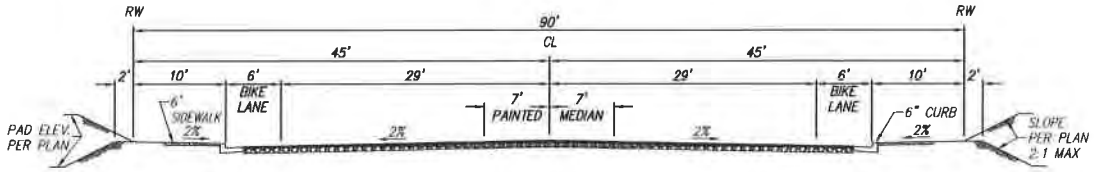
FIGURE III-15
Circulation Plan



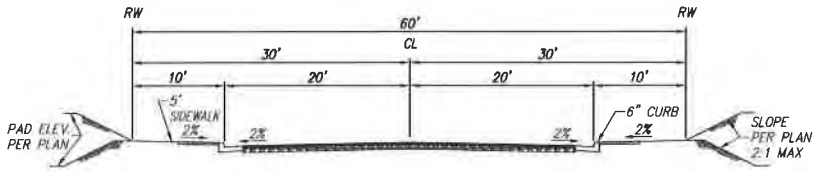
100' R/W MAJOR HIGHWAY SECTION
CAMINO DEL NORTE
(BETWEEN MAIN ST AND ELSINORE HILLS DR)



90' R/W SECONDARY HIGHWAY SECTION
CAMINO DEL NORTE
(NORTH OF MAIN ST AND SOUTH OF ELSINORE HILLS DR)



90' R/W SECONDARY HIGHWAY SECTION
ELSINORE HILLS DRIVE



60' R/W LOCAL STREET SECTION

FIGURE III-16
Roadway Cross Sections

❑ **LOCAL STREETS – 60-FOOT (ROW)**

Streets "A," "B," "C," and "D" are designated as Local Streets with a 60-foot ROW. The paved portion of these roadways consists of a 40-foot travel lane, with 6-foot curb-adjacent sidewalks within a 10-foot parkway on each side.

b. Development Standards

1. The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on Figure III-15, *Circulation Plan*, has been derived from the Master Circulation Plan outlined in the Traffic Analysis and will serve as the composite Circulation Plan for the SPYGLASS RANCH Specific Plan. The illustrated, on-site roadway improvements will be phased in accordance with this plan.

2. Heavy through-traffic volumes will be eliminated from residential neighborhoods. Major roadways will be implemented as non-access roadways (Camino del Norte and Elsinore Hills Drive), with residential neighborhoods served by smaller residential local roads.

3. On-site roads and project serving off-site roads will be constructed as follows:

    - Major Highway (100'ROW)
    - Secondary Highway (90' ROW)
    - Local Road (60' ROW)

4. Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, *Design Guidelines*.

5. Major roadway improvements may be financed through an assessment district, developer impact fees, community facilities district, Road and Bridge Benefit District or similar financing mechanism.

6. All roads within the Specific Plan project boundary shall be constructed to appropriate City full or half-widths standards as a requirement of the implementing subdivisions for the Specific Plan, subject to approval and modification by the City Engineer.

7. All subdivisions shall comply with street improvement recommendations/mitigations outlined in the accompanying Environmental Impact Report and Traffic Analysis.

2. NON-VEHICULAR CIRCULATION PLAN

a. Description

As previously described in Section III.C, *Open Space and Recreation Plan*, a comprehensive trail system is planned to connect residential neighborhoods to parks and open space land uses, as well as to off-site parks and trails. An existing 10-foot trail is retained in open space and provides access from the northwestern to southwestern planning areas. A second 10-foot trail connects to the existing trail's northern and southern terminus points and provides pedestrian access through the southern, eastern, and northern portions of the community. On-site trails are soft-surface pathways that are conducive to activities such as walking, jogging, or bicycling. In addition to these trails, all internal community roadways feature a curb-adjacent sidewalk.

b. Development Standards

1. All trails provided as a part of the Trails Plan shall be developed pursuant to the standards contained in Section IV, *Design Guidelines*.

2. All sidewalks shall be developed as depicted in Figure III-16, *Roadway Cross-Sections*.

E. DRAINAGE PLAN

SPYGLASS RANCH is located east of I-15 within a hilly portion of the City of Lake Elsinore. Under pre-development conditions, the topography of the site directs stormwater runoff onto neighboring properties to the north, south, east, and west; furthermore, very little off-site flow enters the site. The community site is not located within a 100-year flood zone, nor is the site subject to hazards associated with dam failure or flood hazards.

1. DESCRIPTION

A drainage analysis for the SPYGLASS RANCH site was preformed and resulted in the development of a Conceptual Drainage Plan, as depicted in Figure III-17, *Conceptual Drainage Plan*. As shown, stormwater runoff is collected within a series of on-site catch basins and storm drain pipes. The on-site storm drain system conveys the majority of the flows north into a system planned for the adjacent property. The storm drain system also conveys flows south and west into box culverts under I-15. These box culverts may be supplemented with on-site detention facilities to ensure capacity is adequate. In addition, several smaller areas generate minor runoff onto adjacent properties within existing drainage paths. These paths may also be supplemented with additional facilities to ensure capacity is adequate.

With construction of the improvements identified above, implementation of the SPYGLASS RANCH Specific Plan would ensure that the rate of stormwater runoff onto adjacent properties would not increase.

2. DEVELOPMENT STANDARDS

1. Prior to issuance of grading permits, the applicant shall obtain a NPDES permit from the Regional Water Quality Control Board (RWQCH) for construction activities and post-development activities. The permits will require the applicant to implement source control and structural best management practices (BMPs) during and after construction activities. The City shall review the grading plans to ensure appropriate source control and structural BMPs will be provided during and after construction. The City will be responsible for enforcing implementation of the BMPs.

2. All developments within the Specific Plan shall be subject to requirements adopted by the City to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site detention; covering all on-site storage facilities; vegetated swales; and monitoring programs.

3. All drainage and flood control measures shall be provided in accordance with the requirements of the City of Lake Elsinore Community Development Department.

4. Storm drain facilities shall ensure the collection and conveyance of storm runoff without damage to streets or adjacent properties.

5. Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code.

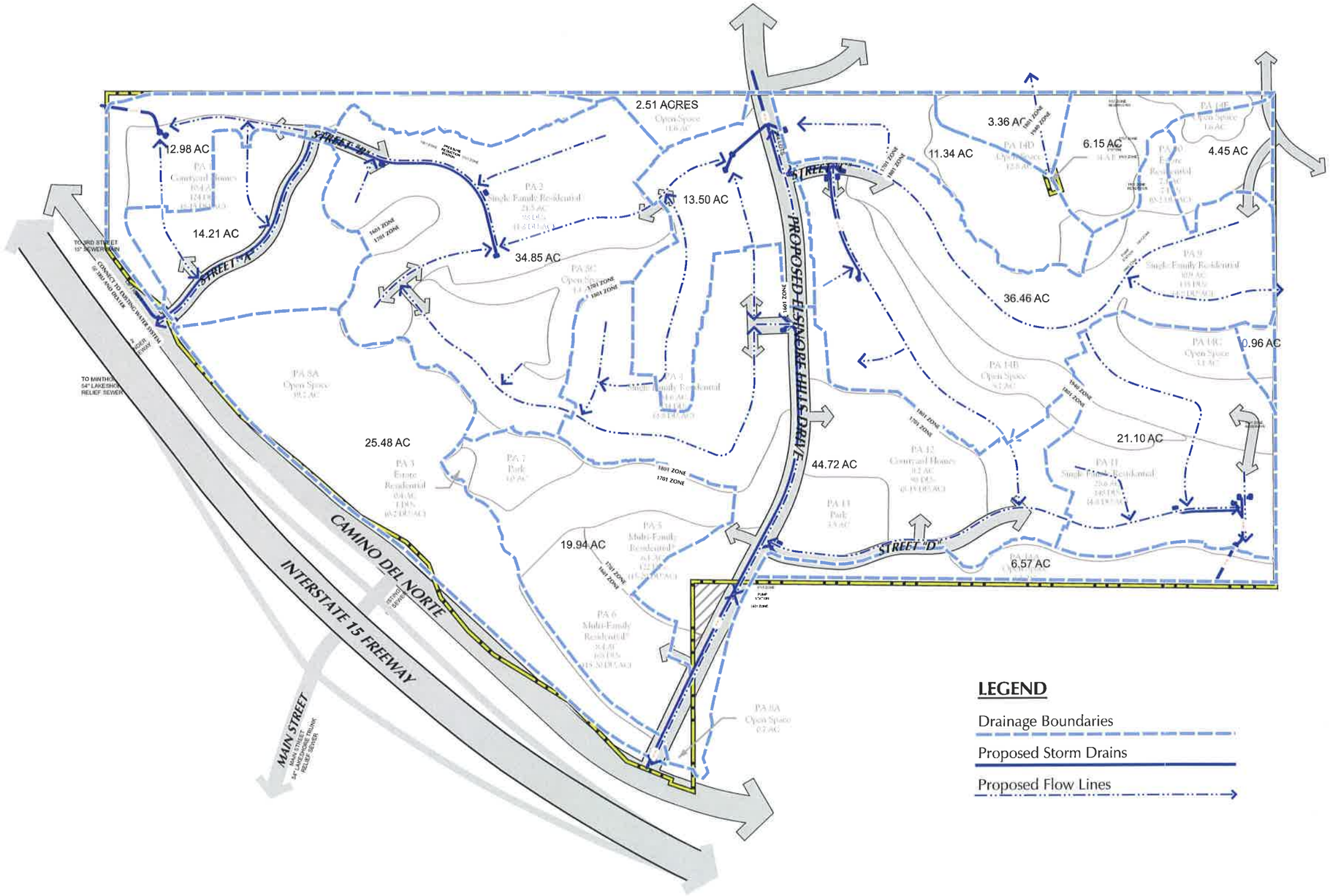


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FIGURE III-17
Conceptual Drainage Plan

F. WATER AND SEWER PLANS

The SPYGLASS RANCH community's water and sewer needs are served by the Elsinore Valley Municipal Water District (EVMWD), a public non-profit agency. EVMWD is a sub agency of the Western Municipal Water District, a member agency of the Metropolitan Water District of Southern California. EVMWD's powers include provision of public water service, water supply development and planning, wastewater treatment and disposal, and recycling. Currently, the EVMWD has over 35,000 water, wastewater, and agricultural service connections.

1. WATER PLAN

a. Description

The potable water plan for SPYGLASS RANCH is depicted in Figure III-18, *Conceptual Water Plan.* The Conceptual Water Plan was designed to accommodate the residential and non-residential water demand generated by implementation of the SPYGLASS RANCH Specific Plan. Water supply is provided via the development of four water Pressure Zones (1601, 1701, 1801, and 1940). For Pressure Zone 1601, water lines connect to an existing EVMWD water system located near the intersection of 3rd Street and Dexter Avenue. Connections for Pressure Zones 1701, 1801, and 1940 occur within proposed developments to the north and east of the SPYGLASS RANCH community.

Within the community, pump stations and pressure reducing stations provide connections between the four Pressure Zones. These pump stations allocate additional resources to the higher Pressure Zones. Pressure reducing stations provide the lower Pressure Zones secondary, standby connection points. In addition, reservoirs for Pressure Zones 1601, 1701, and 1801 are planned on-site. Direct water service to residences within SPYGLASS RANCH is provided via water mains and lines located within community roadways right-of-ways.

2. SEWER PLAN

a. Description

The sewer plan for SPYGLASS RANCH is depicted in Figure III-19, *Conceptual Sewer Plan.* As shown, the plan outlines a system of sewer lines located within community roadway right-of-ways. These sewer lines convey wastewater from residences and other buildings within the community to one of three outfalls.

The first outfall is a 54-inch sewer line, located within Main Street. EVMWD is currently constructing this sewer line, which known as the "Lakeshore Trunk Relief Sewer." The Lakeshore Trunk Relief Sewer is planned to serve the southerly portion of the community. The second outfall is located north of the community. This sewer line is planned to be constructed as part of an adjacent development. The final outfall may consist of one of two options. Sewer lines from the western portion of the community are first directed to Camino del Norte. Flows are then discharged into (1) a new sewer line in Camino del Norte that travels north to the intersection of Third Street and Dextor Street (a total of nearly 4,000 feet of sewer lines), or (2) a sewer line that travels west under I-15 to Minthorn Street and connects to the 54-inch line currently under constructed by EVMWD (less than 1,000 feet of sewer lines).

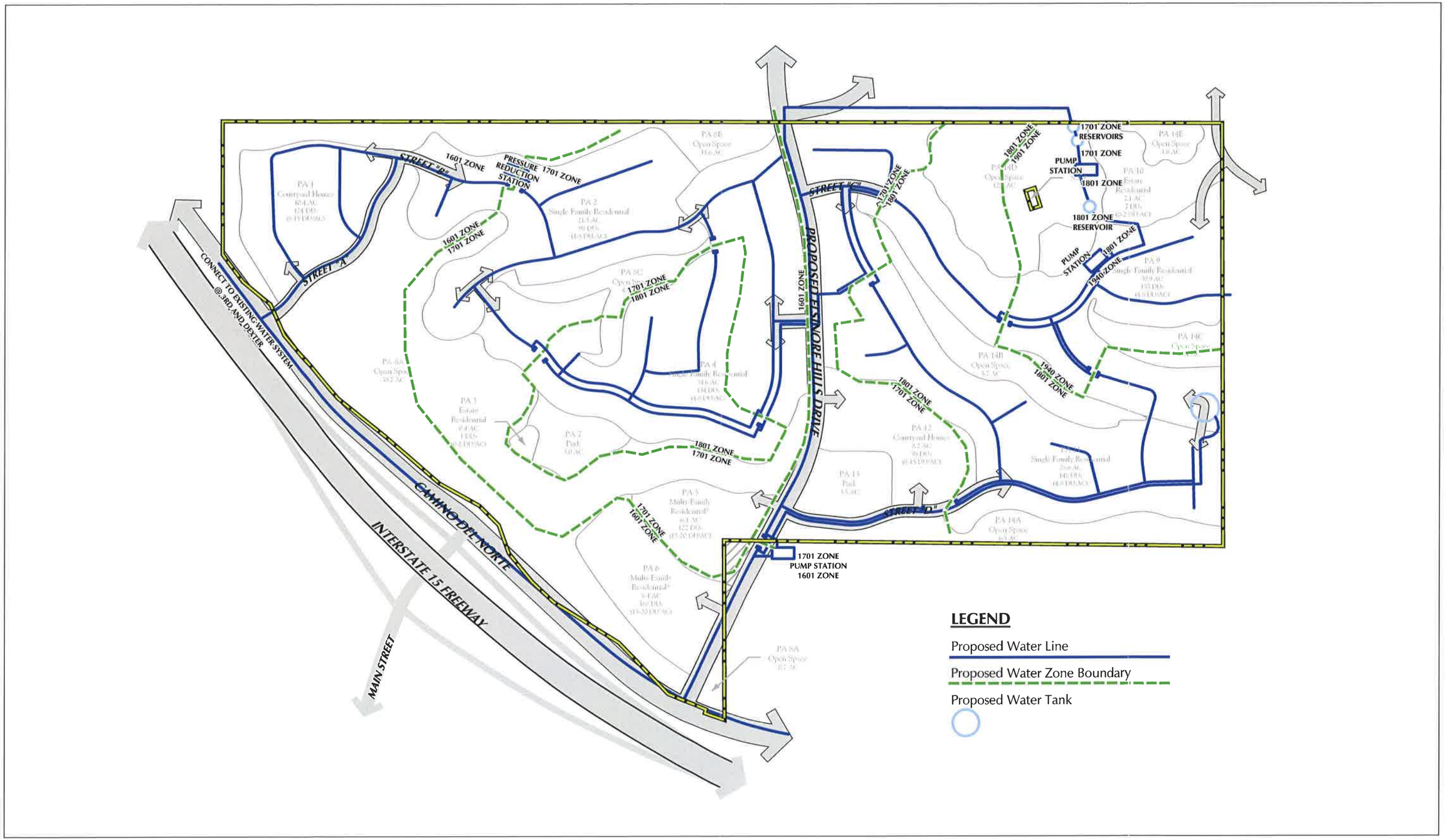

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FIGURE III-18
Conceptual Water Plan

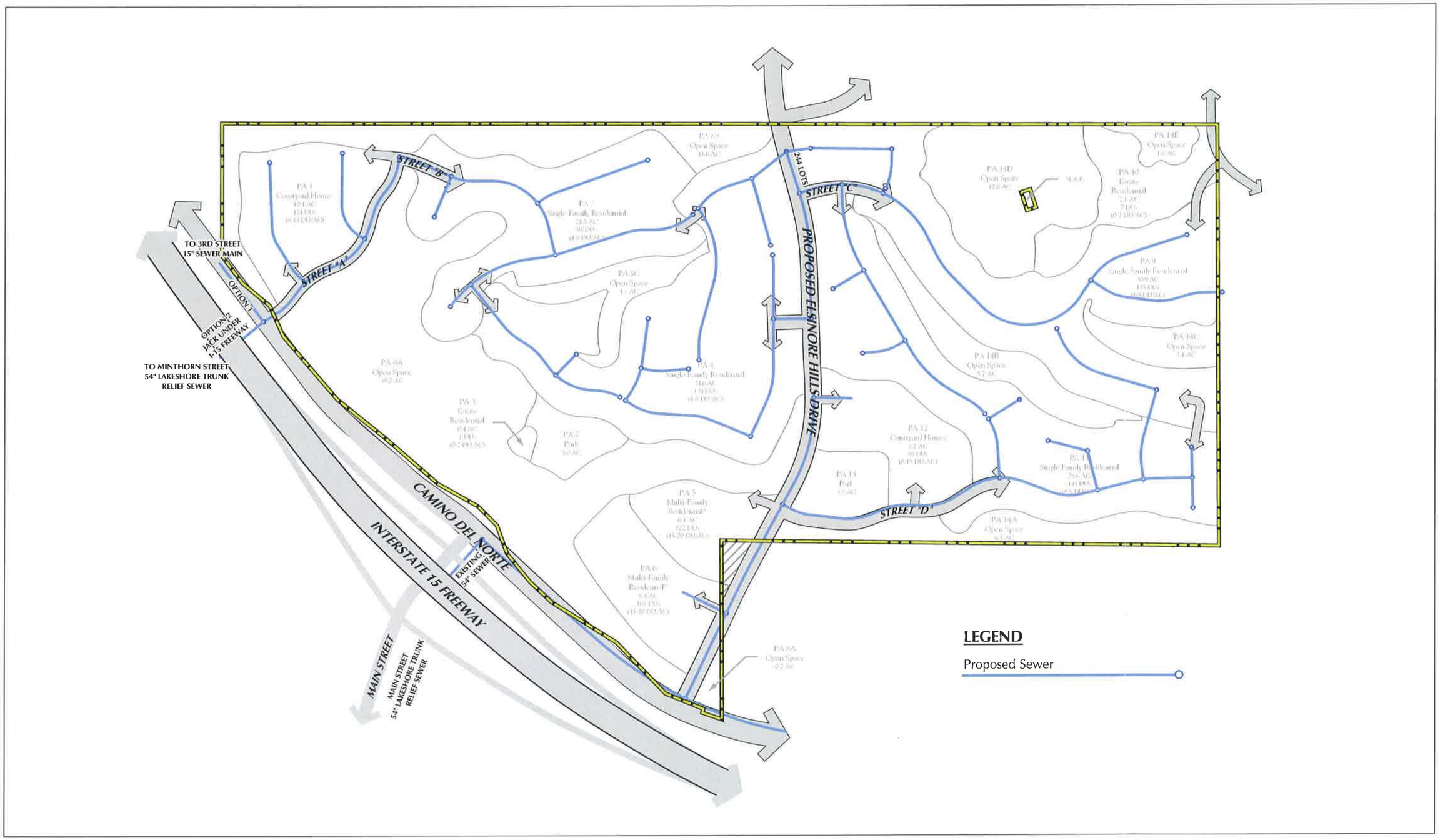

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FIGURE III-19
Conceptual Sewer Plan

3. WATER AND SEWER PLANS DEVELOPMENT STANDARDS

1. Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the City of Lake Elsinore and the Riverside County Health Department.

2. All water and sewer lines shall be placed underground.

3. Will serve letters shall be obtained from the City of Lake Elsinore prior to approval of a subdivision map and/or development plan for commercial uses in accordance with the State Subdivision Map Act.

4. Plans shall conform to the hydrant types, location and spacing, and the system shall meet fire flow requirements. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency, prior to combustible building materials being placed on the job site.

5. The developer shall design for domestic water and minimum fire flow requirements to the project in compliance with the City of Lake Elsinore standards and provide hydraulic. The proposed water network shall be designed for the required volume and pressure.

G. GRADING PLAN

1. DESCRIPTION

The grading plan for SPYGLASS RANCH has been designed to be sensitive to natural landforms and accommodate drainage that meets City of Lake Elsinore standards. The design incorporates residential enclaves and other related uses which preserve on-site topography by clustering development in areas with fewer constraints to minimize grading (see Figure III-20, *Conceptual Grading Plan*). The project site is characterized by small valleys, ridgelines, and canyons and generally falls toward the south and west. The topography of the community site is characterized by small valleys, ridgelines, and canyons, ranging in elevation from approximately 1,290 feet above mean sea level (MSL) in the southwest portion of the property to approximately 1,845 feet above MSL in northeast portion of the site (see Figure II-5, *Topographic Map*).

The primary objectives of the grading concept are to: a) establish road grades that are consistent with those of the existing City streets around the site; b) provide stable development pads for structures and recreation amenities; and c) balance the cut and fill grading quantities on-site. The amount of grading proposed for the project is dictated by the site's topography, desired land use, and the minimum and maximum grades for the streets. Buildable areas will be produced by cutting of the higher areas and filling of the lower areas. Grading will also be minimized by clustering within residential development areas. Consideration will be given to view shed, accessibility, and control of storm water runoff. It is anticipated that the overall earthwork will balance and not require import or export of soil.

2. DEVELOPMENT STANDARDS

1. All grading activities shall be in substantial conformance with the *Conceptual Grading Plan* (Figure III-20) and the provisions outlined herein and shall implement grading related mitigation measures outlined in the Preliminary Geotechnical Report.

2. Cluster development will be implemented for residential development areas to minimize grading impacts and to retain natural features where possible. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.

3. Grading shall conform to City of Lake Elsinore regulations.

4. Prior to issuance of any grading permit within the Specific Plan area, a grading plan and a geotechnical study shall be prepared and submitted to the City of Lake Elsinore for approval.

5. All manufactured slopes shall be constructed to 2:1 or flatter unless a steeper slope is specifically recommended to be safe by a slop stability report prepared by a geotechnical engineer.

6. Grading plans shall implement measures to control runoff, erosion, and dust.

7. If any historic or prehistoric remains are discovered during grading operations, a qualified archaeologist should be consulted to ascertain significance.

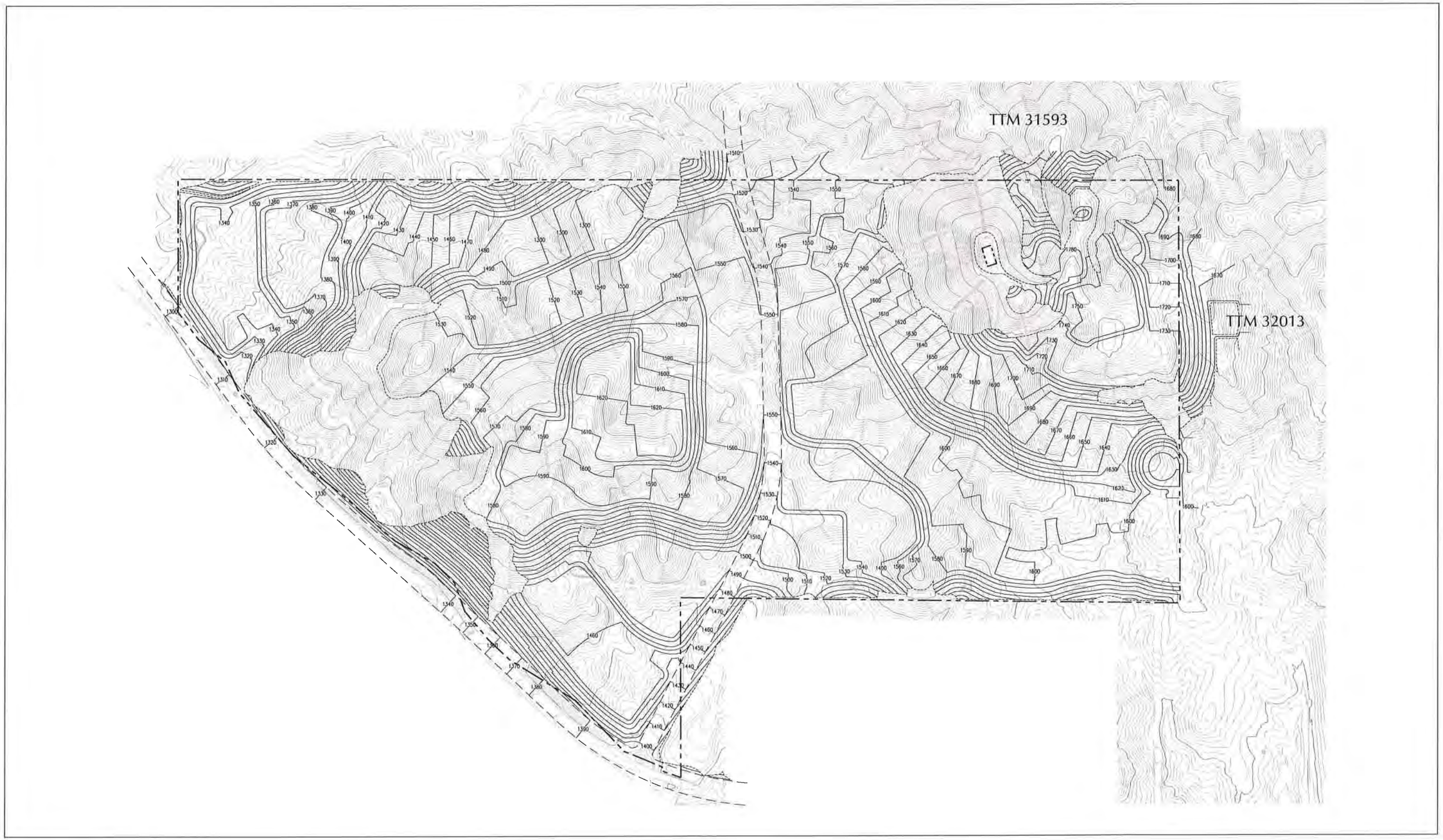

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FIGURE-20
Conceptual Grading Plan

8. All clearing, grading or excavation shall comply with the appropriate National Pollution Discharge Elimination System (NPDES) permit requirements. A Storm Water Pollution Protection Plan (SWPPP) shall be prepared and approved by the Regional Water Quality Control Board prior to any grading activity.

SECTION IV.

DESIGN GUIDELINES

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These Design Guidelines are intended to establish standards for a superior master-planned residential community and will help to guide the development of an aesthetically cohesive environment that incorporates the natural topography and landscape of the SPYGLASS RANCH community. The SPYGLASS RANCH Design Guidelines, in addition to the *Development Regulations* provided in Section V, provide a path to properly develop the community, taking into account all local goals, objectives, and policies.

The general objectives of the SPYGLASS RANCH Design Guidelines are:

- To provide the City of Lake Elsinore with the necessary assurances that the SPYGLASS RANCH development will be developed in accordance with the quality and character proposed in this document;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals involved in implementing the SPYGLASS RANCH Specific Plan in order to maintain the desired design quality;
- Address residential and non-residential product design and placement to ensure a unified architectural theme throughout the community;
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing for a reasonable amount of flexibility;
- Create "walkable," livable neighborhoods rather than subdivisions by incorporating meaningful, shared public spaces and recreational amenities in close proximity to residences;
- Reinforce SPYGLASS RANCH community's intended theme with characteristic architectural styles and community elements such as monumentation, recreational facilities, walls, fencing and trails;
- Promote community continuity and compatibility with surrounding uses through site planning, building design, street design, trails, landscaping, and other design elements that will endure throughout the life of the community; and
- Provide for a range of housing products that are responsive to local needs and market demands.

These Design Guidelines are a living document and are intended to be flexible and are, therefore, illustrative in nature. As such, the Design Guidelines can, over time, accommodate changes in lifestyles, buyers' tastes, economic conditions, community desires, and the marketplace. Although a great deal of specific design information is provided in these Design Guidelines, there will at times be a need for interpretation of the intent of the guidelines in keeping with the spirit of the SPYGLASS RANCH design theme. It is critical that these guidelines are followed in a manner consistent with this

design theme in order to create a unified concept while providing the opportunities for diversity and visual interest.

The photographs, sketches, and other graphic representations in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. The design components presented in this document are provided for informational purposes and are to be used in identifying the desired design composition for SPYGLASS RANCH. Design components are provided as a palette of character, materials, and colors defining elements that should be reflected in future design proposals.

B. INTRODUCTION

The Design Guidelines section consists of two principle components: Architectural Design Guidelines and Landscape Design Guidelines. These components define the design concept, physical character, and theme of SPYGLASS RANCH. The Architectural Design Guidelines are intended to provide a basis for decisions on how the structural environment is to be built. A high-quality living environment is defined by the guidelines for site planning, architectural theme and details, building mass and scale, materials and color, and articulations. The Landscape Design Guidelines present general landscaping requirements including, but not limited to, design standards for streetscape landscaping, walls and fencing, edge conditions, and entrance monumentation. Additionally, the Landscape Design Guidelines establish a general plant palette intended to unify the varied architectural types and styles within the community.

1. COMMUNITY THEME

Both the Landscape Design Guidelines and the Architectural Design Guidelines are compatible with one another and create the overall Community Theme. The SPYGLASS RANCH Community Theme is based, in part, on the City of Lake Elsinore's rich history and bright future. Native Americans believed the City's namesake lake possessed curative and magical properties. Later, the lake also served as a popular rest stop for Spanish ranchers and American trappers, resulting in the development of service-oriented shops and businesses in the area.

The City of Lake Elsinore was incorporated in 1888, nearly five years before the creation of Riverside County. Franklin H. Heald, a close friend of the City's founder, D.M. Graham, wrote in the early 1880s that the area was "a valley of fruit and flowers of which the lake [laid] like a priceless gem." The City also benefited from a small gold rush after the precious metal was found in the nearby hills. Others were drawn to the area for the lake's hot therapeutic waters. Throughout the 1990s, Lake Elsinore became a popular designation for Hollywood moguls and other historical figures, including President Grover Cleveland and Clark Gable.

In 1976, the population of the sleepy lakeside town was approximately 4,000 people; however, rapid population growth altered the appearance and image of Lake Elsinore forever. The City is one of the fastest-growing places in Riverside County, with a population of nearly 38,000 residents in 2006. Homebuyers are drawn to the area for the numerous recreational amenities, picturesque scenery, and convenient location along the I-15 corridor.

The SPYGLASS RANCH Community Theme is also based on the community's scenic topography. The site is characterized by small valleys, ridgelines, and canyons, ranging in elevation from

approximately 1,290 feet above mean sea level (MSL) in the southwest portion of the property to approximately 1,845 feet above MSL in northeast portion of the site. The unusual topography, texture, and colors of this site make it an incredibly beautiful setting and provide the homes within SPYGLASS RANCH with attractive views.

As a result of these two influences, development of SPYGLASS RANCH focuses on a "Rustic Californian" Community Theme. The Community Theme is achieved through the use of contemporary interpretations of historical architectural styles and a prairie-inspired landscaping motif, which are explained in detail through these Design Guidelines.

C. RESIDENTIAL DESIGN CRITERIA AND ARCHITECTURAL STYLES

1. DESIGN CRITERIA

The architectural goal of SPYGLASS RANCH is to provide residential homes that exhibit high quality design, offer a variety of housing opportunities, and are sensitive to their historical context. The architecture for each home is envisioned to be created through thoughtful analysis and consideration of the development's theme, as well as the constraints, opportunities, and characteristics of each neighborhood. Architectural and residential construction standards are intended to conform to and address site conditions/characteristics.

Residential architecture within SPYGLASS RANCH shall reflect a variety of themes and styles contributing to the integrity and character of the community. Neighborhoods are built over time, and each home possesses its own unique identity and features. In order to evoke this sense within SPYGLASS RANCH, each residential neighborhood shall provide diversity in design through considerate attention to architectural character and floor plan livability.

To promote this goal, the following criteria should be met within the SPYGLASS RANCH residential neighborhoods:

1. The architectural character of the neighborhoods should be one of continuity and compatibility.

2. The architectural styles that have been selected for SPYGLASS RANCH are visually compatible with one another, possess general market appeal and acceptance, include features that are open to interpretation and variation, and incorporate the City of Lake Elsinore and Southern California's rich historic background and architectural precedence. These styles are: Craftsman, Monterey, Spanish, and American Farmhouse.

3. To ensure the development of visually-engaging neighborhoods, each residential planning area shall utilize a minimum of three SPYGLASS RANCH architectural styles. Each residential planning area shall feature a minimum of three floor plans and a minimum of three different architectural styles per plan.

4. Additionally, no specific style shall constitute more than 20% of all single-family residences constructed within the Specific Plan (not including Multi-Family Residential planning areas).

5. Where the same plan is plotted across from or adjacent to another, it should be reverse plotted and have a significantly different elevation and color scheme whenever feasible.

6. The use of style-appropriate materials and color schemes helps to achieve greater variety between homes with identical plans and elevations. It is the intent to avoid an overall monotonous color scheme through the use of a varied neighborhood color and materials palette. Varied color schemes shall be applied to homes according to each individual style color palette as shown in the architectural guidelines section of this document.

7. The following site design techniques and innovative architectural concepts should be used wherever feasible:

   - Shortened streets
   - Curb separated sidewalks
   - Varied setbacks
   - Varied garage placement
   - Wrap-around architecture
   - Varied roof heights and pitches

8. For the security and safety of future residents, the following design concepts should be incorporated into individual planning areas:

   - Adequate circulation for pedestrians, vehicles, and police patrol;
   - Lighting of streets, walkways, and safety lighting within park facilities;
   - Visibility of doors and windows from the street and between buildings; and
   - Fencing and landscaping heights that are conducive to security needs

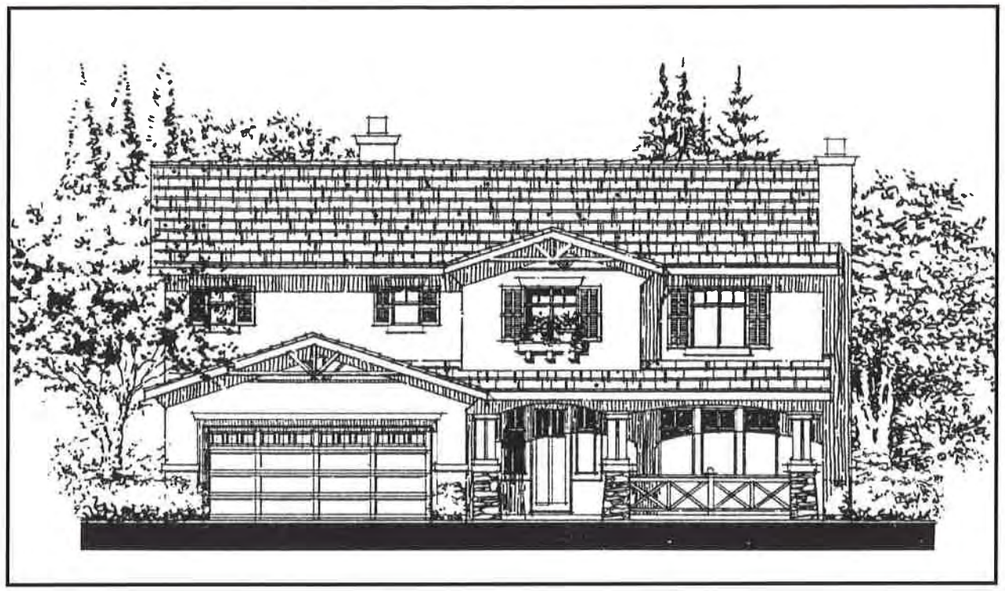
2. ARCHITECTURAL STYLES

As previously described, a variety of architectural styles is essential to creating a high-quality community, and a variety of styles within each residential planning area is required by this Specific Plan. SPYGLASS RANCH features three attractive architectural styles for single family and multi-family homes within the community, including Craftsman, Spanish, and American Farmhouse (see Figure IV-1 through IV-3). These styles are visually compatible with one another and provide adequate flexibility in design.

Developers, builders, engineers, architects, landscape architects, and other design professionals should use these architectural style guidelines to maintain design continuity, create an identifiable image, and develop a cohesive community. While these Design Guidelines provide illustrations of the chosen architectural styles, these are only intended to impart the style's characteristic elements and are not meant to depict the exact residences to be constructed. Rather, they are intended to foster flexibility and provoke design ideas that ultimately produce high-quality residential development that is compatible with the chosen "Rustic Californian" Community Theme.

The following descriptions and referenced graphics provide an overview of the general architectural styles desired for SPYGLASS RANCH. Again, it should be emphasized that individual character and interpretation are encouraged and it is not the intent that all of the represented design components be incorporated into each residence or neighborhood. These examples are conceptual in nature and are meant to provide a menu of options that suggest the selected architectural style. Finalized floor plans and elevations will be determined at a later stage of development, although illustrative building footprints for the various lot sizes are shown in this document.

Architectural Design Guidelines



- ***Style*** – Craftsman style homes are one and two-story homes with side-to-side low-pitched gable roofs. They are often found to have cross-gabled roofs or front to back with cross gables. Additionally, the massing can be 'L'-shaped or a principal two-story mass with one-story appendages. A 3 ½ 12 to 4 ½ 12 roof pitch is achieved with 18" to 24" overhangs.
- ***Doors & Windows*** – Craftsman style doors are usually rustic panel and rail patterns with optional sidelight windows. Vertical shaped windows are common, which usually have multi-pane glazing and shaped wide wood header trim surrounds. Feature windows are commonly ganged in pairs.
- ***Materials*** – Craftsman Style homes are often wrapped in siding or steel trowel stucco and sometimes a blend of both. Stone and brick are used to accentuate the facade. Square columns or tapered, columns rest upon massive piers, which are made up of a stone or some other contrasting material. Roofs are generally flat concrete tile.
- ***Details*** – Full- or partial-width porches with vertical or horizontal railing pickets are the most identifiable characteristic of Craftsman Style home. Wood columns rest on pedestals that extend to ground level without a break at the porch floor. Continuous fascias and closed eaves are a common treatment. Dormers are gabled and have triangular knee braces. Decorative beams are sometimes added under the gables as an accenting feature. Exterior light fixtures are arts and crafts style. Garage doors compliment the style.

FIGURE IV-1
Craftsman Architectural Style

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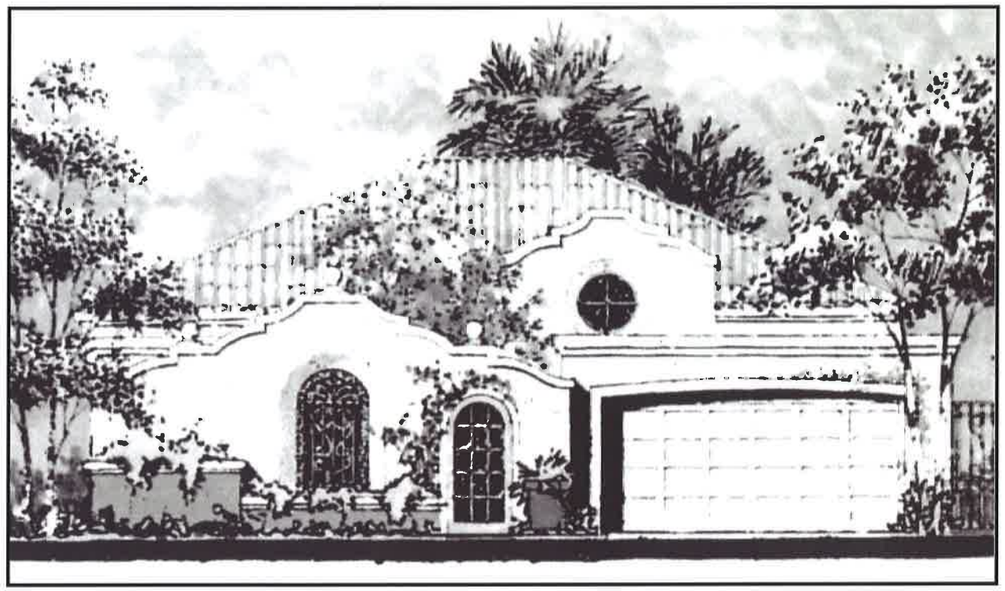

- ***Style*** – The Spanish Mission Style is within a family of styles, which includes Spanish Monterey, Spanish Eclectic, Spanish Colonial, and Spanish Hacienda Styles. Spanish Mission Style homes are generally two-story homes with low-pitched roofs and a decoratively, curved parapet. The massing of the home is traditionally rectangular-shaped.
- ***Doors & Windows*** – The entry is commonly covered by a porch. This demonstrates the simplicity of the style. Wood-appearance headers or stucco trim surrounds are used on the windows. Balconies are sometimes used to accent the windows. Feature picture windows are acceptable.
- ***Materials*** – The body of the home is fully wrapped in stucco. Steel trowel finish stucco is used to reflect the elementary shape of the building style. Barrel or terra cotta roof tiles are the standard. Wrought iron is the accent material for balconies and other ornamentation.
- ***Details*** – The decoratively, curved parapet is required and is the most defining feature of the Mission Style. Thickened walls and arches are also common accents. Long, narrow porches can be recessed into the main structure. Decorative chimney caps are made of stucco, stone or brick veneer. Garage doors shall compliment the style. Spanish style exterior lights shall be utilized.

FIGURE IV-2
Spanish Architectural Style

Architectural Design Guidelines

- ***Style*** – The American Farmhouse Style is within a family of styles, which includes Folk Victorian and European Farmhouse Styles. The American Farmhouse is always a two-story home with a medium to steep pitched roof. The roof form is made up of one main gable roof with intersecting, front-facing gables. The massing usually consists of two intersecting rectangular forms in an L-shape. This style specific massing is also found to have different forms such as a main body mass with supporting one-story appendages. A roof pitch of 6:12 to 9:12 shoul dbe achieved along with 12" overhangs.

- ***Doors & Windows*** – Front doors are usually wood-appearance, raised panel with an occasional accent window. Unarticulated window and door surrounds are common in this style. Windows are often tall, narrow and multi-pane. The feature windows for this style are most often paired window. Bay windows are also accepted. A minimum 2X4 wood window and foor trim should be used.

- ***Materials*** – The body of the home is most often found to be horizontal lap siding. For this application, stucco will be used as the secondary wall treatment. In the American Farmhouse Style, roof materials are flat concrete tile.

- ***Details*** – The gable roof and front porch are the most important characteristics of the American Farmhouse Style. This home usually has a full-width front porch. It can have a partial-width front porch. And as a feature accent, a wrap-around porch is acceptable. The porch is usually raised and has undecorated stick columns supporting the porch roof. When the porch is not raised above grade railings are optional. Garage door and exterior light fixtures complimentary to the style.

FIGURE IV-3
American Farmhouse Architectural Style

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D. SINGLE FAMILY RESIDENTIAL - ARCHITECTURAL DETAILS

1. ARCHITECTURAL MASSING AND SCALE

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes effectively reduces the visual mass of a building (see Figure IV-4). The development of one-story elements along neighborhood streets and at street corners, which allow the building to "step back" from a given edge, provides for a manageable building scale. Both components, mass and scale, should be primary design considerations during the development of the street friendly and pedestrian scale architecture that should be used throughout the SPYGLASS RANCH project. Delineation and variation in form should reflect the particular architectural style selected. Design considerations should be used to attain the intended architectural theme and create visually appealing, appropriately defined structures. It is important to provide variation along streets through the mass and scale of the buildings, which should provide desirable and necessary visual variety within neighborhoods.

❑ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Exterior mass and form can be manipulated to improve the street scene by reducing the impact of certain home elements as they relate to corner conditions, adjacent units, setbacks, and the street. Therefore, massing should be designed to decrease perceived density.

2. Building mass should reflect interior uses within the repertoire of forms for the chosen architectural style while exterior mass and form can be manipulated to improve the streetscape.

3. Single-story components such as porches, reduced heights of living spaces, and/or garage areas should be used to create a sense of variety within the streetscene.

4. Long, unbroken facades and box-like forms should be avoided. Building facades should be broken up to give the appearance of a collection of smaller structures.

5. Reduce large expanses of flat walls by utilizing projections and recesses to provide shadow and relief at exterior walls and roof areas.

6. Combine one and two-story architectural elements when appropriate for the architectural style, including patio walls and balconies to break up exterior walls.

7. Use simple roof forms and provide interest by jogging the rooflines, varying plate lines, and roof heights.

8. Balconies, if used, should be used to break up wall masses and take advantage of views. Chimneys should be used as an architectural form but should be simple in design. Materials and colors should match or compliment those used on the main buildings.

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-4
Architectural Massing and Scale - Single Family Residential

9. Any detached structure to be used as living space shall conform to the design standards of the existing dwelling on the lot.

10. Surface detailing should not serve as a substitute for well integrated and distinctive massing.

11. Chimney caps should be decorative and conceal spark arrestors.

2. ARTICULATION OF BUILDING FACADES

The incorporation of architectural details to residential structures plays an integral part in creating a varied streetscene. The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks, and open spaces, is an important element in the success of a community's visual character and environment (see Figure IV-5). The following guidelines provide the types of elements that should be included in the residential architecture of SPYGLASS RANCH and future design proposals.

❑ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Long unarticulated building facades should be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street.

2. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations.

3. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur in the front facades and facades visible from public streets. However, similar and complimentary massing, materials and details should be incorporated into every other building elevation resulting in 360-degree architecture.

4. Houses should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks to create a diverse streetscene.

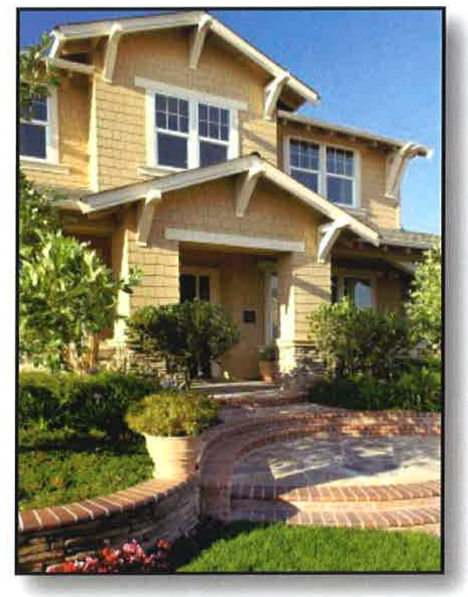
5. Special design features, such as covered front porches, garage placement to the rear of a lot, use of multiple floor plans, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings, or trellises) are highly encouraged.

6. Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades. Architectural trim should be provided on all elevations where visible from adjacent public spaces.

7. Residential dwelling units should be oriented in a manner that maximizes the opportunity for scenic views and takes advantage of the project's rural setting.

8. Variation in setback requirements may be permitted for the purpose of creating a diverse and interesting streetscene. Examples of such variances include a reduced front yard setback to accommodate wide lots and/or side entry garages; reduction in side yard setbacks when single-story elements are incorporated into the proposed design, etc.

Architectural Design Guidelines



SPYGLASS RANCH

FIGURE IV-5
Articulation of Building Facades - Single Family Residential

9. Windows shall be generously inset from building walls to create shadow and shadow detail. The minimum inset should be six inches.

3. MATERIALS AND COLORS

The colors and materials used at SPYGLASS RANCH should reflect a general theme of environmental harmony with the surrounding topography and neighborhood character (see Figure IV-6). The architectural style palette selected for these guidelines contributes to this goal as each color palette has a historic lineage that shares this "common sense" approach to the use of materials and colors. New interpretations of these classic combinations of materials and colors are encouraged as they relate to a general feeling of neighborhood unity. A variety of natural looking materials and colors should provide the diversity required for visual interest while unifying the homes with their settings and creating a timeless appeal. The primary purpose of the architectural color palette selection is to avoid monotony, provide a variety of colorful schemes and promote visual diversity.

❑ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Each elevation shall have a minimum of four colors (for example, one body color, one trim color, and two accent colors).

2. There should be a minimum of three color schemes developed for each architectural style.

3. Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles and colors.

4. No adjacent home shall have the same color scheme.

5. Decorative elements such as balconies, chimneys, gable vents, exterior lighting, and shutters shall appear as functional elements, and match the applicable architectural style.

6. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt shingle or roll roofing, blended roofing materials, and corrugated metal.

7. Colors of structures should blend with the natural colors of the hillsides, where possible. A harmonious combination of colors and materials should be used. Surface textures should be rough to blend with the coarseness of natural vegetation.

8. Roof colors should be darker tones and bright colors should be avoided.

9. A variety of materials should be utilized depending on the style including wood siding, stone, rock, brick, etc.

10. High quality materials shall be utilized to create a look of permanence and quality architecture.

11. Exterior light fixtures must be compatible with and compliment the architectural character of the structure.

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-6
Building Materials and Colors

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12. Any use faux shutters shall be proportionate to the window size so as to create the appearance of a real functioning shutter.

4. GARAGE LOCATION AND DESIGN

The development of SPYGLASS RANCH should place careful attention to the design, placement, and orientation of garages in all residential neighborhoods. While maintaining an awareness of the contemporary market and the targeted market segment, it is desirable to minimize the impact of the garage on the residential neighborhood and orient the "living" portion of the house to the street (see Figure IV-7). Each residential area should incorporate garage design techniques listed below to reduce the emphasis on the garage, and enhance the architecture of the street scene.

❑ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Because a varied setback is necessary along the street frontage, strict compliance to the minimum garage setback should be minimized so as not to contribute to a repetitious and monotonous along the streetscene.

2. Plans should be reversed and plotted so that garages and or entries are adjacent to each other. This creates an undulating setback. Occasionally, this pattern should be broken so that it will not become overly repetitious or reflected by the massing directly across the street.

3. Minimize the impact of garages facing the street by incorporating elements that add articulation and shadow and using different garage door patterns that compliment the architectural style of the residence.

4. A variety of placements, setbacks, and treatments can be used to reduce the impact of the garage including the use of mid and rear placed garages, tandem garages, alley access garages, port cocheres, recessed garage doors, and decorative treatments where possible.

5. Wooden garage doors are permitted when designed to eliminate deterioration due to panel separation. In selecting wooden garage doors, special attention should be given to the design, durability, and longevity of the product.

6. A maximum of two garage door bays shall face the street. Any garage bays over two shall face a different orientation.

7. The ratio of garage frontage to the width of the residence shall not be greater than 45%.

5. ROOF FORM AND DESIGN

Roofs and rooflines of a house are significant components of a building's composition when used to define a particular architectural style. A roof's composition should allow for a clean interface with the building and the building façade. The two elements should not be overbearing nor give the appearance of being disjointed or cut-up. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style (see Figure IV-8). Varying roof pitches on the same building should be avoided unless they are integral

Architectural Design Guidelines

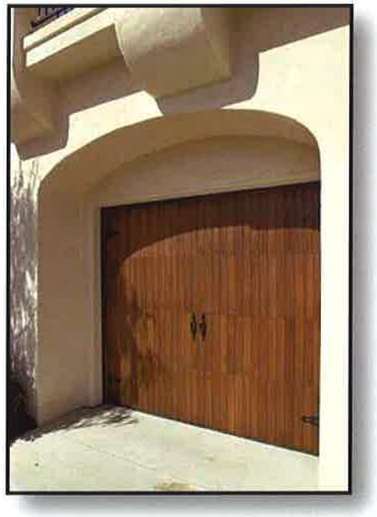

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FIGURE IV-7
Garage Location and Design - Single Family Residential

Architectural Design Guidelines

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FIGURE IV-8
Roof Form and Design - Single Family Residential

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to the architectural style or extend over porches, balconies, or garages.

❑ **PROJECT DESIGN STANDARDS AND GUIDELINES**

1. A variety of roofs styles shall be permitted, including hip, gable, and shed roofs. The roof design shall follow the wall planes and roof pitch shall be consistent with the architectural style.

2. In general, simple massing consistent with the style is required. Roofs should be configured in basic roof shapes based on the plan configuration forms to which they are covering.

3. Where appropriate, a mix of gable and hip roof lines should be incorporated, along with architectural projections, wider and overhanging eaves, exposed rafter ends, and extended rooflines.

4. Exterior walls shall offset vertically or horizontally so that the eave of one roof does not intersect the rake of another.

5. Provide rooflines, which create a variety of roofline silhouettes along the street scene. Flat roofs shall not be permitted.

6. Provide variation in height and prominence of all horizontal edges on the homes such as ridgelines, eave heights, and fascias above garage doors to markedly promote visual interest wherever possible.

7. In tract developments, a mix of single-story and two-story homes should be provided to create variation in mass and building height along streets. In addition, all two-story homes shall have single-story elements.

8. Any second-story should not exceed 80% of the first-story square footage.

9. The second-story should only be placed over a portion of the first-story to reduce the overall massing and scale.

10. A minimum of two rear roofline designs shall be utilized to ensure variety within tracts.

6. PORCHES AND BALCONIES

In many historical styles, front porches and balconies once considered outdoor rooms evolved as key elements of architectural composition, especially in California due to the need for an outdoor living area protected from the elements. The homes of SPYGLASS RANCH should promote the inclusion of porches and terraces to provide a visually interesting streetscene. In order to maintain authenticity of style, all front porches, stoops, and balconies should achieve a minimum size and grade relationship to the street. Examples of these design features are depicted on Figure IV-9.

❑ **PROJECT DESIGN STANDARDS AND GUIDELINES**

1. Porches shall be used to articulate and reduce mass, as well as to provide shadow relief.

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-9
Porches and Balconies - Single Family Residential

2. Where architectural style and density are appropriate, stoops may be used instead of porches.

3. Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.

4. Materials used to construct balconies and porches shall be appropriate to the designated architectural style.

5. Covered porches, balconies, and other shade elements shall be integrated into the architecture of the house, and not appear as an afterthought in the design.

6. Second-story covered balconies and decks shall be designed to be appropriate to the style of the house, sized to be meaningful and useful spaces, and positioned to minimize disruption to the privacy of neighbors.

7. Porch railings may be metal or wood composite material, with design detail appropriate to the architectural style of the structure.

8. Appropriate flooring surfaces include composite decking, colored concrete, and brick or concrete pavers.

9. Porches should be a minimum of 6 feet in depth with materials and/or details that are necessary to achieve an authentic architectural style as possible.

10. Building entrances shall be emphasized using lighting, landscaping, and architecture.

7. SECONDARY EXTERIOR ELEMENTS

1. Appurtenant Structures – Any detached structure to be used as living space shall conform to the design standards of the existing dwelling on the lot.

2. Awnings – Metal awnings shall be prohibited.

3. Stairs and Steps – Exterior stairs that are designed for access to second story living areas shall be designed to be incorporated and articulated into the theme of the home.

4. Composition Shingles – Composition shingle roofing materials shall be prohibited.

5. Gutters and Downspouts – Exposed gutters should be colored to match the roof or wall material. Exposed downspouts should be colored to match the surfaces to which they are attached.

6. Meters – Both gas and electric meters, and cable panels, should be screened from view and integrated into the architecture.

7. Mechanical Equipment – All air conditioning and heating equipment, ground mounted satellite equipment, soft water tanks, pool and spa equipment and electric self-timer boxes for sprinklers or exterior landscape lighting shall be screened from public view.

8. Patio Structures and Gazebos – The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses.

9. Roof Flashing and Vents – All flashing and vents shall be colored to match the material to which it is attached.

10. Sky Lights – Sky lights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze. White glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

11. Trash Containers – Space should be provided in interior portion of the garage or an adjacent side yard to accommodate at least three waste containers.

12. Common Mailbox Structures – decorative common mailbox structures shall be provided within residential tracts, as depicted on Figure IV-10, *Typical Mailbox – Representative Imagery.* The structures shall be designed to compliment the character of the specific treat in which they are located, and complementary in form, material and color to the surrounding residential buildings. The ultimate design of mailboxes is subject to the approval of the United States Postal Service (USPS).

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-10
Typical Mailbox - Representative Imagery

E. MULTI-FAMILY RESIDENTIAL - ARCHITECTURAL DETAILS

Development of Multi-Family Residential units within the SPYGLASS RANCH community should incorporate the design standards and guidelines included for Single Family homes (Section IV, D), as appropriate. In addition, special architectural details are provided for Multi-Family Residential units, which are summarized in the following section and graphically represented on Figures IV-11 through IV-15.

1. ARCHITECTURAL MASSING AND SCALE (see Figure IV-11)

1. It is recommended that no more than eight (8) attached units be permitted in a single structure.

2. The upper story of a two-story building should be stepped back to reduce the scale of facades facing streets, courtyards, or open space areas.

3. The development of multi-family residential units should be consistent with Project Design Standards and Guidelines, where appropriate.

4. Combinations of one, one and one-half, and two-story unit are encouraged to create variations in mass and building height.

2. ARTICULATION OF BUILDING FACADES (see Figure IV-12)

1. Architectural elements such as overhangs, trellises, projections, awnings, insets, materials and textures shall be used to create shadow patterns that contribute to a building's character and to achieve a pedestrian scale.

2. Stairways should be designed as an integral part of the overall architecture of the building complimenting the building's mass and form. Stairwells should be solid, prefabricated metal stairs are strongly discouraged.

3. The development of multi-family residential units should be consistent with Project Design Standards and Guidelines, where appropriate.

4. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front facades and facades visible from public streets. However, similar and complimentary massing, materials, and details shall be incorporated into every other building elevation resulting in 360-degree architecture.

3. GARAGE LOCATION AND DESIGN (see Figure IV-13)

1. Garage doors should appear to be set into the walls rather than flush with the exterior wall.

2. Carport roofs visible from buildings or streets shall incorporate roof slopes and materials to match adjacent buildings.

3. Flat roofs on garages, carports and ancillary structures, while allowed (if not visible offsite), are discouraged.

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-11
Architectural Massing and Scale - Multi-Family Residential

Architectural Design Guidelines

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FIGURE IV-12
Articulation of Building Facades - Multi-Family Residential

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FIGURE IV-13
Garage Location and Design - Multi-Family Residential

4. Ancillary structures shall incorporate similar or complementary roof pitch and materials to the main buildings within the project.

5. The development of multi-family residential units should be consistent with Project Design Standards and Guidelines, where appropriate.

4. WINDOWS AND DOORS

1. Window and door type, material, shape, and proportion shall compliment the architectural style of the building.

2. Windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be six inches.

3. Windows shall be articulated with sills, trim kickers, shutters, or awnings authentic to the architectural style of the building.

4. Faux shutter sizes shall be proportional to window openings.

5. Each unit's entry should be identifiable, distinguishable, and oriented to the street whenever possible.

6. Upper floor entries should have a distinct design that complements the main building frontage.

7. Long, monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.

5. ROOF FORM AND DESIGN (see Figure IV-14)

1. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or setbacks.

2. Deep roof overhangs are encouraged to create shadow and add depth to facades

3. If parapets are being used, one or more of the following detail treatments should be included: precast elements, continuous banding or projecting cornices, dentils, caps, cornice details or variety in pitch.

6. PORCHES AND BALCONIES (see Figure IV-15)

1. Where architectural style and density are appropriate, stoops may be used instead of porches.

2. Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.

3. Materials used to construct balconies and porches shall be appropriate to the designated

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-14
Roof Form and Design - Multi-Family Residential

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FIGURE IV-15
Porches and Balconies - Multi-Family Residential

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architectural style.

4. Covered porches, balconies, and other shade elements shall be integrated into the architecture of the house, and not appear as an afterthought in the design.

5. Second-story covered balconies and decks shall be designed to be appropriate to the style of the house, sized to be meaningful and useful spaces, and positioned to minimize disruption to the privacy of neighbors.

6. Porch railings may be metal or wood composite material, with design detail appropriate to the architectural style of the structure.

7. Appropriate flooring surfaces include composite decking, colored concrete, and brick or concrete pavers.

8. Porches should be a minimum of 6 feet in depth with materials and/or details that are necessary to achieve an authentic architectural style as possible.

9. Building entrances shall be emphasized using lighting, landscaping, and architecture.

10. Porches shall be used to articulate and reduce mass, as well as to provide shadow relief.

F. COMMERCIAL ARCHITECTURAL GUIDELINES

1. ARCHITECTURAL STYLES

The SPYGLASS RANCH Specific Plan provides a commercial land use alternative for Planning Areas 5 and 6. If commercial uses are developed, they shall be consistent with the design guidelines set forth in this section. The goal of the commercial design guidelines is to promote visual compatibility and individuality within the SPYGLASS RANCH community. These guidelines do not promote rigid adherence to style descriptions but assist in the design direction and quality of the end product. Achieving variety and diversity in commercial architecture is a key objective for SPYGLASS RANCH. The intent of this Specific Plan is to provide a framework which can integrate construction over time, while maintaining maximum flexibility to accommodate a wide variety of uses. For inspiration, SPYGLASS RANCH has embraced compatible architectural styles that have historical precedence in Southern California and throughout the world and are capable of contemporary interpretation and variation in a modern urban "Village" environment (see Figure IV-16, *Commercial Architecture – Representative Imagery*). The intent is to avoid "stage-front" architecture, while encouraging the application of detail and materials authentic to the spirit and character of the style. The concept for commercial architecture is to keep with the residential architectural themes which are proposed for the residential community of SPYGLASS RANCH. These styles include Craftsman, Monterey, Spanish, and American Farmhouse.

2. DESIGN PRINCIPLES

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Design features, such as special architectural treatments, perimeter and interior landscaping, and buffering of parking lots/loading zones should be incorporated into the project design to minimize any potential conflict between commercial uses and any abutting residential areas.

2. Large open parking lots should be divided into smaller, less imposing lots.

3. Ground floors of buildings adjacent to major streets should be placed adjacent to the street edge to encourage pedestrian activity.

4. Free-standing buildings are encouraged to be grouped around a common focal point or design feature.

5. Open areas should be large enough to be usable, but not so large as to appear empty. Fifteen feet to thirty feet in width is generally appropriate.

6. Major tenants or individual buildings at key locations should incorporate public plazas at focal points and at activity centers. Use of water elements in selected areas is encouraged.

7. Plazas and courtyards are encouraged to be used as transition areas between public and private spaces.

8. Continuity should be maintained through the use of unified or complementary pedestrian amenities, landscaping and similar design features.

Architectural Design Guidelines

SPYGLASS RANCH

FIGURE IV-16
Commercial Architecture - Representative Imagery

9. Alternative paving and bollards should be used to provide for separation of pedestrian and vehicular circulation within the same right-of-way.

10. Buildings should be oriented towards public spaces and should not back onto planned amenities such as parks, open space, water features, etc.

11. There should be no blank walls on any side of any building.

12. Ground floors of buildings adjacent to major streets should be placed adjacent to the street edge to encourage pedestrian activity. Landscaping should be installed between the street and/or edge of sidewalk and the building to soften the massing and provide a pedestrian scale to walkways where appropriate.

13. A combination of the following accent features should be incorporated into the project entries: standard ornamental landscaping, landscaped medians, architectural monuments, accent lighting, decorative walls, and/or enhanced paving.

14. Common outdoor plazas should include shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping and public art.

15. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project.

16. The areas between buildings should be definable and purposely designed shapes, not simply left over spaces between buildings.

3. BUILDING PLOTTING CONCEPTS

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Buildings should be oriented to take best advantage of arterial visibility.

2. When planning the interior vehicular circulation and parking, a hierarchy should be developed to help with traffic flow.

3. Building masses should be articulated to avoid long straight building façades and create enclosed courtyards and pedestrian spaces where possible.

4. STREETSCENE

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. To allow for comfortable pedestrian spaces, the project should provide adequate separation between parking and storefronts.

2. The distance along the face of the building should be varied to provide visual interest.

3. Loading zones should be site planned to avoid exposure to adjacent streets and residential zones.

4. Incorporating walls and fences can also be used to help screen areas.

5. Exterior storage areas and trash enclosures should be planned in such a manner to minimize the exposure of such elements.

6. Parking areas should be planned in such a manner to allow for landscaping or low, decorative walls or a combination thereof.

7. Entries to service and delivery areas should be separated from parking areas where possible.

5. BUILDING DESIGN, MASS, AND SCALE

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Architecture should be comprised of simple and distinct masses. Masses should be expressed with clean, sharp edges and corners. A simple hierarchy should be established among the various masses.

2. Commercial buildings should be designed as a complementary addition to the overall theme established throughout the community.

3. Dramatic departures in form, scale, and style should not be permitted. Buildings should be designed to create smooth transitions in scale through the use of low and mid-rise building forms or through the use of terraced elevations.

4. Long, uniform façades should be avoided by creating visual interest through the use of courtyards, varied building setbacks, arcades, windows and towers.

5. Buildings should be designed to locate high activity uses, such as restaurants and entertainment facilities, adjacent to major pedestrian ways.

6. Outdoor uses are strongly encouraged along pedestrian ways, as well as providing the highest level of detail and interest at ground level.

7. Arcades, canopies, awnings, and trellises are encouraged to define pedestrian ways to and to offer protection from the elements.

8. Architectural elements and accessories should be provided on the building mass, including but not limited to, arcades, balconies, towers, colorful banners, and decorative lighting features.

9. Roof lines should to be articulated with shorter elements to reduce building mass. Occasional sloped roof forms should be introduced over special areas and special functions to create visual interest.

10. The use of corporate "chain" architecture is strongly discouraged. Corporate tenants shall design buildings to fit the scale and character of the community.

6. BUILDING MATERIALS AND COLORS

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. The commercial areas are an integral part of the overall community. The materials and colors should be compatible with the surrounding development. Color is intended to act as a primary theme conveying element, and should be reflective of the architectural style.

2. Building materials should be durable and convey a sense of permanence. The textural and material quality of building's facade is important. Traditional materials including stone, brick, concrete, precast concrete, metal, block, and stucco should be used creatively to provide a sense of permanence. Combined with architectural details, landscape, and hardscape, the buildings can create a sense of connectivity to the pedestrian-oriented streetscene.

3. Exterior building materials should be of natural character that would reflect the rural character of the surrounding environment. Contemporary materials are acceptable if they are compatible with the surroundings and are used for creating interest.

4. Color is intended as a primary theme element of the community consistent with indigenous elements of the environment. Accents are encouraged which are lighter or darker to highlight the character of the structure. Bright and non-earth tone colors are not encouraged except as accents.

7. ROOF FORM AND MATERIALS

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Principal roof forms should be gable or hip with pitches from 4:12 to 6:12.

2. All roof material should ensure continuity in texture, color, and character to the architectural styles.

3. The design should create interesting building masses by varying rooflines and by maximizing offsets to roof planes where possible. Combining single-story elements with two-story elements is encouraged.

4. Flat roofs with parapet walls are acceptable but should also be used in combination with simple pitched gable, hip or shed roof forms.

5. Mechanical equipment on roofs should be screened from view of highway, roadways and residential homes with materials consistent with those of the building.

8. WINDOWS AND DOORS

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Recessed doors, windows and wall openings emphasizing massive wall thickness are characteristic elements of the allowed architectural styles. Fully recessed door and window openings are encouraged as well as embellished framing treatments of both to add articulation to the wall surface.

2. Consideration should be taken to relate interior building design to pedestrian spaces through generous use of glazing in doors and windows.

3. Other enhancements which are encouraged are: recessed windows and doors to create shade and wall articulation, arched windows and doorways, decorative treatments, accent trim or tile at doorways, banded windows to emphasize the horizontal, glazing which follows roof pitch, canvas awnings with complementary accent colors, and wrought iron accents.

4. Silver or gold window or door frames, reflective glass or awnings, and metal awnings are all discouraged.

9. PARKING/VEHICULAR CIRCULATION

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Parking lots should generally be placed away from the street, preferably behind buildings.

2. Adequate areas for maneuvering, loading, and emergency vehicle access should be accommodated on site.

3. Parking areas should be arranged to minimize conflicts with commercial loading activities.

4. Large parking lot areas should be divided into a series of smaller connected lots separated by additional landscaping and buildings.

5. Commercial loading and parking should generally be located to the side and rear of buildings with the exception of handicap and short-term parking lots which may be sited between the street and building entrances.

10. SERVICE, LOADING, AND EQUIPMENT AREAS

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Storage for supplies, merchandise, and similar materials should be prohibited on the roofs of any buildings.

2. Service, loading, and storage areas should be separated from pedestrian and private automobile circulation.

3. Service areas, loading docks, and equipment areas should be screened from views either by locating these uses within a building or by screening them with landscaping, walls, fences, or other architectural treatments.

11. OUTDOOR LIGHTING

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas should be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property.

2. Low intensity, energy conserving night-lighting is preferred.

3. No freestanding lighting fixtures should exceed 30 feet in height.

4. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area.

5. No specific design is prescribed and variations in treatments should be allowed; however, light fixtures and standards should be coordinated along public rights-of-way and within individual districts.

6. Parking lot lighting should provide adequate illumination for the safety of visitors while minimizing glare into adjacent property and uses.

7. Energy conservation, safety, and security should be emphasized during the designing and siting of project lighting.

8. Light standards should blend architecturally with buildings, pedestrian areas, other hardscape elements, and street furniture. Non-decorative wall-pacs and light standards should not be permitted.

9. Color schemes for signage should relate to other signs and graphics within the development in order to achieve a coordinated sense of identity.

10. Parking areas should use lighting standards and fixtures that are consistent with and a continuation of the character of the development and structures.

11. Exposed neon should not be permitted. All neon tubes should be hidden from view.

12. REFUSE CONTAINERS AND STORAGE

❒ PROJECT DESIGN STANDARDS AND GUIDELINES

1. Refuse enclosures and equipment should be easily accessed by service vehicles with enclosures and equipment located within a building's facade or within a screened enclosure.

2. The enclosure's design should reflect the architectural style of adjacent buildings and use similar, high-quality materials.

3. Landscaping or trellis work should screen enclosures visible from a street or connecting walkway and should be permanently maintained.

4. Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.

5. Cart storage areas should be integrated within the initial building and site design. Large freestanding enclosures or unscreened "cart corrals" are not encouraged but should be allowed if they are constructed as a permanent structure and architecturally consistent and include landscape treatment such as vines or planters.

6. Outdoor storage areas should be located away from the street, behind or to the side of buildings. In addition to locating storage areas away from streets, walls should be used to screen stored materials.

G. LANDSCAPE DESIGN GUIDELINES

1. INTRODUCTION

The SPYGLASS RANCH Landscape Design Guidelines reinforces the project theme through application of the landscape elements and sets forth general criteria for landscaping within the community establish a landscape theme for the project and set forth general criteria for landscaping. The purpose of the landscape design guidelines is to establish landscape standards that contribute to the thematic development of the SPYGLASS RANCH community identity and character. Therefore, SPYGLASS RANCH promotes elements from a Prairie style landscape development theme, which is suitable to this Southern California site and climate. The landscape design guidelines complement the architectural guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of identity. These guidelines establish landscape criteria for entry monumentation, streetscapes, parks, plant palette, landscape maintenance, fuel modification, and walls and fences to create a unifying fabric for the community.

The landscape plan consists of community elements and common landscape areas that form the basic structure of the plan. Individually, the elements identify specific conditions of the plan and promote a coordinated landscape treatment. Collectively, all the elements are coordinated with the selection of building and plant materials that provide reinforcement of the overall project landscape theme. These features consist of project entries, streetscapes, parks, and open space. Figure IV-17, *Landscape Plan – Key Map*, has been provided as a graphic key for the community elements that will be developed and constructed as part of the SPYGLASS RANCH project and that are described in further detail within this section.

Landscape and streetscape elements are used to create visual continuity throughout SPYGLASS RANCH, while accenting special elements within the community. Community elements such as entries, streetscapes, parks, and enhancements to features such as theme accent walls and bridge crossings establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements. Plant material guidelines provide guidance as to the proper plant materials for certain community settings such as entries, streetscapes, and open space areas. The landscaping plan of SPYGLASS RANCH calls for a compatible plant palette of trees, shrubs, and ground covers and a specialized application for each community element (i.e. streetscapes, entries, etc.) The following section provides a description of landscape elements envisioned for the SPYGLASS RANCH Specific Plan.

2. ENTRY MONUMENTATION

SPYGLASS RANCH shall have entry statements that create a distinctive image for the community and reinforce the overall project theme of the Prairie style. Entry features should be designed to assist passing motorists to easily identify the development and should complement the overall appearance of the greater community of which it is a part. Entry monuments serve several important purposes and therefore careful consideration should be given to the design of primary and neighborhood secondary community entries. The intent of project entry monumentation design is to create visual gateways into SPYGLASS RANCH and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the community. Figure IV-17, *Landscape Plan Key Map*, depicts

Landscaping Design Guidelines

SPYGLASS RANCH

FIGURE IV-17
Landscape Plan - Key Map

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not to scale

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conceptual locations of entries for the SPYGLASS RANCH community.

Monumentation will be provided at the primary community entry, neighborhood entries, and park sites. A primary community entry monument will be established at the intersection of Camino del Norte and Elsinore Hills Drive, which will provide thematic identification of the community. In addition, the project provides for neighborhood entries in areas that will define a more intimate and related grouping of streets and homes. Described on the following pages are the landscape and hardscape designs envisioned for primary and secondary community entries, and neighborhood community entries within SPYGLASS RANCH. The design and architectural elements of entries shall be compatible and consistent with the architectural design guidelines and project theme. Each primary and secondary community entry statement consists of a combination of hardscape, signage, lighting, and landscaping. Neighborhood entry statements will consist of a combination of hardscape and landscape treatments, with complimentary lighting improvements encouraged.

❒ PRIMARY COMMUNITY ENTRIES

Primary community entry monumentations located at the intersection of Elsinore Hills Drive and Street "D", and on the west side of Elsinore Hills Drive just north of Street "C", establish the character for all project monumentation treatments, emulate the unique landscape theme for SPYGLASS RANCH, and provide a strong landmark which reinforces the distinctiveness of the community. The primary community entry monumentation is intended to utilize plant materials palettes and hardscape materials and lighting which contribute to the consistent implementation of the SPYGLASS RANCH landscape design theme. Figure IV-18 and Figure IV-19, *Primary Community Entry Monumentation*, provides conceptual illustrations of the elements and details that should be incorporated into the primary community entry.

❒ NEIGHBORHOOD ENTRIES

In addition to the primary community entry, neighborhood entries will be located throughout SPYGLASS RANCH at key entry locations intersections to reinforce the community identification and establish a strong sense of entry. The neighborhood entry monumentation will convey the overall SPYGLASS RANCH identity by selectively repeating the hardscape and planting materials plant palette and theme used at the primary community entry, but at a less intense scale. Conceptual designs are provided on Figure IV-20, *Neighborhood Entry Monumentation.*

❒ MONUMENTATION GUIDELINES

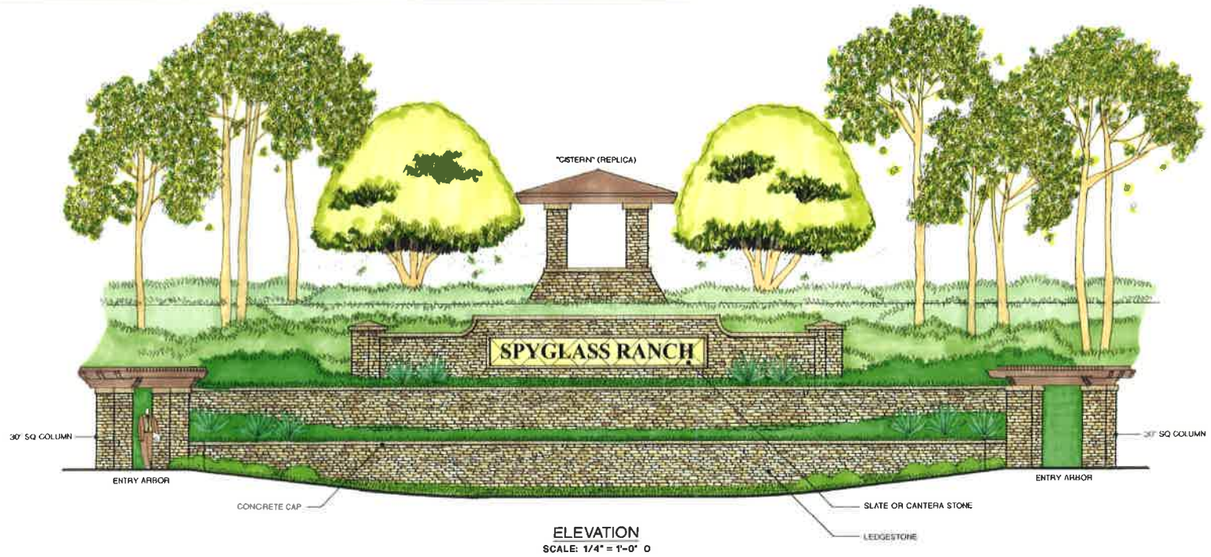
1. Entry monumentation should be anchored by low walls, planters, and signage.

2. Specimen trees as well as flowering shrubs, vines, and ground covers should be informally planted to further enhance the entry statements.

3. Accent lighting should be provided to illuminate the entry monumentation and landscape elements.

4. Project entry statements shall be designed with landscaping and architectural elements that project a high-quality image for the entire community.

Landscaping Design Guidelines



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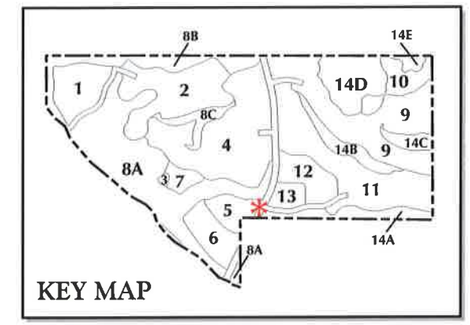

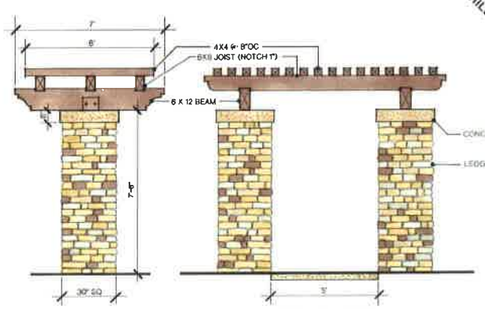

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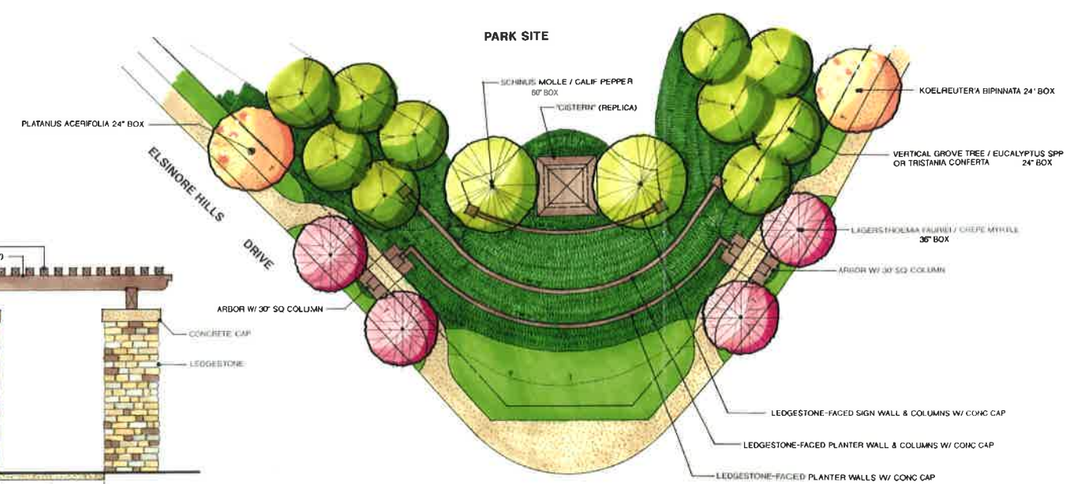
ENTRY ARBOR



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COMMUNITY ENTRY #1

SPYGLASS RANCH

FIGURE IV-18
Primary Community Entry Monumentation #1

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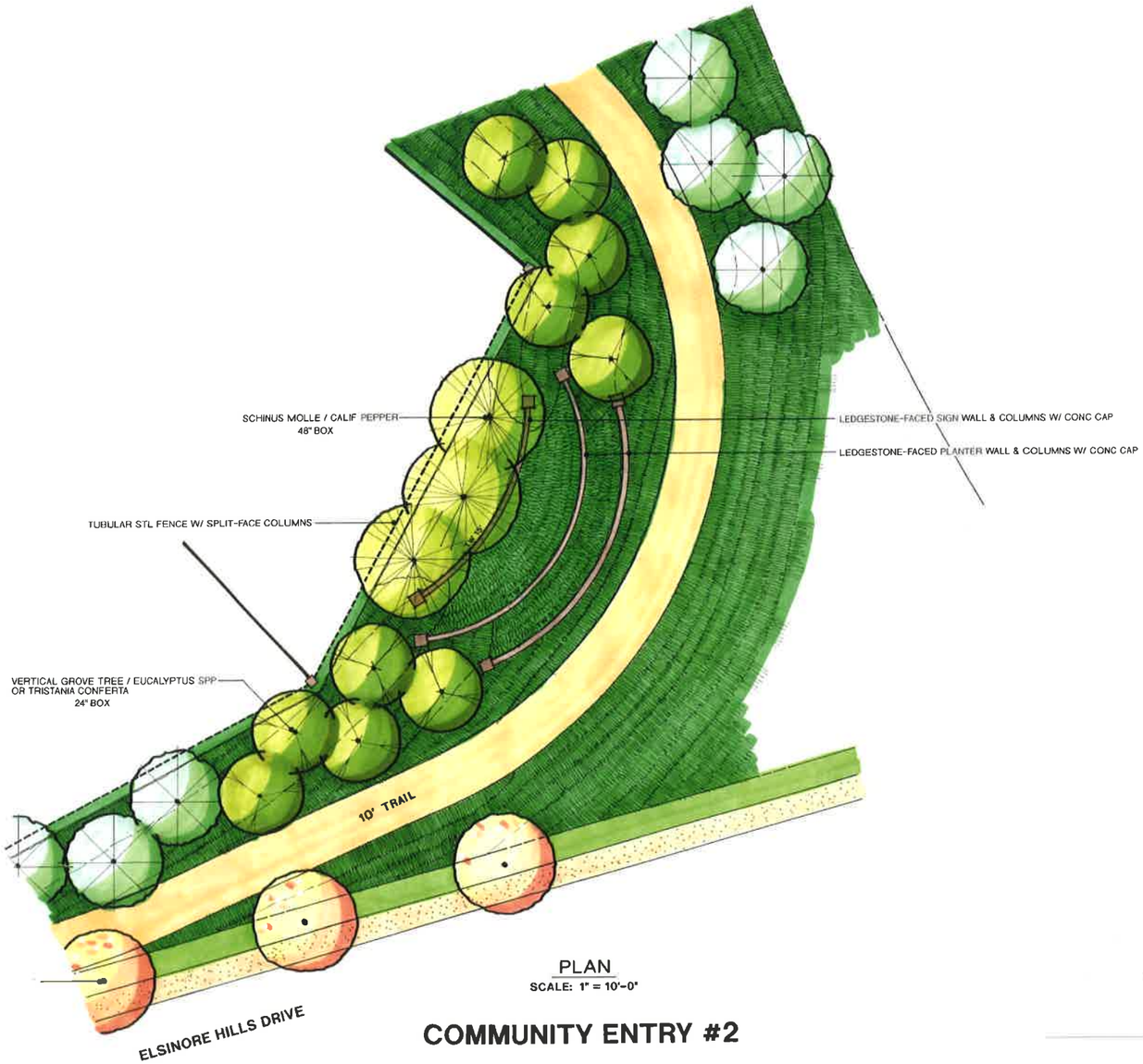

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COMMUNITY ENTRY #2

ELEVATION
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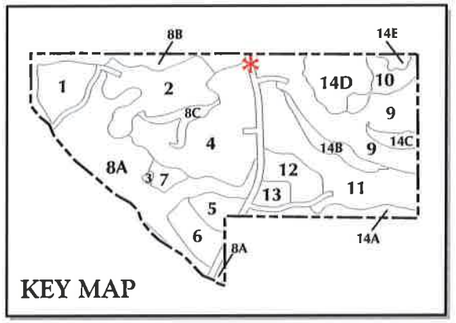

SPYGLASS RANCH

FIGURE IV-19
Primary Community Monumentation #2

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not to scale

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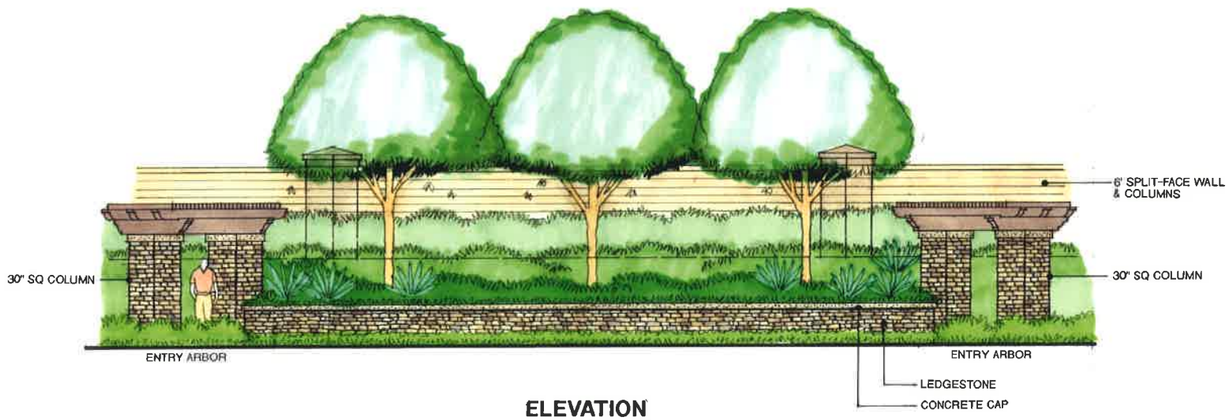
Landscaping Design Guidelines



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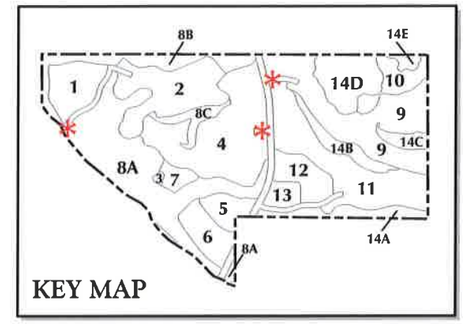

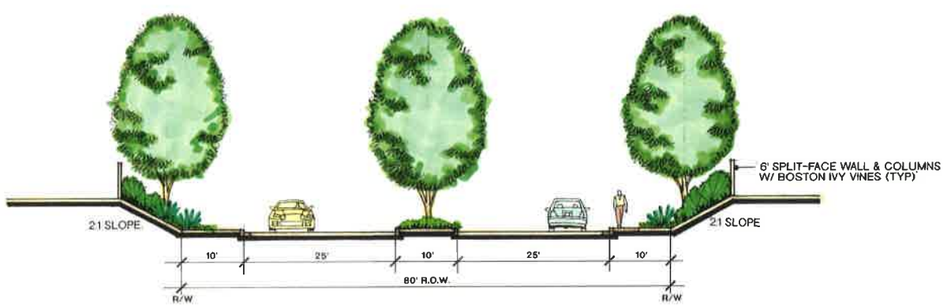

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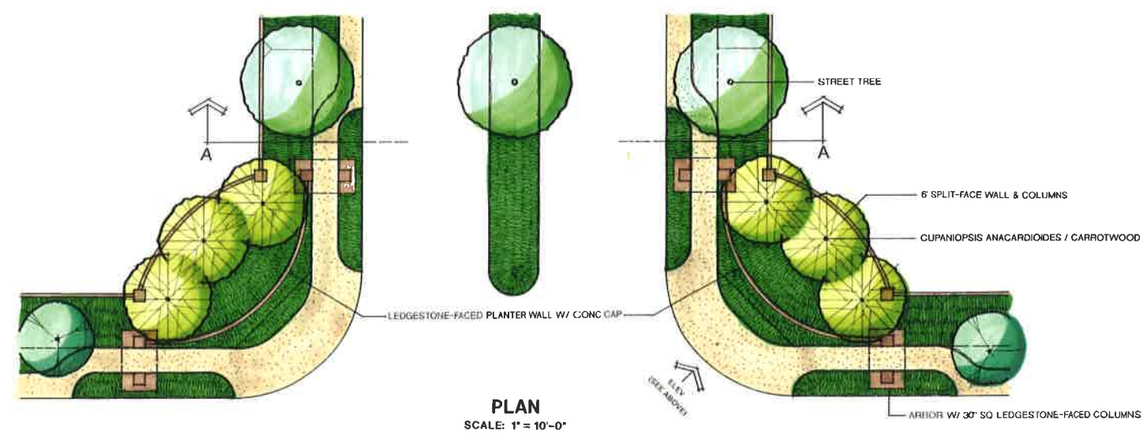

PLAN
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NEIGHBORHOOD ENTRY

SPYGLASS RANCH

FIGURE IV-20
Neighborhood Entry Monumentation

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3. STREETSCAPES

Landscaping of perimeter and internal streets will provide continuity throughout the community and create an appropriate link with adjacent areas. Important to the development of a coordinated project image and identity are the project-wide enhancement of roadways both within and adjacent to the project. These elements are designed to establish levels of hierarchy that provide a varied and high quality experience at the pedestrian and vehicular level within the project. Street trees within the SPYGLASS RANCH project area should reflect the community's design theme and be selected from the project's plant palette. Street tree placement and design may include a single street tree used with background trees along all the streets to achieve an effective, informal character, incorporating clustered groupings to break up long uninterrupted lines in a neighborhood or may include a dominant street tree along with accent street trees used at strategic points along the street, such as clustered at intersections or at curves to break up long uninterrupted lines. Within a neighborhood, street trees may be informal in character selection or may include a single street tree used along all streets. As depicted on Figures IV-21 through IV-23, streetscape concepts are provided for Camino del Norte, Elsinore Hills Drive, and interior local streets consistent with the *Circulation Plan* (Figure III-15) provided in Section III.

❒ CAMINO DEL NORTE AND ELSINORE HILLS DRIVE

Camino del Norte is located along the southern boundary of SPYGLASS RANCH and consists of a 90-foot right-of-way condition. A combination of planting schemes will make up the *Camino del Norte Streetscape*, as illustrated on Figure IV-21. Streetscape improvements will be installed along the southern right-of-way and will include a 6-foot sidewalk and a sloping landscape area planted with turf, low shrubs, and trees.

Elsinore Hills Drive serves as the primary gateway into SPYGLASS RANCH and consists of a 90-foot right-of-way condition. In addition to the primary community entry monumentation planned at Elsinore Hills Drive, full width improvements will be installed to provide a continuous stretch of landscaped parkways. The *Elsinore Hills Drive Streetscape* (see Figure IV-22) will consist of a 6-foot sidewalk adjacent to a sloping landscape area planted with turf, low shrubs, and trees.

❒ INTERIOR STREETS

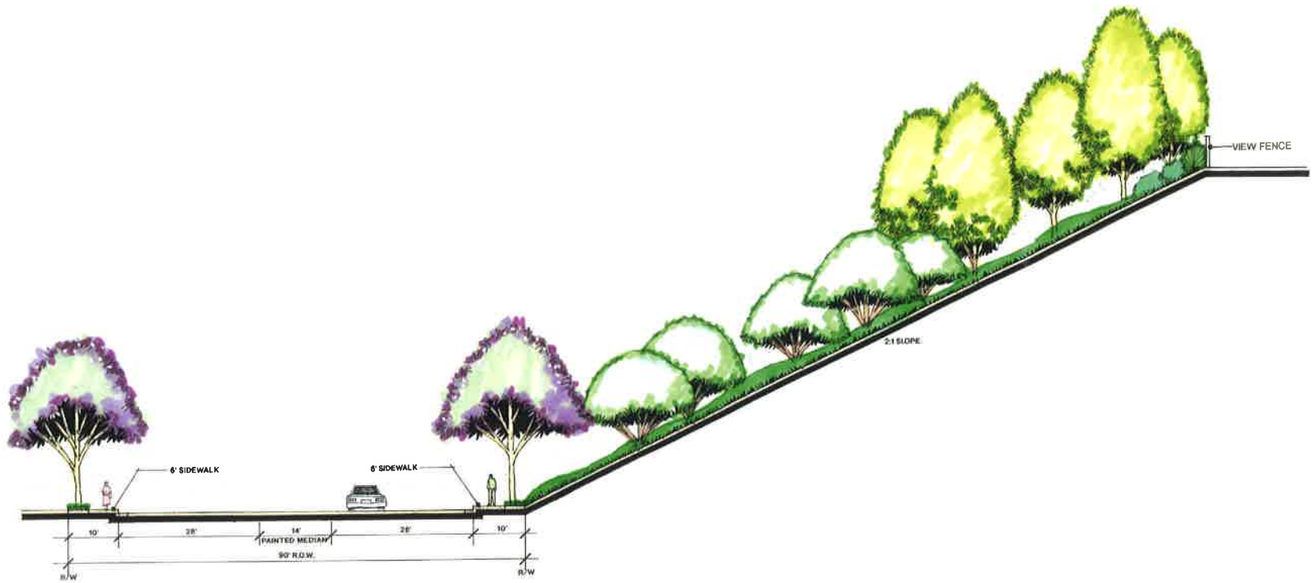
Because the majority of SPYGLASS RANCH will be a residential master planned community, roads within the site will be constructed to local road standards. A 60-foot wide right-of-way condition will be incorporated and the landscape concept will utilize canopy trees as an important element of internal community design. Please refer to Figure IV-23, *Interior Road Streetscape (Local Road),* for conceptual sections and landscape details for internal project roadways.

❒ STREETSCAPE GUIDELINES

1. Provisions shall be made for a safe and efficient trail and sidewalk network, providing pedestrian and bicycle circulation in conjunction with the roadway network. Pedestrian traffic shall be separated from vehicular traffic, particularly in commercial and multi-family residential areas.

2. Major entrance roads into SPYGLASS RANCH shall include landscape parkways to establish the

Landscaping Design Guidelines



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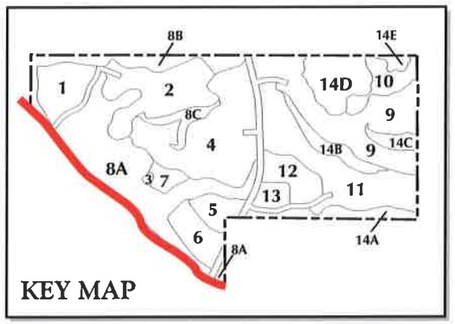

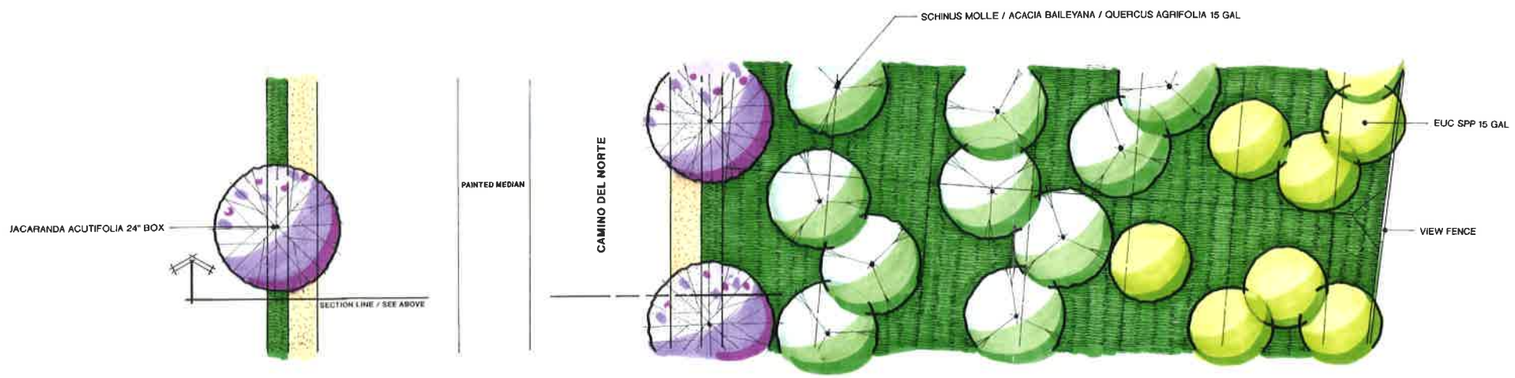

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CAMINO DEL NORTE

SPYGLASS RANCH

FIGURE IV-21
Camino del Norte Streetscape

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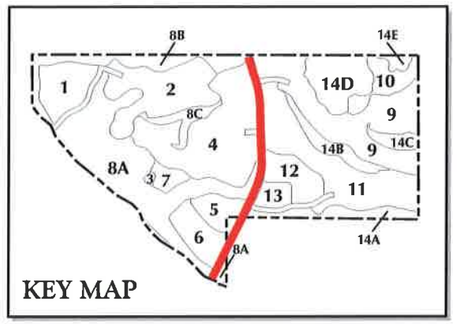

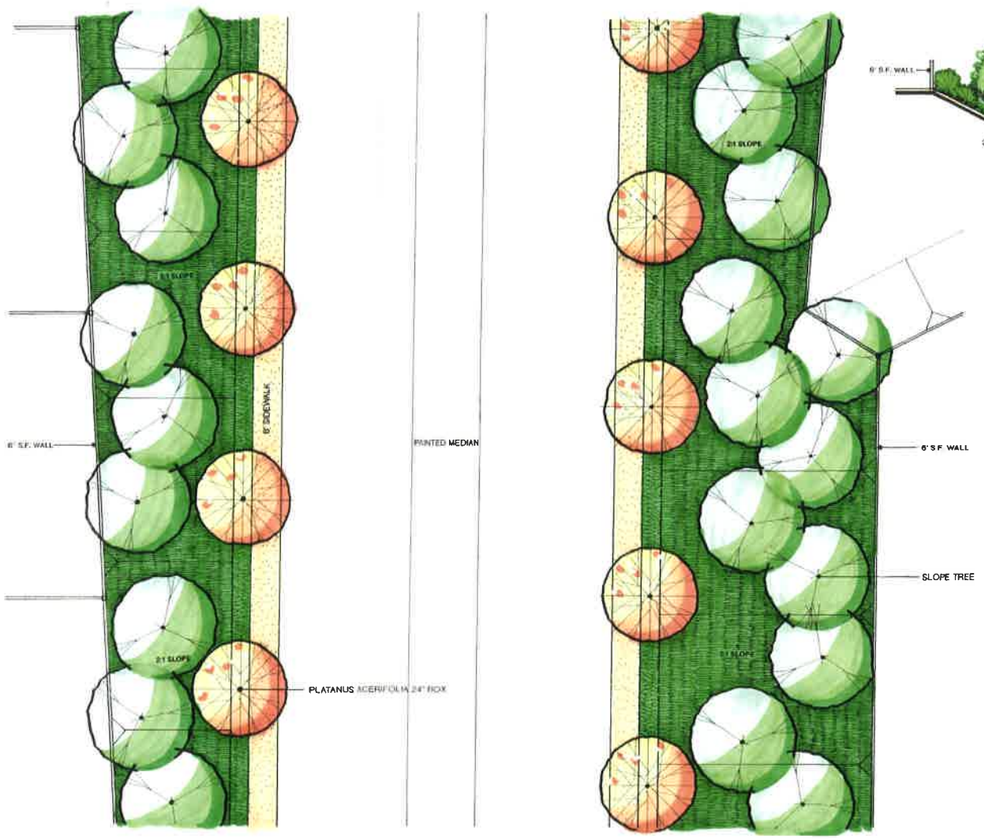

PLAN / ELSINORE HILLS DRIVE
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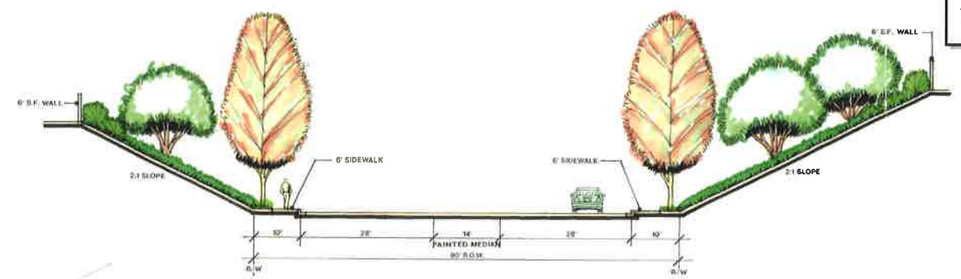

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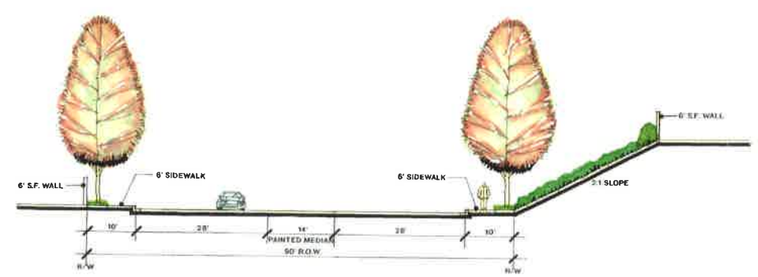

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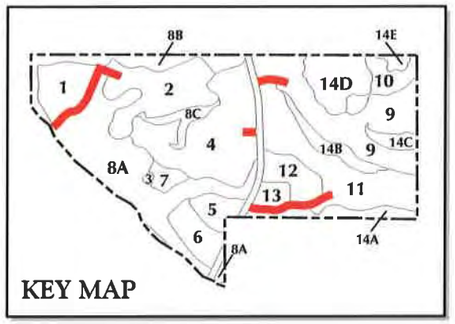

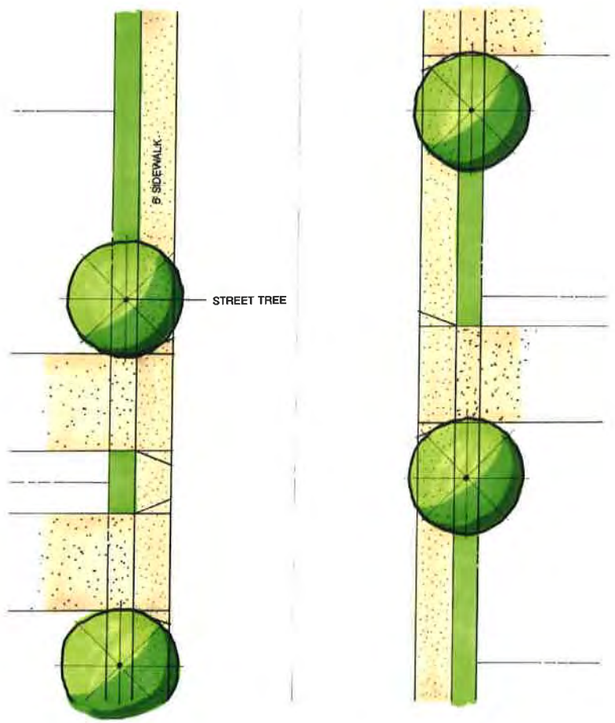

PLAN / LOCAL STREET
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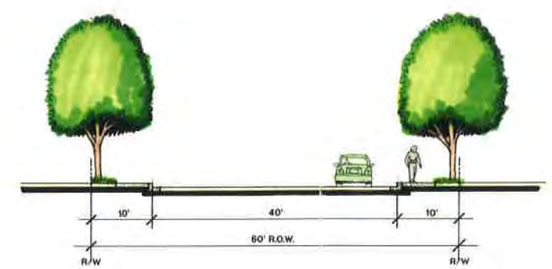

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LOCAL STREET

community's design concept. The design concept shall include elements such as tree clustering, diversity, and thematic hardscape to reinforce the project theme and character.

3. In selected locations, raised planters may be used as local street medians to provide a higher level of street character and visual interest. Specific locations should be identified at the tentative map stage.

4. All residential local streets may have curb-separated sidewalks creating a continuous street tree planting strip between curbs and sidewalks.

4. OPEN SPACE AND RECREATION

An important element of SPYGLASS RANCH is the provision of recreation and open space to enhance the quality of living for residents of the community. Therefore, a comprehensive *Open Space and Recreation Plan*, Figure III-13, has been created to retain and enhance the rural character of SPYGLASS RANCH through the provision of parks and open space. Individual components of the *Open Space and Recreation Plan* are discussed below and graphically depicted in greater detail on Figure IV-24, Figure IV-25, and Figure IV-26. Figure IV-27 provides a typical interface between park and residential uses.

❒ 3.5-ACRE PARK

A 3.5-acre park located adjacent to Elsinore Hills Drive is designated to provide ample recreational opportunities for residents of SPYGLASS RANCH (see Figure IV-24, *3.5-Acre Park Concept*). This active park is centrally located within the community adjacent to Elsinore Hills Drive, thereby creating a visual focal point and enhancing the identity and character of SPYGLASS RANCH. This park is intended to provide both active and passive recreational uses and may include a large "open-play" turf area utilized for softball, soccer field, and other related uses. A meandering concrete sidewalk should be provided to connect various areas of the park. The park should be further enhanced through the integration of various landscape and hardscape elements to create a highly amenitized recreational facility for residents of SPYGLASS RANCH.

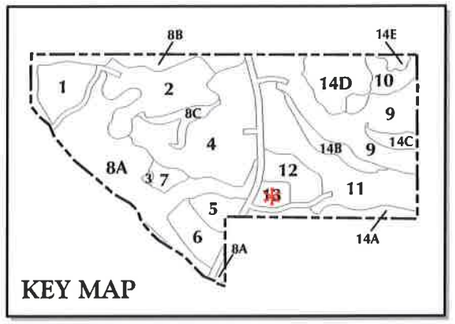
❒ 3.0-ACRE PARK

A 3.0-acre park is located adjacent to an open space area within the SPYGLASS RANCH community to take advantage of the rural character and views within the area. The 3.0-acre park is intended to provide recreation opportunities for residents within the western portion of the SPYGLASS RANCH community. Proposed amenities for this park may include informal ball fields, "open-play" turf area, and passive use areas, as depicted on Figure IV-25, *3.0-Acre Park Concept*.

❒ TRAILS

A comprehensive linear park system has been designed to facilitate pedestrian movement and interconnect the recreational amenities, neighborhoods, and potential commercial site within the SPYGLASS RANCH community (see Figure III-14, *Conceptual Trails Plan*). Pedestrians can traverse a variety of sidewalks, paseos, and pathways throughout the community. Paved walkways, paseos and decomposed granite paths, as depicted in Figure IV-28, *Trails Concept*, provide ample trails opportunities interior to the SPYGLASS community.

Landscaping Design Guidelines



PARK SITE / PA 13
SCALE: 1" = 20'-0"

SPYGLASS RANCH

FIGURE IV-24
3.5-acre Park Concept

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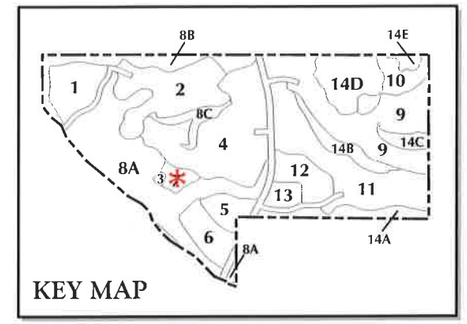
not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines



SPYGLASS RANCH

FIGURE IV-25
3.0-acre Park Concept

FRANK RAINMAKER ASSOCIATES, INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines

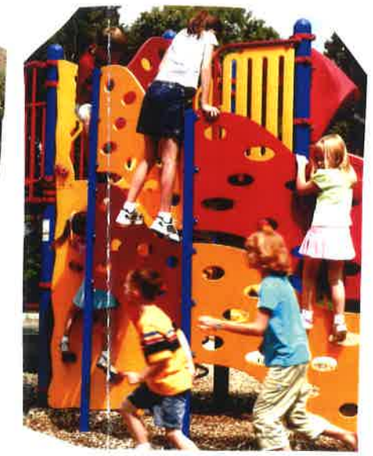
PLAY EQUIPMENT

PICNIC TABLE

BOLLARD LIGHTS

POST LIGHT

BOLLARD LIGHTS


PLAY EQUIPMENT

BICYCLE RACK

DRINKING FOUNTAIN

BENCH

BARBECUE

PLAY EQUIPMENT

PLAY EQUIPMENT

BOLLARD

TRASH RECEPTACLE

SPYGLASS RANCH

FIGURE IV-26
Park - Representative Imagery

FRANK RADMACHER ASSOCIATES, INC.
Landscape Architects

not to scale NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines

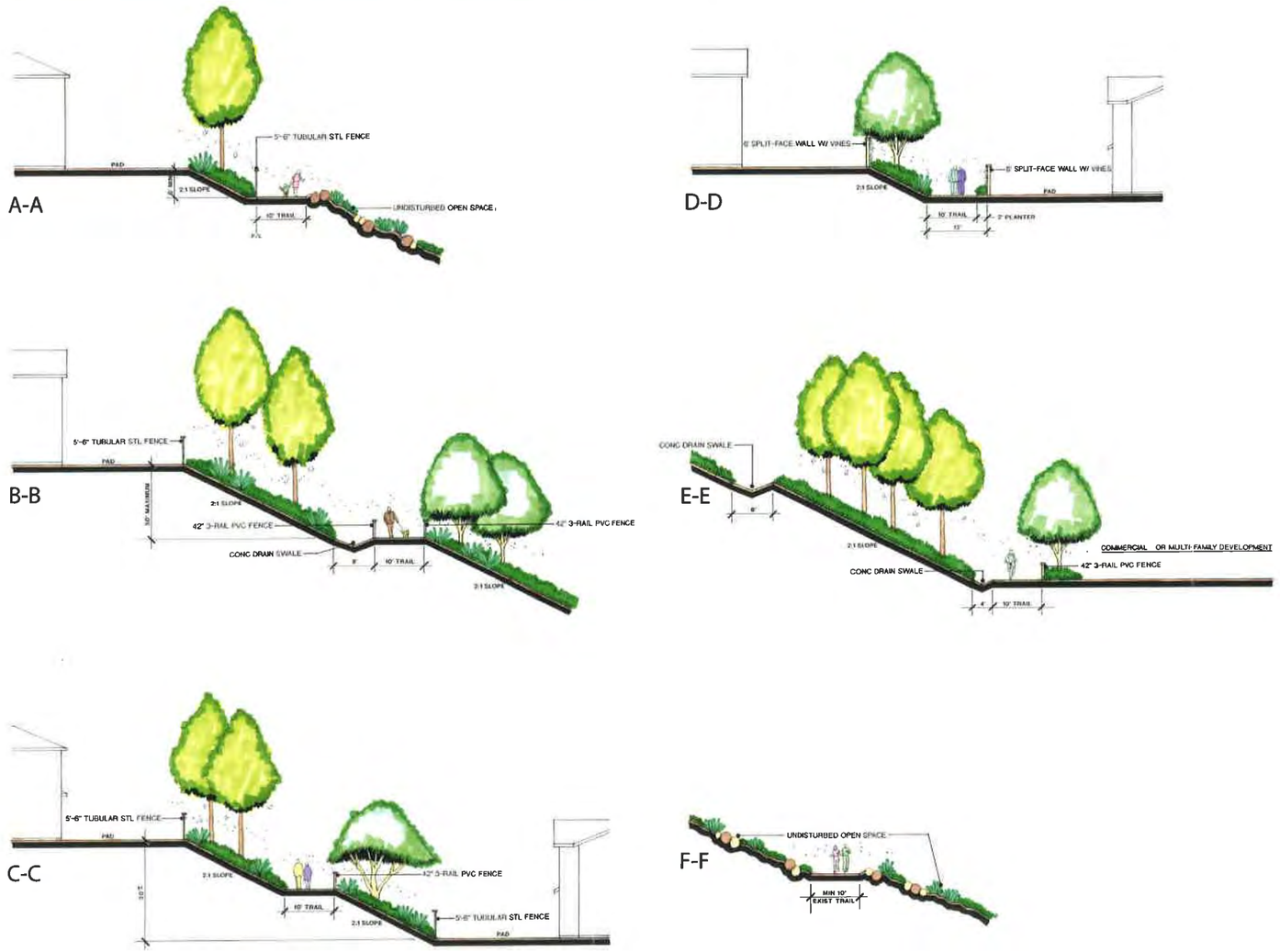
SPYGLASS RANCH

FIGURE IV-27
Park/Residence Interface

FRANK RAHMACHER ASSOCIATES, INC. Landscape Architects

not to scale NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines



TRAIL SURFACING

"POLYPAVEMENT" OR EQUAL / LIQUID POLYMER ADDITIVE / SOIL BINDER (WWW.POLYPAVEMENT.COM)

SPYGLASS RANCH

FIGURE IV-28
Trails Concept

FRANK RADMACHER ASSOCIATES INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

❒ OPEN SPACE – MANUFACTURED SLOPES

The majority of open space acreage located within SPYGLASS RANCH has been left natural and undeveloped to preserve scenic topographic features, rock outcrops, and biological resources found in those areas. Although construction of water tanks, service access roads, and grading for development will require disturbance to portions of the natural open space, disturbed areas will be revegetated, as depicted on Figure IV-29, *Typical Slope Plan*. Landscaping of manufactured slopes will be important to provide soil stability as well as enhance the community by maintaining the rural character and view opportunities within SPYGLASS RANCH.

5. CONCEPTUAL LANDSCAPE PLANS

Conceptual Landscape Plans, as depicted in Figures IV-30 through IV-33, are provided to demonstrate the landscape concepts envisioned for Single Family Residential, Courtyard Homes, Multi-Family Residential, and Commercial uses. These exhibits are provided for illustrative purposes only and serve as a depiction of the development concepts envisioned for SPYGLASS RANCH. Individual lot design, building footprints, and layouts are representative and based on design and requirements set forth by this Specific Plan. Actual development may vary from these conceptual representations. Review and approval of actual development plans will occur as implementing actions of this Specific Plan. Architectural style specific (i.e. Craftsman, Spanish, and American Farmhouse) plant palettes are included in Appendix B of this Specific Plan.

6. SINGLE FAMILY RESIDENTIAL PLANTING GUIDELINES

1. A combination of trees, shrubs, and ground cover shall be incorporated into the landscaping plan. Minimum sizes should be as follows:

    - Trees: 36-inch box – 20%
    - Trees: 24-inch box – 30%
    - Trees: 15 gallon – 50%
    - Shrubs: 5 gallon – 100%
    - Groundcover: 100% coverage within one year

2. For every 500 square feet of landscaping, at least one tree should be provided. For every 50 square feet of landscape area, one shrub or vine should be provided.

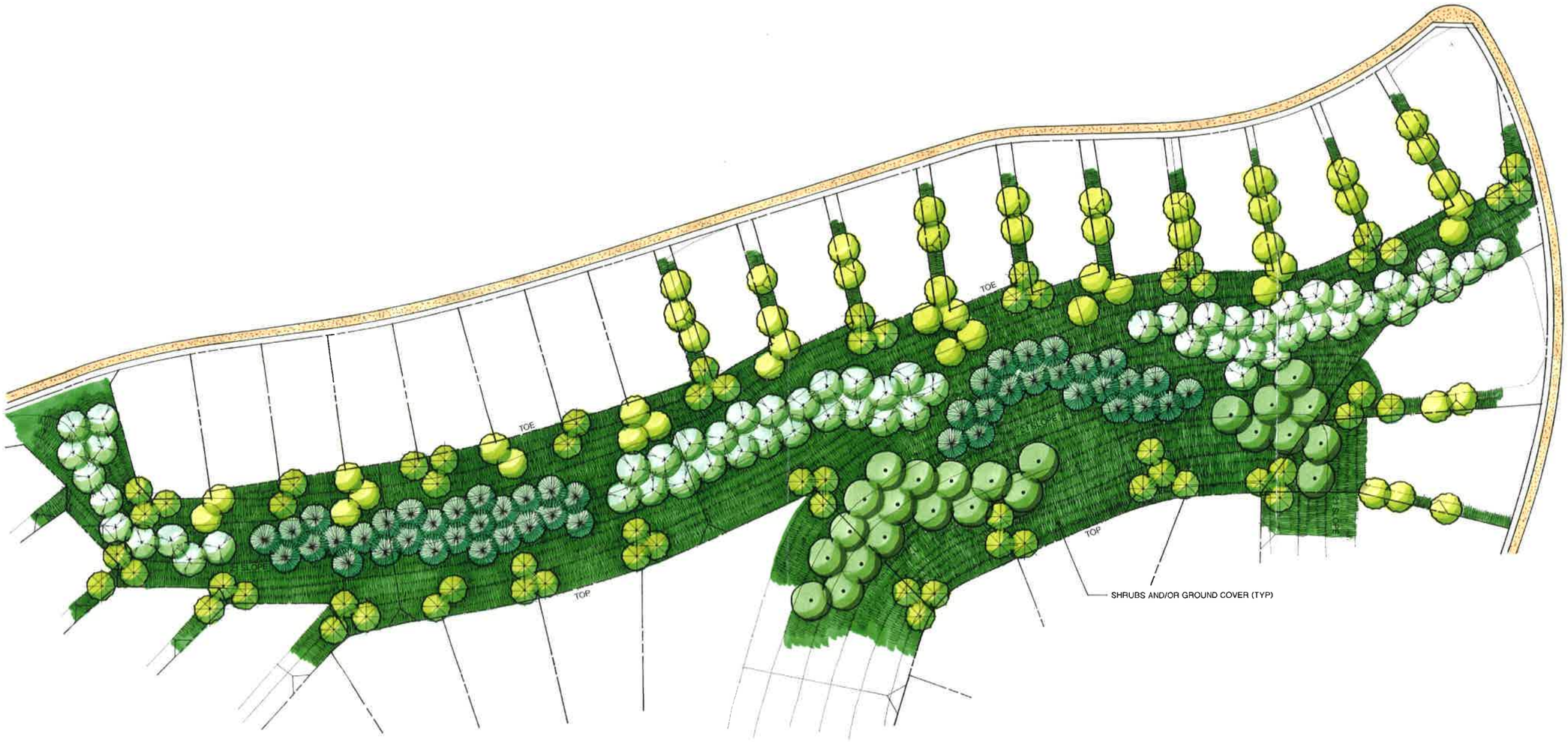
3. Deciduous trees should be planted along the west facing side of homes or buildings to conserve energy by giving shade in the summer and allowing maximum solar gain in the winter.

4. Drought tolerant grasses should be used for lawn areas where possible and it should be limited to usable areas.

5. Specimen trees shall be strategically planted to assist new development in looking "established" as quickly as possible.

6. Drought tolerant plants should be selected where feasible.

Landscaping Design Guidelines



SLOPE PLAN
SCALE: 1" = 30'-0"

SPYGLASS RANCH

FIGURE IV-29
Typical Slope Plan

FRANK RADMACHER ASSOCIATES, INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines

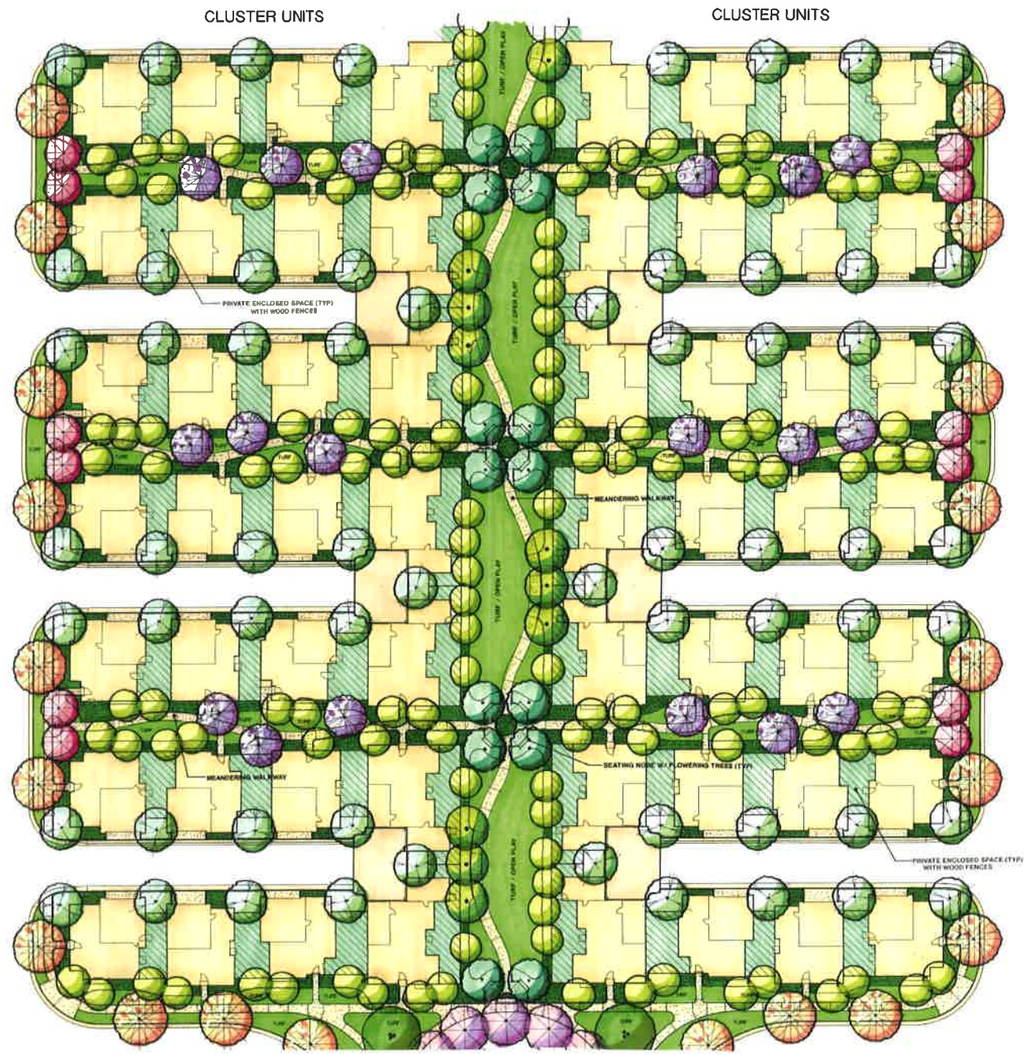
SPYGLASS RANCH

FIGURE IV-30
Conceptual Landscape Plan - Single Family Residential

FRANK RADMACHER ASSOCIATES, INC. Landscape Architects

not to scale NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines



SPYGLASS RANCH

FIGURE IV-31
Conceptual Landscape Plan - Courtyard Homes

FRANK FAIRMACHER ASSOCIATES, INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines

TOWNHOMES

SPYGLASS RANCH

FIGURE IV-32
Conceptual Landscape Plan - Multi-Family Residential

FRANK RADMACHER ASSOCIATES, INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines

SPYGLASS RANCH

FIGURE IV-33
Conceptual Landscape Plan - Commercial

FRANK RADMACHER ASSOCIATES INC.
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

7. All landscaped areas shall have automatic irrigation systems installed to ensure that plant material survives.

8. Street tree sizes on neighborhood streets should consist of 24" box standard, three 36" box trees per street, and 48" box trees at street corners.

9. Neighborhood guest builders shall be responsible for front yard landscaping, including plant palettes specific to the architectural style of the residences.

10. Architectural specific (i.e. Craftsman, Spanish, and American Farmhouse) plant palettes are encouraged within individual neighborhoods and are included in Appendix B of this Specific Plan.

7. MULTI-FAMILY RESIDENTIAL PLANTING GUIDELINES

1. A combination of trees, shrubs, and ground cover shall be incorporated into the landscaping plan. Minimum sizes should be as follows:

    - Trees: 48-inch box – 20%
    - Trees: 36-inch box – 30%
    - Trees: 24 gallon – 25%
    - Trees: 15 gallon – 25%
    - Shrubs: 1 gallon – 100%
    - Groundcover: 100% coverage within one year

2. Larger specimen trees should be utilized around recreation facilities and at project entrances and focal points within the development.

3. Landscaping should be used to define areas such as building entrances, key activity hubs, focal points, and the street edge.

4. Screening should be provided for unattractive/unsightly service areas.

5. Flowering trees should be used to provide color and accentuate entrances.

6. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as accentuating entry ways, courtyards, and sidewalks.

7. Architectural specific plant palettes (i.e. Craftsman, Spanish, and American Farmhouse) are encouraged within individual neighborhoods and are included in Appendix B of this Specific Plan.

8. PLANT PALETTE

A plant material palette has been selected for its appropriateness to the project theme, climatic conditions, soil conditions, and concern for ease of maintenance. Wherever possible, overall plant material groupings shall be designed to minimize water application for the entire landscape setting. Consideration should be given to the location of trees to avoid plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to SPYGLASS RANCH. Use of existing plant materials in key areas, including open space and manufactured slopes, will be a desired feature of SPYGLASS RANCH. Table IV-1, *Plant Palette*, provides a listing of plant material identified for use in the streetscapes, entries, slopes, and other special areas of SPYGLASS RANCH. Other species can also be used, as long as they are consistent with the landscape theme established by these design guidelines.

Table IV-1 PLANT PALETTE

TYPE		BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
STREETSCAPES	TREES	GINKO BILOBA	Maidenhair Tree	24" box
		LIQUIDAMBAR 'PALO ALTO'	American Sweet Gum	24" box
		PLATANUS ACERIFOLIA	London Plane	24" box
		PRUNUS CERASIFERA PISSARDI	Purple-leaf Plum	24" box
		QUERCUS SUBER	Cork Oak	24" box
		QUERCUS ILEX	Holly Oak	24" box
		PYRUS CALLERYANA 'ARISTOCRAT'	Bradford Pear	24" box
		MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	Southern Magnolia	24" box
		KOELREUTERIA BIPINNATA	Chinese Flame Tree	24" box
		LAGERSTROEMIA FAUERI	Crepe Myrtle	24" box
		RHUS LANCEA	African Sumac	24" box
		JACARANDA ACUTIFOLIA	Jacaranda	24" box
		PISTACIA CHINENSIS	Chinese Pistache	24" box
		CUPANIOPSIS ANACARDIOIDES	Carrotwood	24" box
		CHITALPA TASHKENTENSIS	Chitalpa	24" box
		PODOCARPUS GRACILIOR	Fern Pine	24" box
	SHRUBS AND GROUND COVER	ACACIA REDOLENS	Spreading Acacia	5 gallon
		BACCHARIS PILULARIS	Coyote Bush	5 gallon
		MYOPORUM PACIFICUM	Myoporum	5 gallon
		ROSEMARINUS OFFICINALIS	Rosemary	5 gallon
		CISTUS SPP.	Rockrose	5 gallon
		LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	New Zealand Tea Tree	5 gallon
		XYLOSMA CONGESTUM	Xylosma	5 gallon
		COTONEASTER SPP.	Cotoneaster	5 gallon
		ELAEGNUS PUNGENS FRUITLANDII	Silverberry	5 gallon
		MELALEUCA NESOPHYLLA	Pink Melaleuca	5 gallon
		PHOTINIA FRASERI	Photinia	5 gallon

Table IV-1 PLANT PALETTE

TYPE		BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
ENTRY MONUMENTATION	TREES	BRACHYCHITON POPULNEUS	Bottle Tree	36" box
		SCHINUS MOLLE	California Pepper	36/48/60" box
		OLEA EUROPAEA	Olive	60" box
		MELALEUCA LEUCADENDRA	Cajeput Tree	36" box
		LAGERSTROEMIA FAUERI	Crepe Myrtle	24" box
		PYRUS CALLERYANA 'ARISTOCRAT'	Bradford Pear	36" box
		TRISTANIA CONFERTA	Brisbane Box	24" box
		CUPANIOPSIS ANACARDIOIDES	Carrotwood	36" box
	SHRUBS AND GROUND COVERS	RAPHIOLEPIS INDICA SPP.	Indian Hawthorn	5 gallon
		PITTOSPORUM TOBIRA SPP.	Mock Orange	5 gallon
		NANDINA DOMESTICA	Heavenly Bamboo	5 gallon
		LIGUSTRUM TEXANUM	Texas Privet	5 gallon
		BUXUS MICROPHYLLA JAPONICA	Boxwood	5 gallon
		PHOTINIA FRASERI	Fraseri Photinia	5 gallon
		TECOMA CAPENSIS	Cape Honeysuckle	5 gallon
		XYLOSMA CONGESTUM	Shiny Xylosma	5 gallon
		PRUNUS CAROLINIANA 'COMPACTA'	Carolina Cherry	5 gallon
		MORAEA BICOLOR	Fortnight Lily	5 gallon
		AGAPANTHUS SPP.	Lily of the Nile	5 gallon
		HEMEROCALLIS SPP.	Day Lily	5 gallon
		LIRIOPE SPP.	Lily Turf	5 gallon
		TRACHELOSPERMUM JASMINIOIDES	Star Jasmine	5 gallon
		CUPHEA HYSSOPHYLLA	False Heather	5 gallon
		ESCALLONIA FRADESII	Pink Escallonia	5 gallon
		ABELIA GRANDIFOLIA 'EDWARD GOUCHER'	Pink Abelia	5 gallon
		PHORMIUM TENAX SPP.	Flax	5 gallon
		LAVANDULA SPP.	Lavender	5 gallon
	VINES	PANDOREA JASMINOIDES 'ROSEA'	Pink Bower Vine	15 gallon
		PANDOREA JASMINOIDES 'ALBA'	White Bower Vine	15 gallon
		BIGNONIA VIOLACEA	Purple Trumpet Vine	15 gallon
	TURF GRASS	SEEDED OR SODDED IMPROVED FESCUE BLEND ("MARATHON II", "MEDALLION", "WATER-SAVER")		

Table IV-1 PLANT PALETTE

TYPE		BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
SHOW SLOPES	TREES	EUCALYPTUS SPP.	Eucalyptus	15 gallon
		SCHINUS MOLLE	California Pepper	15 gallon
		GEIJERA PARVIFOLIA	Australian Willow	15 gallon
		ACACIA BAILEYANA	Fernleaf	15 gallon
		QUERCUS AGRIFOLIA	Coast Live Oak	15 gallon
		PINUS HALEPENSIS	Aleppo Pine	15 gallon
		PINUS ELDARICA	Mondale Pine	15 gallon
		SCHINUS TEREBINTHIFOLIUS	Brazilian Pepper (Multi.)	15 gallon
		BRACHYCHITON POPULNEUS	Bottle Tree	15 gallon
	SHRUBS AND GROUND COVERS	ACACIA REDOLENS	Spreading Acacia	5 gallon
		BACCHARIS PILULARIS	Coyote Bush	5 gallon
		MYOPORUM PACIFICUM	Myoporum	5 gallon
		ROSEMARINUS OFFICINALIS	Rosemary	5 gallon
		CISTUS SPP.	Rockrose	5 gallon
		XYLOSMA CONGESTUM	Xylosma	5 gallon
		ELAEGNUS PUNGENS FRUITLANDII	Silverberry	5 gallon
		MELALEUCA NESOPHYLLA	Pink Melaleuca	5 gallon
		PHOTINIA FRASERI	Photinia	5 gallon
		TECOMA CAPENSIS	Cape Honeysuckle	5 gallon
INTERIOR SLOPES	TREES	MELALEUCA LEUCADENDRA	Cajeput Tree (Multi)	15 gallon
		GEIJERA PARVIFOLIA	Australian Willow (multi)	15 gallon
		ALBIZZIA JULIBRISSIN	Silk Tree (Multi)	15 gallon
		PRUNUS CERASIFERA 'PISSARDI'	Purple-leaf Plum	15 gallon
		ACACIA BAILEYANA	Fernleaf	15 gallon
		TRISTANIA CONFERTA	Brisbane Box	15 gallon
		RHUS LANCEA	African Sumac (Multi)	15 gallon
		SCHINUS TEREBINTHIFOLIUS	Brazilian Pepper (Multi)	15 gallon
	SHRUBS AND GROUND COVERS	ACACIA REDOLENS	Spreading Acacia	5 gallons
		MYOPORUM PACIFICUM	Myoporum	5 gallons
		ROSEMARINUS OFFICINALIS	Rosemary	5 gallons
		CISTUS SPP.	Rockrose	5 gallons
		LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	New Zealand Tea Tree	5 gallons
		XYLOSMA CONGESTUM	Xylosma	5 gallons
		COTONEASTER SPP.	Cotoneaster	5 gallons
		PYRACANTHA 'SANTA CRUZ'	Firethorn	5 gallons
		ELAEGNUS PUNGENS FRUITLANDII	Silverberry	5 gallons
		PHOTINIA FRASERI	Photinia	5 gallons
	ROOTED CUTTINGS	LONICERA JAPONICA HALLIANA	Hales Honeysuckle	n/a
		VINCA MAJOR	Periwinkle	n/a
		MYOPORUM PARVIFOLIUM	Myoporum	n/a
		ROSMARINUS OFFICINALIS	Dwarf Rosemary	n/a

Table IV-1 PLANT PALETTE

TYPE		BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
PARKS	TREES	BRACHYCHITON POPULNEUS	Bottle Tree	24" box
		RHUS LANCEA	African Sumac	24" box
		PLATANUS ACERIFOLIA	Sycamore	24" box
		SCHINUS MOLLE	California Pepper	24" box
		MELALEUCA LEUCADENDRA	Cajeput Tree	24" box
		LAGERSTROEMIA FAUERI	Crepe Myrtle	24" box
		QUERCUS ILEX	Holly Oak	24" box
		TRISTANIA CONFERTA	Brisbane Box	24" box
		CUPANIOPSIS ANACARDIOIDES	Carrotwood	24" box
		LIQUIDAMBAR STYRACIFLUA	Sweet Gum	24" box
		FRAXINUS VELUTINA	Ash	24" box
		KOELREUTERIA BIPINNATA	Chinese Flame Tree	24" box
		PRUNUS CERASIFERA PISSARDI	Purple-Leaf Plum	24" box
	SHRUBS AND GROUND COVERS	RAPHIOLEPIS INDICA SPP.	Indian Hawthorn	5 gallon
		PITTOSPORUM TOBIRA SPP.	Mock Orange	5 gallon
		NANDINA DOMESTICA	Heavenly Bamboo	5 gallon
		LIGUSTRUM TEXANUM	Texas Privet	5 gallon
		BUXUS MICROPHYLLA JAPONICA	Boxwood	5 gallon
		PHOTINIA FRASERI	Fraseri Photinia	5 gallon
		TECOMA CAPENSIS	Cape Honeysuckle	5 gallon
		XYLOSMA CONGESTUM	Shiny Xylosma	5 gallon
		PRUNUS CAROLINIANA 'COMPACTA'	Carolina Cherry	5 gallon
		MYRTUS COMMUNIS COMPACTA	True Myrtle	5 gallon
		MORAEA BICOLOR	Fortnight Lily	5 gallon
		AGAPANTHUS SPP.	Lily of the Nile	1 gallon
		HEMEROCALLIS SPP.	Day Lily	1 gallon
		ROSMARINUS OFF. PROSTRATUS	Trailing Rosemary	1 gallon
		TRACHELOSPERMUM JASMINIOIDES	Star Jasmine	1 gallon
		ESCALLONIA FRADESII	Pink Escallonia	5 gallon
		ABELIA GRANDIFOLIA 'EDWARD GOUCHER'	Pink Abelia	5 gallon
		PHORMIUM TENAX SPP.	Flax	5 gallon
		EURYOPS PECTINATUS	N.C.N.	1 gallon
		LAVANDULA SPP.	Lavender	5 gallon
	VINES	PANDOREA JASMINOIDES 'ROSEA'	Pink Bower Vine	5 gallon
		PANDOREA JASMINOIDES 'ALBA'	White Bower Vine	5 gallon
		BIGNONIA VIOLACEA	Purple Trumpet Vine	5 gallon
		PHAEDRANTHUS BUCCINATORIUS	Blood-Red Trumpet Vine	5 gallon
	TURF GRASS	SEEDED OR SODDED IMPROVED FESCUE BLEND ("MARATHON II", "MEDALLION", "WATER-SAVER")		

9. PLANTING GUIDELINES

This section provides general planting guidelines for various planting applications within the SPYGLASS RANCH project and should be implemented to achieve the desired quality and maintenance of the master planned community.

❒ IRRIGATION

1. All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground drip irrigation system.

2. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

3. Irrigation for both public and private landscapes should be designed to be as water-efficient as possible.

4. Native and drought tolerant shrub areas will use a combination of spray, drip or bubbler irrigation to shrubs and trees as appropriate.

5. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices.

6. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type.

7. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

8. Irrigation systems designed for use with both domestic and reclaimed water are encouraged.

9. Drip and/or bubbler irrigation will be used where appropriate.

10. Use of moisture sensors and/or central control irrigation systems may be incorporated where appropriate and feasible.

❒ CLIMATE CONSTRAINTS

Plant material palettes for SPYGLASS RANCH contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure, and relationship to other influential factors may not be appropriate. Final designs shall address these factors.

❒ PLANTING TIME

Due to the relative climate extremes of Riverside County, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July

through September) can be more difficult than in coastal areas. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

❒ DROUGHT TOLERANCE/WATER CONSERVING PLANT MATERIAL

Although a plant may be considered as drought tolerant or water conserving, that plant requires proper care, installation, watering and maintenance to maintain an optimum healthy condition.

- Degrees of Drought Tolerance/Water Conservation: There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others. Water conserving plant material may not be drought tolerant but can thrive on low water amounts throughout the year once established.

- Plant Installation Water Demand: Drought tolerant plants like other plants, require more watering during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.

- Deep Watering Practices: Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will develop to proper tolerance.

- Warmer Months Water Application: Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water, the plant may have low water requirements. Depending upon the plant, drought tolerant plants will have a better appearance and health during the warmer months with infrequent deep watering.

- Full Season Plant Water Requirements: After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.

- Maintenance: Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering and checking for pests and diseases.

❒ SOIL CHARACTERISTICS

Soil characteristics within the SPYGLASS RANCH area may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. The tests shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

10. FUEL MODIFICATION

Fuel modification conditions exist along the open space edges where they abut residential and commercial development areas. Fuel modification planting shall be in accordance with the City Fire Department standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots that are within planning areas adjacent to open space will be developed in accordance with a fire management plan that provides adequate buffering and fuel modification zones consistent with City Fire Department standards. Fuel management zones will be provided where the conditions outlined below exist, as per City standards.

❒ FUEL MODIFICATION GUIDELINES

1. Areas where slopes exceed 30% will undergo trimming and/or clearing of flammable native vegetation for a minimum distance of one-hundred (100) feet from any structure and a minimum distance of seventy-five (75) feet from any property line. Where residential areas are adjacent to open space areas with slopes not exceeding 30%, a minimum of 50 feet of non-flammable ("wet-zone") vegetation must be provided outside of any property line. No less than fifty (50) feet of these cleared areas will be planted with non-flammable ("wet-zone") vegetation with the remainder remaining clear of trees or large shrubs.

2. The fuel management zones can be reduced through the use of concrete block walls as a rear yard edge treatment or as otherwise approved by the City Fire Department.

3. Maintenance of fuel management zones will be the responsibility of either the Master Homeowners Association or other appropriate maintenance agency/entity approved by the City of Lake Elsinore.

4. Fuel modification areas can extend into private lots as long as the Homeowners Association or other maintenance agency/entity establishes enforceable restrictions related to no additional structures (i.e. garages, barns, storage buildings, wooden decks, patio covers, etc.) within required setbacks.

5. Prior to approval of any Tentative Tract Map or Land Use Permit adjacent to natural open space areas, a Fire Management Plan will be prepared for approval by the City Fire Department. The Fire Management Plan will provide definition of standards, locations, roadway widths, emergency access, design, maintenance, timing, financing and other applicable conditions related to fire protection.

11. WALLS AND FENCES

Walls and fences will be used throughout the project area to complement the overall design theme, establish community identity, provide protection from roadway and other noise, allow privacy and security in residential areas, and promote view corridors. Proposed locations for the perimeter/theme wall and view fencing are depicted in Figure IV-34, *Conceptual Wall and Fence Plan.* Five types of walls and fencing are proposed, as illustrated in Figure IV-35, *Wall and Fence Detail.* Walls and fences are visually prominent and can form a unifying element of design. On the other hand, if not properly located and designed, they can be a detriment by providing an overbearing sense of "confinement" with little or no visual relief. Walls and fences are not intended to dominate the character of the community, but to blend into the background as a neutral element within the landscape composition. While a project without walls may be a desirable objective, it is recognized that walls and fences cannot be completely avoided for reasons of privacy, public health, safety, and project identity. Walls and fences within SPYGLASS RANCH should reflect an appropriate balance of function and aesthetic quality. All walls and fences within the project should be designed as integral elements of building architecture or complementary elements to the architecture and landscape character. The intent of SPYGLASS RANCH is to maintain views and encourage access throughout the project, while providing for safety, security, and the intended visual objectives. Where walls and fencing are required (e.g., noise attenuation, privacy) or desirable (e.g., entry monumentation and residential buffers), the improvements shall be designed and constructed in a manner compatible with the scale, texture, and color of the surrounding environment. Where unavoidable, designs shall integrate walls and fences with other site components including signage, structures, landscape, and hardscape.

❒ PROJECT WALLS AND PILASTERS THEME WALL

Project masonry walls will be used to provide the desired security, privacy and visual screening for the SPYGLASS RANCH community and will be utilized along all perimeter streetscapes and most boundaries as depicted on Figure IV-34, *Conceptual Wall and Fence Plan.* The project masonry wall shall be located at perimeter streetscapes and consist of the following:

- 6-foot tan split face block with complementary beveled concrete cap block (see Figure IV-35, *Wall and Fence Detail, A*)
- 6-foot 10-inch square tan split face columns with a complementary precise concrete cap (see Figure IV-35, *Wall and Fence Detail, B*) to be provided at property line/wall terminius and every 75 feet on center.

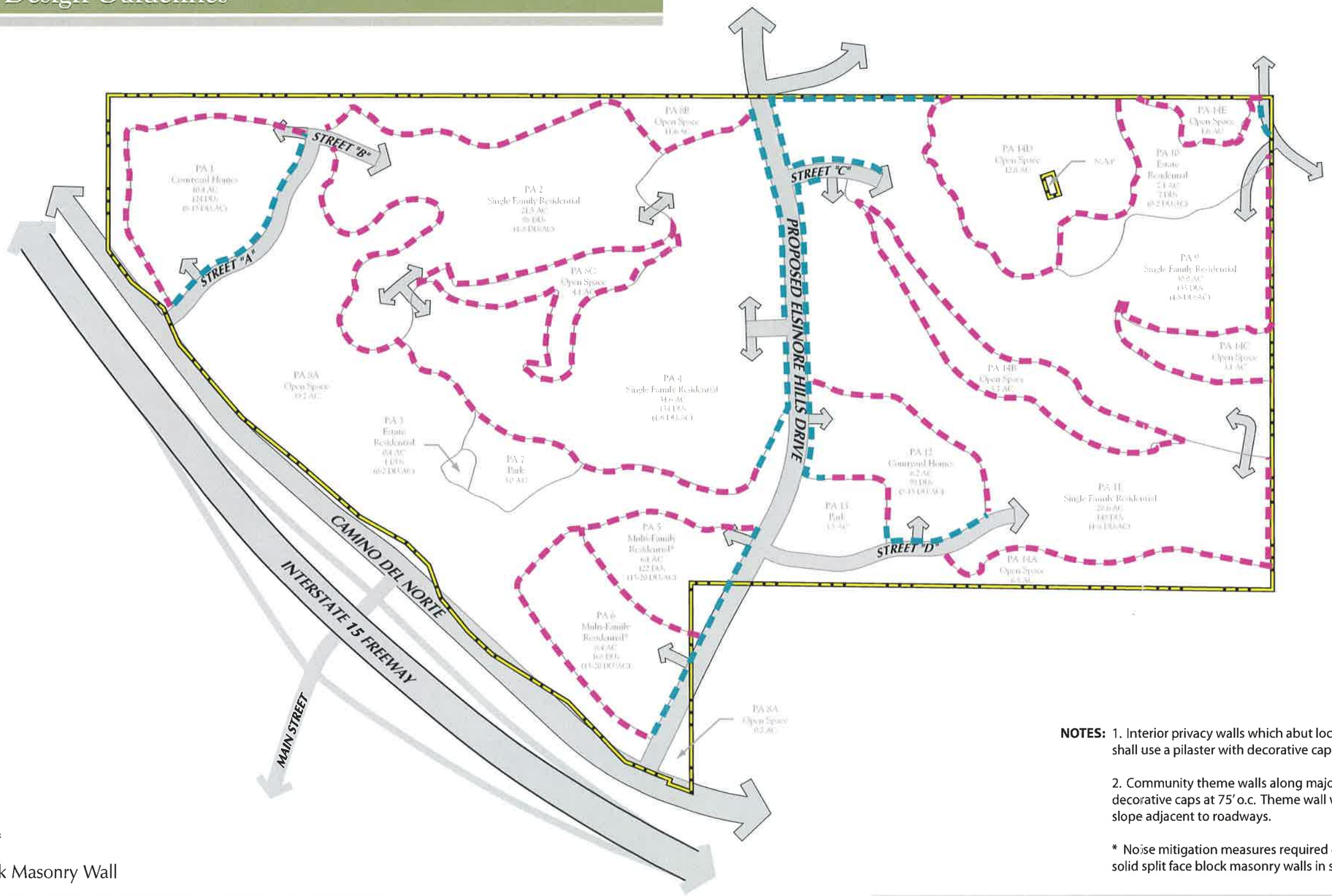
❒ INTERIOR PRIVACY WALLS

All "in-tract" lots shall be enclosed as follows:

- Corner lots and "house-to-house" returns shall be 6-foot tan split face walls with a complementary precision block cap (see Figure IV-35, *Wall and Fence Detail, C*)
- Corner lots shall be accented with 16-inch square tan split face columns with complementary precision block caps (see Figure IV-35, *Wall and Fence Detail, D*) located at property line/wall terminus and every 75 feet on center.
- Interior side and rear yard fencing shall be 5-foot 8-inch high cedar with steel posts (see Figure IV-35, *Wall and Fence Detail, F*)

- Side yard gates shall be cedar construction to match fence (see Figure IV-35, *Wall and Fence Detail, G*)

Landscaping Design Guidelines



NOTES: 1. Interior privacy walls which abut local roadways within the development shall use a pilaster with decorative cap at 150' o.c.

2. Community theme walls along major roadways shall have pilasters with decorative caps at 75' o.c. Theme wall will be located at R/W or at top of slope adjacent to roadways.

* Noise mitigation measures required during final grading may result in solid split face block masonry walls in some locations.

LEGEND

- View Fencing *
- Split Face Block Masonry Wall

SEE FIGURE IV-35 FOR INSTALLATION OF SPECIFIC WALL TYPES AND LOCATIONS

SPYGLASS RANCH

FIGURE IV-34
Conceptual Wall and Fence Plan

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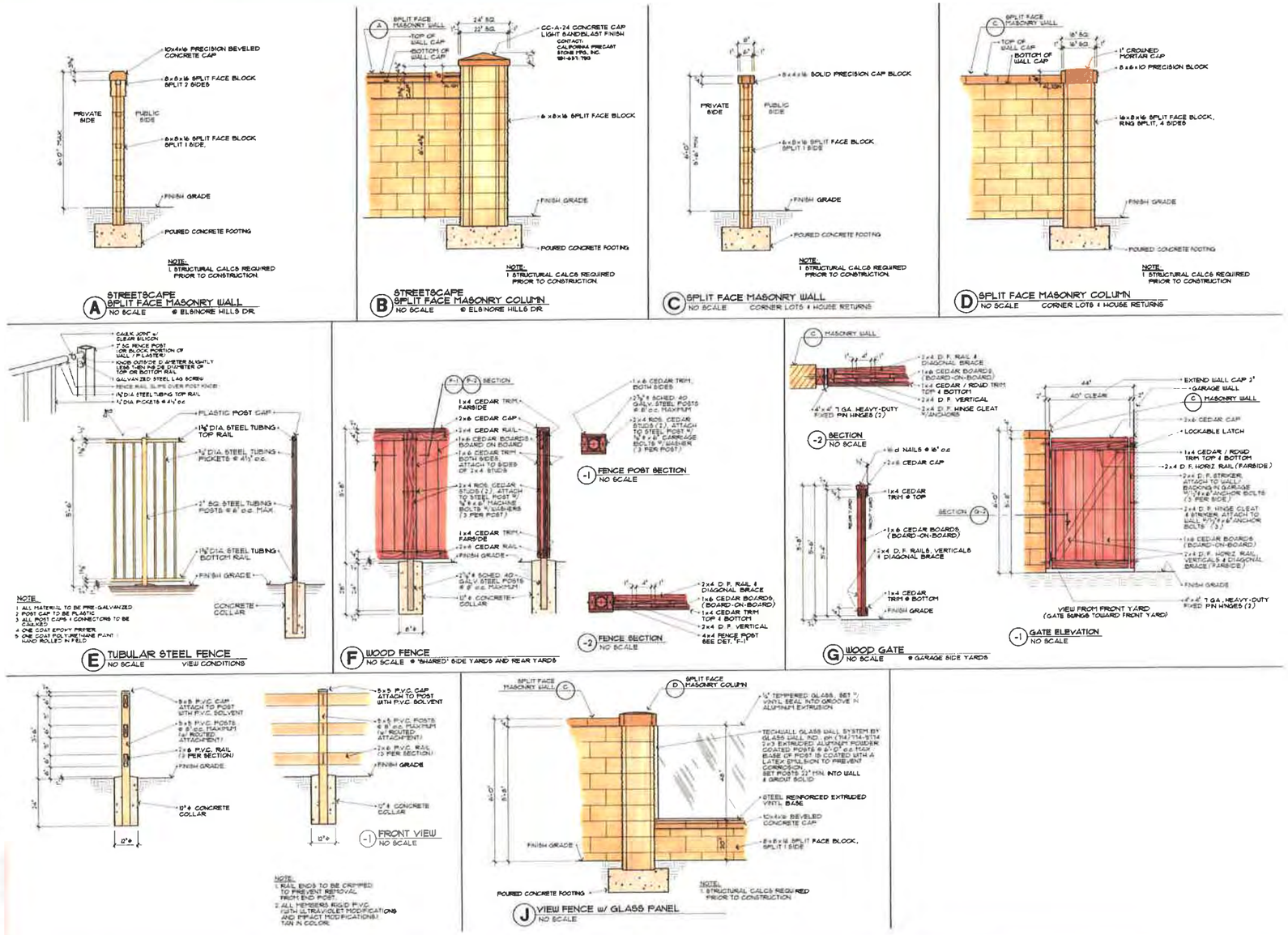
Landscape Architects

not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

Landscaping Design Guidelines



SPYGLASS RANCH

FIGURE IV-35
Wall and Fence Detail

FRANK RADMACHER ASSOCIATES INC.
Landscape Architects

not to scale NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

❒ VIEW FENCING

View fences shall consist of painted, tubular steel construction or plexi-glass (see Figure IV-35, *Wall and Fence Detail, E*) and should be installed in the side or rear yards of those properties abutting open space, scenic vistas, and parks. View fencing should allow open views but not physical access, except where required for maintenance and security access.

❒ WALL AND FENCE GUIDELINES:

1. Appropriate materials for project walls and fences include split face and precision block, tubular steel, and wood.

2. Barbed wire, razor wire, and other similar materials shall not be permitted as part of a wall or fence.

3. Solid walls that are visible from public roadways shall not be plain precision block and shall include pilasters placed at regular intervals of 75 feet on center and at property line/wall terminus.

4. Interior block privacy walls which abut private roads within the development shall not be plain precision block and shall include pilasters place at regular intervals of 150 feet on center and at property line/wall terminus.

5. The placement of a wall should minimize visual impacts and maximizes its effectiveness as mitigation for noise and privacy.

6. Walls shall be treated as extensions of the residential structures and use materials and colors complimentary of the overall architectural design.

7. Development surrounded by walls or fences extending more than 100 feet along a public thoroughfare shall use screening techniques, which include planting vines, trees, and shrubs.

12. LIGHTING

The design issue of "lighting" includes street lighting, as well as building and landscape accent lighting, and sign illumination (see Figure IV-36, *Typical Lighting – Representative Imagery*). The following basic principles shall be considered in the provision of lighting:

1. Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

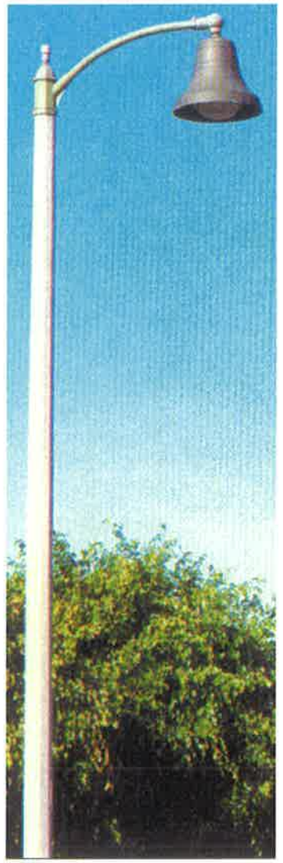
2. Lighting fixtures shall relate to the human scale, especially in pedestrian areas.

3. Lighting and lighting fixtures shall complement the design and character of each area in which they are placed.

4. Illuminated entries shall consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.

5. Lighting shall be designed to minimize light spillage onto adjacent and nearby properties.

Landscaping Design Guidelines



SPYGLASS RANCH

FIGURE IV-36
Typical Lighting - Representative Imagery

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not to scale

NOTE: THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY - ACTUAL DEVELOPMENT MAY VARY.

13. SIGNAGE

Signage within SPYGLASS RANCH should be directed towards creating an aesthetically pleasing development through establishing specific guidelines. Signs are a means to advertise and identify places, events, and businesses within SPYGLASS RANCH. Yet, because of the high visibility of signs, they are an important design element of the physical environment and must be considered during the design phase of all development. Well designed signs are not only pleasing in appearance, but can enhance the economic value and accessibility of a project. Equally important, these guidelines encourage incentive and latitude to achieve variety and appealing design through a harmonious blend of architecture and signage on adjacent buildings throughout the development. In this manner, artistic flexibility is allowed while maintaining continuity and appropriate scale to the project as a whole.

The following signage guidelines provide a general framework and guidelines for the proposed signage to occur within SPYGLASS RANCH.

1. Sign types shall be limited to project identification, company and building identification, direction, and temporary "for sale and lease" and subdivision signs.

2. Signs shall be permitted to project above any roofline.

3. Signs shall be compatible with the building and applicable area in terms of color, material, and placement.

4. Building and company identification signs shall be low to the ground or attached to building facades.

5. All ground mounted signs shall be well integrated into site landscaping.

6. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings.

7. A *Master Sign Program* shall be prepared and approved by the City of Lake Elsinore for development of commercial uses within the SPYGLASS RANCH Specific Plan. The *Master Sign Program* shall provide adequate and appropriate project, building, and tenant identification for the anticipated variety of building sizes, designs, and uses.

SECTION V.

DEVELOPMENT REGULATIONS

V. DEVELOPMENT REGULATIONS

A. INTRODUCTION

1. PURPOSE AND INTENT

The following development standards and regulations shall be employed to implement the planning and design concepts of the SPYGLASS RANCH Specific Plan. These standards and regulations:

- Are consistent with the land use goals and objectives of the City of Lake Elsinore General Plan and Zoning Code;
- Provide detailed implementation measures for site development; and
- Provide the basic criteria which govern all development within the boundaries of the SPYGLASS RANCH Specific Plan.

In accordance with California Government Code Section 65860, each City within the state of California must adopt a zoning and development code that is consistent with the City's General Plan. The City of Lake Elsinore has adopted a zoning code that is consistent with and serves to implement the City's adopted General Plan. The planning areas identified and discussed within the SPYGLASS RANCH Development Regulations shall apply only to the SPYGLASS RANCH Specific Plan area. These zones and standards do not apply outside of the Specific Plan area boundaries.

Development within the Specific Plan area shall be subject to the review processes discussed in within this section of the Specific Plan. In addition to the Development Standards and criteria identified herein, all development within the SPYGLASS RANCH Specific Plan shall comply with Title 17 of the City of Lake Elsinore Zoning Code. Should a conflict arise between a Title 17 provision(s) and any standard(s) or regulation(s) contained herein, the standards and regulations of this Specific Plan shall take precedence. Any standard or regulation of the City of Lake Elsinore Zoning Code not covered by this Specific Plan in the areas of administration, review procedures, and environmental review shall apply to this Specific Plan.

2. GENERAL PROVISIONS

SPYGLASS RANCH is intended to provide for a mixture of residential, recreation, and open space land uses. The SPYGLASS RANCH Specific Plan also includes the development of commercial land uses if multi-family land uses are not developed within Planning Areas 5 and 6. The residential uses on-site provide a "built in" market if commercial-retail uses are developed within the site. Conversely, the commercial-retail uses provide immediate day-to-day convenience shopping and services for residents within and outside of SPYGLASS RANCH. Site development standards are intended to ensure all uses within SPYGLASS RANCH are compatible to and harmonious with the character of the community.

To ensure the orderly and coordinated development of land uses proposed for SPYGLASS RANCH, development standards have been established for implementation of the Specific Plan Land Use Plan, as detailed below. In addition to these general guidelines, specific development standards for each

land use are thoroughly discussed later in this section.

1. The total Specific Plan area shall be developed with a maximum of 1,035 dwelling units on 259.6 acres, as illustrated in Figure III-1, *Specific Land Use Plan*. General uses permitted include residential, commercial, and open space and recreation. In no case shall the total number of dwelling units within the SPYGLASS RANCH project area exceed 1,035 without amending this Specific Plan.

2. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one Planning Area by not more than fifteen percent (15%) without an amendment to this plan, provided that either an equal or greater number was unused in a previously or concurrently approved application within another Planning Area or an equal or greater number is subtracted from a future Planning Area, or a combination of the two. In no case shall the total number of dwelling units exceed 1,035.

3. If a transfer of dwelling units is proposed, the Master Developer or Assignee shall be responsible for providing the City with a Development Transfer Status Report at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each Planning Area, including the following information:

   - Specific Plan Planning Area allocation of dwelling units.
   - Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
   - Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.
   - Evidence that a dwelling unit transfer would not result in significant changes to projected demands on parks, schools, infrastructure, and community facilities.
   - Evidence that grading and landform alteration would substantially comply with that previously approved for the Specific Plan.
   - Evidence that no new significant environmental impacts would result from the dwelling unit transfer.

   The Development Transfer Status Report must demonstrate that the total number of dwelling units for the project will not exceed 1,035 and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan allocation by more than 15%. Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The City shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits a Development Transfer Status Report with the application for an implementing subdivision.

4. Uses and development standards will be in accordance with the *Development Regulations* contained in Section V and will further be defined by Specific Plan objectives, design guidelines, and future detailed development proposals including subdivisions, plot plans, design review, site plan review, and/or conditional use permits.

5. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each tract, change of

zone, site plan, specific plan amendment, or any land use application required to implement the Specific Plan, unless said proposal is determined to be consistent with the EIR that accompanies this Specific Plan and does not require subsequent environmental documentation, or is exempt from the provisions of CEQA. The CEQA review shall be prepared as part of the review process for these implementing projects.

6. Final development densities for each Planning Area shall be determined through the appropriate development application up to the maximum density identified in the SPYGLASS RANCH Specific Plan, based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design through lot and street layouts; and f) minimum lot sizes as proposed by this Specific Plan.

7. Designation, dedication, and/or payment of fees for parkland and open space will be based on the final number of dwelling units and corresponding population generated by SPYGLASS RANCH and will satisfy both City and State requirements for parkland. The acreage is set forth in Figure III-1, *Specific Land Use Plan*, and Table III-1, *Detailed Land Use Summary*.

8. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.

9. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the City of Lake Elsinore Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

10. Common areas identified in the Specific Plan shall be owned and maintained by the relevant maintenance organizations. The master property owners' association shall be charged with the unqualified right to assess individual homeowners for reasonable maintenance and management costs. The property owners' association may be responsible for parking, open space areas, signage, landscaping, irrigation, common areas, and other responsibilities as necessary.

11. Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization upon recordation of a tract map.

12. Development applications that incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, equestrian, and/or bicycle).

13. If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community facilities district to facilitate construction, maintenance and management.

14. The City of Lake Elsinore will assist in establishing public facilities and infrastructure (such as sewer and water lines, and roadways), which shall be financed through an Assessment District (AD), or a Community Facilities District (CFD). Financing of these facilities

through a CFD may substitute for the payment of fees that would have financed those facilities.

15. Development within the Specific Plan shall be in accordance with the mandatory requirements of all City of Lake Elsinore and state laws and shall conform substantially to the approved Specific Plan as filed with the City of Lake Elsinore Planning Department, unless otherwise amended.

16. All plans for City-maintained areas within the Specific Plan boundary shall be reviewed and approved by the Community Services Director prior to approval of the respective final map.

B. RESIDENTIAL DEVELOPMENT REGULATIONS

1. ESTATE RESIDENTIAL – 0-2 DU/AC (PLANNING AREA 10).

(a) Table V-1, *Residential Development Standards - Estate Homes and Single-Family Homes*, sets forth minimum site development standards for residential development in Planning Area 10.

(b) Figure V-1, *Estate Lot Site Plan Concept*, provides a conceptual representation of typical plotting and summary of development standards for Planning Area 10.

(c) Permitted and conditionally permitted uses in areas designated for development within Planning Area 10 shall be those allowed under the *Single-Family Residential Zone* (R-1) of the City of Elsinore Zoning Code (Chapter 17.23).

(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 17.23 of the City of Elsinore Zoning Code.

2. SINGLE-FAMILY RESIDENTIAL – 4-8 DU/AC (PLANNING AREA 2, 4, 9, AND 11).

(a) Table V-1, *Residential Development Standards - Estate Homes and Single-Family Homes*, sets forth minimum site development standards for residential development in Planning Area 2, 4, 9, and 11.

(b) Figure V-2, *5,000 Square Foot Lot Minimum Site Plan Concept*, provides a conceptual representation of typical plotting and summary of development standards for Planning Area 2, 4, 9, and 11.

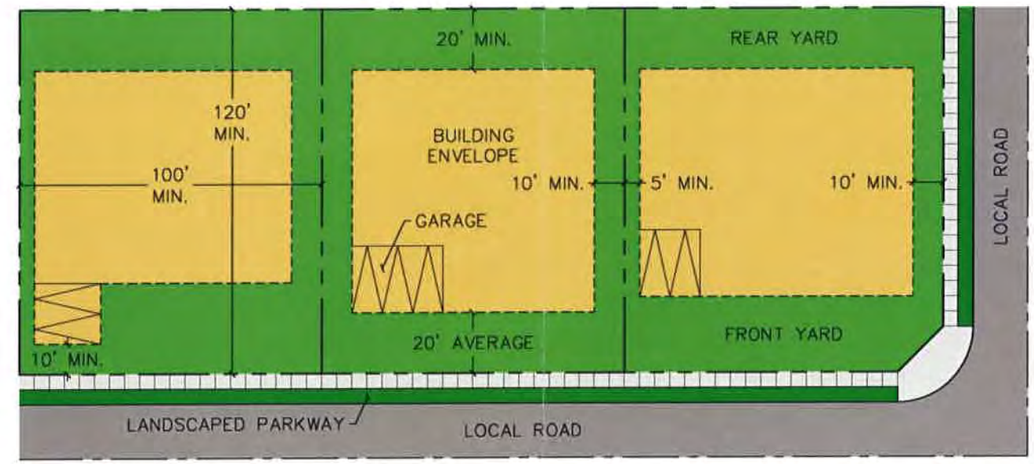
(c) Permitted and conditionally permitted uses in areas designated for development within Planning Area 2, 4, 9, and 11 shall be those allowed under the *Single-Family Residential Zone* (R-1) of the City of Lake Elsinore Zoning Code (Chapter 17.23).

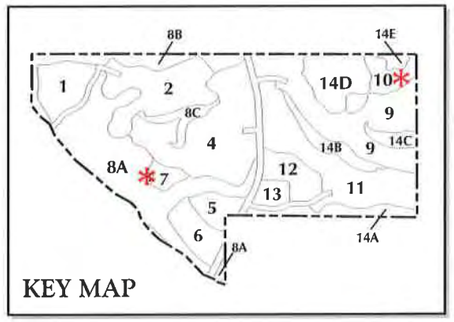
(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 17.23 of the City of Lake Elsinore Zoning Code.

Table V-1 RESIDENTIAL DEVELOPMENT STANDARDS
ESTATE HOMES AND SINGLE-FAMILY HOMES

DEVELOPMENT STANDARD	ESTATE RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL
PLANNING AREA	**3,10**	**2, 4, 9, 11**
LOT DIMENSIONS		
Minimum Lot Size	12,000 square feet	5,000 square feet
Typical Lot Size	100 x 120	50 x 100
Minimum Lot Width	72 feet	50 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Lot Frontage	40 feet	35 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	30 feet	30 feet
Maximum Lot Coverage	60%	60%
SETBACKS		
Minimum Front Yard – Residential Living Area	20 feet	15 feet
Minimum Side Yard (Interior Lot)	5 feet	5 feet
Minimum Side Yard (Corner Lot)	10 feet	15 feet
Minimum Rear Yard	20 feet	15 feet
Minimum Front-Entry Garage	20 feet	16 feet
Minimum Side-Entry Garage	15 feet	10 feet
OTHER		
Density	0-2 du/ac	4-8 du/ac
Maximum Height	40 feet	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches	2 feet, 6 inches
Parking Requirements	2 garage spaces	2 garage spaces

DEVELOPMENT STANDARD	ESTATE RESIDENTIAL
PLANNING AREA	**3,10**
LOT DIMENSIONS	
Minimum Lot Size	12,000 square feet
Typical Lot Size	100 x 120
Minimum Lot Width	72 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage	40 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	30 feet
Maximum Lot Coverage	60%
SETBACKS	
Minimum Front Yard – Residential Living Area	20 feet
Minimum Side Yard (Interior Lot)	5 feet
Minimum Side Yard (Corner Lot)	10 feet
Minimum Rear Yard	20 feet
Minimum Front-Entry Garage	20 feet
Minimum Side-Entry Garage	15 feet
OTHER	
Density	0-2 du/ac
Maximum Height	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches
Parking Requirements	2 garage spaces





SPYGLASS RANCH

FIGURE V-1
Estate Lot Site Plan Concept

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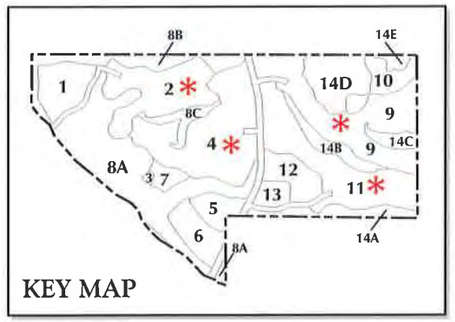
DEVELOPMENT STANDARD	SINGLE FAMILY RESIDENTIAL
PLANNING AREA	**2, 4, 9, 11**
LOT DIMENSIONS	
Minimum Lot Size	5,000 square feet
Typical Lot Size	50 x 100
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage	35 feet
Minimum Lot Frontage – Knuckle/Cul-de-sac	30 feet
Maximum Lot Coverage	60%
SETBACKS	
Minimum Front Yard – Residential Living Area	15 feet
Minimum Side Yard (Interior Lot)	5 feet
Minimum Side Yard (Corner Lot)	15 feet
Minimum Rear Yard	15 feet
Minimum Front-Entry Garage	16 feet
Minimum Side-Entry Garage	10 feet
Minimum Garage from Private Drive	n/a
Minimum Garage Door to Garage Door	n/a
Minimum Distance Between Buildings	n/a
OTHER	
Density	4-8 du/ac
Maximum Height	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches
Parking Requirements	2 garage spaces



SPYGLASS RANCH

FIGURE V-2
5,000 Square Foot Lot Minimum Site Plan Concept

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3. COURTYARD HOMES – 8-15 DU/AC (PLANNING AREA 1 AND 12)

(a) Table V-2, *Residential Development Standards - Courtyard Homes and Multi-Family Homes*, sets forth minimum site development standards for residential development in Planning Area 1 and 12.

(b) Figure V-3, *Courtyard Home Site Plan Concept*, provides a conceptual representation of typical plotting and summary of development standards for Planning Area 1 and 12.

(c) Permitted and conditionally permitted uses in areas designated for development within Planning Area 1 and 12 shall be those allowed under the *Medium Density Residential Zone* (R-2) of the City of Lake Elsinore Zoning Code (Chapter 17.24).

(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 17.24 of the City of Lake Elsinore Zoning Code.

4. MULTI-FAMILY RESIDENTIAL - 15-20 DU/AC (PLANNING AREA 5 AND 6)

(a) Table V-2, *Residential Development Standards – Courtyard Homes and Multi-Family Homes,* sets forth minimum site development standards for residential development in Planning Area 5 and 6.

(b) Figure V-4, *Multi-Family Residential Site Planning Concept*, provides a conceptual representation of typical plotting and summary of development standards for Planning Area 1 and 12.

(c) Permitted and conditionally permitted uses in areas designated for development within Planning Area 5 and 6 shall be those allowed under the *High Density Residential Zone* (R-3) of the City of Lake Elsinore Zoning Code (Chapter 17.25).

(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 17.25 of the City of Lake Elsinore Zoning Code.

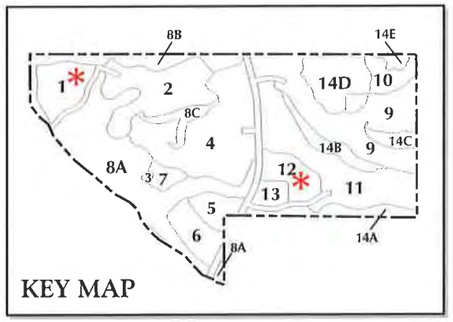
(e) If the Master Developer decides not to develop Planning Area 5 and 6 with Multi-Family uses, a commercial land use designation shall apply for development consistent with Section V.C.1, *Non-Residential Development Regulations*, of this Specific Plan.

Table V-2 RESIDENTIAL DEVELOPMENT STANDARDS
COURTYARD HOMES AND MULTI-FAMILY HOMES

DEVELOPMENT STANDARD	COURTYARD HOMES (DETACHED – COMMON LOT)	MULTI-FAMILY RESIDENTIAL
PLANNING AREA	**1, 12**	**5, 6**
LOT DIMENSIONS		
Minimum Lot Size	7,200 square feet	7,200 square feet
Typical Lot Size	72 x 100	72 x 100
Minimum Lot Width	72 feet	72 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Lot Frontage	n/a	n/a
Minimum Lot Frontage – Knuckle/Cul-de-sac	n/a	n/a
Maximum Lot Coverage	65%	65%
SETBACKS		
Minimum Front Yard – Residential Living Area	5 feet	9 feet
Minimum Side Yard (Interior)	4 feet	5 feet
Minimum Side Yard (Corner)	5 feet	6 feet
Minimum Rear Yard	n/a	n/a
Minimum Garage from Private Drive	3 feet	3 feet
Minimum Garage Door to Garage Door	30 feet	30 feet
Minimum Distance Between Buildings	5 feet	5 feet
OTHER		
Density	8-15 du/ac	15-20 du/ac
Maximum Height	40 feet	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches	2 feet, 6 inches
Private Open Space	100 square feet	75 square feet
Parking Requirements	2 garage spaces	2 garage spaces
Guest Parking	1 space per 3 units	1 space per 3 units

DEVELOPMENT STANDARD	COURTYARD HOMES (DETACHED – COMMON LOT)
PLANNING AREA	**1, 12**
LOT DIMENSIONS	
Minimum Lot Size	7,200 square feet
Typical Lot Size	72 x 100
Minimum Lot Width	72 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage	n/a
Minimum Lot Frontage – Knuckle/Cul-de-sac	n/a
Maximum Lot Coverage	65%
SETBACKS	
Minimum Front Yard – Residential Living Area	5 feet
Minimum Side Yard (Interior)	4 feet
Minimum Side Yard (Corner)	5 feet
Minimum Rear Yard	n/a
Minimum Garage from Private Drive	3 feet
Minimum Garage Door to Garage Door	30 feet
Minimum Distance Between Buildings	5 feet
OTHER	
Density	8-15 du/ac
Maximum Height	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches
Private Open Space	100 square feet
Parking Requirements	2 garage spaces
Guest Parking	1 space per 3 dwelling units

[1] **Private Open Space**: Private open space may include ground floor porch/patios or courtyards and second or third floor balconies or decks.



SPYGLASS RANCH

FIGURE V-3
Courtyard Homes Site Plan Concept

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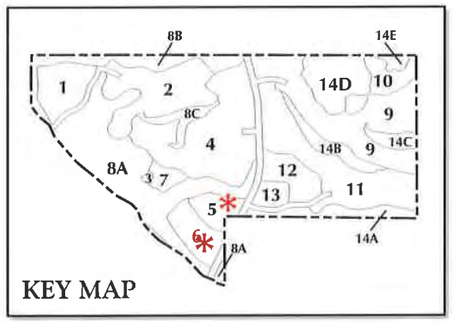
DEVELOPMENT STANDARD	MULTI-FAMILY RESIDENTIAL
PLANNING AREA	**5, 6**
LOT DIMENSIONS	
Minimum Lot Size	7,200 square feet
Typical Lot Size	72 x 100
Minimum Lot Width	72 feet
Minimum Lot Depth	100 feet
Minimum Lot Frontage	n/a
Minimum Lot Frontage – Knuckle/Cul-de-sac	n/a
Maximum Lot Coverage	65%
SETBACKS	
Minimum Front Yard – Residential Living Area	9 feet
Minimum Side Yard (Interior)	5 feet
Minimum Side Yard (Corner)	6 feet
Minimum Rear Yard	n/a
Minimum Garage from Private Drive	3 feet
Minimum Garage Door to Garage Door	30 feet
Minimum Distance Between Buildings	5 feet
OTHER	
Density	15-20 du/ac
Maximum Height	40 feet
Maximum Encroachment – Fireplace, Media Niche, etc.	2 feet, 6 inches
Private Open Space	75 square feet
Parking Requirements	2 garage spaces
Guest Parking	1 space per 3 units

[1] **Private Open Space**: Private open space may include ground floor porch/patios or courtyards and second or third floor balconies or decks.



SPYGLASS RANCH

FIGURE V-4
Multi-Family Residential Site Plan Concept

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C. NON-RESIDENTIAL DEVELOPMENT REGULATIONS

1. COMMERCIAL (PLANNING AREA 5 AND 6)

Areas designated for development with commercial uses shall be consistent with the zoning requirements under the *General Commercial Zone* (C-2) of the City of Lake Elsinore Zoning Code (Chapter 17.48).

VI. IMPLEMENTATION

A. PHASING PLAN

1. DESCRIPTION

Implementation of the SPYGLASS RANCH Specific Plan is expected to be developed in three (3) phases over an approximate 10-year period in response to market demands and according to a logical and orderly redevelopment of uses, public utilities, and infrastructure. The timing and sequencing of construction phases is advisory only and non-binding and actual development may vary.

Table VI-1, *Phasing Plan Summary*, provides a statistical breakdown of the Specific Plan Phasing Plan. Figure VI-1, *Conceptual Phasing Plan*, provides an illustration of the Phasing Plan.

TABLE VI-1
PHASING PLAN SUMMARY

PLANNING AREA	LAND USE	ACRES	DENSITY	DWELLING UNITS
PHASE I				
3	Estate Residential (0-2 du/ac)	0.4	0-2 du/ac	1
4	Single-Family Residential (4-8 du/ac)	34.6	4-8 du/ac	134
5*	Multi-Family Residential (15-20 du/ac)	5.5	15-20 du/ac	122
6*	Multi-Family Residential (15-20 du/ac)	8.3	15-20 du/ac	168
7	Park	3.0	--	--
	- PHASE I SUBTOTALS	***51.8***	***8.2 du/ac***	***425***
PHASE II				
9	Single-Family Residential (4-8 du/ac)	30.9	4-8 du/ac	135
11	Single-Family Residential (4-8 du/ac)	28.6	4-8 du/ac	148
12	Courtyard Homes (8-15 du/ac)	8.2	8-15 du/ac	98
13	Park	3.5	--	--
	- PHASE II SUBTOTALS	***71.2***	***5.4 du/ac***	***381***
PHASE III				
1	Courtyard Homes (8-15 du/ac)	10.4	8-15 du/ac	124
2	Single-Family Residential (4-8 du/ac)	21.5	4-8 du/ac	98
10	Estate Residential (0-2 du/ac)	7.5	0-2 du/ac	7
	- PHASE III SUBTOTALS	***39.0***	***5.9 du/ac***	***229***
Open Space		85.8	--	--
Major Circulation		11.1	--	--
	PROJECT TOTAL	***259.8***	***4.0 du/ac***	***1,035***

* If Planning Areas 5 and 6 are not developed with Multi-Family uses, a commercial land use designation shall apply for development consistent with this Specific Plan.

2. PHASING STANDARDS

1. The phasing sequence, as described in Figure VI-1, is based on current market demand. Certain areas may be developed out of the expected sequence, or in smaller increments, provided required infrastructure and services are available at the time of development.

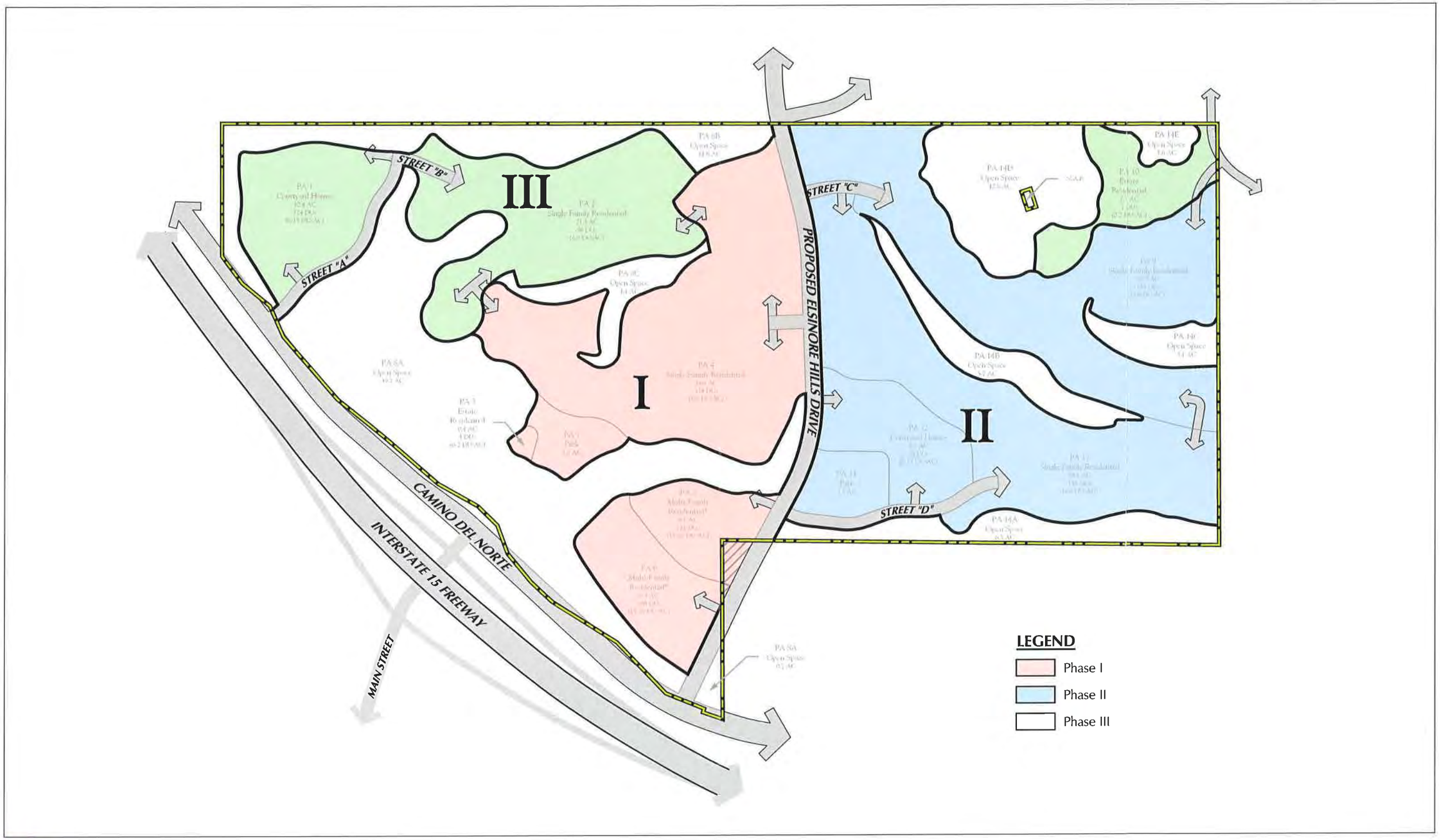

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FIGURE VI-1
Conceptual Phasing Plan

2. Each phase of development shall incorporate necessary and applicable common open space areas, landscape development zones, and infrastructure associated with an adjacent phase or public street. No phase of development shall proceed that is dependent upon adjacent service(s), infrastructure or use(s) unless such service, infrastructure or use has been constructed or will be constructed in conjunction with the improvement of the subject phase.

3. Construction permitted by this Specific Plan may proceed progressively in stages, provided vehicular access, public facilities, and infrastructure is constructed to adequately service the uses within the site or as needed for public health and safety in each stage of development, so long as such phase of development conforms substantially with the intent and purpose of this Specific Plan.

B. DESIGN REVIEW

SPYGLASS RANCH will be processed through the City Lake Elsinore's two-part development review process: 1) the Planning Approval process, and 2) the Plan Checking process, as appropriate. The Planning Approval process involves review of plans for zoning compliance and design review (see Chapter 17.80 and 17.82 of the City of Lake Elsinore Zoning Code). Prior to the issuance of grading and building permits that may require approval by the City of Lake Elsinore Planning Commission, the project will be processed through Plan Checking, where a detailed technical review of the working drawings will occur. During this review process, the City will determine whether the drawings are in conformance with this Specific Plan, the Building Code, City Standards, and Conditions of Approval.

C. SUBSEQUENT APPLICATION PROCESS

Approval of the SPYGLASS RANCH SPECIFIC PLAN indicates acceptance by the City Council of a general framework of development. Part of that framework establishes specific development standards that constitute the zoning regulations for the SPYGLASS RANCH Specific Plan. It is further anticipated that this Specific Plan will be implemented through a final subdivision map.

It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of SPYGLASS RANCH. Any modifications to the Specific Plan shall occur in accordance with the subsequent application process described in this section.

Modifications to the Specific Plan may occur through two separate processes. The first category, "Substantial Conformance," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Manager for the Community Development Department. All other proposed changes are considered "Formal Amendments" and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the SPYGLASS RANCH Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the California Government Code. If the amendment is deemed major by the Planning Manager, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor

modifications, as defined herein, will be processed administratively by the Administrative Review process.

Depending on the nature of the proposed Specific Plan Amendment, a supplemental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162.

1. SUBSTANTIAL CONFORMANCE

Upon determination by the Planning Manager for the Community Development Department, certain modifications to the Specific Plan text, graphics, and/or project design may not require a Formal Amendment (i.e., through public hearing). The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Planning Manger for the Community Development Department. The Planning Manager for the Community Development Department shall retain the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by a given Planning Area within the Specific Plan by no more than 15% of that stated within this Specific Plan.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- Implementation of additional landscape treatments.
- Changes in utility and/or infrastructure servicing agency for the project.
- Landscape, wall material, wall alignment, and streetscape modifications which are consistent with the design guidelines contained in this Specific Plan as determined by the Planning Division.
- Modifications to Architectural Design Guidelines, such as variation of materials within the particular architectural style and minor variations in colors.
- Revisions to project text and graphics which do not substantially change the intent of the SPYGLASS RANCH Specific Plan.
- Modifications to architecture, plotting, and unit or building size that have been previously reviewed and approved through the design review process.
- Specific modifications of a similar nature to those listed above, which are deemed minor by the Planning Manager for the Community Development Department, which are in keeping with the intent of this Specific Plan and which are in conformance with the City of Lake Elsinore Bar General Plan.
- Any other proposed changes that are determined by the Planning Manager for the Community Development Department to be minor modifications.

2. FORMAL AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in this section shall be deemed to require a Formal Amendment. This Specific Plan was prepared pursuant to California Government Code 65450, *et. seq.* Amendments to the Specific Plan shall be processed in accordance with the applicable requirements of the law, which include Section 65450, *et. seq.* of the California Government Code and with Chapter 17.84 of the City of Lake Elsinore Zoning Code.

3. EFFECTIVE DATE

All Formal Amendments, as defined in this Section and that are adopted by ordinance, shall take effect immediately after final adoption by the Lake Elsinore City Council.

D. PUBLIC FACILITIES

1. PUBLIC FACILITIES CONSTRUCTION, OWNERSHIP, AND MAINTENANCE

Successful operation of maintenance districts and associations are important in maintaining quality within SPYGLASS RANCH. It is anticipated that public roadways and rights-of-ways within the project shall be maintained by the City of Elsinore through the Public Works Department, with the exception of the all slopes and landscaped parkways, which shall be maintained by the Homeowners Association or other maintenance entity as approved by the City Council. Community and neighborhood entries, and public parks shall be maintained by the City. A Homeowners' Association shall be created to maintain all slopes and landscaped parkways along local and internal residential streets, and shall maintain all private parks, manufactured slopes, trails, and common multi-family residential areas. All open space areas in the project will be maintained by the Homeowners' Association or other maintenance entity approved by the City Council. The project is required to annex into a Communities Facilities District (CFD) and Lighting and Landscape Maintenance District No. 1 in order to offset annual fiscal impacts on the City for the maintenance of the items identified in Figure VI-2, *Maintenance Plan.* In addition, the project shall annex into the Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, parkways, open space, and public storm drains. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with appropriate agencies by the City Council. See Table VI-2, *Construction, Ownership, and Maintenance Responsibilities Summary*, for a summary of maintenance responsibilities.

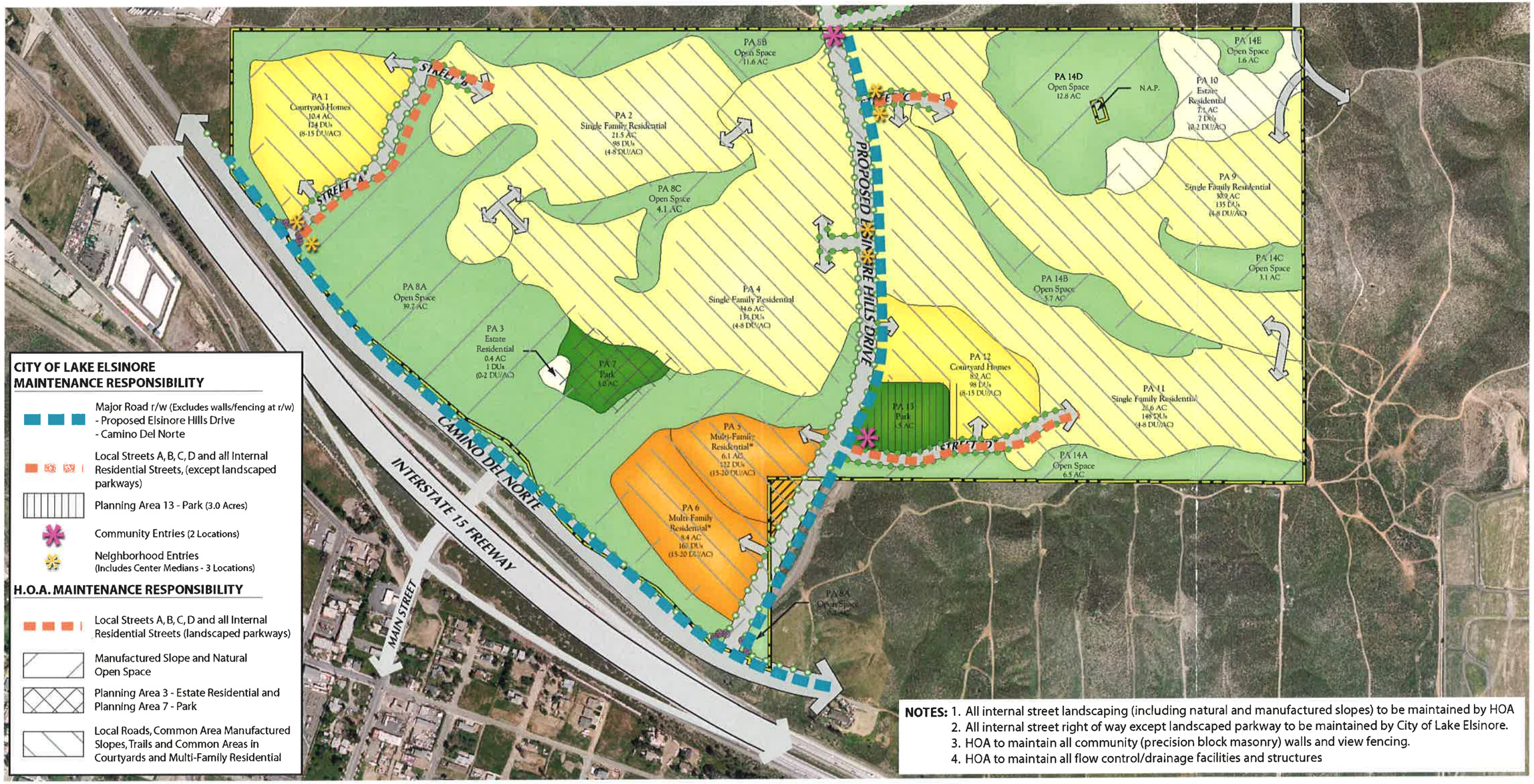

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FIGURE VI-2
Maintenance Plan

TABLE VI-2
CONSTRUCTION, OWNERSHIP, AND MAINTENANCE RESPONSIBILITIES SUMMARY

ITEM	CONSTRUCTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
Open Space			
Manufactured Slope and Natural Open Space	D	CE/RC	HOA
Planning Area 3 and 7 – Estate Residential and Private Park	D	HOA	HOA
Planning Area 13 – Public Park	D	CE	CE/LLMD/CFD
Improved Landscape Areas and Amenities			
Internal street landscaping	D/B	CE	HOA
Common Area Manufactured Slopes, Trails and Common Areas in Courtyards and Multi-Family Residential	D/B	HOA	HOA
Street and Other Improvements			
Public R-O-W of local Streets A, B, C, D and all internal residential street R-O-W except slopes and parkway landscaping	D/B	CE	CE
Slopes and parkway landscaping within the public R-O-W of local Streets A, B, C, D and all internal residential streets	D/B	CE	HOA*
Major Road R-O-W (excluding walls/fencing at R-O-W)	D	CE	CE/LLMD/CFD
Community Entries	D	CE/HOA	CE
Neighborhood Entries	D	CE/HOA	CE
Community Walls and View Fencing	D/B	HOA	HOA
Flow control/drainage facilities and structures	D	CE/RC	HOA

D: Developer
B: Merchant Builder (residential)
O: Property Owner
HOA: Homeowners' Association
RC: Riverside County
CE: City of Lake Elsinore
CFD: Community Facilities District
LMD: Lighting and Landscape Maintenance District
* Or as may be approved by the City Council

2. PUBLIC FACILITIES FINANCING

SPYGLASS RANCH will institute a comprehensive financing plan for the development of the proposed master planned community. The comprehensive financing plan utilizes both public and private funding mechanisms to generate the capital needed for the implementation and construction of the proposed project (refer to Table VI-3, *Public Facilities Financing Summary*). Public funding mechanisms are anticipated to include assessment districts, community facility districts, road benefit assessment district, and landscape and lighting maintenance districts.

TABLE VI-3
PUBLIC FACILITIES FINANCING SUMMARY

PUBLIC FACILITY	COMMUNITY FACILITIES DISTRICT OR ASSESSMENT DISTRICT	DEVELOPMENT IMPACT FEES	DEVELOPER FINANCING
Public Streets & Traffic Signage Offsite Highway & Street Improvements Major and Secondary Highways Collector Roads Sidewalks w/ above Roads	✓	✓	✓
Water Facilities Transmission Mains (12" & larger dia.) Transmission Mains (within public Streets above) Pump & Booster Pump Stations Other Ancillary Water Facilities	✓	✓	✓
Sewer Facilities Gravity Sewer Mains (12" & larger dia.) Gravity Sewer Mains (within public Streets above) Lift Stations and Force Mains Treatment Facilities/Other Ancillary Sewer Facilities	✓	✓	✓
Storm Drainage Facilities Storm Drainage System (36" & larger diameter) Storm Drainage System (within public Streets above) Debris, Detention & Water Quality Basins Drainage Channels Other Ancillary Storm Drainage Facilities	✓	✓	✓
Dry Utilities Gas Lines (within public Streets above) Electric Lines (within public Streets above) Telephone Lines (within public Streets above) Cable TV and Other Broadband Communication Lines (within public Streets above) Offsite Dry Utility Infrastructure		✓	✓
Street Lighting (within public Streets above)	✓	✓	✓
Traffic Signals	✓	✓	✓
Public Parks	✓	✓	✓
Public Trails, Lighting & Monumentation	✓	✓	✓
Public Service Facilities	✓	✓	✓

APPENDIX A

GENERAL PLAN CONFORMANCE

SUMMARY TO BE PROVIDED
BY ENVIRONMENTAL CONSULTANT

GENERAL PLAN CONFORMANCE

SUMMARY TO BE PROVIDED BY ENVIRONMENTAL CONSULTANT

APPENDIX B

ARCHITECTURAL PLANT PALETTES

CRAFTSMAN ARCHITECTURAL STYLE – PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME
BETULA PENDULA	EUROPEAN WHITE BIRCH
CERCIS OCCIDENTALIS	WESTERN RED BUD
CINNAMOMUM CAMPHORA	CAMPHOR TREE
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
FRAXINUS VELUTINA	MODESTO ASH
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
LAGERSTROEMIA INDICA	CRAPE MYRTLE
LAURUS NOBILIS	SWEET BAY
LIQUIDAMBAR STYRACIFLORA	SWEET GUM
MAGNOLIA 'SAMUEL SOMMERS'	MAGNOLIA
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS ELDARICA	AFGHAN PINE
PINUS HALEPENSIS	ALEPPO PINE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PODOCARPUS GRACILIOR	FERN PINE
PRUNUS C. 'KRAUTER VESUCIUS'	PURPLE LEAF PLUM
PYRUS CALLERYANA	ORNAMENTAL PEAR
QUERCUS ILEX	HOLLY OAK
QUERCUS SUBER	CORK OAK
SCHINUS MOLLE	CALIFORNIA PEPPER TREE
TIPUANA TIPU	TIPU TREE
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

SHRUBS

ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER
AGAPANTHUS AFRICANS 'QUEEN ANNE'	LILY OF THE NILE
BUDDLEIA DAVIDII	BUTTERFLY BUSH
BUXUS JAPONICA	JAPANESE BOXWOOD
CUPHEA HYSSOPIFOLIA	FALSE HEATHER
DIETES BICOLOR	FORTNIGHT LILY
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
ESCALLONIA 'COMPACTA'	N.C.N.
ESCALLONIA FRADESII	ESCALLONIA
EUONYMUS FORTUNEI	N.C.N.

FEIJOA SELLOWIANA	PINEAPPLE GUAVA
GARDENIA J. 'VEICHII'	GARDENIA
HEMEROCALLIS SPECIES	DAYLILY
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
JUNIPERUS SPECIES	JUNIPER
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET
LIRIOPE MUSCARI	LILY TURF
MYRSINE AFRICANA	AFRICAN BOXWOOD
MYRTUS COMMUNIS	TRUE MYRTLE
NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO
PHORMIUM TENAX	NEW ZEALAND FLAX
PHOTINIA FRASERI	PHOTINIA
PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	MOCK ORANGE
PODOCARPUS MACROPHYLLUS	YEW PINE
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA CHERRY
RAPHIOLEPIS INDICA	PINK INDIA HAWTHORN
ROSA SPECIES	ROSE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS
XYLOSMA CONGESTUM	XYLOSMA

VINES

AMPELOPSIS BREVIPEDUNCULATA 'VEITCHI'	BOSTON IVY
BOUGAINVILLEA SPECIES	BOUGAINVILLEA
CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE
JASMINUM MESNYI	PRIMROSE JASMINE
JASMINUM POLYANTHUM	N.C.N.
ROSA BANKSAIE	LADY BANK'S ROSE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
WISTERIA FLORIBUNDA	WISTERIA

GROUND COVER

CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
POTENTILLA VERNA	SPRING CINQUEFOIL
ROSEMARINUS OFFICINALIS	ROSEMARY
VERBENA PERUVIANA	VERBENA
VINCA MAJOR	PERIWINKLE

SPANISH ARCHITECTURAL STYLE – PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME
FICUS MICROCARPA 'NITIDA'	SHINY LEAF FIG
FICUS RUBIGINOSA	RUSTY LEAF FIG
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MELALEUCA LEUCADENDRA	CAJEPUT TREE
OLEA EUROPEA	OLIVE
PINUS HALEPENSIS	ALEPPO PINE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS ILEX	HOLLY OAK
QUERCUS SUBER	CORK OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER TREE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER

ACCENTS PALMS

STRELITZIA NICHOLI	GIANT BIRD OF PARADISE
SYAGRUS ROMANZOFFIANA	QUEEN PALM
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

SHRUBS

AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE LILY OF THE NILE
AGAVE SPP.	AGAVE
ALOE ARBORESCENS	TREE ALOE
ALOE SPP.	ALOE
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH
BUXUS MICROPHYLLA	BOXWOOD BEAUTY
CUPHEA HYSSOPIFOLIA	FALSE HEATHER
DIETES BICOLOR	FORTNIGHT LILY
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
ELAEGNUS PUNGENS	SILVERBERRY
EUONYMOUS JAPONICA	EVERGREEN EURYOPS
HEMEROCALLIS SPP.	DAY LILY
HIBISCUS ROSA-SINENSIS	TROPICAL HIBISCUS
LAVANDULA STOECHAS	SPANISH LAVENDER
LIGUSTRUM TEXANUM	TEXAS PRIVET

LIMONIUM PEREZII	SEA LAVENDER
MYRTUS COMMUNIS	MYRTLE
NANDINA DOMESTICA	HEAVENLY BAMBOO
PHORMIUM TENAX	FLAX
PHOTINIA FRASERI	PHOTINIA
PITTOSPORUM TOBIRA	TOBIRA
PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM
RAPHIOLEPIS INDICA	PINK INDIA HAWTHORN
STRELITZIA REGINA	BIRD OF PARADISE
VIBURNUM JAPONICUM	VIBURNUM
XYLOSMA CONGESTUM	XYLOSMA

VINES

BOUGAINVILLEA SPP.	BOUGAINVILLEA
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE
GREWIA CAFFRA	LAVENDER STARFLOWER

GROUND COVER

GAZANIA HYBRIDS	AFRICAN DAISY
LANTANA MONTEVIDENSIS	LANTANA
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
MYOPORUM 'PACIFICUM'	MYOPORUM
ROSMARINUS OFFICINALIS	ROSEMARY
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE

AMERICAN FARMHOUSE ARCHITECTURAL STYLE – PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME
CERCIS OCCIDENTALIS	WESTERN RED BUD
CINNAMOMUM CAMPHORA	CAMPHOR TREE
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
FRAXINUS VELUTINA	MODESTO ASH
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
GLEDITSIA TRIACANTHOS 'INERMIS'	N.C.N.
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
LAGERSTROEMIA INDICA	CRAPE MYRTLE
LAURUS NOBILIS	SWEET BAY
LIQUIDAMBAR STYRACIFLORA	SWEET GUM
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK
MELALEUCA QUINQUINERVIA	CAJEPUT TREE
OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS ELDARICA	AFGHAN PINE
PINUS HALEPENSIS	ALEPPO PINE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PODOCARPUS GRACILIOR	FERN PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
PYRUS CALLERYANA	ORNAMENTAL PEAR
QUERCUS ILEX	HOLLY OAK
QUERCUS SUBER	CORK OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER TREE
TIPUANA TIPU	TIPU TREE
TRISTANIA CONFERTA	BRISBANE BOX
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

SHRUBS

ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER
AGAPANTHUS AFRICANS 'QUEEN ANNE'	LILY OF THE NILE
ALYOGYNE HUEGELII	BLUE HIBISCUS
BUDDLEIA DAVIDII	BUTTERFLY BUSH
BUXUS JAPONICA	JAPANESE BOXWOOD
CUPHEA HYSSOPIFOLIA	FALSE HEATHER
COCCULUS LAURIFOLIUS	SNAILSEED

DIETES BICOLOR	FORTNIGHT LILY
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
ESCALLONIA FRADESII	ESCALLONIA
EURYOPS PECTINATUS	EURYOPS
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
GREVILLEA NOELLII	N.C.N.
HEMEROCALLIS SPECIES	DAYLILY
JUNIPERUS SPECIES	JUNIPER
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET
LIRIOPE MUSCARI	LILY TURF
MYRSINE AFRICANA	AFRICAN BOXWOOD
MYRTUS COMMUNIS	TRUE MYRTLE
NANDINA DOMESTICA	HEAVENLY BAMBOO
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS
PHORMIUM TENAX	NEW ZEALAND FLAX
PHOTINIA FRASERI	PHOTINIA
PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE
PODOCARPUS MACROPHYLLUS	YEW PINE
RAPHIOLEPIS INDICA	PINK INDIA HAWTHORN
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
TULBAGHIA FRAGRANS	N.C.N.
VIBURNUM TINUS	VIBURNUM
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS
XYLOSMA CONGESTUM	XYLOSMA

VINES

AMPELOPSIS BREVIPEDUNCULATA 'VEITCHI'	BOSTON IVY
ANTIGNON LEPTOPUS	QUEEN'S WREATH VINE
BOUGAINVILLEA SPECIES	BOUGAINVILLEA
CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE
HARDENBERGIA VIOLACEA	N.C.N.
HIBBERTIA SCANDENS	GUINEA GOLD VINE
POLYGONUM AUBERTII	SILVER LACE VINE
ROSA BANKSAIE	LADY BANK'S ROSE
WISTERIA FLORIBUNDA	WISTERIA

GROUND COVER

GAZANIA SPECIES	GAZANIA
POTENTILLA VERNA	SPRING CINQUEFOIL
ROSEMARINUS OFFICINALIS	ROSEMARY
VERBENA PERUVIANA	VERBENA