
FINAL
LAKESHORE VILLAGE
SPECIFIC PLAN
CITY OF LAKE ELSINORE

Prepared for:

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Contact: Roger Mobley

Final Specific Plan
Adopted by City Council October 28, 2003

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Adopted by City Council October 28, 2003
Mitigated Negative Declaration No. 2003-03, Resolution No. 2003-52
General Plan Amendment No. 2003-02, Resolution No. 2003-53
Zone Change No. 2003-03, Ordinance No. 1110
Lakeshore Village Specific Plan, Ordinance No. 1111

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I. INTRODUCTION

1.1 Purpose of the Specific Plan

The Lakeshore Village Specific Plan is intended to provide for the orderly and efficient development of the Specific Plan area in accordance with the provisions of the City of Lake Elsinore General Plan. It will establish the type, location, intensity and character of development, and the required infrastructure to support the planned land uses.

The purpose of the Lakeshore Village Specific Plan is two-fold:

- To implement existing General Plan policies by presenting more detailed direction for future development of the Specific Plan area, and
- To establish project area land use, design guidelines, and implementation mechanisms applicable solely to the Lakeshore Village project.

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

1.2 Project Summary

The Lakeshore Village project proposes to facilitate infill development as a planned mixed-use community with residences, recreational and neighborhood commercial uses along with the improvement of street and infrastructure components. The Lakeshore Village Specific Plan of approximately 37.5 acres will provide for the following land uses: 1) up to 176 single family detached dwelling units located on approximately 23.5 acres, 2) up to 153 attached apartment dwelling units located on approximately 8.5 acres, 3) 0.9 acres of neighborhood commercial accommodating approximately 7,400 sq. ft. of floor area, and 4) 4.5 acres of commercial/residential flex accommodating approximately 45,000 sq. ft. of floor area or 81 additional residential units.

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

- Approval of Specific Plan for entire project area,
- Certification of CEQA documentation for the proposed project,
- Approval of a Tentative Tract Map to permit subdivision of the property,
- Design Review approval for individual project development.

The Lakeshore Village is designed in a manner which is sensitive to the site's environment and surrounding uses as well as its lifestyle objectives. A thorough investigation and analysis of the environmental factors affecting the site along with market demand factors were undertaken to provide a solid basis for land use planning decisions. As a result, the land use plan integrates this background analysis into a

comprehensive development concept, which incorporates measures to compliment surrounding residential neighborhoods while at the same time providing an overall land use mix and residential product mix, which is supported by market demand. Comprehensive circulation and infrastructure components composed of streets, sewer, water and drainage facilities have been designed in an efficient manner to enhance implementation of the project and provide benefit to the larger community.

To establish and maintain a strong single family lifestyle and apartment lifestyle, the project incorporates a high level of design quality in residential architecture, landscaping and open space/recreational amenities. The detached residential portion of the project is proposed to be gated as a private community with Homeowners Association control of design aesthetics and long term maintenance of streets, landscaping and private recreational facilities. The apartment portion of the project will also be gated and controlled by an Association or Management Company to maintain a high level of aesthetics and maintenance. The gated portions of the project will have private streets. The commercial portion of the project will be designed utilizing complimentary architectural and landscape elements so that the project will have a discernable design continuity, particularly for the new development portion of the Lakeshore Drive frontage.

1.3 Location

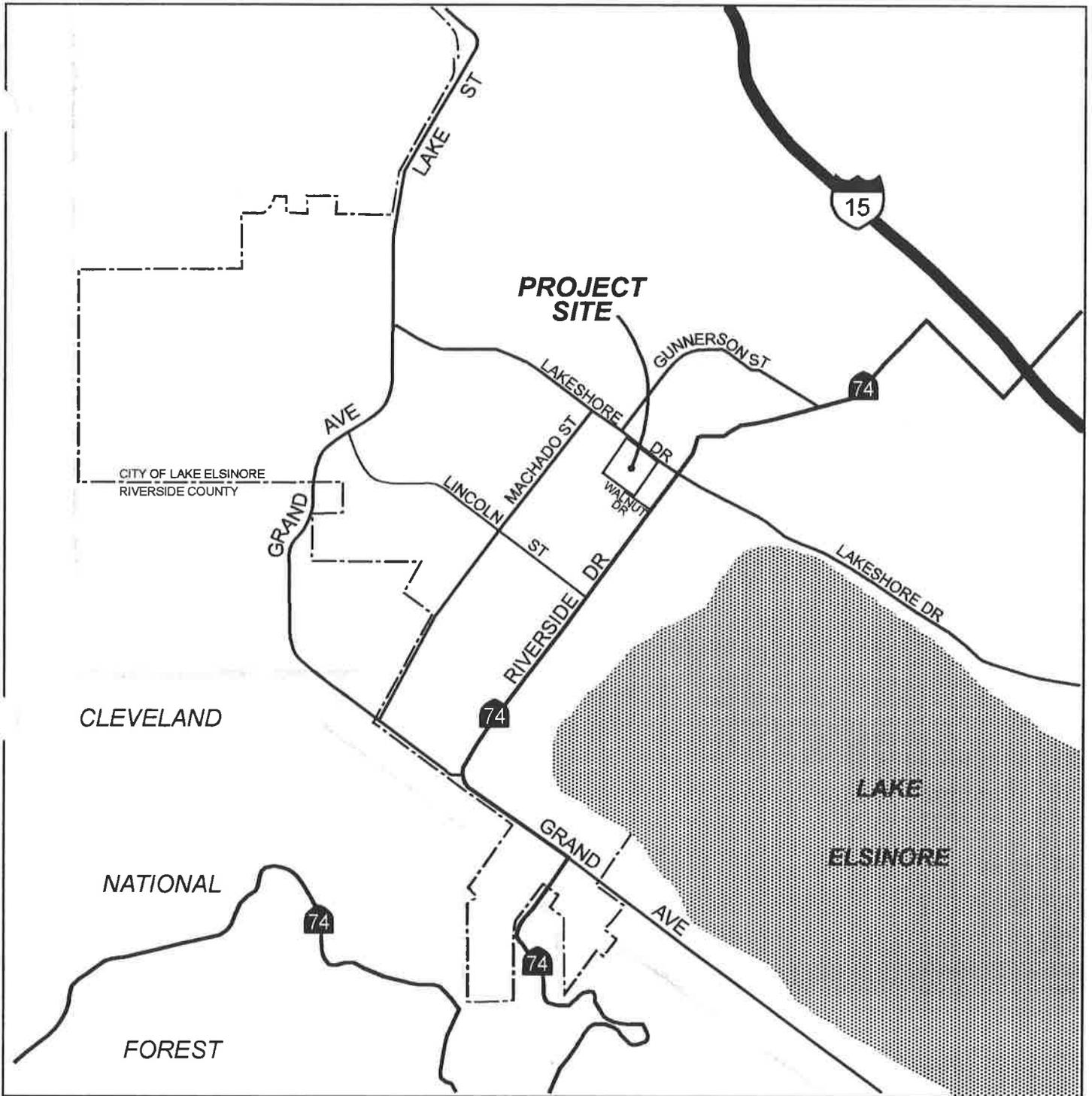
The Lakeshore Village Specific Plan area is located near the westerly end of Lake Elsinore in the west-central portion of the City of Lake Elsinore. It is bounded on the south by existing multi-family residential development, on the west by a mobile home park and commercial on the Lakeshore frontage, on the east by existing commercial and undeveloped commercial property, and on the north by Lakeshore Drive, a commercial shopping center and some undeveloped commercial properties (see Exhibit 1, *Regional Context*, and Exhibit 2, *Local Setting*).

1.4 Authority and Scope

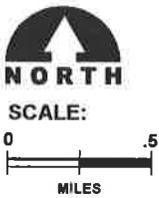
The Lakeshore Village Specific Plan has been prepared under the authority granted to the City of Lake Elsinore in accordance with the requirements of California Government Code, Title 7, Division 1, Article 8, Section 65450.

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

- (a) A specific plan shall include a text and a diagram(s) which specify all of the following:
 - 1. The distribution, location and extent of the uses of land including open space within the plan.
 - 2. The proposed distribution, location and extent of major transportation, sewerage, water, drainage, solid waste disposal, and energy components, and



Source: AAACitySeries



-  CITY OF LAKE ELSINORE
-  RIVERSIDE COUNTY
-  NATIONAL FOREST



**LAKESHORE VILLAGE
 EXHIBIT 2
 LOCAL SETTING**

- other essential facilities proposed to be located within the plan and needed to support the land uses proposed.
3. Standards and criteria by which development will proceed, and standards for conservation, development and utilization of natural resources, where applicable.
 4. A program of implementation measures including regulations, programs, public works and financing measures necessary to carry out the plan.
- (b) The specific plan shall include a statement of the relationship of the specific plan to the General plan.

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

TABLE 1
GOVERNMENT CODE – SPECIFIC PLAN CORRESPONDENCE TABLE

Govt. Code Requirements	Specific Plan Section
Requirement (a)	Incorporated within Sections I thru V
Requirement (a) 1	Incorporated within Section III, <i>Specific Development Plan</i>
Requirement (a) 2	Incorporated within Section IV, <i>Circulation Plan</i> & Section V, <i>Infrastructure & Public Facilities</i>
Requirement (a) 3	Incorporated within Section VI, <i>Implementation</i> , Sub-section 6.1 & 6.2
Requirement (a) 4	Incorporated within Section VI, <i>Implementation</i> , Sub-section 6.4 & 6.5
Requirement (b)	Incorporated within Section VII, <i>Relation to General Plan Goals & Policies</i>

State Government Code also allows specific plans to be adopted either by resolution to establish a policy document or by ordinance to establish a regulatory document. The Lakeshore Village Specific Plan is intended to be adopted by the city by ordinance, creating a regulatory document for implementation of the plan.

1.5 Project Goals

In developing the Lakeshore Village Specific Plan, the project has been designed with the following goals in mind:

- To create a desirable community where people can live, recreate and appreciate the lake setting of Lake Elsinore.
- To create an infill community which enhances the City's urban fabric.
- To provide a variety of housing opportunities which are responsive to current market demand.
- To create community continuity by providing a logical transition of uses from the commercial frontage of Lakeshore Drive southerly to the adjoining residential uses.
- To develop a plan which implements the City of Lake Elsinore General Plan goals and policies.

II. PLANNING FRAMEWORK

2.1 Jurisdictional Context

2.1.1 **City of Lake Elsinore General Plan & Zoning**

The General Plan, adopted in 1990 outlines goals, policies and standards for land use, development and environmental quality. This document designates both land use designations and a circulation network to serve the buildout of the community.

The General Plan land use designation for the project area is a combination of Specific Plan (Area Q) and General Commercial. The 1990 General Plan designated the entire project area as Specific Plan Area Q. Specific Plan Area Q was described in the General Plan as “located along the south side of Lakeshore Drive between Riverside Drive and Machado Street.”, and was identified at that time as an area for mixed use commercial and medium density residential development up to 18 dwelling units per acre.

In 1996 there was an application to develop a commercial project on a site of approximately 8 acres in the northeasterly corner of the project area fronting Lakeshore. This application resulted in a General Plan Amendment approval to re-designate this 8 acre area as General Commercial.

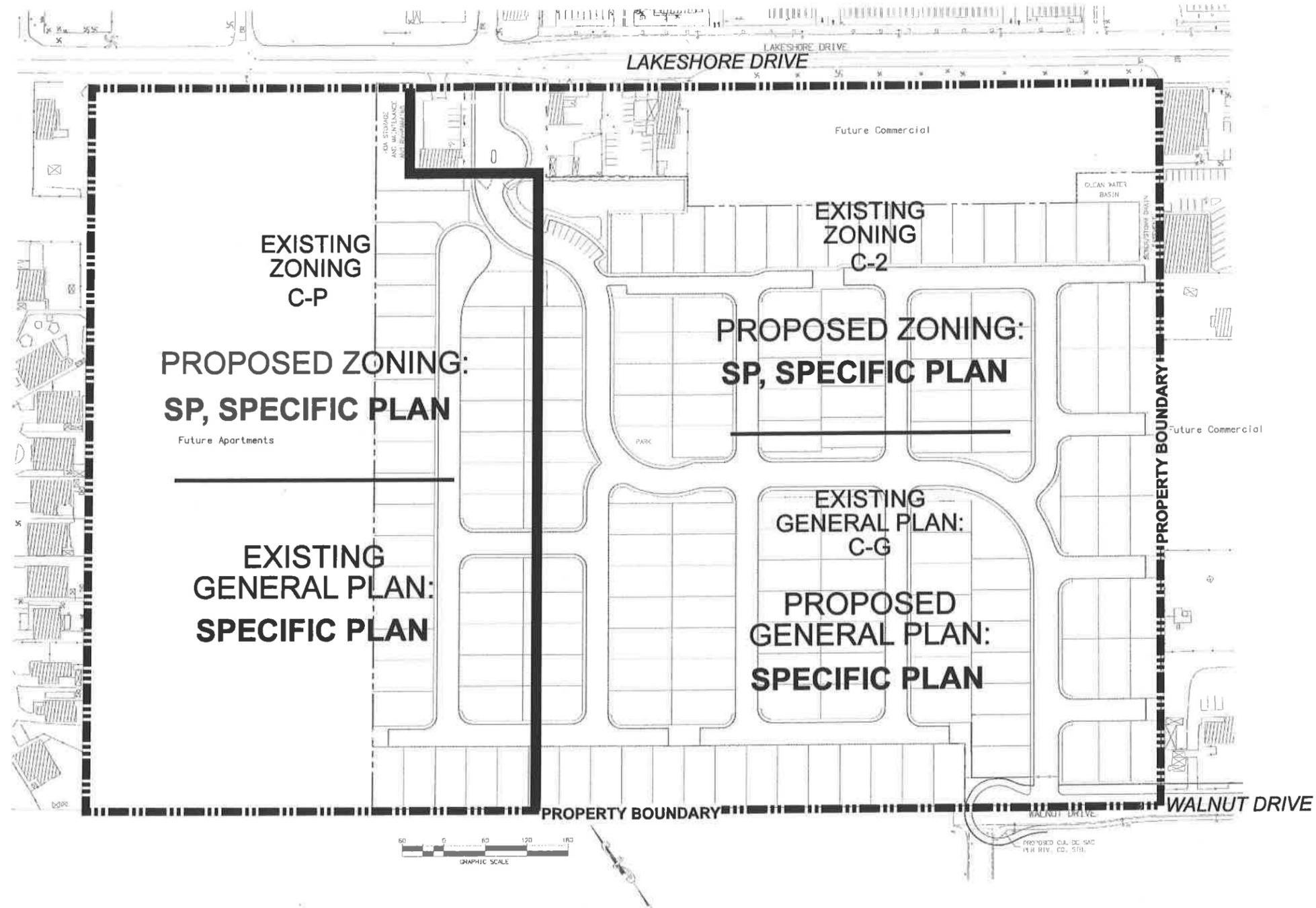
For this reason, the current project proposal for approval of a mixed-use Specific Plan also requires a concurrent General Plan Amendment to re-designate the entire project area as Specific Plan Area Q, consistent with the policy direction of the 1990 General Plan. Based on the concurrent approval of a General Plan Amendment for the 8 acre area, the project proposal is consistent with the General Plan policy direction and Redevelopment Area guidelines for development within the project area.

The project area currently has two zoning designations on it. The easterly two-thirds of the site is zoned C-2, General Commercial and the westerly one-third is zoned C-P, Commercial Park. The current zoning designations are proposed to be re-zoned to SP, Specific Plan. Figure 3 depicts existing and proposed General Plan and Zoning designations for the site.

2.1.2 **City of Lake Elsinore Redevelopment Areas**

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

The proposed specific plan is not a “redevelopment project” in the sense that it does not have a Disposition & Development Agreement with the City and is



LAKESHORE VILLAGE
City of Lake Elsinore, CA



LAKESHORE VILLAGE EXHIBIT 3
GENERAL PLAN & ZONING DESIGNATIONS

not asking for any financial participation by the RDA. It is essentially a conventional development project that lies within a designated redevelopment area. However, the project will meet the Redevelopment Agency requirements for affordable housing. For the single family detached product development, an "in lieu" fee will be paid through the Tentative Tract Map approval process. For the apartment/attached product development, an "in lieu" fee will be paid and/or a percentage of the units will be restricted as affordable rental units. The final determination of affordable housing compliance for the apartment development area will be worked out at the time of development approval.

2.1.3 Summary of Jurisdictional Approvals/Amendments

Based on current jurisdictional designations for the property as outlined above, the project proposal requires the following entitlement requests to allow development of the proposed mixed-use project:

- Approval of a Specific Plan for entire property,
- Approval of a concurrent General Plan Amendment to re-designate a portion of the project area from General Commercial to Specific Plan (Area Q),
- Concurrent rezoning of the property from Commercial to Specific Plan,
- Certification of CEQA documentation for the proposed project,
- Approval of a Tentative Tract map to permit subdivision of the property,
- Design Review approval for individual project development.

2.2 Existing Conditions

2.2.1 Historic & Existing Land Use

Historical use of the property appears to have been for agricultural purposes. Currently the site lies largely fallow and undeveloped with the exception of three small businesses which front Lakeshore Drive in the central portion of the project. These are freestanding commercial uses which occupy older residential buildings which have been converted to commercial use (See Figure 4, Aerial Photo).

2.2.2 Land Use Setting

The Lakeshore Village Specific Plan area is essentially an infill piece of property surrounded by urban density uses comprised of medium density residential, small shopping centers, some anchored by super markets, and small individual businesses, many in older converted single family detached structures. Immediately across Lakeshore Dr. to the north are two relatively new super market centers while to the east along Riverside Dr. are older commercial uses interspersed with vacant undeveloped commercially zoned properties. To the west is a mobile home park, and to the south lie apartments and a currently developing tri-plex development. Figure 5 depicts photos of the surrounding land uses.



**LAKESHORE VILLAGE
EXHIBIT 4
AERIAL PHOTO**



Photo 1: Mobile Home Park



Photo 3: Shopping center at east end of site frontage



Photo 2: Looking north from west end of site frontage to Lakeshore Drive



Photo 4: Commercial center on east boundary of site



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LAKESHORE VILLAGE
City of Lake Elsinore, CA



CORMANLEIGH
COMMUNITIES

**LAKESHORE VILLAGE
EXHIBIT 5a
SURROUNDING LAND USE PHOTOS**



Photo 5: Apartments on south side of site

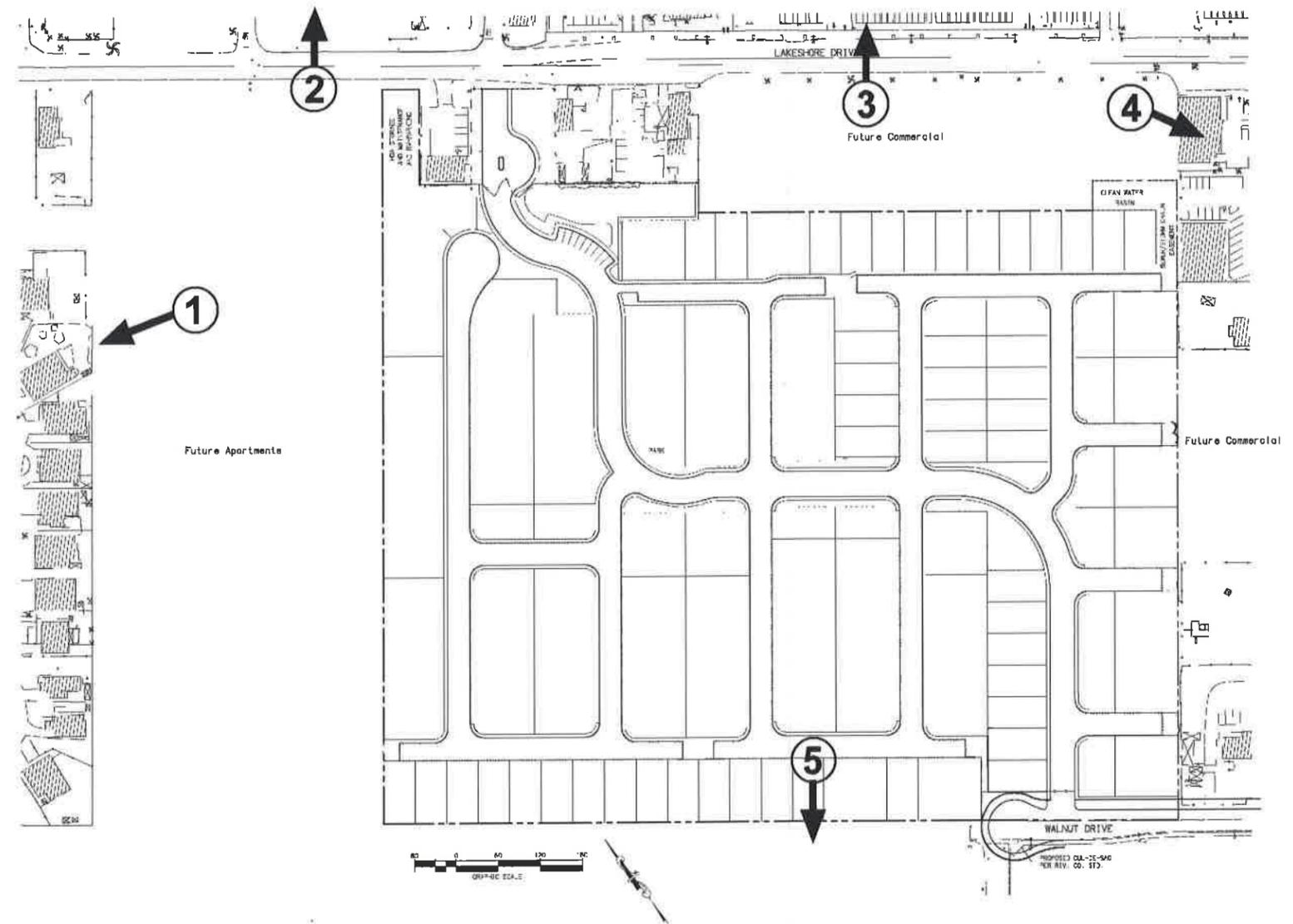


PHOTO LOCATIONS



RGP

LAKESHORE VILLAGE
 City of Lake Elsinore, CA



COMMUNITIES

**LAKESHORE VILLAGE
 EXHIBIT 5b
 SURROUNDING LAND USE PHOTOS**

2.2.3 Circulation/Traffic

Existing vehicular access to the project site is provided by the following hierarchy of streets:

Lakeshore Drive, an east-west major street within the City, provides the principle access to the project site along its northern boundary. It also provides access to residential neighborhoods westerly of the project site and easterly along to the central part of the City.

Riverside Avenue, a north-south major street (SR 74) within the City provides access northerly to the Interstate 15 corridor and southerly to Orange County.

Walnut Drive, a local street, provides access to the southeast corner of the property off of Riverside Drive.

Allis Street was a planned street along the westerly boundary of the project but the half street which formally abutted the western boundary has been vacated and the mobile home park to the west has been developed up to the common property line.

2.2.4 Topography

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

2.2.5 Geology & Soils

The project site is located on alluvial deposits of varying depths. Although there are no faults within the property several faults exist near the city, primarily to the west. The area has not experienced major seismic activity, however, alluvium deposits are subject to ground shaking damage. This risk can be mitigated with proper foundation design.

2.2.6 Biology

As a result of continued agricultural use over many years, no native or significant biological resources are known to exist on the site.

2.2.7 Flooding

The project site is not within a 100 year floodplain, however, it is subject to localized shallow (sheet) flooding from overland flows due to few or no flood flow conveyance structures. Typically very little structural damage occurs with this type of flooding due to shallow and relatively slow velocities.

2.2.8 Noise

Typical noise levels in residential areas surrounding the project site are in the range of 45 db to 55 db Ldn. These noise levels result from traffic on local streets and industrial sources. In general, the residential areas are relatively quiet.

2.2.9 Visual

As a result of the relatively flat nature of the site along with the historic agricultural use of the property, the visual character of the property is basically open and undeveloped, with no distinguishing features. The site does have vistas to the west towards the hillsides.

2.2.10 Water & Sewer

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

2.3 Development Issues

Based on a review of current development patterns in the project area, market forces in the City of Lake Elsinore, land use and access compatibility concerns, and physical development constraints, the following planning issues have been identified followed by a brief discussion of how the development of the plan responded to these issues.

- **Land Use Relationships:** The plan has been developed within the context of the existing residential development to the south and east, and the existing commercial development to the north and east. Each of these land uses creates a logical and/or real boundary to the project, and in the interest of creating a harmonious community, the existing Commercial zoning designation is proposed to be eliminated in favor of a mixed-use development plan that is primarily composed of medium density residential uses.
- **Land Use Transitions:** Recognizing the somewhat varied nature of existing residential uses to the south and west and the commercial uses to the north and east, the proposed mixed-use plan is intended to provide a logical buffer/transition function
- **Market Demand:** The plan recognizes both the current and longer-term market forces in the city, which will continue to be strongest in their support of detached residential development. Commercial demand and rate of absorption is more tentative as evidenced by many vacant and undeveloped commercial properties within the immediate project area. For this reason, the Plan proposes to replace the majority of the existing commercial zoning designation on the property with mixed density residential development.

- **Drainage:** The Plan manages overland surface flows which are typical of relatively flat land by incorporating a system of in-street storm drain pipes which will tie into existing storm drain facilities within Lakeshore Dr. and/or Walnut Dr./Riverside Ave.
- **Access & Circulation:** The Plan recognizes the importance of an efficient circulation system to facilitate ingress and egress from the project area in a manner which will enhance the City's planned circulation system and not be detrimental to surrounding existing development. To address this issue the project design provides for access driveway locations along Lakeshore Dr. that are aligned with existing driveways in the shopping center on the north side of Lakeshore and with an existing street across from the proposed multi-family development on the westerly portion of the site. The larger detached residential portion of the property also has a secondary access to Walnut Dr. on the south side of the site to facilitate a split distribution of project traffic.
- **Lifestyle Maintenance:** The Plan recognizes single family detached urban living as a desirable alternative for a growing market segment, as opposed to more conventional suburban living. In response to that market demand and in order to establish and maintain a strong single family lifestyle within a generally more intense land use setting, the Plan incorporates a high quality of design along with a control system to maintain that quality. High quality design and maintenance of that quality over time are essential to the lifestyle success of the project. Quality control will be achieved by making this a gated, private community with a Homeowners Association established to maintain and monitor quality control.

Similarly with the apartment component of the plan, although intended to be rental units, the Plan is designed to have a high quality lifestyle. This is achieved by incorporating high quality design along with a management program to maintain that quality over time. This will be achieved by gating the apartment community, providing multiple recreational amenities within the development, and managing the property through a management company or other similar entity to ensure quality control.

III. SPECIFIC DEVELOPMENT PLAN

3.1 Land Use Allocation

The Plan area of 37.4 acres is divided into four basic land use categories: 1) Detached Residential, 2) Attached Residential, 3) Neighborhood Commercial, and 4) Commercial/Residential Flex. The proposed *Land Use Plan* (Exhibit 6) illustrates the location of the proposed land uses. A statistical breakdown of proposed land uses is presented in Table 2, *Land Use Statistical Summary*.

3.1.1 *Detached Residential (DR)*

Detached Residential use is allocated to the majority of the Plan area, comprising approximately 63% of the land use plan. This area will contain a maximum yield of 176 single family detached dwelling units at a density of 7.5 units per acre.

The DR land use area will be developed as a gated residential community with gated access points from both Lakeshore Drive and Walnut Avenue. The gated community will contain private internal streets and open space/recreation amenities. These private facilities will be owned and maintained by a Homeowners Association (HOA).

The residential products planned for this area are detached homes of one and two stories on 45' X 85' lots. The homes will have a straight-in drive access from the street with a minimum driveway length of 18 feet to allow two car parking within the garage and two additional cars within the driveway. The lot size and product footprints will provide for usable rear yards of varying depths to accommodate private outdoor use areas in addition to common recreation amenities.

The intent of this land use designation is to accommodate single family detached homes on typical lot sizes of 3,825 sq. ft., with a maximum density of 7.5 units per net acre. The maximum yield, based on the 7.5 units per acre density, is 176 units as shown in Table 2, *Land Use Statistical Summary*, and is intended to be developed as shown on the *Conceptual Development Plan* represented in Exhibit 7. However, should a subsequently filed tentative subdivision map to implement this conceptual development plan not be approved or, if approved, allowed to expire, the Specific Plan will allow subsequent subdivision of the DR portion of the property up to the maximum yield indicated in Table 2 based on 7.5 units per acre.

TABLE 2
THE LAKESHORE VILLAGE SPECIFIC PLAN
LAND USE STATISTICAL SUMMARY

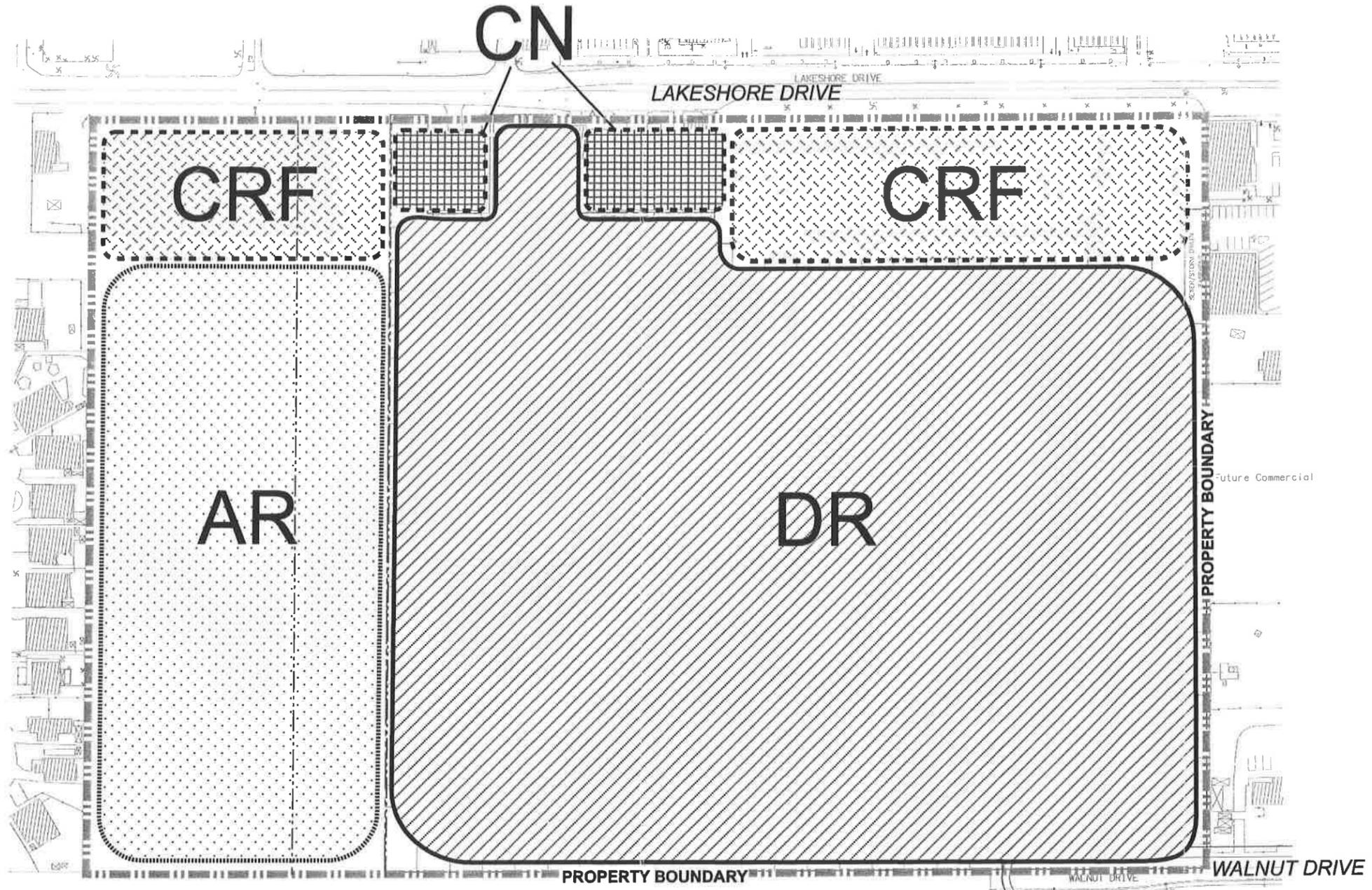
LAND USE	PLAN DESIGNATION	ACRES ¹	TARGET NET DENSITY (du/ac or FAR) ²	MAXIMUM YIELD
RESIDENTIAL DETACHED				
Detached Residential	DR	23.5	7.5	176 dus.
RESIDENTIAL ATTACHED				
Attached Residential	AR	8.5	18.0	153 dus
COMMERCIAL				
Neighborhood Commercial	CN	0.9	0.25	7,400 sq. ft ³ .
Commercial/Residential Flex (As Residential use)	CRF	4.5	0.25 (18.0)	45,000 sq. ft ³ (81 dus)
TOTAL ACREAGE		37.4		
MAXIMUM RESIDENTIAL YIELD				410dus
(Based on 7.5 units/acre allowed for DR [176dus], 18.0 units/acre allowed for AR [153dus], and residential use of Commercial/Residential Flex area [81dus])				
MAXIMUM COMMERCIAL YIELD				52,400 sq. ft.

Notes:

¹ Gross acres

² Dwelling units per acre or Floor Area Ratio (FAR). FAR equals gross floor area (all floors) divided by net parcel area.

³ Maximum yield floor area based on estimated net parcel acreage.



- KEY:**
-  DR = DETACHED RESIDENTIAL
 -  AR = ATTACHED RESIDENTIAL
 -  CRF = COMMERCIAL / RESIDENTIAL FLEX
 -  CN = NEIGHBORHOOD COMMERCIAL




NORTH



0 100 200 300
FEET

LAKESHORE VILLAGE
 City of Lake Elsinore, CA



**LAKESHORE VILLAGE
 EXHIBIT 6
 LAND USE PLAN**



LAKESHORE VILLAGE
 City of Lake Elsinore, CA

CORMAN LEIGH
CIC
 COMMUNITIES

LAKESHORE VILLAGE
EXHIBIT 7
CONCEPTUAL DEVELOPMENT PLAN

3.1.2 Attached Residential (AR)

Attached Residential use is allocated to approximately 8.5 acres on the west side of the project area, comprising approximately 23% of the land use plan. This area will contain a maximum yield of 153 dwelling units at a density of 18.0 units per acre which is consistent with the General Plan designation for this area.

The residential product planned for this area is rental apartments. It is envisioned that this product be comprised of two to three story buildings with detached parking, of which some parking may be provided within carports.

This land use area will also be developed as a gated residential community with gated access points from Lakeshore Drive. Access points will be aligned with streets or driveways on the north side of Lakeshore to the greatest extent possible. The gated community will contain private internal streets and open space/recreation amenities. These private facilities will be maintained by a Property Management Company or the development owner.

The intent of this land use designation is to accommodate attached rental residences in multi-family structures with a maximum density of 18 units per net acre. The maximum density and yield for this designation are shown in Table 2, *Land Use Statistical Summary*.

3.1.3 Neighborhood Commercial (CN)

The Neighborhood Commercial use is allocated to approximately 0.9 acres along the Lakeshore Dr. frontage of the property, which is primarily composed of three existing freestanding commercial uses. This designation comprises approximately 2% of the land use plan. This area will contain a maximum yield of 7,400 square feet of gross building area (GBA) based net parcel area and on a permitted floor area ratio (FAR) of 0.25. One and two story buildings will be permitted within this designation.

The intent of this designation is to accommodate smaller businesses of a retail, service or office nature. The orientation of this land use area to Lakeshore Dr. provides easy access and good visibility, both important locational criteria for businesses.

This designation area currently contains three existing commercial uses within older residential structures which have been converted to commercial use. The Plan would allow these uses to be re-developed under the standards adopted as a part of this Specific Plan.

3.1.4 Commercial/Residential Flex (CRF)

The Commercial/Residential Flex use is allocated to approximately 4.5 acres along the Lakeshore Drive frontage in the easterly portion of the project. This designation comprises approximately 12% of the land use plan, and will contain a maximum yield of 45,000 square feet of gross building area (GBA) based on net parcel area and on a permitted floor area ratio (FAR) of 0.25.

The Commercial/Residential Flex area is intended to accommodate one and two story neighborhood commercial businesses similar to the Neighborhood Commercial designation. However, dependent on market demands and timing of implementation, if the commercial use cannot be implemented an underlying or flex residential use of this area is provided for. If the residential option is implemented, a yield of 81 dwelling units is allowed with a maximum density of 18 units per acre, consistent with the Attached Residential land use designation.

It is not anticipated that this Flex designation will result in a mix of commercial and residential uses within this area but rather that these be alternative uses. However, the ultimate decision on how this area will be developed will be based on market demands.

3.2 Community Structure

This section is focused on defining the community structure features that create unifying design elements within the community. These are primarily composed of landscape elements consisting of key streetscape treatments, entry statements, edge or buffer treatments, and park/recreation facilities. These features are most prominent within the Detached Residential development area where individual lot development is integrated by a system of streets, walkways and recreational/open space areas. Within the Attached Residential development area these features are primarily internalized within a typical clustered apartment site plan, and within the Commercial development area these features are primarily confined to the public street edge of the development area. Conceptual landscape features are shown in Exhibits 8a, 8b, 8c & 8d.

3.2.1 Key Streetscape Treatments

Streetscape treatments will be implemented on the central collector street within the Detached Residential development area, and along the Lakeshore Drive and Walnut Drive frontages of the project.

The central collector streetscape within the Detached Residential area will be comprised of an accent street tree and expanded parkway varying in width from 8 feet to 60 feet on both sides of the street. The expanded parkways will combine a variety of landscape materials highlighted by a 24" box theme

street tree, and will incorporate a walkway system that will link recreation, tot lot, and open space areas along the collector.

In addition to the internal collector street, the Lakeshore Drive and Walnut Drive public street frontages will have a common landscape theme for each street combining street trees and a 10-15 foot landscaped setback.

3.2.2 Entry Treatments

Entry treatments will be provided for each of the three land use types but of varying composition and complexity. Treatments for each use are described as follows:

- The primary Detached Residential entry treatment will occur at the Lakeshore Drive access point where an approximate 100 foot wide entry area will have themed landscaping and entry walls incorporating the gate-controlled vehicular entry to this development area. Extensive landscaping and trees will frame this entry and screen the entry from the adjoining existing commercial uses on both sides of the entry. Identification monument signage will also be incorporated within this area.
- A secondary Detached Residential access/entry treatment will occur at the Walnut Drive access drive which will also incorporate themed landscaping and trees framing the gate-controlled entry. However, this will be a secondary entry and not as lushly landscaped as the Lakeshore entry.
- The Attached Residential entry treatment will occur on Lakeshore Drive and will consist of a two-way drive flanked by themed landscaping and trees, and will also incorporate a vehicular gate control and identification monument signage.
- The Commercial entry treatment will occur on Lakeshore Drive and will consist of a more modest landscaped setback incorporating low plant materials, trees and identification monument signage.

3.2.3 Edge or Buffer Treatments

Landscaped edge or buffer treatments will be created along the interface between the detached residential development area and both the attached residential and commercial development areas. These buffers will consist of fence and/or wall treatments and a tree screen. The fencing and/or walls shall be constructed with the initial development occurring along one of these interfaces, however, the tree screen shall be planted on the attached residential or commercial development areas abutting the detached residential at the time either the attached residential or commercial areas develop.

3.2.4 Park/Recreation Areas

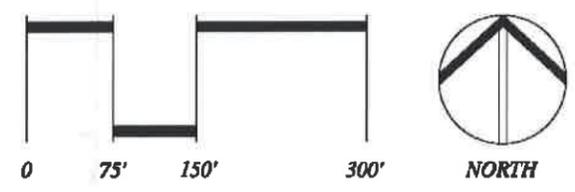
Park and recreation areas will be developed within both the detached and attached residential areas, described as follows:

- The Detached Residential park & recreation features will consist of a string of features along the central collector street of varying sizes and purpose. The primary park & recreation area will occur just inside the main Lakeshore Drive entry and will consist of a pool and cabana area and a turf and tot lot area with adjoining parking. Farther along the central collector street closer to the Walnut Drive entry is another tot lot area. In between these active feature areas are several smaller passive open space areas located along the expanded parkway of the central collector street.
- The Attached Residential park & recreation features will consist of a main pool and barbeque area adjoining a management/leasing office building off the main street entry. This will be complemented by a series of passive landscaped open space areas along a central pedestrian walkway spine which will connect the clustered buildings to the main pool area recreation facility.



PLANTING LEGEND:

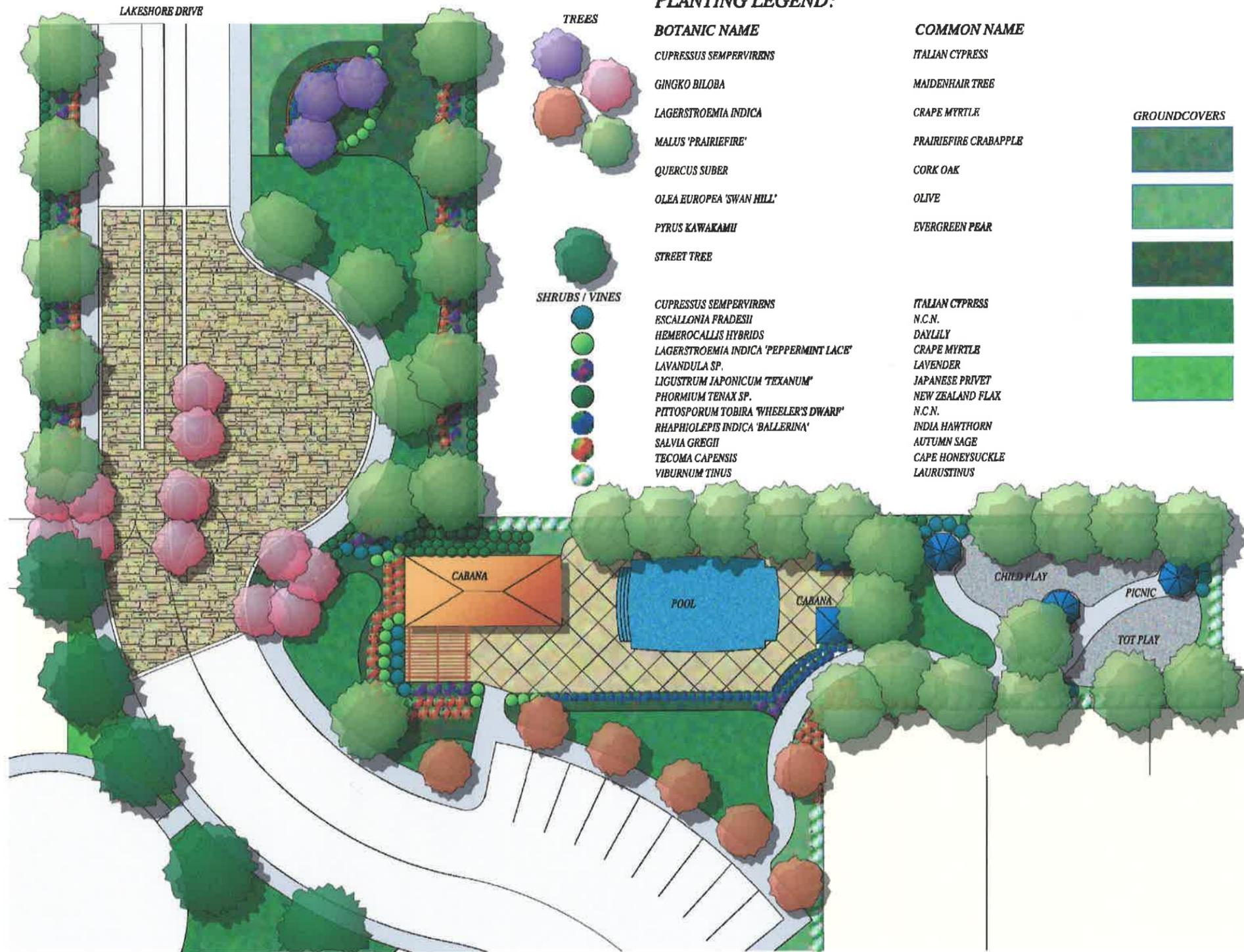
TREES	
BOTANIC NAME	COMMON NAME
CUPRESSUS SEMPERVERENS	ITALIAN CYPRESS
BEACHYUON POPULBUS	BOTTLE TREE
CHITALPA TASHKENTENSIS	CHITALPA
KOHLRUTERIA INPRONATA	CHINESE FLAME TREE
LAGERSTROEMIA INDICA	CRAP MYRTLE
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
PLATANUS ACERIFOLIA	LONDON PLANE TREES
TRISTANIA CONFERTA	BRISBANE BOX TREE
SHRUBS / GROUNDCOVERS	
TSCOMARIA CAPEENSIS	CAPE HONEYSUCKLE
RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
HANDBINA DOMESTICA	HEAVENLY BAMBOO
COLBONEMA PULCHRUM	PINK BRATTI OF HEAVEN
LIQUSTRUM JAPONICUM	JAPANESE PRIVET
LAVANDULA DENTATA	FRENCH LAVENDER
LEONOTES LEONURUS	LION'S TAIL
HEMTROCALLIS HYBRIDS (1/2 ORANGE AND 1/2 YELLOW)	DAYLILY
ESCALLONIA X EKONTINENSIS 'FRADRISI'	PINK ESCALLONIA
MYOPORUM PARVIFOLIUM	MYOPORUM
LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA
ROSMARINUS OFFICINALIS 'TUNNINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
LANTANA 'SPREADING SUNSHINE'	SPREADING SUNSHINE LANTANA
TURF	
	SODDED TURF



LAKESHORE VILLAGE
 City of Lake Elsinore, CA

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LAKESHORE VILLAGE
EXHIBIT 8a
LANDSCAPE CONCEPTUAL PLAN

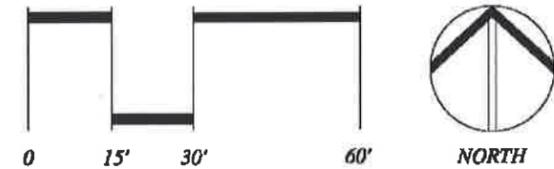


PLANTING LEGEND:

TREES	BOTANIC NAME	COMMON NAME
	<i>CUPRESSUS SEMPERVIRENS</i>	ITALIAN CYPRESS
	<i>GINGKO BILOBA</i>	MAIDENHAIR TREE
	<i>LAGERSTROEMIA INDICA</i>	CAPE MYRTLE
	<i>MALUS 'PRAIRIEFIRE'</i>	PRAIRIEFIRE CRABAPPLE
	<i>QUERCUS SUBER</i>	CORK OAK
	<i>OLEA EUROPEA 'SWAN HILL'</i>	OLIVE
	<i>PYRUS KAWAKAMII</i>	EVERGREEN PEAR
	STREET TREE	
	<i>CUPRESSUS SEMPERVIRENS</i>	ITALIAN CYPRESS
	<i>ESCALLONIA FRADESII</i>	N.C.N.
	<i>HEMEROCALLIS HYBRIDS</i>	DAYLILY
	<i>LAGERSTROEMIA INDICA 'PEPPERMINT LACE'</i>	CAPE MYRTLE
	<i>LAVANDULA SP.</i>	LAVENDER
	<i>LIGUSTRUM JAPONICUM 'TEXANUM'</i>	JAPANESE PRIVET
	<i>PHORMIUM TENAX SP.</i>	NEW ZEALAND FLAX
	<i>PITTOSPORUM TOBIRA 'WHEELER'S DWARF'</i>	N.C.N.
	<i>RHAPHIOLEPIS INDICA 'BALLERINA'</i>	INDIA HAWTHORN
	<i>SALVIA GREGII</i>	AUTUMN SAGE
	<i>TECOMA CAPENSIS</i>	CAPE HONEYSUCKLE
	<i>VIBURNUM TINUS</i>	LAURUSTINUS

PLANTING LEGEND:

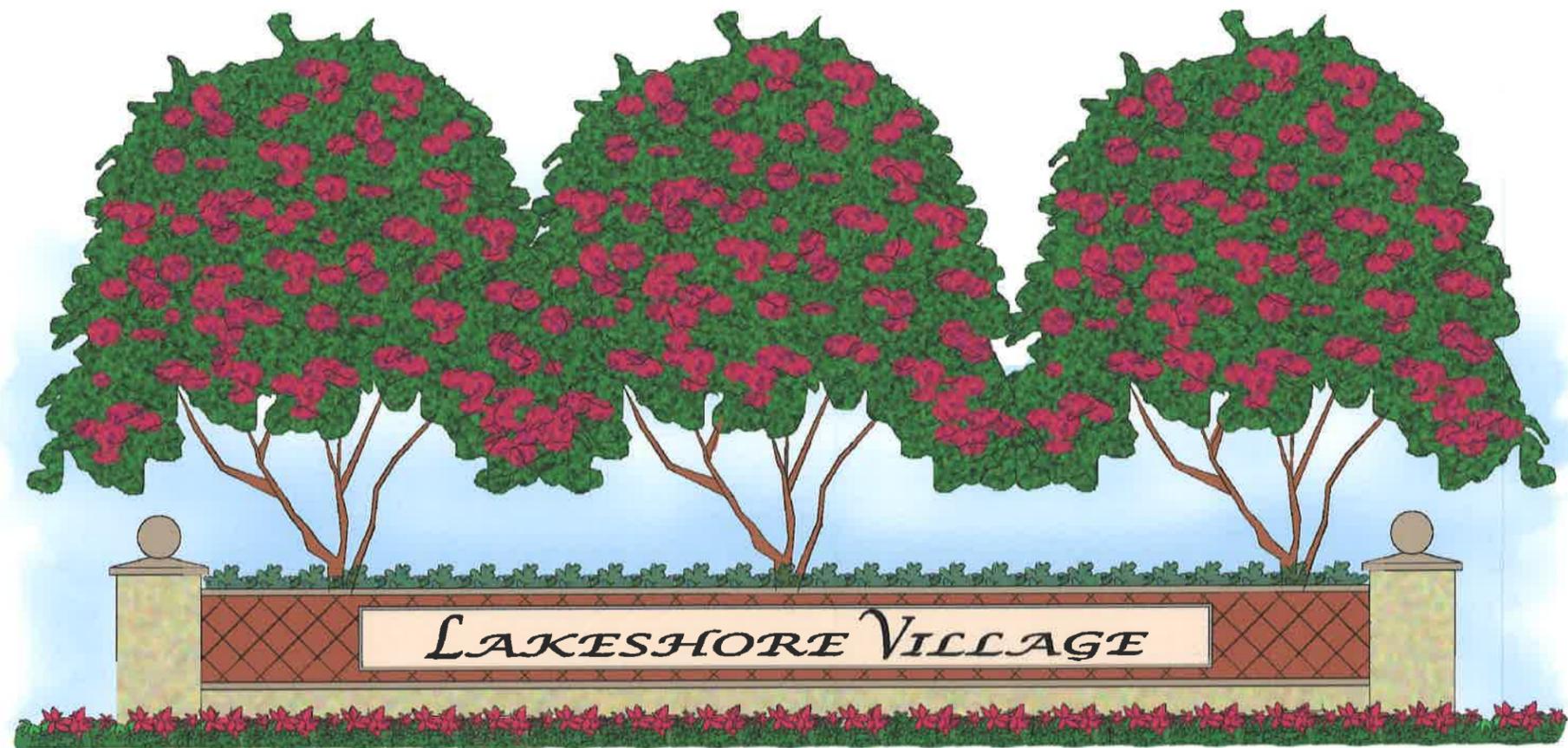
BOTANIC NAME	COMMON NAME	
	<i>CHEONATHUS GRISEUS HORIZONTALIS</i>	CARMEL CREEPER
	<i>LAVANDULA DENTATA</i>	FRENCH LAVENDER
	<i>ROSA 'JOYFUL JUBILEE'</i>	GROUNDCOVER ROSE
	<i>MYOPROUM PARVIFOLIUM</i>	N.C.N.
	<i>ROSMARINUS OFFICINALIS 'PROSTRATUS'</i>	PROSTRATE ROSEMARY
	<i>VERBENA PERUVIANA</i>	VERBENA
	<i>LANTANA SP.</i>	LANTANA
	<i>LIRIOPE MUSCARI</i>	LILYTURF
	<i>NANDINA DOMESTICA 'HARBOUR DWARF'</i>	DWARF HEAVENLY BAMBOO
	SODDED TURF	
	STREETSCAPE LANDSCAPING	



LAKESHORE VILLAGE
 City of Lake Elsinore, CA

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EXHIBIT 8b
ENTRY & RECREATION AREA CONCEPT



RGP

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EXHIBIT 8c

ENTRY MONUMENTATION CONCEPT



**LAKESHORE
VILLAGE**
City of Lake Elsinore, CA



LAKESHORE VILLAGE
EXHIBIT 8d
CONCEPTUAL DEVELOPMENT PLAN

IV. CIRCULATION PLAN

The Circulation Plan (shown in Exhibit 9) is intended to establish the general layout and design standards of roadways for the Lakeshore Village community to safely meet the circulation needs of the residents and users of the plan area. The circulation concept consists of an internal street system focused on a backbone collector street and non-vehicular routes to provide linkages within the project area and to other areas of the city. This system has been developed to support the land use allocations proposed in the Plan. It should be noted that the conceptual circulation design incorporated in the Specific Plan is subject to revision based on more precise tentative tract map design analysis and final engineering design, but will reflect the basic conceptual layout presented in Exhibit 9.

4.1 Vehicular System

The vehicular circulation system consists of three primary components: 1) A Community Linking Collector spine, 2) Local Streets, and 3) A Driveway Loop (within the Attached Residential portion of the Plan). The Riverside County Fire Department has reviewed this circulation plan and has approved it in concept, subject to final review and approval at the tentative tract map stage. The circulation system components are discussed as follows:

4.1.1 **Collector Street**

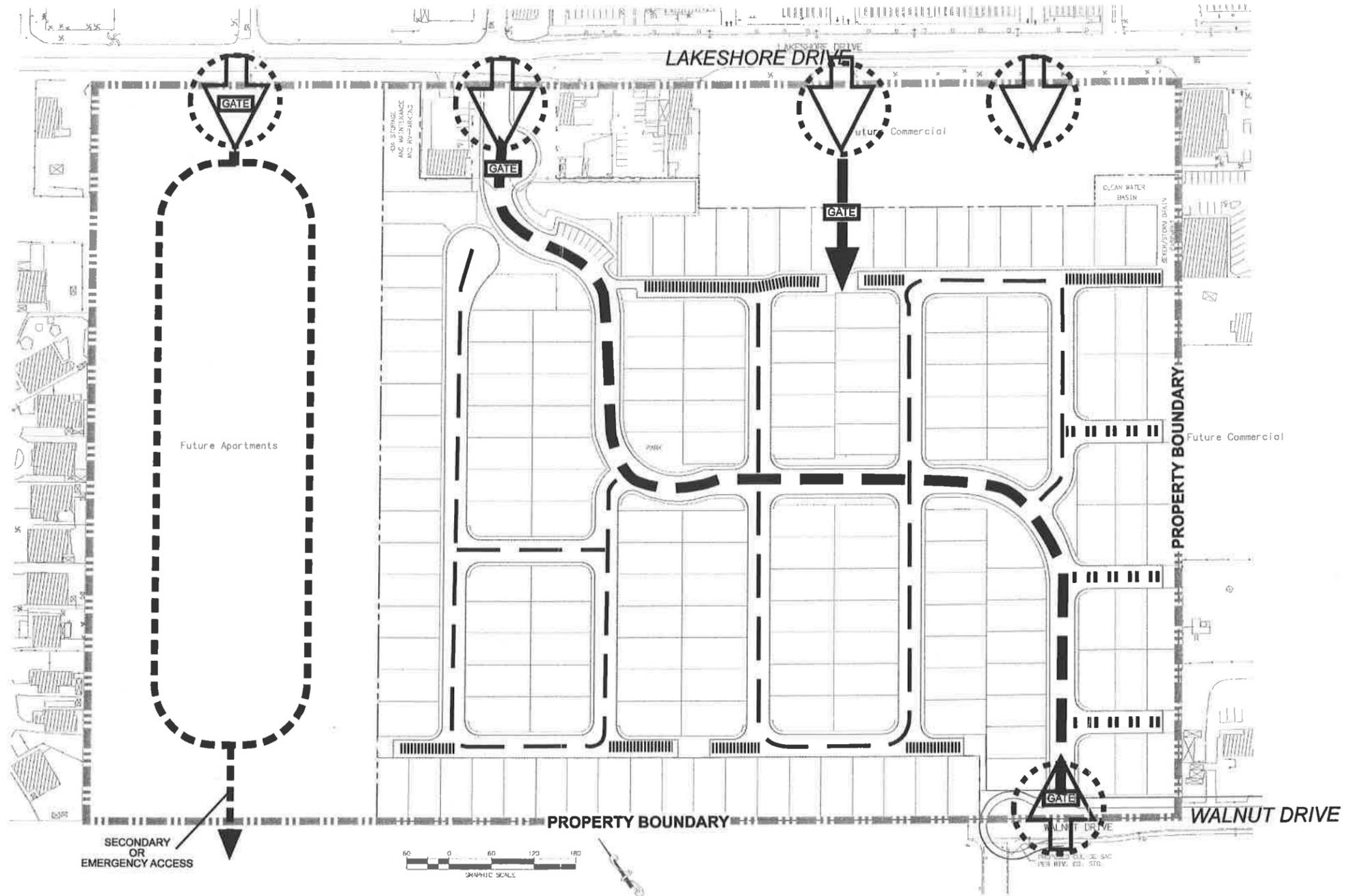
Vehicular access and circulation within the DR land use designation is principally provided by a collector spine which connects through this land use area from Lakeshore Drive on the north to Walnut Avenue on the south. As this is a gated community, this facility will be a private street.

Design standards are described as follows, and street sections are shown in Exhibit 5:

- *Collector Street* will have a 36 foot pavement section with rolled curb to accommodate one 12 foot travel lane in each direction and parking on one side, within a total minimum right-of-way of 52 feet.
- A varying width expanded parkway, ranging from 8 feet minimum to 60 feet maximum, will be provided on both sides. The wider width parkways will occur in the curvilinear portions of the street where passive open space features are incorporated.
- A 6 foot sidewalk is provided on both sides of the street abutting the back of curb.

4.1.2 **Local Streets**

Lots within neighborhoods will be accessed from local neighborhood streets. These streets will be designed to minimize through traffic within neighborhoods and provide internal linkages to neighbors, the central



KEY:

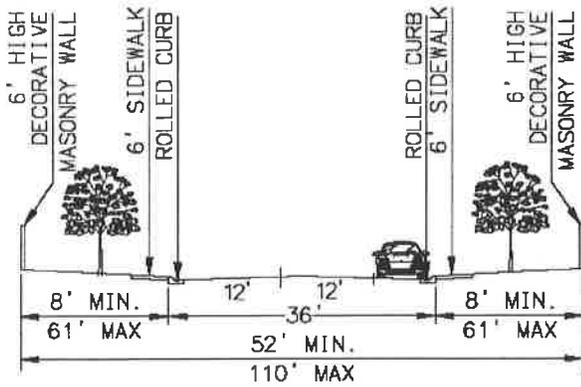
- = COLLECTOR STREET
- = LOCAL STREET
- = ACCESS POINT
- = SHORT CUL-DE-SACS
- = HAMMERHEAD STREET
- = PRIVATE DRIVE LOOP

NORTH

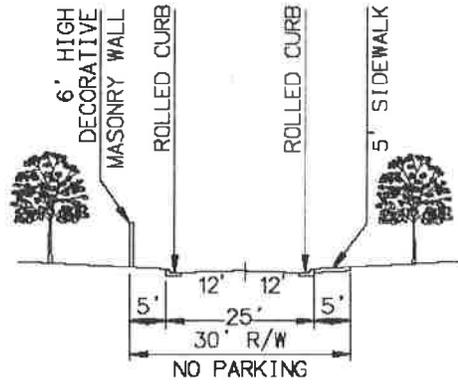
0 100 200 300
FEET

LAKESHORE VILLAGE
City of Lake Elsinore, CA

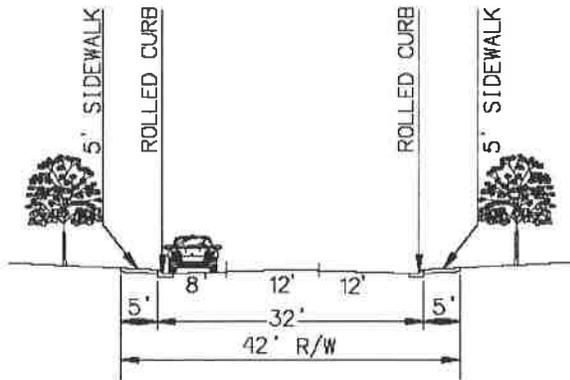
**LAKESHORE VILLAGE
EXHIBIT 9
CIRCULATION PLAN**



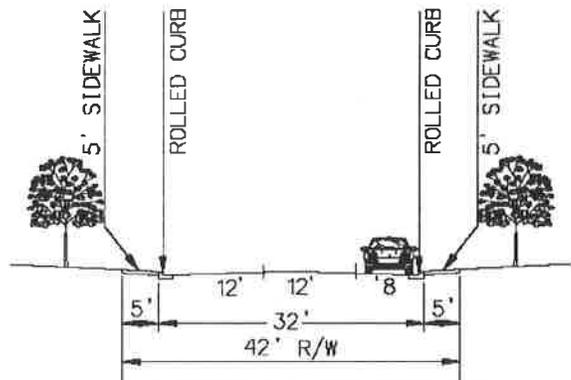
COLLECTOR STREET WITH EXPANDED PARKWAY



INTERIOR STREET AT HAMMERHEAD



LOCAL STREET



INTERIOR STREET AT SHORT CUL-DE-SAC

collector street and internal recreation/open space amenities. These will also be private streets.

Design standards are described as follows:

- *Local Streets* will have a 32 foot pavement section with rolled curb to accommodate one 12 foot travel lane in each direction and parking on one side, within a total right-of-way of 42 feet. Signage will be posted along the non-parking side of these streets indicating “No Parking” to ensure enforcement of the parking restrictions.
- A 5 foot sidewalk is provided on both sides of the street abutting the back of curb.

4.1.3 Special Local Street Conditions

Two special local street conditions occur within the Detached Residential development area where improvements are slightly reduced based on limited access and traffic circulation. Where this occurs the design standards are described as follows:

- *Short Cul-de-Sacs* occur at three locations along the easterly boundary of the detached development area. These cul-de-sacs consist of a 32 foot pavement section with rolled curb to accommodate one 12 foot travel lane in each direction and parking on one side, similar to the Local Street standard. Signage will also be posted along the non-parking side of these streets indicating “No Parking” to ensure enforcement of the parking restrictions. These improvements occur within a total right-of-way of 42 feet with 5 foot sidewalks on both sides of these short streets (approximately 144' long).
- *Local Streets at Hammerheads* occur for short distances at several locations within the Detached Residential development area. These short streets have a minimum pavement width of 25 feet with rolled curb, and a 5 foot width sidewalk on both sides of the street. No parking is allowed on these streets and “No Parking” signage will be posted to enforce this restriction. These improvements occur within a total right-of-way of 30 feet.

4.1.4 Driveway Loop

Within the Attached Residential land use designation, this higher density development area will be served by a private internal driveway loop system to provide continuous circulation within this development area.

Design standards are described as follows:

- *The Driveway Loop* will have a 26 foot pavement section to accommodate one travel lane in each direction and allow for adequate perpendicular parking ingress and egress movements on both sides. This pavement section width also meets Riverside County Fire Department requirements.

4.2 PUBLIC STREET IMPROVEMENTS

Both Lakeshore Drive and Walnut Drive will require pavement widening and shoulder improvements along the Specific Plan's frontages on these streets as development occurs within development areas which front these streets. This will require dedication and improvements within all of the land use development areas within the Specific Plan as they develop. However, no dedication or improvements are anticipated where the three existing commercial uses are located until those portions of the Specific Plan are redeveloped.

Lakeshore Drive is currently un-improved along the southerly side of its R-O-W which abuts the Specific Plan. It is planned to be a 120 foot R-O-W arterial requiring both dedication and improvements within the Detached and Attached Residential development areas and within the Commercial and Commercial/Residential Flex development areas. Improvements will meet all City standards and include street widening, paving and striping, and new curb, gutter and sidewalk shoulder improvements.

Walnut Drive is currently improved as a half-street along the Specific plan frontage, with the half-street improvements on the southerly side of the R-O-W. These existing improvements consist of approximately 30 feet of pavement on the southerly half of the right-of-way along with curb, gutter and sidewalk. These half-street improvements terminate at the driveway which enters an apartment development southerly of the project site. Walnut is planned to be a 60 foot wide local street, and will have to be widened and improved along the Specific Plan frontage. Improvements will consist of the north half of the right-of-way street widening, paving and striping, and new curb, gutter and sidewalk shoulder improvements along the project frontage. Improvements will also include the construction of a cul-de-sac turn-around to City standards, to terminate the street at the adjoining apartment development's driveway.

V. INFRASTRUCTURE & PUBLIC FACILITIES

Infrastructure and public facilities provided for within the Plan are described in the following sub-sections. Conceptual system plans are shown for water, sewer and drainage, however, these plans represent preliminary service layouts and are subject to some modification depending on more precise engineering analysis at the tentative map and/or site development stage.

5.1 Water

Elsinore Valley Municipal Water District (EVMWD) provides domestic water to the project area from a system of distribution mains located in Lakeshore Drive, Machado Street, and Riverside Drive. A water distribution line also runs along Walnut Avenue to serve the multi-family development on the south side of the project site.

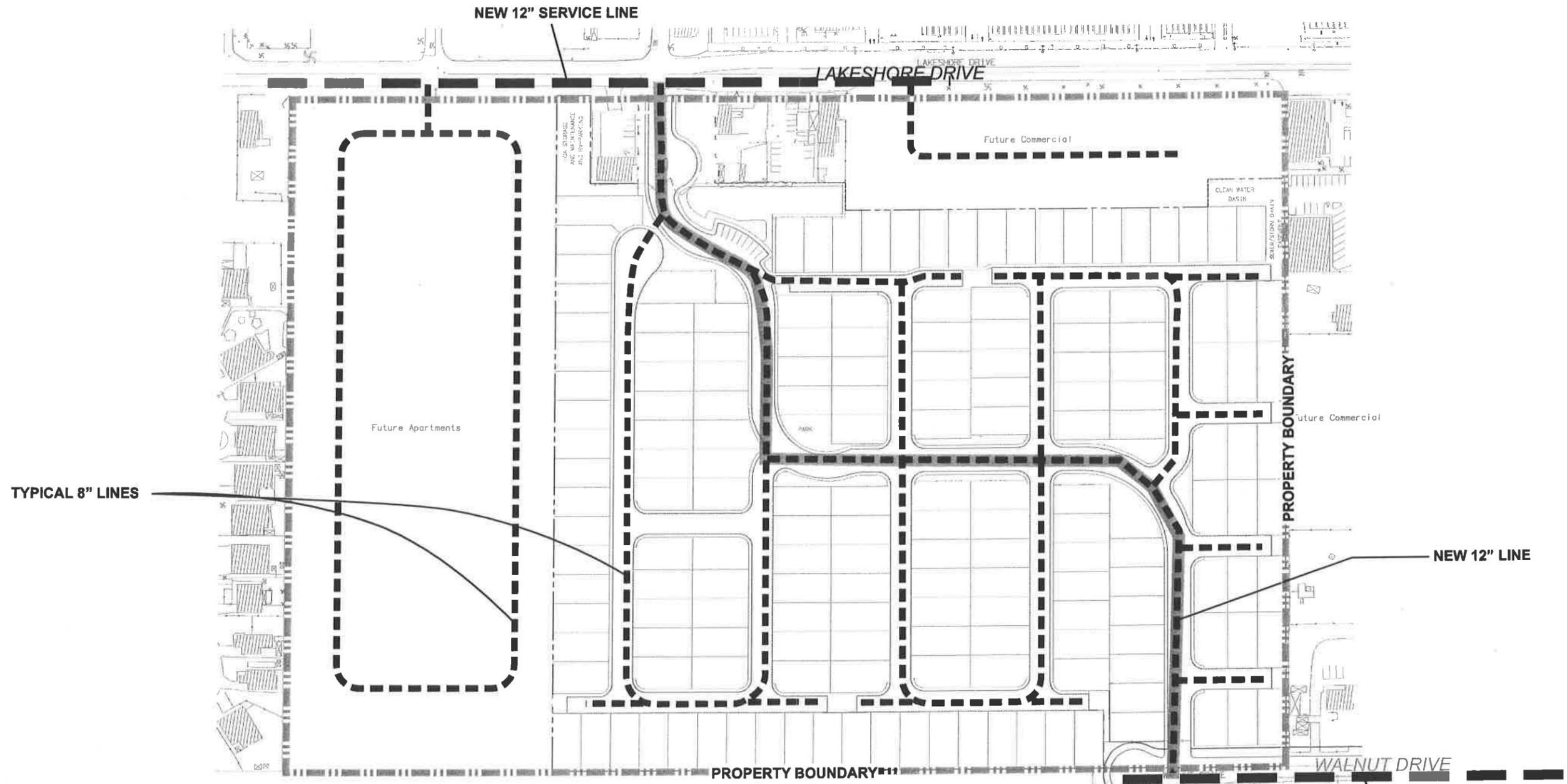
Water service to the project will need to be extended from an existing 10" line that runs easterly along Lakeshore Drive from Machado Street and terminates approximately 300 feet westerly of the project's western boundary. This extension will be a 12" line, which will provide service connections to the Attached Residential and Commercial development areas. A 12" line will come off the Lakeshore line and extend southerly along the central collector within the Detached Residential portion of the property and connect through to an existing 8" line in Walnut Drive.

A system of 8" water service lines will be provided within all local streets within the DR residential development area, looping off of the 12" collector street line. Within the Attached Residential area an 8" internal water main loop will be provided within the internal drive circulation loop. Water service improvements within the project are depicted on Exhibit 10, *Conceptual Water System*.

5.2 Sewer

Elsinore Valley Municipal Water District provides sanitary sewer collection and treatment services for all development within the project area. A 15" collection main exists along the frontage of the project within Lakeshore Drive. All development areas of the project will flow into this existing collector.

Within the project's development areas, a system of 8 inch collector lines within all local Detached Residential neighborhood streets, and within the Attached Residential and Commercial development areas will provide gravity flows northeasterly to the existing main in Lakeshore Drive. Sewer improvements for this project will be limited to the in-tract collection mains as depicted on Exhibit 11, *Conceptual Sewer System*.



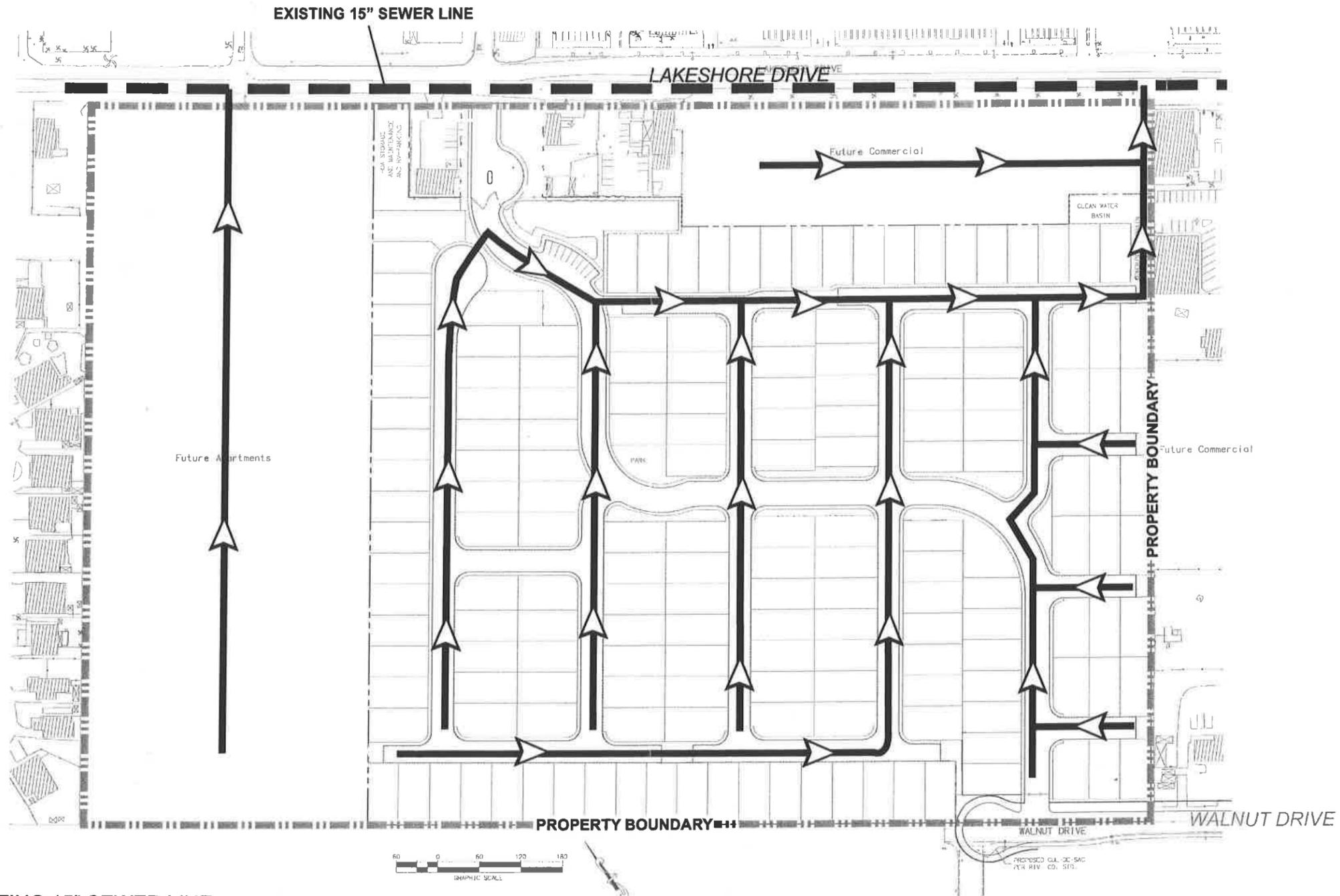
- KEY:**
-  = 12" & 8" PUBLIC R-O-W WATER LINES
 -  = PROPOSED 12" & 8" WATER LINES



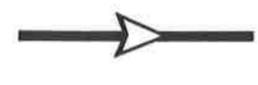
LAKESHORE VILLAGE
 City of Lake Elsinore, CA

CORMANLEIGH
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LAKESHORE VILLAGE
EXHIBIT 10
WATER SYSTEM



KEY:

-  = EXISTING 15" SEWER LINE
-  = 8" SEWER w/ DIRECTION OF FLOW



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 City of Lake Elsinore, CA

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LAKESHORE VILLAGE
EXHIBIT 11
SEWER PLAN

5.3 Drainage

The City of Lake Elsinore provides storm water drainage facilities within the city. Existing collection and conveyance facilities within the project area include a combination of in-street pipes and curb drainage which ultimately outfall into Lake Elsinore.

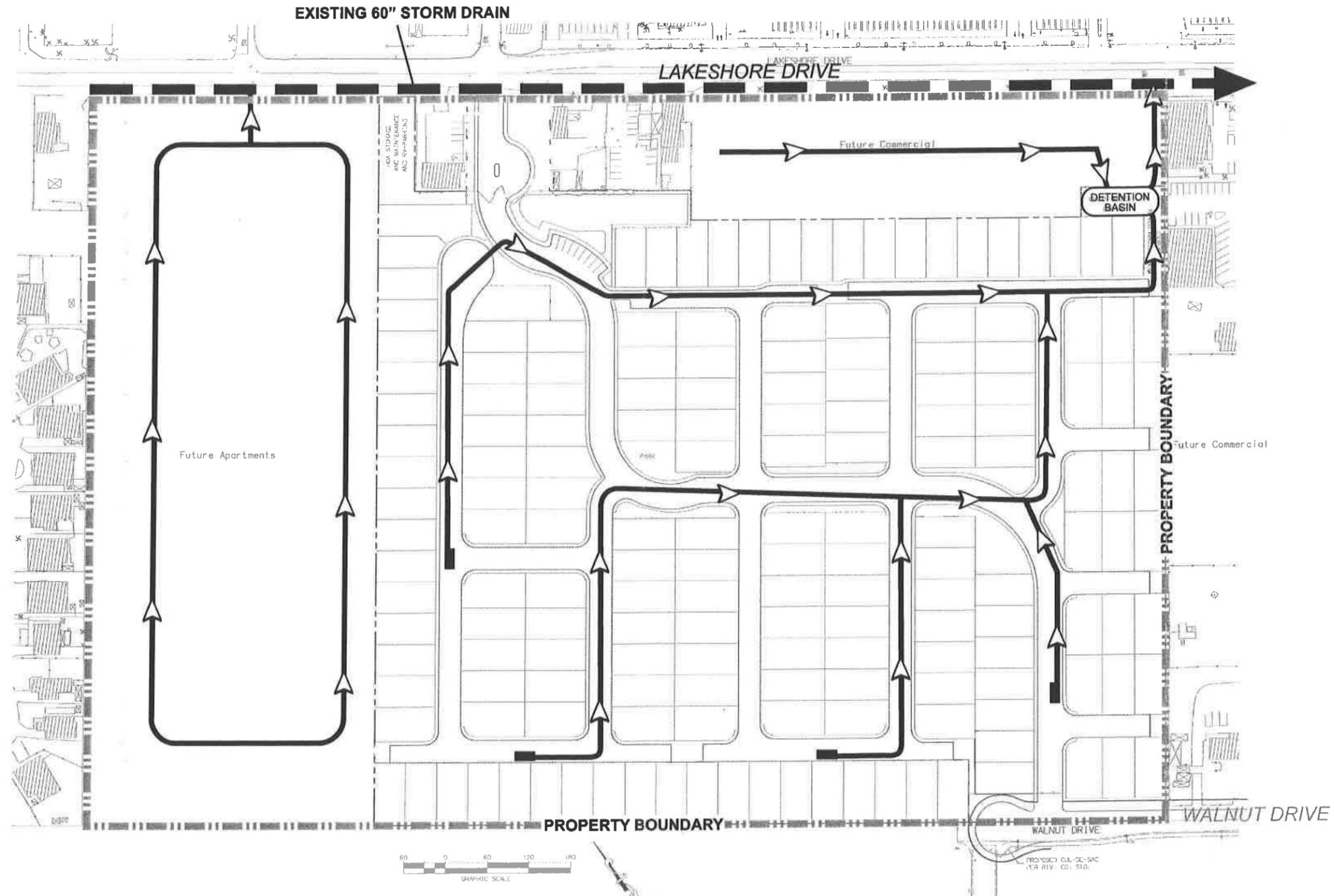
Storm water runoff within the project area will be collected through a system of in-street storm drain pipes, with in-flow controlled by curb-face catch basins. Flows from the DR and CRF development areas will be conveyed to a "first flush" detention basin located at the northeasterly corner of the Detached Residential development area. From this basin drainage will flow into an existing 60" storm drain in Lakeshore Drive. The Attached Residential and Commercial development areas will also have storm drain connections to the existing storm drain in Lakeshore drive.

Drainage improvements for this project will be limited to the in-tract collection pipes and connections to existing storm drains at the perimeter of the project area. The need for, location and sizing of a detention basin will be dependent on final engineering analysis. The proposed storm drain improvements are depicted on Exhibit 12, *Conceptual Drainage System*.

5.4 Utilities

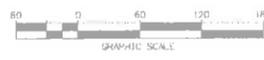
Southern California Edison and the Southern California Gas Company currently provide electrical power and natural gas respectively to the City of Lake Elsinore and the project area. Pacific Bell provides telephone service to the project area. These facilities currently exist in the streets bordering the project area on the north and south and are proposed to be extended into the Plan area in underground conduits.

These utility services will be located underground within all of the project streets, with aboveground appurtenances (transformers, etc.) behind the face of curb at various locations.



KEY:

-  = EXISTING 60" STORM DRAIN
-  = PROPOSED STORM DRAIN
-  = DIRECTION INDICATOR






LAKESHORE VILLAGE
 City of Lake Elsinore, CA



**LAKESHORE VILLAGE
 EXHIBIT 12
 DRAINAGE PLAN**

VI. DEVELOPMENT STANDARDS

Although the Lakeshore Village development will be implemented through subsequent approval steps (land division and design review), the primary implementation guidance tool is this Specific Plan, which establishes the character of the development through the definition of permitted land use, required infrastructure, development regulations and design guidelines. The regulations contained in this section and the design guidelines contained in Section VII provide the framework upon which all subsequent implementation planning decisions are based, and criteria for determining consistency of site specific design with the Specific Plan objectives.

It is the purpose of this Development Standards section to serve as the development regulations for the Lakeshore Village. As such, these regulations and standards supercede the corresponding City of Lake Elsinore Zoning Ordinance sections. Where the Specific Plan is silent on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the City of Lake Elsinore Zoning Ordinance and/or other applicable City ordinances shall prevail. Where design guidelines or development standards of the Plan do not agree with the City's ordinances, this Specific Plan shall apply.

6.1 Land Use Development Standards

This section describes the development standards for each of the land use designations within the Specific Plan. As indicated above, where development standards for the land use designations in this Plan do not agree with the corresponding City Zoning Code requirements, the provisions of this Specific Plan shall apply. It is the intent of the Specific Plan that development shall be allowed only if the proposed development meets the requirements of the applicable land use designations described herein. A description of development standards for each use designation follows.

Detached Residential (DR): This designation is intended to accommodate single family detached residential development in a pattern and lot size consistent with the Conceptual Development Plan shown in Exhibit 7. However, Exhibit 7 is conceptual in nature and final design may vary somewhat, depending on more precise engineering analysis at the tentative subdivision map stage.

This designation is characterized by minimum lot sizes of 3,500 sq. ft., a typical lot size of 3,825 sq. ft and a maximum density of 7.5 units per net acre. Permitted uses are listed below, development standards are shown in Table 3a, and applicable design guidelines are described in Section VII.

TABLE 3a

**DETACHED RESIDENTIAL
DEVELOPMENT STANDARDS**

Development Criteria	Standard
Lot Area Minimum (sq. ft.) ¹	3,500
Minimum Lot Size Dimensions (ft.)	42.5 width, 83 depth
Lot Area Per Dwelling Unit (sq. ft.)	NA
Setbacks (ft.) ²	
• Front – Living space	15, 10 minimum for single story homes ³
• Front – Porch	10
• Front – Garage, Straight-in Drive	18
• Side	5
• Rear	10 minimum, 15 average
• Corner Side	10
• Accessory Structure Side	5
• Accessory Structure Rear	5
• Projections into Required Yards ^{4,5}	Architectural features, any yard – 2 Balconies, front or rear yard – 4
Lot Coverage (%)	60
Building Height (ft.)	35
Accessory Structure Height (ft.)	15
Open Space (sq. ft.)	
• Common Open Space	30 per unit
• Private Open Space	No minimum
Parking	2 covered spaces/unit
Building Separation (between lots) (ft.)	
• Side to Side	10

Notes:

- 1 Residential use lots only.
- 2 Street setbacks measured from property line at back of walk or property line at back of curb, depending on street section.
- 3 Due to single story homes larger footprints, they are allowed a minimum 10 setback to the living area. Single story plans shall not exceed 35% of the overall detached product mix, and cannot be sited on adjoining lots. Where sited, a total of three 24" box minimum trees shall be provided by applicant in the front yard
- 4 Side yard projections allowed one side only.
- 5 No yard encroachments shall project closer than 3 feet to a property line.

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

1. Single-family detached residences.
2. Private parks, playgrounds, and recreation buildings.
3. Accessory uses pursuant to Zoning Code Section 17.24.040, Sub-section A.
4. Accessory structures pursuant to Zoning Code Section 17.24.040, Sub-section B, numbers 3, 5, 7 & 8.

Attached Residential (AR): This designation is intended to accommodate attached residential products such as apartments and/or condominiums at a maximum density of 18 units per net acre. Permitted uses are listed below, development standards are shown in Table 3b, and applicable design guidelines are described in Section VII.

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

1. Multiple-family dwellings.
2. Condominium residences
3. Single-family detached residences (subject to the Detached Residential development standards).
4. Private parks, playgrounds, and recreation buildings.
5. Accessory uses pursuant to Zoning Code Section 17.28.040, Sub-section A.
6. Accessory structures pursuant to Zoning Code Section 17.28.040, Sub-section B, numbers 3, 4, 5, 6, 7 & 8.

Neighborhood Commercial (CN): This use designation is intended to accommodate relatively low intensity commercial and office development at a maximum Floor Area Ratio (FAR) of 0.25. Permitted uses are listed below, development standards are shown in Table 3c, and applicable design guidelines are described in Section VII.

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

1. Uses pursuant to Zoning Code Section 17.44.020

Uses Subject to a Conditional Use Permit: Uses permitted by Conditional Use permit shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

TABLE 3b

**ATTACHED RESIDENTIAL
DEVELOPMENT STANDARDS**

Development Criteria	Standard
Lot Area Minimum (sq. ft.)	8,400
Lot Area Per Dwelling Unit (sq. ft.) ¹	1,815
Street Frontage Lot Width (ft.)	70 (for new lots)
Setbacks (ft.) ²	
• Front – Main Structures ³	20 average, 15 minimum
• Side – Main Structures ³	10, 15 from public R-O-W
• Rear – Main Structures ³	10
• Front for Parking	10
• Accessory Structure ⁴ - Front	10
• Accessory Structure - Side	5
• Accessory Structure Rear	5
• Projections into Required Yards ⁵	Architectural features, any yard – 2 Balconies & exterior stairways, any yard - 4
Lot Coverage (%) ⁶	60
Building Height (ft.)	35
Accessory Structure Height (ft.)	15
Dwelling Unit Size Minimum (sq. ft.)	
• Studio Unit	450
• One Bedroom Unit	600
• Two Bedroom or Larger Unit	700 plus 100 for each additional bedroom over two
Open Space (sq. ft.)	
• Common Open Space	250 per unit
• Private Open Space ⁷	Units up to 600 sq. ft., 60 per unit (5' min. dimension) Units over 600 sq. ft., 80 per unit (8' min. dimension)
Parking/Unit	
• Studio & One Bedroom Units	1.66 spaces (1 covered plus 0.66 open space)
• Two or more Bedroom Units	2.33 spaces (1 covered plus 1.33 open space)

Notes:

- 1 18 units/acre is the maximum density established for the AR designation.
- 2 Setbacks are from external parcel property lines.
- 3 Main structures consist of the habitable residential buildings and rental office/recreation building.
- 4 Accessory structures include uninhabitable carports, garages, and laundry buildings.
- 5 No yard encroachments shall project closer than 3 feet to a property line.
- 6 Coverage is for habitable main structures (excluding accessory structures).
- 7 The private open space requirement may be reduced by a corresponding increase in common open space at the ratio of an additional 1.5 sq. ft. of common open space (over and above the base requirement of 250 sq. ft./unit) for every 1.0 sq. ft. of private open space reduction.

TABLE 3c

NEIGHBORHOOD COMMERCIAL
DEVELOPMENT STANDARDS

<i>Development Criteria</i>	<i>Standard</i>
Lot Area Minimum (sq. ft.)	No minimum
Maximum Development Intensity	Floor Area Ratio ¹ of 0.25
Building Setbacks (ft.)	
• Front	20 average, 15 minimum
• Side	0, except 15 adjacent to a residential use or public R-O-W
• Rear	0, except 15 adjacent to a residential use or public R-O-W
• Accessory Structure ² - Side	5
• Accessory Structure - Rear	5
Landscape Setbacks (ft.)	
• Adjacent to Streets	15
• Adjacent to Residential Use	10
Landscaped Coverage (%)	10% of total lot area
Building Height (ft.)	35
Accessory Structure Height (ft.)	10
Parking	
• General Commercial uses	One space per 250 sq. ft. of usable floor area ³
• Restaurants	One space per 45 sq. ft. of customer area, & One space per 200 sq. ft. of non-customer area

Notes:

- ¹ Floor Area ratio (FAR) equals gross floor area, all floors, divided by net parcel area.
- ² Accessory structures include uninhabitable trash enclosures and storage enclosures.
- ³ Usable floor area shall exclude storage, equipment and utility rooms, bathrooms and any similar space not utilized for the principal retail or office use of the business.

1. Drive-through or drive-in establishments, provided a safe and efficient circulation system can be provided completely on-site.
2. Restaurants and eating places with outside eating areas.

Commercial/Residential Flex (CRF): This use designation is intended to provide for two alternative types of development: 1) neighborhood commercial development consistent with the Neighborhood Commercial (CN) designation or 2) higher density residential development consistent with the Attached Residential (AR) use designation.

These alternative uses are intended to be mutually exclusive rather than mixed within this designated portion of the Plan, however, ultimate development will be dependent on market conditions at the time of development. Depending upon which type of development is initiated, the permitted uses, development standards and design guidelines particular to that use, as outlined within this section and Section VII, shall apply.

VII. DESIGN GUIDELINES

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

The Specific Plan's principal design objective is to utilize a comprehensive, high quality community design approach addressing both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). Gating the community helps to reinforce identification with the neighborhood and obviously helps to maintain the high quality of design character by establishing a maintenance entity. By so doing, a neighborhood lifestyle can be created and maintained over time. This comprehensive approach results in residents immediately identifying with their street and neighborhood, and investing themselves in maintaining the design character that attracted them to the development initially. This also results in a benefit to the broader community by establishing a development pattern that will not require investment of City resources in the future due to neighborhood deterioration over time.

7.2 Design Guidelines

Intent of Design Guidelines

Examples of desirable design elements are described in the following pages. These descriptions are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams.

These design guidelines are intended to:

- Assist in implementing the Specific Plan by establishing project intent and ensuring compatibility among the various residential areas of the plan;
- Create a framework to implement individual project design while maintaining community identity;
- Provide a consistent approach to site planning, building design, streetscapes, signage, wall and fence materials, lighting, landscaping, and other design elements that will endure for the life of the community.

These guidelines are provided for the benefit of builders, their design teams, and City staff and decision makers in the preparation and review of future construction level

development proposals. They are intended to make this process as smooth as possible by providing clear direction to decision makers on the intent of the plan, and by so doing reducing the possibility of confusing interpretation and subjective decisions regarding Plan implementation.

7.2.1 Site Planning Guidelines

Lotting Concepts

- The general lotting concept shown in Exhibit 7, *Conceptual Development Plan*, shall be conceptual and intended to demonstrate the probable yield pattern within the detached residential portion of the plan. Actual lotting may be flexible in terms of layout and location of local streets so long as the overall project density, and major community framework elements such as the north-south collector and the park/open space amenities remain at their general locations within the Specific Plan.
- Lotting should accommodate pedestrian friendly design, providing for sidewalk and bicycle connections to the collector street within the Plan.
- Roadways should be aligned to accommodate the planned north-south collector street within the plan area.

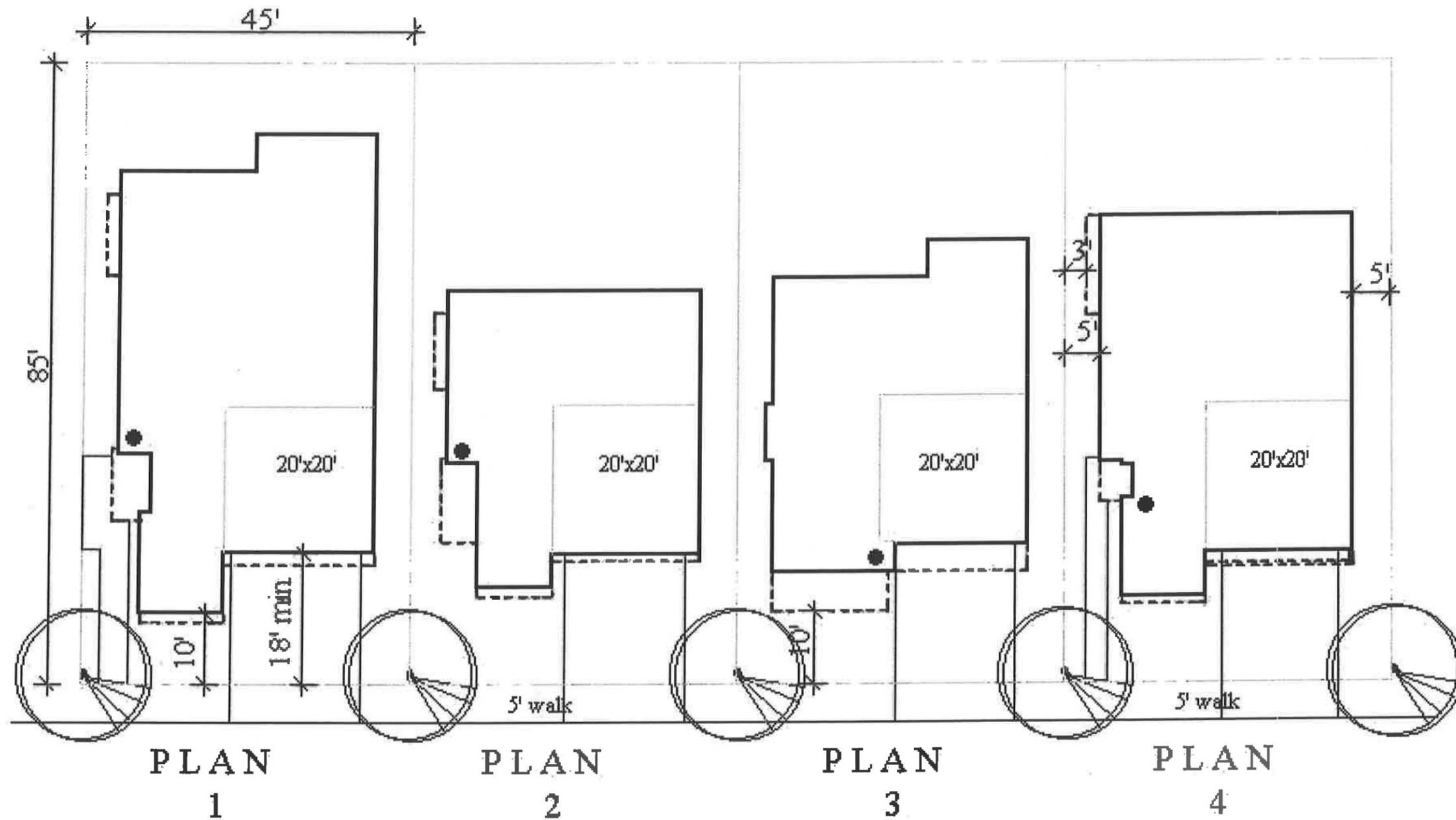
Siting Criteria

- Buildings should be sited to front onto public neighborhood streets. Buildings that side or back onto a public street should be architecturally treated or screened to enhance views from the public right-of-way.
- Varying front/street elevation views should be used in siting homes in residential tracts.
- Corner lots have high public realm visibility and should generally be one story and have careful architectural detail.
- Varying setbacks, building heights and roof planes should be considered to provide a varied and more interesting visual character along neighborhood streets.

The detached products which are proposed for this development are conceptually shown in Exhibit 13, *Typical Detached Product Siting*, and Exhibit 14, *Typical Detached Product Elevations*. These exhibits are intended to show the detached product design concept. Architectural treatment of these products is discussed more fully below.

7.2.2 Architectural Guidelines

The purpose of these design guidelines is to promote aesthetic quality along with community diversity. By showing examples of selected architectural styles

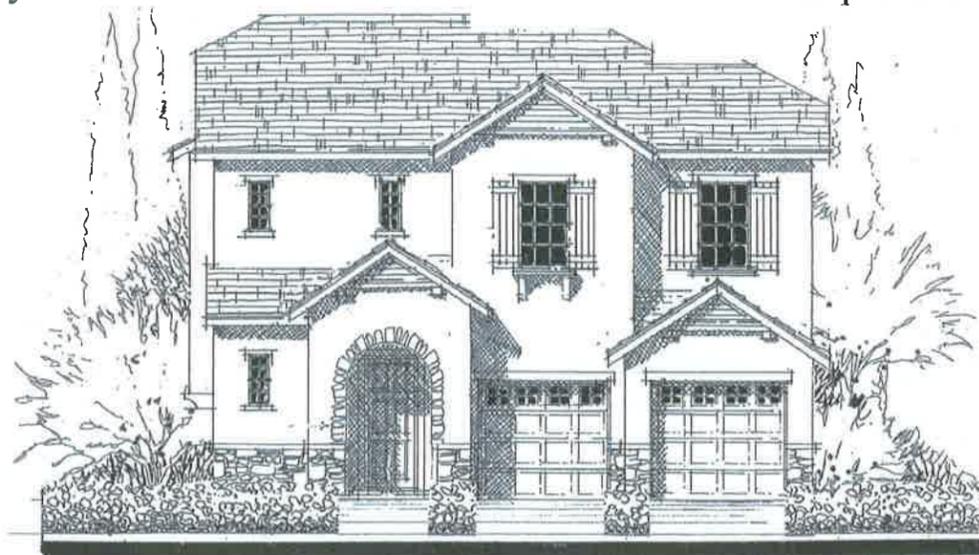




Monterey



Spanish Colonial



French Country

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LAKESHORE VILLAGE
EXHIBIT 14
TYPICAL DETACHED PRODUCT ELEVATION

and referencing the range of detailing within the styles, a historic context or style of architecture can be documented. This permits high quality architectural design to occur, while still considering current home-building needs.

Three separate and distinct architectural styles have been selected for the detached residential portion of the Lakeshore Village Specific Plan. Each style is described in the following pages with a brief written synopsis narrating key style components that should be included, as well as architectural elevation drawings that begin to express the anticipated architectural character for the community.

Other architectural styles may be approved for the Attached Residential and Commercial use areas of the Lakeshore Village area. Other styles, if approved, should exhibit compatibility to the three styles identified below.

Single Family Detached Architecture

The single family architectural styles in the Lakeshore Village Specific Plan property shall be rich, traditional styles that complement the area where the site is located, as well as reinforce the diversity of the community street scene. In developing the architectural character for the community, the following styles may be used:

Approved Styles

1. Monterey
2. Spanish Colonial
3. French Country

Guidelines Applicable to All Styles

1. ROOF FORM

- Two-story masses to be softened by lower roof forms when possible
- Roof lines will vary in terms of framing pitches, massing, color and roof selection

2. MATERIALS

Elevation design will include the following:

a. Roof

- Concrete shake or slate-look
- Premium grade shingle style composition roofs with appropriate thickness and premium quality
- Clay or concrete S-tile or barrel tile

- b. Exterior Walls
 - Wood and shingle siding
 - Stucco
 - Stone, brick and wood siding can be used as wall materials or accent
- c. Doors
 - Stained or painted wood
 - Metal and resin composite that resembles wood
 - Authentic styles to structure
- e. Windows
 - Vinyl or aluminum
- f. Accent Materials
 - Masonry Trim: Pre-cast stone, natural stone, smooth cut river rock and brick used as a base and/or bearing appearance
 - Wood Trim: Stained or painted at walls, chimneys, gates, doors, windows, eaves, balconies, outlookers and pickets. Significant in scale and appropriate to building character
 - Ironwork: Ornamental metalwork at gates, window grilles, balcony rails and fencing. Significant in scale and shape while detailed authentically

3. COLORS

- a. Roof and Materials
 - Natural colors to emulate the appropriate historic-authentic style (i.e., slate, wood shake, clay tile)
- b. Walls
 - Stronger hues of earth tones, siennas, and greens
 - As a contrast to the above darker palette, lighter values are also acceptable for primary wall surfaces when darker colors are used for accent and trim areas
 - Lighter pastels in yellows, blues and pinks for selected styles
- c. Accents
 - Traditional and historic colors that complement the palette of the house

4. LANDSCAPING

Use of stone, masonry, and wood should complement the materials used in the homes.

Monterrey Style

IDENTIFYING FEATURES: The Monterey style blends Spanish Colonial architecture of California with the New England Colonial flavor of the East. This predominantly two-story construction is easily identified by its simple forms and protruding balconies. Monterey is typified by simple front-to-back roofs. The balcony almost always is expressed with strong vertical elements out of wood, often left naturally colored.

1. EXTERIOR MATERIALS

- Stucco is the prevailing exterior material
- Wood is the consistent element shown on exterior structural exposed detailing
- Brick (with weeping mortar) is also a common exterior material and can also be whitewashed
- First and second floors frequently of different materials

2. ROOF FORM

- Low-pitched (4:12 typical) gable roofs (occasionally hipped)
- Tight rakes with extended eaves
- Flat concrete tile roofs that resemble shakes
- Clay barrel tiles, S-tile or premium composition
- Exposed rafter tails to heavy timber
- Chimneys were often internal or else located at the gable and with little decoration on top

3. WINDOWS

- Windows often paired with shutters
- Window proportions are consistently vertical
- Occasional arched windows with clear panes
- Dormers not common to this style

4. DESIGN FEATURES

- Front façade is typically asymmetrical in rectangular form
- Covered, often cantilevered, second story balconies
- Simple wood posts and heavy beams

- Simple details
- Exposed rafter tails with profile end cuts
- Wooden balconies, verandas, and porches as well as paved interior courtyards
- Intersecting wooden beams and columns often include decorative wooden trim
- Wrought iron can be used for decorative trim

5. COLORS

- Variations of white on the stucco areas
- Front doors are often left natural wood color
- Light earth tones on the wood details
- Contrasting accents on shutters

COMMENTS: The Monterey style acknowledges the warmer climates of California with deeper recesses for doors and windows to offer shade from the afternoon sun. The second-story balcony frequently seen on the front elevation uses heavy wood beams, wood stick railing and exposed rafter tails. The front elevation is generally flat with the plane for the first floor recessed underneath the second-story balcony.

Spanish Colonial Style

IDENTIFYING FEATURES: Spanish Colonial was popularized as an architectural style for California due to the 1915 Panama Pacific Exposition in San Diego. The popularity of this style in the southwestern and southeastern United States was attributed to increased travel to Mediterranean areas and returning World War I military personnel enamored of the architectural style they had seen overseas.

Identifying features are low pitched, red tiled roofs, usually with little or no eave overhang. Due to indoor-outdoor lifestyles, homes typically include multiple external doors, with principal windows defining various room volumes and more than one roofed porch or balcony. Wall surfaces are always stucco and plan forms are usually asymmetrical. Premium examples include inner courtyards, arched openings and wrought ironwork. Heavy wooden doors and fountains also are common design features.

1. EXTERIOR MATERIALS

- Stucco
- Wood balconies and rails
- Masonry or wood columns and balustrades

- Clay barrel tiles, S-tile or flat tile

2. ROOF FORM

- Shallower roof pitches
- Simple side gable roofs
- "Mission tile" character
- Single-story roof edges to break up the massing of roof planes
- False towers symbolic of mission bell towers

3. WINDOWS

- Less smaller windows, usually a primary window is featured on a wall plane
- Window proportions emphasize the vertical
- Occasional use of wooden shutters

4. DESIGN FEATURES

- Asymmetrical building masses
- Roofed entry porches and second story balconies
- Wrought iron, shutters and decorative tiles are design accents

5. COLORS

- White
- Earth tones
- Beige
- Dark brown wood accents
- Shutters in darkest earth tones
- Wrought iron usually in black

COMMENTS: Like other styles popular in the southwest, residential designs using the Spanish Colonial style celebrate the indoor-outdoor relationship afforded by the mild climate. Porches, balconies and courtyards, with ample windows and doors also reinforce the relationship. Simple wall massing with multi-plane roof patterns complete this style's look.

French Country Style

IDENTIFYING FEATURES: French Country uses indigenous materials such as stone and timber (in weathered sienna tones), some use of plaster and high-pitched roofs with flat tiles, tall narrow window openings with extensive use of shutters. The windows are occasionally rounded at the top, and shutters echo

the shape of the windows. Colors are normally earth tones with vibrant accents. Ornate dormers and turrets are also used to enhance this style.

1. EXTERIOR MATERIALS

- Stone veneer
- Smooth finish stucco
- Wood or wrought iron balconies
- Simple stucco forms for porches with heavy porch columns.

2. ROOF FORM

- More steeply pitched roofs at 6:12 to 8:12
- Swooping roofline at entry is common
- Chimneys can be textured or stone
- Overhangs are typically 12" rakes and eaves, stucco wrapped
- Flat concrete tile
- Hip and gable forms

3. WINDOWS

- Usually deep set (4' minimum)
- Variety of shutters
- Divided light windows with a minimum of four quadrants per window

4. DESIGN FEATURES

- Entry doors to be decorative, with patterned glass options
- Doors may have stucco or wood surrounds
- Small, highly detailed balconies are shown with pot shelves or wrought iron
- Segmental arches

5. COLORS

- Originally indigenous to the area of the home
- Now earth tones predominate
- Vivid accent colors for shutters
- Roof tiles can range from light to dark

COMMENTS: French Country is a style that seeks to capture the rural charm of France. This style is more vertical especially at the roofline. The form of the home often has a more random character, for massing, texture and color. The homes often show more detailing for doors and windows. Stronger color palettes finish this style's look.

Single Family Attached & Multi-Family Architecture

These residential units are single family and/or multi-family attached structures with attached or detached garages or carports. Private outdoor living space will be provided, such as courtyards, patios, and/or balconies. Plant materials will accent the developments and complement the scale of the buildings. Conceptual elevations for the attached residential product area is shown in Exhibit 15, *Typical Attached Product Elevation*.

1. BUILDING MASS & SCALE

- Building massing should not seem boxy, but appear to result from the combination of several compatible geometric forms. Large monolithic forms should be avoided.
- Architectural elements such as chimneys, balconies, porches, potshelves and window surrounds should be provided for visual diversity.
- To the extent possible, entrances to individual units should be plainly visible.
- Units and buildings should be sited to maximize view opportunities to open spaces.

2. MATERIALS & COLORS

- Building materials and colors should blend with and complement the architectural style.
- Where stucco is used, it should have a final coat of integral color in a muted earth tone.
- Use of stucco on larger mass buildings should be broken up or mixed with other materials.
- Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.
- Color is intended as a primary theme element, and color values should be generally light earth tones with darker or lighter accents encouraged to highlight the character of the structure.
- Accent color should be used for shutters, awnings, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.

3. ROOF FORM & MATERIALS

- When a project includes more than one building, roof forms should vary from one building to the next where practicable, in order to achieve visual interest and diversity.



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EXHIBIT 15
ATTACHED PRODUCT ELEVATION

- Roof pitch may vary, but generally be a minimum of 6 in 12. Shed roofs over porches or other building extensions may be lower in pitch.
- Roof colors and composition should vary within a project to add visual diversity.
- Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.
- Roof materials should be concrete, tile, cementitious fiberboard shingle, composition shingle or other fire resistant materials.
- Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.

4. BUILDING ELEVATIONS & SITING

- Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.
- Functional covered balconies, decks, covered front porches, and other architectural detailing that reflect the style of the building are encouraged.
- Site buildings to take advantage of open space views, courtyard open spaces or private recreational facilities.

5. ADDITIONAL BUILDING COMPONENTS

- Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.
- Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.
- All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

6. OPEN SPACE

- Provide private open space adjacent to each unit, in the form of patios and balconies.
- Provide pedestrian paths to connect parking, open space and recreational facilities.
- Use walls, arbors, trellises, and hedges to define and separate outdoor recreation areas.

7. PARKING LOTS & GARAGES

- Parking lots should be designed and lighted to ensure pedestrian safety.

- Long rows of carports should be avoided. Garages, carports and parking spaces should be distributed throughout a development to ensure that each unit assigned parking is reasonably close to the unit.
- Carport structures should provide some enclosed storage for each unit.
- Guest parking should be distributed throughout the development and clearly identified.

Neighborhood Commercial Architecture

The neighborhood commercial area of the Plan fronts Lakeshore Drive and as a result is the most visible portion of the Plan. Following the lead of the residential architectural guidelines, buildings within this zone should utilize a traditional design theme, emphasizing natural materials, textures and color. Allowances should be made for a wider range of materials and styles while maintaining the objective to make these structures consistent in quality and detailing with the residential portion of the Plan. Conceptual elevations for the commercial development area is shown in Exhibit 16, *Typical Commercial Building Elevations*.

1. FORM & MASSING

- Buildings should demonstrate a low-rise massing of generally one story height.
- One-story elements at the end of buildings are encouraged to diminish the visual impact of the building mass.
- Architectural elements such as dormers, gables, wide eaves, and other projections should be used to break up simple architectural forms.

2. MATERIALS & COLORS

- Building materials should be consistent with the architectural style of the building.
- Where stucco is used, it should have a final coat of integral color.
- Use of natural materials such as wood, stone, wood-like details and trim, rock or brick are encouraged for design accent and trim.
- Accent color should be used for awnings, trim, fascia, stucco recesses, tile bands or cornice bands, and should relate to the architectural form and character of the building.

3. ROOF FORM & MATERIALS

- Simple pitched gable, hip, or shed roof forms should be utilized, consistent with the architectural style of the building.
- Roof colors should generally be neutral and earth toned.



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City of Lake Elsinore, CA



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EXHIBIT 16
COMMERCIAL BUILDING ELEVATION

- Roof materials should be concrete, cement, composition shingle or other fire resistant material with a natural appearance.

4. BUILDING ELEVATIONS

- Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.
- Covered entries, and other architectural detailing that reflect the style of the building are encouraged.

5. ADDITIONAL BUILDING COMPONENTS

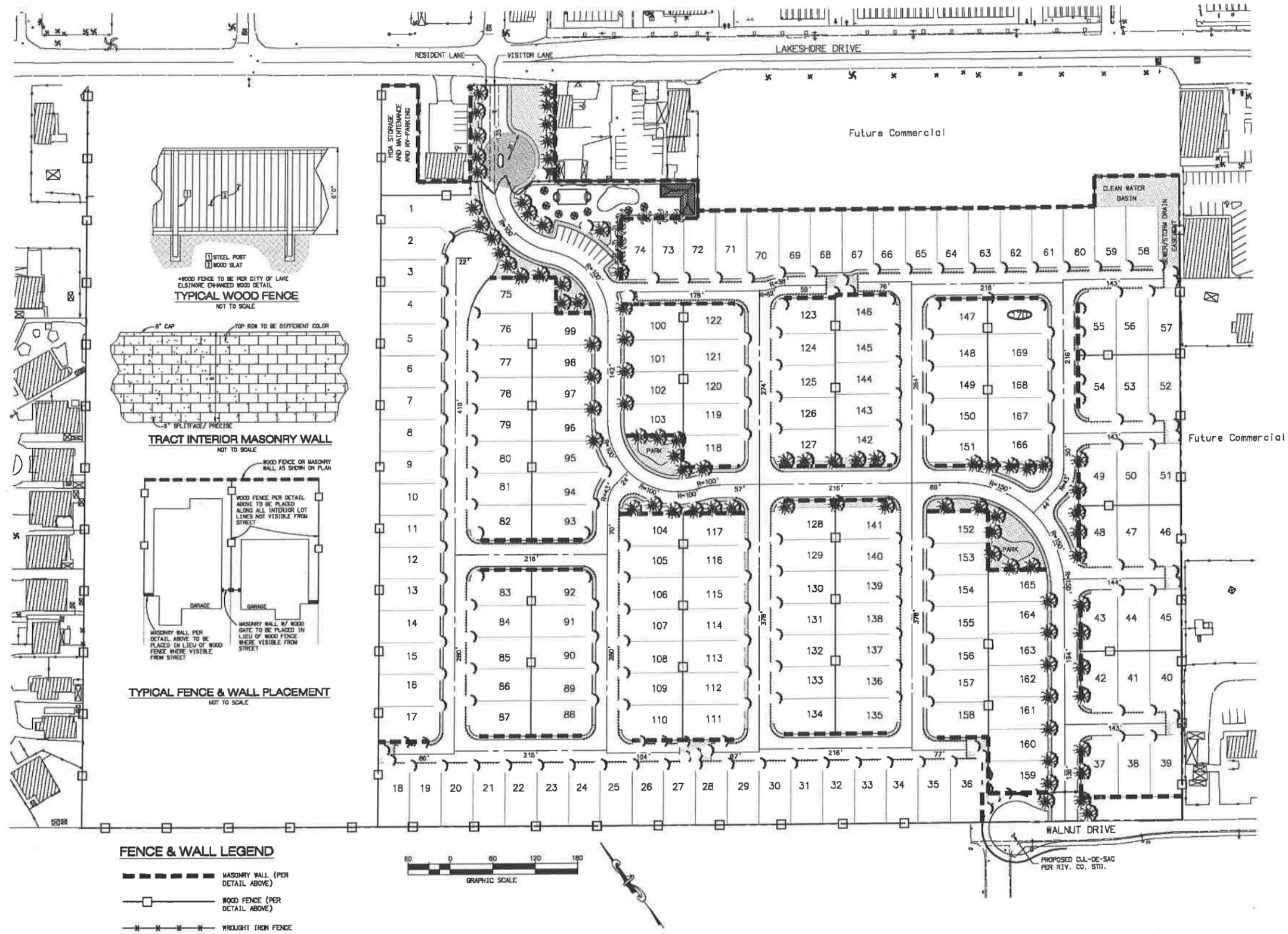
- Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.
- No exterior roof antennas are allowed unless not visible from off the commercial site.
- All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

6. PARKING LOTS

- Parking lots should be designed and lighted to ensure pedestrian safety.
- Parking lot lighting should utilize fixtures that direct light downward onto the parking area and screen visibility of the light source from off the hotel site.

7.2.3 Walls & Fences

- The materials, styles and heights of walls or fences should provide elements of design continuity throughout the community to ensure visual consistency.
- Front-yard returns and side yards that are visible from public streets should be decorative masonry such as split-face block. (See Exhibit 17 for locations)
- Common boundaries between residential and commercial shall have 6 foot high masonry walls. (See Exhibit 17 for locations).
- Community walls and fences should be accented with landscaping at their base and corners (where feasible) to soften hard edges.
- Side and rear property lines that are not visible from public streets may be of wood, materials of a wood-like appearance, stucco, or wrought-iron type material, with color and treatment consistent with that of the primary buildings on the property.



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 City of Lake Elsinore, CA

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 COMMUNITIES

LAKESHORE VILLAGE
EXHIBIT 17
WALLS AND FENCE PLAN

- Side and rear yard walls and fences should be a maximum of 72" (6 ft.) in height above the finished lot grade.
- Chain-link fencing is not allowed.

7.2.4 Signage & Lighting

Signage and lighting are additional elements of design continuity throughout the community. Size and/or intensity and configuration should be determined by the function of the signage or lighting and its hierarchy of information and use. Design should be determined by the location and purpose of the signage or lighting.

1. SIGNAGE

- The number, sizes, and locations of signs within the plan should be consistent to eliminate visual confusion.
- Lettering colors should be readable as intended by the sign function, but should not employ high contrast or bright colors which are out of character with the design theme of the community.
- Entry signage should clearly announce arrival to the community, neighborhood, or facility.
- Entry and identification signage and lighting should reflect the style and materials of the building and landscape architecture of their settings.
- Monument signage need not have a uniform design theme for all development areas of the project, but should reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- Signage support structures should be of natural appearing materials such as wood, materials of a wood-like appearance, stucco, materials of a stone-like appearance, wrought iron, or anodized metal material, with color and treatment consistent or complimentary with that of the primary buildings or landscape hardscape materials on the property where sited.

2. LIGHTING

- Lighting need not have a uniform design theme for all development areas of the project, but should reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- Glare shall not be visible from beyond the property line of the development lot.
- Lighting shall be shielded and directed downward to avoid glare off of the property.

- Light fixture design and location should be compatible with the architecture and landscape design of the property it is being placed on.
- Incandescent light sources are most appropriate for residential applications due to their warmer and more natural color.
- The central collector should have a compatible street light and open space/recreation area lighting design theme to reinforce the street's design continuity.
- Lighting in the open space/recreation areas should be subdued so as not to spill onto adjoining residential lots while at the same time balancing safety objectives. Freestanding fixtures or fixtures attached to buildings should be relatively low (not higher than 6').
- Halogen or metal halide light sources are discouraged adjacent to residential uses due to their less natural white light and intensity. Incandescent or low-pressure sodium light sources are recommended in these areas.

VIII. IMPLEMENTATION

The Lakeshore Village development will be implemented over a period of years through subsequent approval steps and phased development based on a variety of factors including market demand, financing, absorption, etc. In order for implementation of the Plan to move forward in a proactive manner, an implementation program should be established which includes flexibility to respond to changing development conditions over time. Components of that program are described as follows:

8.1 Phasing

Implementation of the Lakeshore Village Specific Plan will require improvements to circulation, drainage, water, sewer, and utility infrastructure. Water, sewer, drainage and other utility improvements will be constructed to adequately meet the development needs identified within each development area. As development is initiated in any area of the Plan, infrastructure improvements will be constructed prior to or concurrent with incremental development in a manner to maximize the cost effectiveness and efficiency within the planning area.

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

The phasing approach for the Specific Plan is not intended to dictate time sequential development. Many factors will influence the timing, rate, sequence and location of individual parcel development including market demand, interest rates, absorption, financing and other similar factors. Concurrent development within different planning areas may occur depending on construction logistics, logical infrastructure extensions, and market conditions. The developer shall exercise its prudent business judgment in developing the property.

The phasing program provides for the subdivision of project development into three general areas that follow the three land use designations, as discussed below. It is probable that development phasing will follow the general sequence indicated below. However, as indicated above, this phasing plan is not intended to dictate time sequential development. Concurrent development within each of the phases may occur depending on construction logistics and market conditions.

Detached Residential

This phase will consist of the largest portion of the plan, and will include the completion of Lakeshore Drive frontage improvements at the land use entry point, the grading of the central area of the site, construction of in-tract sewer, water and drainage facilities, and the extension of Walnut Avenue (half street).

Attached Residential

This phase will consist of the western portion of the plan, and will include the completion of Lakeshore Drive frontage improvements, site grading, and construction of on-site sewer, water and drainage facilities.

Neighborhood Commercial

This phase will consist of the majority of the Lakeshore Drive project frontage, and will include the completion of Lakeshore Drive frontage improvements, and construction of on-site sewer, water and drainage facilities.

8.2 Financing/Maintenance Plan

Implementation and long term maintenance of improvements within the Specific Plan are important considerations to ensure a successful development. Table 4, *Financing and Maintenance Plan*, identifies the types of improvements anticipated to implement the Specific plan, the party(s) responsible for constructing the improvements, the probable type and responsibility for funding the improvements, and responsibility for operation and maintenance of the improvements. The financing plan is intended to ensure the long-term maintenance of the improvements. A variety of financing mechanisms may be utilized in the project. A final decision on what financing mechanism will be used for any single type of improvement will be made prior to initiation of that improvement. For that reason, the table below identifies the probable financing/funding alternatives which will be considered for use.

As indicated in the Table 4, a Community Facilities District will be set up for development of the detached and attached portions of the Plan. In addition, the project will participate in the City-wide Public safety CFD (\$300/unit) and Landscape and Lighting District. It is anticipated that the project will also contribute \$100 per unit for Lake Elsinore maintenance. Developer fees are also indicated in Table 4 as a source of funding. The project will pay all required agency fees. The intention of this financing plan is that the City will not be responsible for any infrastructure improvements and will only be responsible for public street maintenance which will be limited to the Lakeshore Drive and Walnut Drive frontages of the project.

8.3 Development Review Process

Future development within the Lakeshore Village Specific Plan area will require individual project development permits, including approvals for subdivision, design

TABLE 4

**LAKESHORE VILLAGE
FINANCING & MAINTENANCE PLAN**

Service or Facility	Construction Responsibility	Funding Responsibility / Alternatives	Operation & Maintenance Responsibility
Circulation & Transportation			
On-site Streets	Developer/Builder	Developer/Builder Funding: CL, EQ,CFD,*	HOA
Off-site Street Improvements (If applicable)	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	City of Lake Elsinore
Parks & Landscaping			
Internal parkway lighting & landscaping	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	HOA
Neighborhood parks	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	HOA
Project Entries: Landscaping & Monumentation	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	HOA
Utilities			
On-site Public Water Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Elsinore Valley Municipal Water District (EVMWD)
On-site Street Lighting	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	HOA
On-site Waste Water Collection System	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Utility Operator
On-site Storm Drainage Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	HOA
Electric, Gas, Phone, Cable TV	Developer/Builder	Developer/Builder, Utility Operator / Funding: CL, EQ, CFD, Agency Funds	Utility Operator

* Funding Sources noted by abbreviations:

- CL Conventional Bank Construction Lending
- EQ Equity Financing
- CFD Community Facilities District
- DV Developer Fees

review, and construction. Applications for these and other activities are subject to review by the City for consistency with the uses and guidelines in this Specific Plan. Such subsequent approvals shall follow appropriate established City review processes.

8.4 Subsequent Entitlements

Individual project approval requests and development applications for proposed development within the Specific Plan area shall file an application with the City of Lake Elsinore for review and processing as outlined below.

Tentative Subdivision Maps: Applications for tentative maps are to be filed with the City for processing according to the City's subdivision map procedures. The Planning Director shall review the application for completeness and notify the applicant of his determination within 30 days of submittal. Once an application has been deemed complete, it shall be reviewed and processed according to the provisions of Government Code Section 65090 et.seq.

Design Review: Applications for Design Review are to be filed with the City for processing according to the Zoning Ordinance requirements. The Planning Director shall review the application for completeness and notify the applicant of his determination within 30 days of submittal. Once an application has been deemed complete, it shall be reviewed and processed according to the provisions of Sections 17.82 of the Zoning Ordinance.

8.5 Adjustments & Revisions

Minor modifications or adjustments to the approved Lakeshore Village Specific Plan are allowed at the discretion of the Community Development Director or his designee. Adjustments to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan.

All modifications or revisions to the Specific Plan, other than administrative adjustments, are to be processed as a Specific Plan amendment.

8.5.1 Administrative Adjustments

Certain minor adjustments to explicit provisions in the Specific Plan may be made administratively by the Community Development Director without amending the Plan. These types of adjustments include:

- The addition of new information to the Specific plan maps or text that does not change the effect of any provisions or guidelines.
- Changes to the community infrastructure such as water, sewer and drainage systems which do not have the effect of increasing or

decreasing development capacity in the Specific Plan, nor change the concepts of the systems.

- Modifications in the boundaries and acreages of land use areas due to final road alignments or other technical refinements during more detailed design in the tentative tract/final map process.
- Modifications to the design guidelines contained in Section VII, provided such changes are generally consistent with the community design concept.
- Other similar adjustments that, in the determination of the Community Development Director, are consistent with the design objectives of the approved Specific Plan.

After the Community Development Director has approved an administrative adjustment to the Plan, it shall be attached to the official copy of the Specific Plan on file at the City as an addenda.

8.5.2 Amendments

The Specific Plan may be amended in the same manner as a General Plan. It may also be amended as often as deemed necessary by the City Council.

Specific Plan amendments shall be consistent with the General Plan. Once the proposed amendment has been submitted to the City, city staff shall review the application for completeness, and then issue a notice of the upcoming public hearings. Staff shall prepare a staff report with recommendations on the amendment and forward it to the Planning Commission for consideration and action to pass their own recommendation on to the City Council for final action on the request.

Types of changes that would require a Specific plan amendment include:

- Changes to the text or maps of the Plan other than the addition of new information which does not change the effect of any provisions or guidelines.
- Addition of permitted uses or intensity of use development beyond what is presently permitted within the various land use development areas.
- Changes in infrastructure such as drainage , water or sewer systems which have the effect of increasing capacity beyond the approved land use intensity.
- Changes to community structure elements which constitute a departure from the established theme for the project.

In reviewing proposed amendments to the Specific Plan, the following criteria shall be used in determining an amendment's compatibility with the overall intent of the Lakeshore Villages Specific Plan:

- Consistency with General plan goals & policies.
- Consistency with the Lakeshore Villages Specific Plan project objectives.
- Consistency with the Lakeshore Villages Specific Plan design objectives.
- Consistency with the overall theme and design character established for the Lakeshore Village Specific plan.

IX. RELATION TO GENERAL PLAN GOALS AND POLICIES

Specific plans must be consistent with the goals and policies of the General Plan (GP) as they are in fact implementation tools of the General Plan. This section addresses the consistency of the Lakeshore Village Specific Plan with the applicable existing goals and policies of the City of Lake Elsinore General Plan Elements. In a city as diverse as Lake Elsinore, many GP goals and policies may not be directly applicable to the setting and context of the Lakeshore Elsinore Specific Plan. For that reason, only the applicable goals and policies are reviewed for consistency. Also note again that this consistency analysis is placed last in the sequence of Specific Plan sections to allow the reader to gain a full understanding of the project before reviewing the consistency analysis.

The format of this analysis is as follows:

- State the applicable General Plan goals as they are written in their respective Elements.
- Indicate whether the Specific plan is considered to be consistent or inconsistent with the goal.
- At the end of each Element's goal listing a summarization of consistency is presented.

9.1 LAND USE ELEMENT

Goal 1.0: *To achieve the development of a well balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional uses.* **Consistent**

Goal 2.0: *To maintain the City's role as a year-round resort destination.* **Not Applicable**

Goal 3.0: *To achieve a physical environment in which development of the land respects the City's natural environment.* **Consistent**

Goal 4.0: *To provide infrastructure and services to support existing and future land uses.* **Consistent**

9.1.1 Land Use Element Consistency Summary

The project conforms to the spirit and intent of the Land Use Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development provides a mix of residential, commercial and recreational land uses, including a range of housing types.

- The proposed development provides for commercial uses to strengthen the City's economic base and serve the needs of residents.
- The proposed development incorporates open space and recreational uses to meet the needs of the development.

9.2 OPEN SPACE/CONSERVATION ELEMENT

Goal 1.0: *To identify, protect and conserve natural resources. **Consistent***

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

Goal 3.0: *To prevent the loss of significant historical and cultural resources. **Not Applicable***

Goal 4.0: *To identify and preserve open space areas for public safety, recreation, scenic quality and preservation of natural resources. **Not Applicable***

Goal 5.0: *To encourage the conservation and efficient production of lands with mineral deposits. **Not Applicable***

Goal 6.0: *To identify, protect and preserve prime agricultural land from premature conversion to urbanized areas. **Not Applicable***

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

9.2.1 Open Space/Conservation Element Consistency Summary

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

- The proposed development increases the amount of planted vegetation within the City.
- The proposed development mixes residential and supporting commercial uses in close proximity to potentially reduce and/or shorten daily automotive trips with a concurrent minimization of air pollutant emissions.
- The proposed development's inclusion of east-west local street alignments enhances views to the western hills.

9.3 PARKS AND RECREATION ELEMENT

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

9.3.1 Parks and Recreation Element Consistency Summary

The project conforms to the spirit and intent of the Parks and Recreation Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development provides private recreational facilities for its residents.
- The proposed development provides for a variety of both active and passive open space and recreational amenities.

9.4 PUBLIC SAFETY & URBAN SERVICES ELEMENT

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

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

9.4.1 Public Safety & Urban Services Element Consistency Summary

The project conforms to the spirit and intent of the Public safety & Urban Services Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development design has incorporated geologic and soils investigation data to minimize the risk of loss of life or property damage.
- The proposed development has incorporated water and sewer infrastructure design to meet anticipated future needs of this community.
- On-site and off-site (if needed) infrastructure improvements are implemented with the project's development to meet the development's projected demand.

9.5 COMMUNITY DESIGN ELEMENT

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

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

Goal 3.0: *To preserve elements of the natural environment in the community.*
Not Applicable

Goal 4.0: *To develop a circulation system that creates community image and identity.* **Consistent**

Goal 5.0: *To protect and enhance public views of significant natural features and of developed land.* **Consistent**

Goal 6.0: *To remove visual blight.* **Consistent**

9.5.1 Community Design Element Consistency Summary

The project conforms to the spirit and intent of the Community Design Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development will incorporate a more casual, “country” image plant palette.
- The proposed development will establish a strong and identifiable neighborhood image.
- The commercial portion of the project will incorporate a strong landscape theme consistent with the adjoining residential development.
- The central collector with expanded landscaped parkway will establish a strong design focal point for the community.
- Project entries will have distinctive landscape and architectural character.

9.6 CIRCULATION ELEMENT

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

Goal 2.0: *To promote a public transportation system that is safe, convenient, efficient, and meets the identified needs of the Lake Elsinore valley.*
Not Applicable

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

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

Goal 5.0: *Manage peak hour traffic flow and change demand on the circulation system to reduce traffic congestion where necessary and feasible. **Not Applicable***

9.6.1 Circulation Element Consistency Summary

The project conforms to the spirit and intent of the Circulation Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development incorporates street frontage improvements which will improve traffic flows and reduce safety issues along the project frontages.
- The proposed development incorporates sidewalks and an expanded parkway central pedestrian walkway to facilitate pedestrian movements.
- The proposed development incorporates guest parking over and above the minimum parking ordinance requirements.

9.7 HOUSING ELEMENT

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

Goal 2.0: *To conserve and improve the condition of the existing affordable housing stock. **Not Applicable***

Goal 3.0: *To assist in the development of adequate housing to meet the needs of low and moderate income households. **Consistent***

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

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

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

9.7.1 Housing Element Consistency Summary

The project conforms to the spirit and intent of the Housing Element goals and objectives that are applicable to the project as summarized as follows:

- The proposed development provides a both for-sale and rental housing opportunities to meet the needs of a variety income level groups.
- The gated community design will create a safe living environment.
- The rental housing component of the proposed development can provide opportunities for moderate income residents.

9.8 NOISE ELEMENT

Goal 1.0: *To reduce noise impacts from transportation sources. Not Applicable*

Goal 2.0: *To incorporate noise considerations into land use planning decisions. Not Applicable*

Goal 3.0: *To develop measures to control non-transportation noise impacts. Not Applicable*

9.8.1 Noise Element Consistency Summary

The project conforms to the spirit and intent of the Noise Element goals to reduce noise impacts within the community through the use of site planning and building materials that take noise into account. As none of the Noise Element goals were determined to be applicable to the proposed project, no further consistency summary is provided.

APPENDIX A

CONDITIONS OF APPROVAL

PER

**PLANNING COMMISSION ACTION
October 7, 2003**

&

**CITY COUNCIL ACTION
October 28, 2003**

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPECIFIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03**

PLANNING DIVISION

General Conditions

- I. The Draft Lakeshore Village Specific Plan shall be revised to incorporate any corrections and changes required by the Planning Commission and/or City Council. A ~ Lakeshore Village Specific Plan document shall be submitted for review and approval by the Community Development Director or designee within 30 days of approval by the City Council. No permit shall be issued until the Lakeshore Village Specific Plan document and any required revisions are administratively approved by the Community Development Director or designee. The Revised Land Use Plan (Attachment C of the City Council staff report) shall replace the original Land Use Plan in the Final Specific Plan document.
2. Future development shall comply with those standards and guidelines contained in the Specific Development Plan, Circulation Plan, Infrastructure and Public Facilities Plan, Development Regulations, Design Guidelines, and Implementation Plan as contained in the Lakeshore Village Specific Plan document.
3. Those issues, standards, guidelines, etc. not addressed in the Lakeshore Village Specific Plan will revert to the City Municipal Code and/or Zoning Code in effect at the time future projects are proposed.
4. The applicant shall participate and annex into the City of Lake Elsinore Citywide Landscaping and Street Lighting District, as appropriate.
5. The applicant shall provide all project-related onsite and offsite improvements as described in the Lakeshore Village Specific Plan document.
6. All future development in accordance with the Lakeshore Village Specific Plan shall require Planning Commission and City Council consideration and approval of Tentative Tract Map(s) and Design Review application(s).
7. The applicant shall implement those mitigation measures identified in Mitigated Negative Declaration No. 2003-03 and its Mitigation Monitoring Program.
8. All future proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
9. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease at 5:00 PM, Monday through Friday. Construction activity shall not take place on Saturday, Sunday, or any Legal Holidays.

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPECIFIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03
(Continued)**

10. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants 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 implementation and construction of the Lakeshore Village Specific Plan, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the applicant of any such claim, or proceeding, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
11. The applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department.

Prior to Final Tract Map Approval

12. All lots shall comply with applicable standards contained in the Lakeshore Village Specific Plan document and Municipal and Zoning Codes.
13. A precise survey with closures for boundaries and all lots shall be provided per the Lake Elsinore Municipal Code.
14. Street names within the subdivision shall be approved by the Community Development Director or Designee.
15. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.
16. A Conceptual Landscape Plan shall be prepared and submitted with each future Tentative Tract Map. Said Conceptual Landscape Plan shall present the overall theme and give special regard to the streetscape, fencing and walls, entry monumentation, signage and lighting, as appropriate. Said Conceptual Landscape Plan shall be prepared in accordance with standards and guidelines contained in the Lakeshore Village Specific Plan document.
17. Prior to approval of the Final Map or if deemed appropriate by the City Engineer, prior to issuance of building permit, the applicant shall initiate and complete the formation of a Homeowner's Association, approved by the City, recorded, and in place. All Association documents shall be approved by City Planning and Engineering and the City Attorney and recorded, such as the Articles of Incorporation for the Association; and Covenants, Conditions and Restrictions (CC&Rs). At a minimum, the CC&Rs shall include language to ensure the following conditions:
 - The HOA shall maintain landscaping along parkways and project streets, recreational areas, walkways, and drainage easements.

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPEC WIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03
(Continued)**

- The HOA shall maintain all streets, entry gates, walls, and monumentation.
- The HOA or a separate independent security patrol shall be responsible for enforcing the on-street parking on only one side of those affected project streets that are identified in the Lakeshore Village Specific Plan.

Prior to Design Review Approval

18. Prior to Design Review approval, the applicant shall show how the following fire mitigation measures are met:
 - The applicant shall participate in the Development Impact Fee Program as adopted by the City of Lake Elsinore.
 - All water mains and fire hydrants shall be constructed in accordance with Riverside County Ordinance No. 460 and/or No. 787.1.
 - Prepare a Fire Protection/Vegetation Management Plan for Fire Department approval.
 - The Homeowner's Association shall be responsible for implementing the Fire Protection/Vegetation Management Plan.
 - The project shall provide an alternate or secondary access.
19. Future construction of the Lakeshore Village Specific Plan shall meet all Riverside County Fire Department standards for fire protection and any additional requirements requested by the County Fire Department.
20. All future structural development associated with the Lakeshore Village Specific Plan, including subdivision maps require separate Design Review approval.
21. The applicant shall provide all recreational amenities and facilities including play equipment found at the three proposed lots.
22. Prior to Design Review approval of the proposed Planning Areas, the applicant shall design their plans to ensure that abutting land uses to the west, south, and east shall be adequately screened from noise and view disturbances. Landscaping, walls, and other methods shall be proposed and shown on design plans as appropriate. The following shall be addressed and resolved:
 - Noise disturbances associated with the neighboring Lake Elsinore Rentals business shall be alleviated to the greatest extent feasible.

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPECIFIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03
(Continued)**

- The applicant shall meet with residents of the neighboring mobile home park and determine those methods to ensure that future apartments will not be looking into the backyards of neighboring residents.

Prior to Grading Permit Issuance

23. The applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, where applicable, prior to each phase of development of the project.
24. Prior to the issuance of any grading permits, the applicant shall submit a final grading plan, subject to all requirements of the City Grading Ordinance to the City Engineer for approval. Said grading plan shall address those grading standards and guidelines contained in the Lakeshore Village Specific Plan document.
25. Grading shall not be permitted outside the area of the designated project boundary unless appropriate approvals have been obtained.
26. Grading easements shall be coordinated with affected property owners.
27. Prior to issuance of a grading permit, grading and construction plans shall incorporate erosion control measures.
28. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Interim and permanent erosion control measures are required. The applicant shall bond 100 percent for material and labor for one year for erosion control landscaping at the time the site is rough graded.

Prior to Building Permit Issuance

29. The applicant shall enter into an agreement with the Redevelopment Agency, acceptable to Agency Counsel, to either provide affordable units in accordance with Section 33413 (b) (2) of the California Community Redevelopment Law, appropriate in-lieu fees, or a combination of both.
30. The applicant shall pay all appropriate traffic impact mitigation fees.
31. The applicant shall annex into the City-Wide Community Facilities District for Police, Fire, and Paramedics (CFD2003-O1).
32. The applicant shall comply with the following City programs: the City Source Reduction and Recycling Element and Household Hazardous Waste Element, the County Solid Waste Management Plan and Integrated Waste Management Plan.

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPECIFIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03
(Continued)**

33. Prior to issuance of building permit, the applicant shall submit a letter of verification (will-serve letter) to the City Engineer, for all required utility services.
34. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVM.WD).
35. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
36. Pay all applicable fees including park fees.
37. The applicant shall provide connection to public sewer for each lot within any subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
38. The applicant shall prepare a Community-Wide Wall Plan for the entire Lakeshore Village Specific Plan area. Said plan shall show that decorative, masonry, concrete block walls will be constructed around the boundaries of each Planning Area.
39. Prior to issuance of building permits for each future tract, the applicant or merchant builder for each individual tract shall prepare a Final Wall and Fence Plan addressing the following:
 - Show that decorative, masonry, concrete block walls will be constructed around each tract.
 - Show materials, colors, and heights of side yard fences for proposed lots.
 - Show that all front return walls shall be decorative masonry block walls. Front return wood fences shall not be permitted.
 - Show that side walls for corner lots shall be decorative masonry block walls.
40. The applicant shall submit plans to the electric utility company for a layout of the street lighting system. The cost of Street lighting, installation as well as energy charges shall be the responsibility of the applicant and/or the HOA. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
41. The applicant shall meet all requirements of the providing electric utility company.
42. The applicant shall meet all requirements of the providing gas utility company.
43. The applicant shall meet all requirements of the providing telephone utility company.
44. A bond is required guaranteeing the removal of all trailers used during construction.

**CONDITIONS OF APPROVAL
LAKESHORE VILLAGE SPECIFIC PLAN,
GENERAL PLAN AMENDMENT NO. 2003-02, AND
ZONE CHANGE NO. 2003-03
(Continued)**

- 45 Future signage requires a permit and shall be subject to Planning Division review and approval prior to installation.

Prior to Certificate of Occupancy Issuance

46. Throughout construction, as deemed appropriate by the City and the applicant, fugitive dust suppression along Lakeshore and Walnut Drives, and other connecting roads shall be applied to minimize fugitive dust generation. Fugitive dust suppression techniques may include soil Watering, application of soil binders, and/or placement of gravel or other appropriate material to minimize vehicle generated dust.
47. The applicant shall install signs along those appropriate project streets as shown in the Lakeshore Village Specific Plan to ensure parking is permitted on only one side and to prohibit on-Street parking. Location of said signs shall require approval by the City Engineer.
48. The applicant shall paint the curbs red for those sides of the streets that prohibit on-street parking.

ENGINEERING DIVISION

49. The Final Specific Plan shall state in the beginning of the document that the project is a gated community and will have private streets
50. A detailed traffic study shall be completed and approved prior to the approval of the first tentative map. The traffic study will be in compliance with Riverside County TIA guidelines and analyze all phases of the specific plan. Improvements may be required in early phases of development to mitigate decreases in level of service and safety initiated by subsequent phases including the possibility of making a connection between the detached single family units and the attached family units.
51. First flush BMP's using the best available technology will be required for the Attached Residential Planning Area
52. The Commercial Planning Area shall drain to the detention basin
53. Sidewalks shall be installed on both sides of local and cul-de-sac streets.
54. Walnut Drive shall be constructed within the project boundary to provide a fully improved street and Cul-de-sac.