

# **COTTAGE LANE SPECIFIC PLAN**

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# COTTAGE LANE SPECIFIC PLAN

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**COTTAGE LANE SPECIFIC PLAN  
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# I INTRODUCTION

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## 1.1 Purpose of the Specific Plan

The Cottage Lane Specific Plan provides a means to evaluate all of the dimensions of a project design, including lot layout, utilities, building architecture, landscape design, and special treatment areas. A specific plan also enhances the means to address environmental conditions that may affect the design. This helps assure continuity and quality of the design, extend public utilities and services in an orderly and efficiently manner, and fully disclose all of the features comprising the development.

The purpose of the Cottage Lane Specific Plan is expressed through the following project goals:

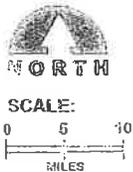
- Provide greater detail of the type and intensity of development pursuant to the goals and policies of the Lake Elsinore General Plan;
- Establish a land use plan that, as modified through the provisions of the specific plan, implements current zones allocated within the project area;
- Utilize detailed development standards and design guidelines for greater effectiveness in balancing regulatory requirements with the physical constraints of the project area; and
- Incorporate provisions to address compatibility among a wide range of land uses and development intensity for lands adjoining the project area.

Conformance with the project goals provides the means to address different development conditions within and around the project site, while complying with the goals and objectives of the General Plan, and responding to market conditions that exist in the community.

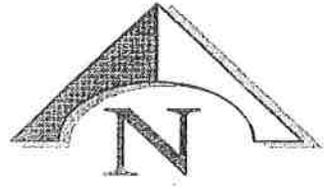
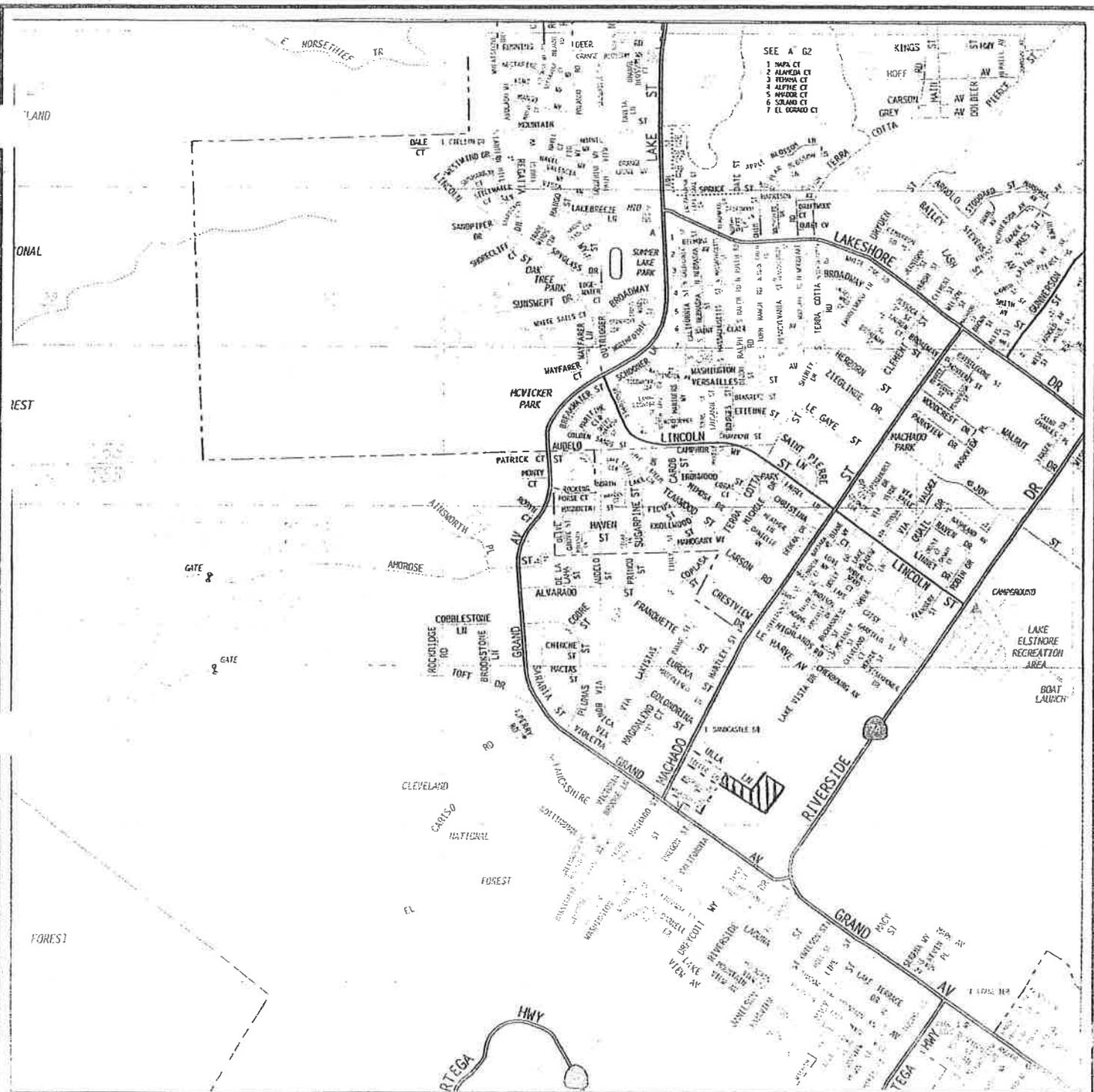
## 1.2 Project Location

The Cottage Lane Specific Plan is generally located northwest of Riverside Avenue, southeast of Machado Street, and north of Grand Avenue as shown in **Exhibit 1** (Regional Context) and **Exhibit 2** (Vicinity Map). The project site lies at the terminus of Ulla Lane and Tiller Lane that both intersect with Machado Street. The project site is identified by Assessor Parcels 379-050-007, 025, 026, and a portion of 024.

The project is bound by the Harbor Grand and Grand Oaks Apartments to the south, High School No. 4 is under construction to the north, and vacant land designated for a commercial center and flood control channel to the southeast. There are a variety of residential patterns extending from Machado Street to the project site that feature one acre parcels along the north side of Ulla Lane, two parcels totaling 4.55 acres commonly owned and developed with one residence between Ulla Lane and Tiller Lane, and a tract featuring 6000 square foot lots along the south side of Tiller Lane. These uses are depicted in **Exhibit 3**, (Aerial Photo).



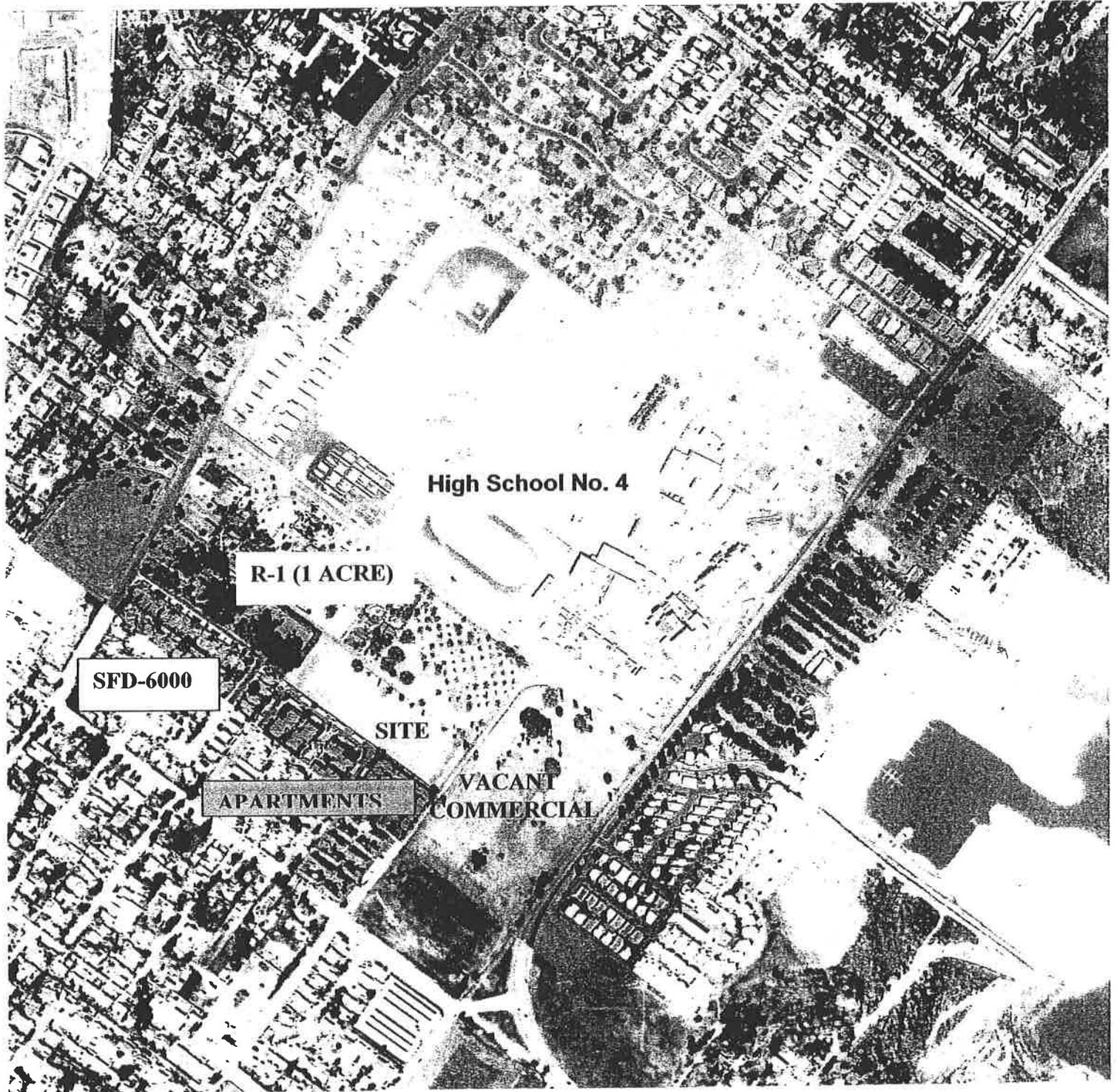
**COTTAGE LANE  
EXHIBIT 1  
REGIONAL CONTEXT**



**VICINITY MAP**  
 N.T.S.

**COTTAGE LANE SPECIFIC PLAN**

**COTTAGE LANE  
 EXHIBIT 2  
 VICINITY MAP**



COTTAGE LANE  
EXHIBIT 3  
AERIAL PHOTO

The California Government Code allows specific plans to be adopted by resolution as a policy document, or by ordinance to establish a regulatory document. The Cottage Lane Specific Plan shall follow existing city procedures for adoption as an ordinance to function as a regulatory document governing the implementation of development within the project area.

## **II PLANNING FRAMEWORK**

### **2.1 Jurisdictional Context**

#### **2.1.1 City of Lake Elsinore General Plan and Zoning**

Land use in the City of Lake Elsinore is guided by the 1990 General Plan. The Plan allocates land use types and intensity, augmented by goals, policies and standards to guide development. The project site has two General Plan designations as shown in **Exhibit 4**. The area lying north of Ulla Lane, (Assessor Parcel 379-050-026), is designated as Low Medium Density Residential defined as follows:

Low Medium Residential (LMD) encourages quality single family homes in either standard subdivision form or innovative designs which utilize clustering, zero lot line, or planned development features...intended for areas of generally level topography with available public services and infrastructure for a maximum density of six (6) dwelling units per acre.

The area lying south of Ulla Lane, (Assessor Parcel 379-050-007). Is designated as Medium Density Residential, described as follows:

Medium Density (MD) residential allows a wide range of residential development types, including attached and detached single family units at the lower end of the range, and multiple family units at the higher end of the range. Medium Density residential is located to provide a transitional buffer between Low Medium Density and High Density or Commercial and Office uses. The maximum density is twelve (12) dwelling units per acre.

The Lake Elsinore Zoning Code outlines the uses permitted and development standards to guide development. A comparison of Code standards with proposed project standards is provided in Table 1. That portion of the project site designated as Low Medium Residential on the General Plan lies within the R-1 Single Family Residential District. The purpose of zone is stated as follows:

"The R-1 District is intended to accommodate low density projects comprised of quality single-family residences developed in an urban environment with available public services and infrastructure."

The provision of single family detached dwelling units and recreation facilities are uses allowed within the zone.

The area designated as Medium Density residential on the General Plan is zoned R-2 Medium Density Residential. The purpose of this zone is stated as follows:

**DEVELOPMENT STANDARDS COMPARISON TABLE  
COTTAGE LANE SPECIFIC PLAN**

	Density	Lot Yield	Int. Lot Size Min./Avg.sq	Corner Lot Size	Applicable Buffer Lot Size	Interior Lot Width	Corner Lot Width	Cul-de-sac Lot Width	Front Setback	Garage Setback	Side Yard Int./Corner	Min. Rear Yard	Max. Lot Coverage	Building Ht.	Min. DU Size. Area per DU	Common Open Space
<b>R-1 Zone Standards</b>	<b>6 du/ac</b>	<b>24</b>	<b>6000/7260</b>	<b>7700 sf</b>	<b>75% of adjoin. lot</b>	<b>60 ft</b>	<b>65 ft</b>	<b>40' min/60' avg</b>	<b>20 ft</b>	<b>20 ft</b>	<b>5/15 ft</b>	<b>20 ft</b>	<b>50%</b>	<b>30 ft</b>	<b>1000</b>	<b>Not Required</b>
Lot 'A' St. Standards	8.59 du/ac	16	4179/4865	n/a	n/a	45 ft	n/a	50' /65'	15 ft	20 ft	Interior only 4'	19.6 ft	49%	30 ft	2041	416 sf/du
Lot 'B' St. Standards	6.56 du/ac	13	4402/5576	4978 sf	n/a	50 ft	50 ft	38'/47'	14 ft	14 ft	4/15 ft	14.7 ft	46%	30 ft	2041	416 sf/du
<b>R-2 Zone Standards</b>	<b>12 du/ac</b>	<b>60</b>	<b>7260</b>	<b>n/a</b>		<b>60 ft</b>	<b>n/a</b>	<b>n/a</b>	<b>20 ft</b>	<b>20 ft</b>	<b>5/15 ft</b>	<b>15 ft</b>	<b>50%</b>	<b>30 ft</b>	<b>3630 sf</b>	<b>250 sf/du</b>
Ulla Lane Standards	30 du/ac	2	13,591	n/a	31,376 sf	90 ft	n/a	n/a	35 ft	32 ft	Interior only 10'	19.8 ft	35%	30 ft	3223 sf	416 sf/du
Tiller Lane Standards	4.2 du/ac	17	4177/6284	5381	n/a	44 ft	48 ft	n/a	14 ft	20 ft	4/15 ft	35 ft	48%	30 ft.	7054 sf	416 sf/du
<b>Project-Wide</b>	<b>4.0 du/ac</b>	<b>48</b>	<b>5575 sf</b>	<b>5180 sf</b>		<b>57 ft</b>	<b>49 ft</b>	<b>44'/56'</b>	<b>19.5 ft</b>	<b>21.5 ft</b>		<b>22.2 ft</b>	<b>44.50%</b>	<b>30 ft</b>		

\* Average lot size = sum of lot area divided by number of lots exclusive of streets, open space, and water quality basin areas.

PROPERTY BOUNDARY

EXISTING ZONING R-1

PROPOSED ZONING: SFD 4000

EXISTING GENERAL PLANS: LOW/MEDIUM DENSITY RESIDENTIAL  
PROPOSED GENERAL PLAN: SPECIFIC PLAN

PROPERTY BOUNDARY

EXISTING ZONING R-2

PROPOSED ZONING: SFD 4000

EXISTING GENERAL PLANS: MEDIUM DENSITY RESIDENTIAL  
PROPOSED GENERAL PLAN: SPECIFIC PLAN

PROPERTY BOUNDARY

PROPERTY BOUNDARY

# COTTAGE LANE SPECIFIC PLAN

COTTAGE LANE  
EXHIBIT 4

GENERAL PLAN & ZONING DESIGNATIONS



"The "R-2" District is intended to provide locations for quality residential projects, consisting of products other than single-family detached developments, at densities of up to twelve (12) units to the net acre, in compliance with the City's General Plan designation of Medium Density Residential."

The zone does not prohibit single-family detached developments, but rather encourages alternative forms of housing, such as duplexes, triplexes, and multi-family dwellings at densities of up to twelve units per acre. Permitted uses include "Single-family uses when they comply with all the requirements of Chapter 17.23", (R-1 District).

### 2.1.2 Redevelopment Areas

The project site lies within Redevelopment Area (RDA), Project Area 2 and must be consistent with the adopted Redevelopment policies applicable to properties within the Project Area. However, the proposed project does not have a Disposition and Development Agreement with the City and no financial participation is being sought through the RDA.

As a conventional planned residential development, the proposed project must meet RDA requirements for affordable housing by either paying an "in lieu" fee through the tentative tract map process, or designating a portion of the housing as affordable units. This project shall elect to pay the "in lieu" fee.

## 2.2 Existing Conditions

### 2.2.1 Historic and Existing Land Use

The project site has historically been used for agricultural purposes. That portion of the project site that is zoned R-2 is vacant. That portion zoned as R-1 contains a remnant walnut tree grove that was in operation before 1962, but has been abandoned.

### 2.2.2 Land Use Setting

The proposed project represents an infill development with surrounding land uses that have been described in Section 1.4, Development Context. Among the different types of land uses that adjoin the project site, special attention is required to meet the development criteria set forth in Zoning Code Section 17.23.060 pertaining to the R-1 Single Family Residential District.

The Code section requires a transition or buffer when a proposed lot lies adjacent to a lower density zoning district, or to an existing developed parcel with a larger lot size than required in the R-1 District. Residential properties have been developed along Ulla Lane, within the R-1 District, having a parcel size of nearly one acre in size.

The proposed project features proposed lots along Ulla Lane that, while not maintaining the overall lot size, do provide a lot width that meets or exceeds the widths of existing Ulla Lane developed parcels to provide continuity along the streetscape. In addition, the developer has acquired the one acre parcel along Ulla Lane adjoining the project site, and will develop that parcel in its current configuration and size. This will function as the buffer as required in the Code section.

### 2.2.3 Circulation / Traffic

Access to the project site is currently provided from Ulla Lane. Ulla Lane was dedicated but not accepted for maintenance by the City. It is presently constructed as a half-width 60' street from Machado Street to that portion of the project site described as Assessor Parcel 379-050-026 (R-1 Zoned property). Ulla Lane is designed to terminate at Street 'B' within the proposed project and will serve 15 lots. The project will generate approximately 150 trips over a 24 hour period along Ulla Lane.

Additional access is planned by extending Tiller Lane past Keel Drive, through the project site to serve 33 lots. The proposed project will generate approximately 330 trips over a 24 hour period toward Tiller Lane/Keel Drive. Tiller Lane was constructed as a half-width Local 60' Street from Machado Street to Keel Drive and accepted for maintenance by the City.

The project will be responsible for construction of on-site street improvements as well as sufficient off-site street improvements to accommodate the additional traffic generated from the project.

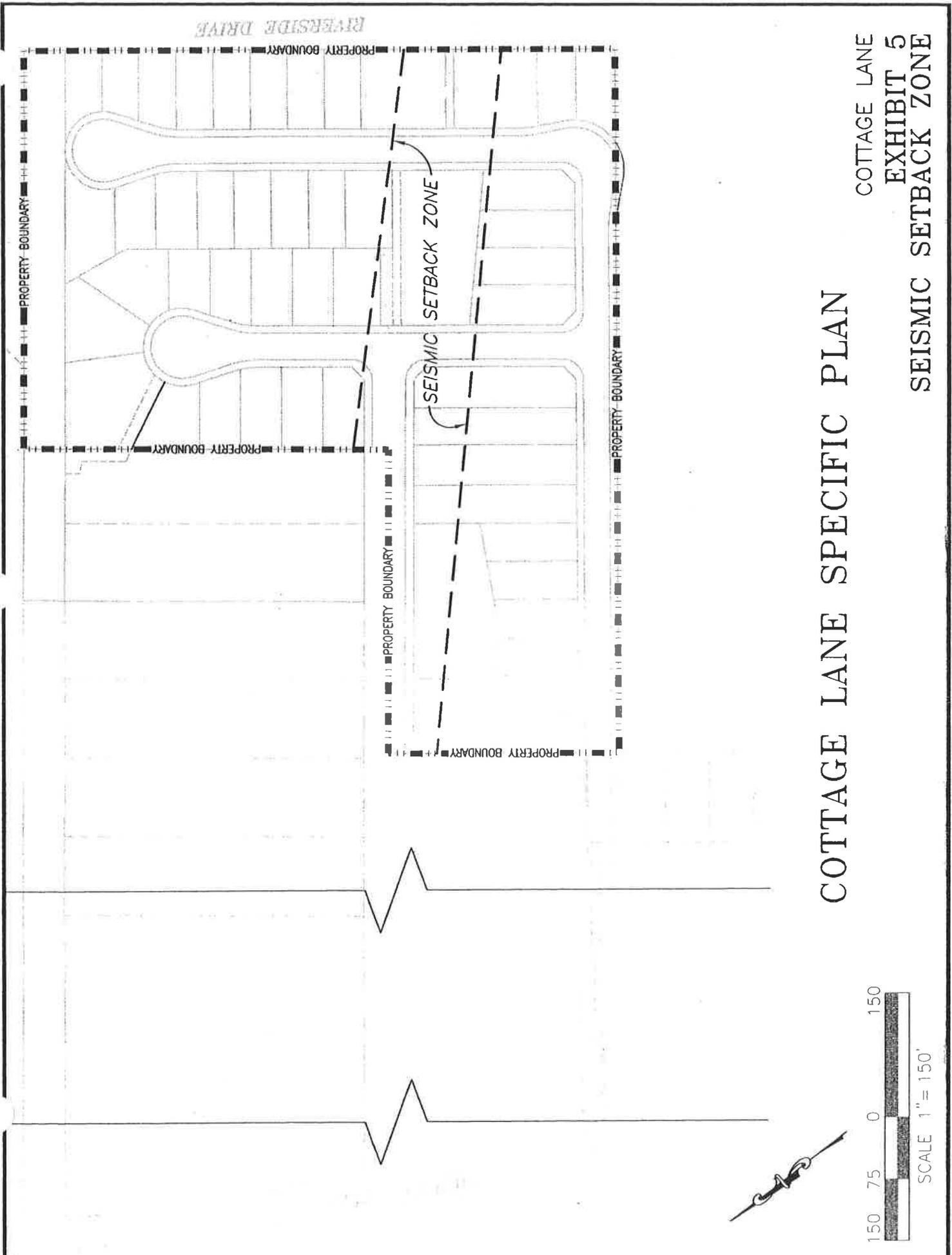
### 2.2.4 Topography

The project site is relatively flat, having an approximately 3% slope generally extending from east to west. No significant topographical features exist on the site.

### 2.2.5 Geology and Soils

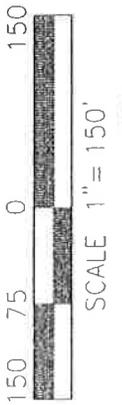
The Glen Ivy North fault extends along the northeast side of the lake, trending parallel with Lakeshore Drive. It has been mapped beyond Mission Trail at the eastern City limits, but extends north and northwest of the project site. Recent geologic testing has proven the presence of a fault passing through the site that meets State criteria for an active fault, as applied to residential construction. This is based upon abrupt changes in groundwater elevations and soil evaluation and testing in the field and under laboratory conditions. The fault zone is narrow and free of subsidiary trace faults.

The limits of the fault zone were surveyed and plotted on available mapping for the site, (see **Exhibit 5**). Mitigation of this hazard consists of avoidance and implementation of a 50 foot "Restricted Use Zone" setback from the fault trace.



COTTAGE LANE SPECIFIC PLAN

COTTAGE LANE  
 EXHIBIT 5  
 SEISMIC SETBACK ZONE



### 2.2.6 Biology

The project site has undergone complete disturbance resulting from past agricultural use. The site is vegetated by non-native grasses, a remnant walnut orchard, a California Pepper tree, and an Oleander hedge. The site does not lie within a habitat cell of the Multi-species Habitat Management Plan. No known biological resources are identified with the project site.

### 2.2.7 Flooding

The project site does not lie within a 100-year floodplain, but the General Plan identifies potential hazards associated with a 500-year event. The site is susceptible to tributary drainage from upper elevations to the west that drain along the northerly boundary of the site. Flooding and drainage impacts will be addressed through the design of the proposed project.

### 2.2.8 Noise

The project site does not lie in proximity to major street, or near an airport, railroad, or other major noise producer. Accordingly, the project will comply with the City noise ordinance and residential noise level standards.

### 2.2.9 Visual

The project site is not visible from local public vantages. The property is relatively flat with no distinguishing features. The discreet location, coupled with strong design guidelines established herein, will not only avoid negative impacts, but strengthen the visual quality of the area.

### 2.2.10 Water and Sewer

Water and sewer facilities are available along the periphery of the project site that can be extended to serve future development.

## 2.3 Development Issues

Based upon meetings with the residents most affected by development of the project site, a review of development patterns, environmental constraints and opportunities, municipal regulatory requirements, and political trends, the following planning issues have been identified with a brief description of how the development plan responds to these issues.

- Land Use Relationships: The design of the proposed project, and creation of comprehensive development standards through the specific plan process, collectively address the complexity of having different types of land use along each boundary. In order to promote compatibility among

these varied land uses and to create internal consistency, the project design features single family detached dwelling units that represent the upper density range within the R-1 zone, and the lower density range within the R-2 zone.

- Land Use Transitions: Recognizing the density established along Ulla Lane, a transition in lot size is featured that maintains the existing streetscape that meets the intent of the R-1 Zoning District buffer requirements. Transitions along all other boundaries are met through the use of fencing and separation techniques to preserve individual community character.
- Access and Circulation: Circulation design has been deliberately laid out to encourage a spread of traffic between Ulla Lane and Tiller Lane/Keel Drive in order to minimize disruption to adjoining neighborhoods.
- Seismic Zone: A fault line and building setbacks have been plotted through the project site, as recommended by an engineering geologist. This seismic zone shall be kept free of habitable structures and incorporated into either individual lot areas or neighborhood park, as reflected on the development plan.
- Drainage: Tributary flows and surface runoff will be collected within on site drainage facilities to be constructed as part of the project. The extent of any extended offsite facilities will be determined through engineering design and calculations submitted for review and approval by the Riverside County Flood Control District.
- Lifestyle Maintenance: The proposed project responds to market demand for single family detached urban living that is affordable to a large segment of the public. The plan further responds to municipal demands for high quality housing that is sustainable over the long term by providing a comprehensive plan for development, backed by covenants, codes, and restrictions to assure proper maintenance and quality control.

**III SPECIFIC DEVELOPMENT PLAN**

**3.1 Land Use Allocation**

The project area consists of 12.04 acres, (9.3 net acres), and features one land use category with one support use. The Conceptual Land Use Plan (**Exhibit 6**) illustrates the category and support use configuration.

**3.1.1 Single Family Detached – 4000**

The proposed land use will consist of 48 single family detached lots having a minimum lot size of 4000 square feet, for an overall average lot size of 4,123 square feet. The overall density is 3.99 units per acre. These homes will be supported by a 20,000 square foot neighborhood park to be owned and maintained by a project homeowners association.

The smallest lots will be located at the easterly end of the project site, along Street "A", that will be a minimum 45 feet wide. The next tier of lots, along Street "B", will be a minimum 50 feet wide. The tier of lots along the extended Tiller Lane alignment will be larger as a result of having greater depth, with minimum 44 foot wide lots. The largest lots will be along Ulla Lane to maintain the existing streetscape.

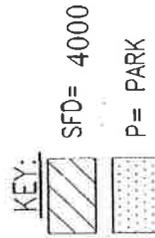
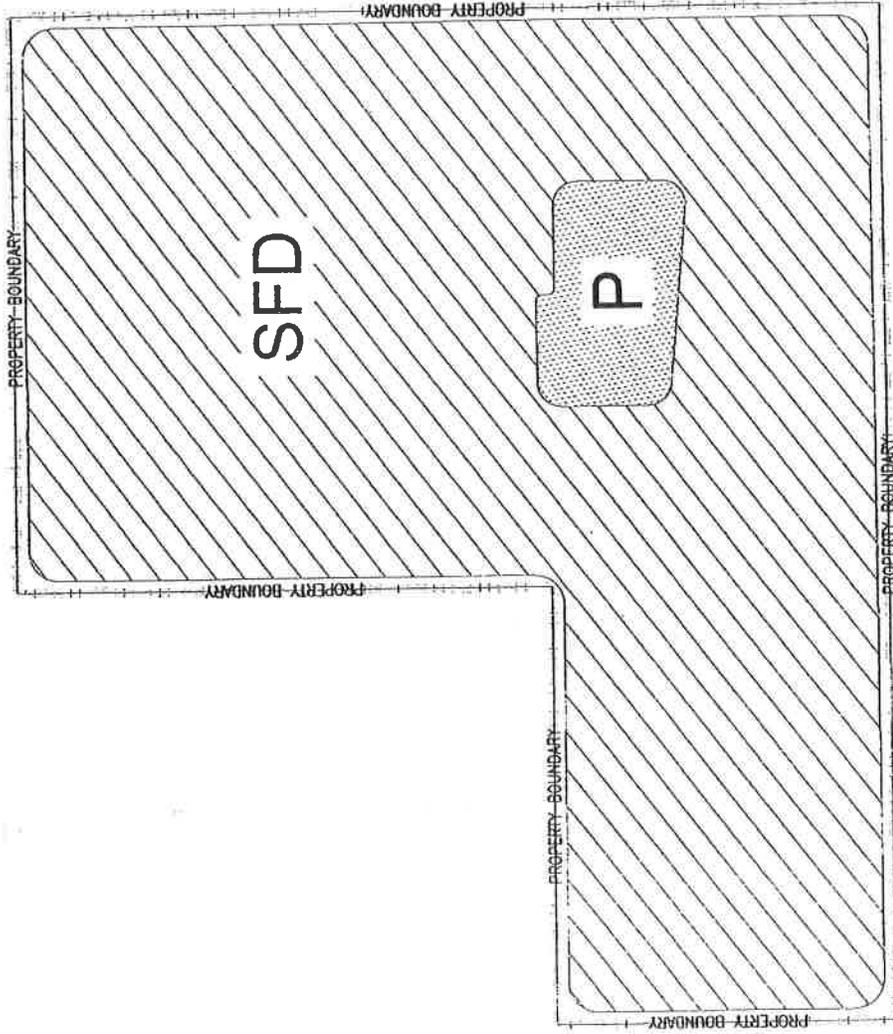
Land Use	Plan Designation	Acres <sup>1</sup> or Sq. feet	Density	Yield
Single Family Detached – 4000	SFD	11.58 ac.	4.14	48 units
Neighborhood Park	P	20,000 sq. ft	-	-
Water Quality Basin	SFD	5367 sf	-	-
Total:		12.04 ac.	3.99	48 units

<sup>1</sup>Gross Acres

The neighborhood park will encompass 20,000 and feature a turfed recreation area and unlit half-court basketball area. The neighborhood park will be owned and maintained by a project homeowners association.

**3.2 Community Structure**

Community structure includes those elements that serve to unify the project to create a sense of place. Such elements include landscaping along streets, yard areas, edge of buffer treatments, and the park; building elevations that serve to create a desired image for the project; fencing plans, and setback treatments between buildings and streets.



COTTAGE LANE  
EXHIBIT 6  
LAND USE PLAN

COTTAGE LANE SPECIFIC PLAN



SCALE 1" = 150'



### 3.2.1 Streetscape Treatment

All project streets shall be constructed as Local Streets in accordance with City standards and offered for dedication to the City. Tiller Lane is designed with an additional nine (9) foot landscape setback that will be owned and maintained by a homeowners association.

### 3.2.2 Edge and Buffer Treatments

Buffer and edge treatments vary with each form of land use type and intensity that surround the project site. Such treatments include detailed design standards, fencing design, landscaping, distance, or a combination of these techniques. Each of the treatment areas are described below.

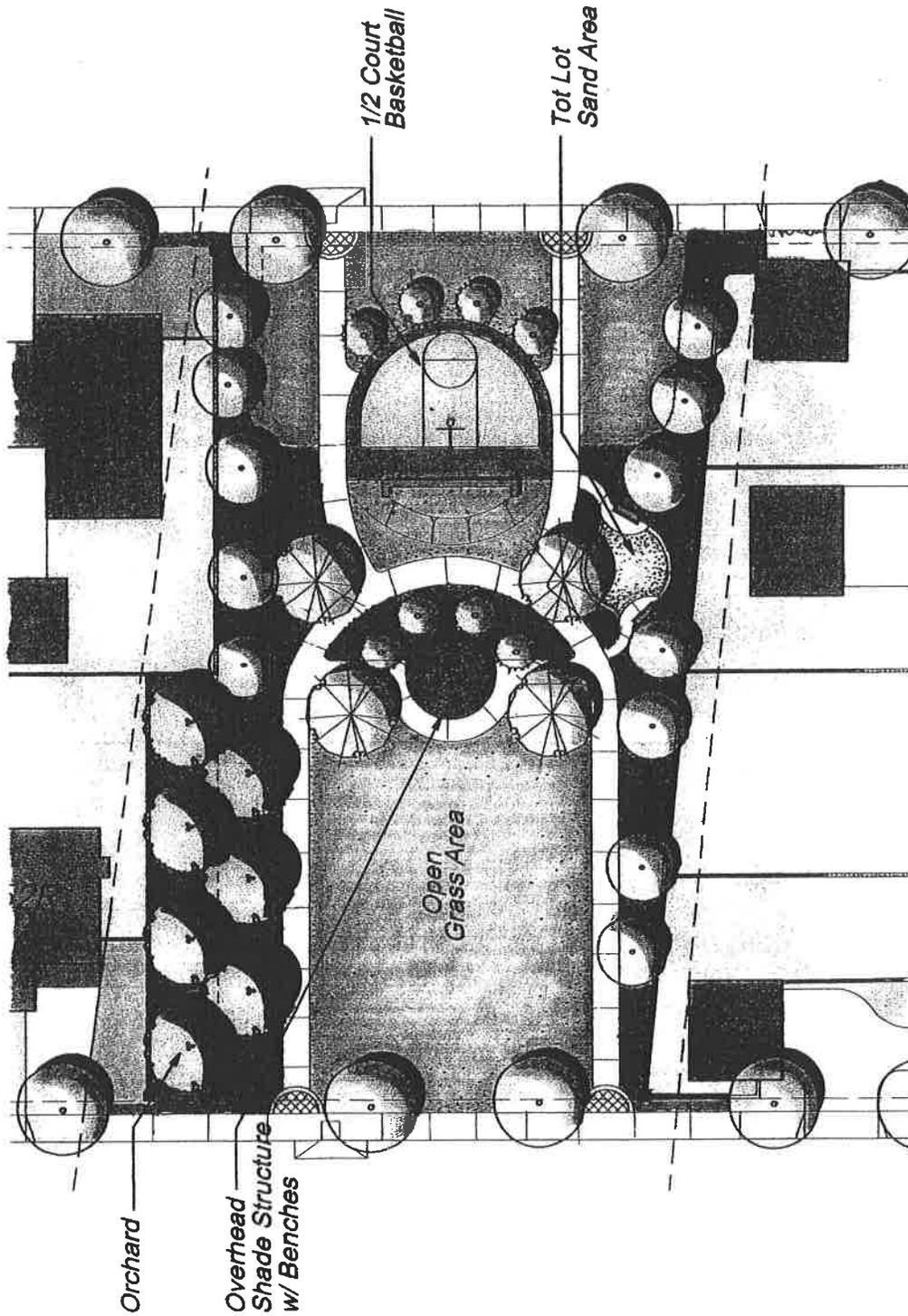
- Tiller Lane/Keel Drive: The nearest affected lot lies at the southeast corner of the Tiller/Keel intersection. The owner of this parcel is conveying land to accomplish the extension of Tiller Lane. A six foot block wall will be constructed along the new side yard facing Tiller, that shall include a return wall to the residence.
- Adjoining 4.55 acre parcel: The affected residence lies approximately 530 feet from the nearest proposed lot. The buffer shall consist of retaining portions of the oleander hedge and construction of a six foot masonry wall.
- Ulla Lane: The proposed project places lots directly across Ulla Lane, and 97 feet east of, existing homes. Proposed lots facing Ulla Lane are designed with the equal or greater lot widths to maintain a common streetscape. The developer has acquired the parcel lying between existing homes and lots proposed easterly of the project and will develop the parcel as it is currently designed. All homes facing Ulla Lane will adopt the Tudor building design to maintain consistency with existing homes.
- High School No.4: The project will be separated from school facilities by a six foot masonry wall along the rear of proposed lots, a fifty (50) foot drainage channel, a chain link fence constructed by the school, and a service road inside the school property.
- Future Commercial: Commercially zoned property to the east of the project site is currently vacant. A six foot masonry wall will be constructed along the east boundary. Future development of the commercial site will require construction of additional drainage facilities that will provide more distance between the project and commercial uses.

- Apartments: Existing conditions differ between the Harbor Grand Apartments and the Grand Oaks Apartments. A masonry wall currently exists along the rear of both apartment complexes. Living units within the Harbor Grand Apartments are separated from the project site by a drive aisle and carports. Living units within the Grand Oaks Apartments are set back approximately 10 feet from the project site

A seven (7) foot landscape setback is provided within the project site, between the extended Tiller Lane right-of-way and the property line, to serve as a buffer between these uses.

### 3.2.3 Park / Recreation Plan

A 20,000 square foot neighborhood park is planned at the terminus of Ulla Lane as shown in **Exhibit 7**. The park has the multiple purposes of provided recreational area for project residents, creating an attractive visual appearance at the terminus of Ulla Lane, and meeting building setback requirements within a fault zone. The park is designed with a turf recreation area and a half-court basketball facility. No lighting is proposed and no enclosed structures are permitted within the park area.



COTTAGE LANE  
**EXHIBIT 7**  
**PARK PLAN**

COTTAGE LANE SPECIFIC PLAN



**SITESCAPES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 94050  
 1000 Cottage Lane  
 100000

## IV CIRCULATION

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The Circulation Plan sets forth the alignment and design of the internal street system as shown in **Exhibit 8**. The objective of the Circulation Plan is to assure that the circulation needs for the project area function safely and efficiently. A key factor behind the circulation system design is to encourage variation in travel routes by project residents from different portions of the project area. This is intended to minimize increases in traffic through adjoining neighborhoods. The Circulation Plan is conceptual, and may undergo minor revisions based on more precise engineering design during the final tract map process.

### 4.1 Circulation System

4.1.1 Existing Conditions: The developed segment of Tiller Lane consists to 21 feet of paving. Parking is permitted along the westerly side, which impairs the movement of two-way traffic between Keel Dr. and Machado St. Ulla Lane is improved with 32 feet of paving from curb to curb at the project site, and 26 feet of paving offsite to Machado St. Ulla Lane was offered for dedication to the City with the recordation of Parcel Map 7361. The offer was not accepted, but the City has maintained Ulla Lane subsequent to its construction, and can accept the offer at any time.

4.1.2 Proposed Onsite Conditions: The circulation system is designed so that trips generated along Ulla Lane and Lot "B" Street will primarily use Ulla Lane as access, and trips generated along Tiller Lane and Lot "A" Street will primarily use the Tiller Lane/Keen Drive as access. The system meets the primary and secondary access requirements of the Riverside County Fire Department. Local Streets shall be designed in accordance with the following standards.

- *Tiller Lane* will be have 36 feet of paving from curb to curb within 50 feet of right-of-way. Sidewalk will be provided along the northwest side of Tiller Lane.
- *Streets "A" and "B"* will have 32 feet of paving from curb to curb within a 50 foot right-of-way. A six foot sidewalk and two foot parkway will be provided on each side. Parking will be allowed on the street.
- *Ulla Lane* will have a 40 foot paved section from curb to curb within a 60 foot right-of-way. Parking will be allowed on the street.

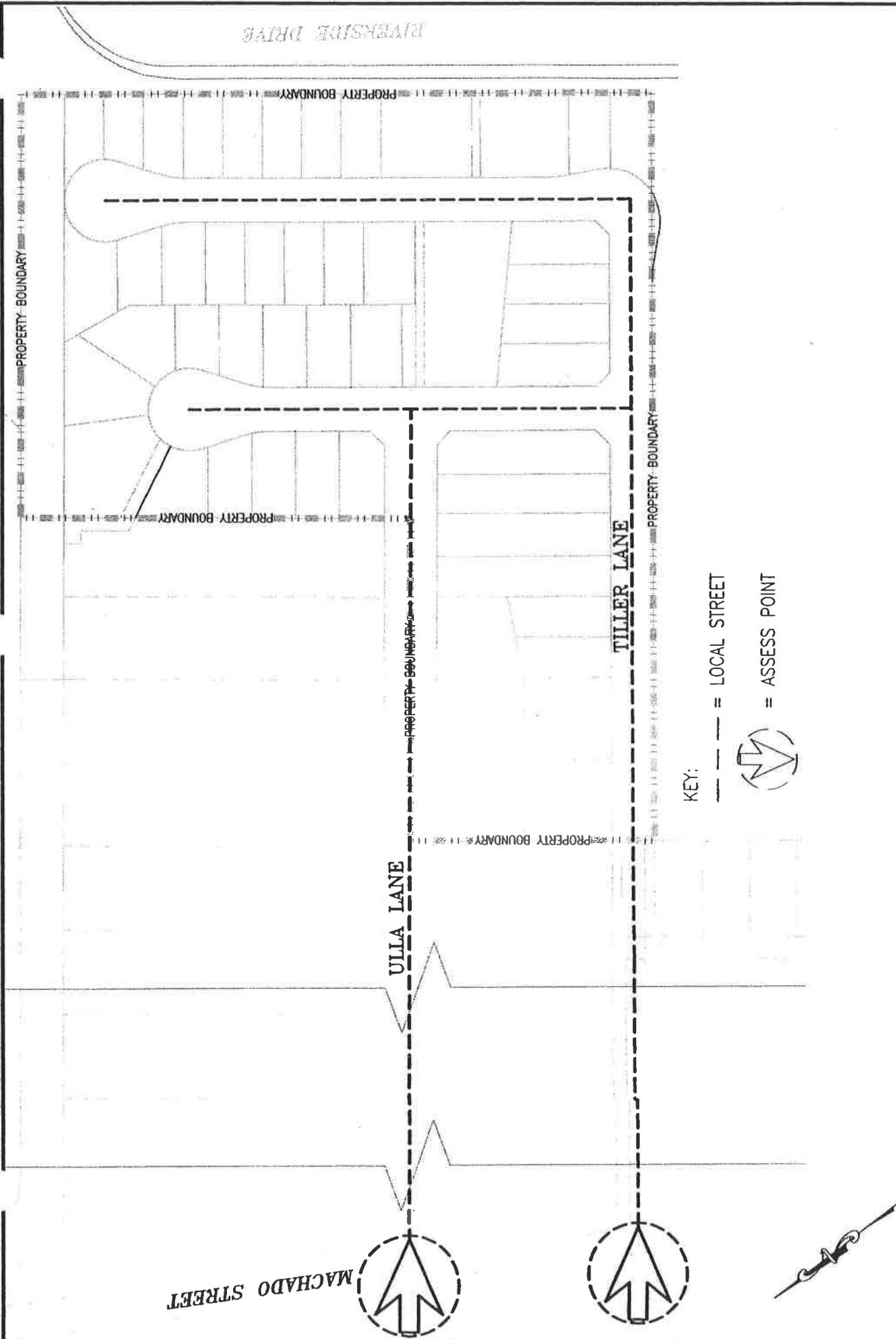
### 4.1.3 Proposed Offsite Improvements

- Tiller Lane will be widened between Keel Dr. and Machado St. to 32 feet of paving, with a four foot shoulder on the east side, to improve access for two-way traffic and provide parking on the west side of the street.
- Ulla Lane will be widened to 32 feet between the project site and Machado St.

#### 4.2 Pedestrien Access

Sidewalks shall be provided throughout the project as follows:

- Sidewalks shall be designed at the property line with a four foot landscaped parkway separating them from the street. The HOA shall maintain all parkways within the project.
- No sidewalks are provided along the south side of Tiller Street adjoining the common boundary with the apartment complexes.
- No sidewalks are provided along Ulla Lane to maintain a rural street scene.
- Pedestrien walkways shall be provided through the park site linking between Streets 'A' and 'B'.



COTTAGE LANE  
 EXHIBIT 8  
 CIRCULATION PLAN

COTTAGE LANE SPECIFIC PLAN



## **V. INFRASTRUCTURE & PUBLIC FACILITIES**

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The provision of infrastructure and public facilities is described in the following sections pertaining to water, sewer, and drainage facilities. These plans are preliminary and are subject to some modification as deemed necessary through more precise engineering analysis at the final tract map stage.

### **5.1 Water**

Elsinore Valley Municipal Water District (EVMWD) provides domestic water service to the project area. Distribution mains are located in Machado Street, with local mains extending along Ulla Lane to the project site, and along Tiller Lane to Keel Drive.

An 8" looped water system will be extended through the project from the Tiller and Ulla Lane connection points. Existing and proposed water system improvements are shown in **Exhibit 9**.

### **5.2 Sewer**

EVMWD provides sanitary sewer service to the project area, and provides collection and treatment services for all development in the community. A system of eight inch (8") lines extend from Machado to the project site along Ulla Lane, and from Machado Street to Keel Drive. These lines will be extended through the project site. Existing and proposed sewer system improvements are shown in **Exhibit 10**.

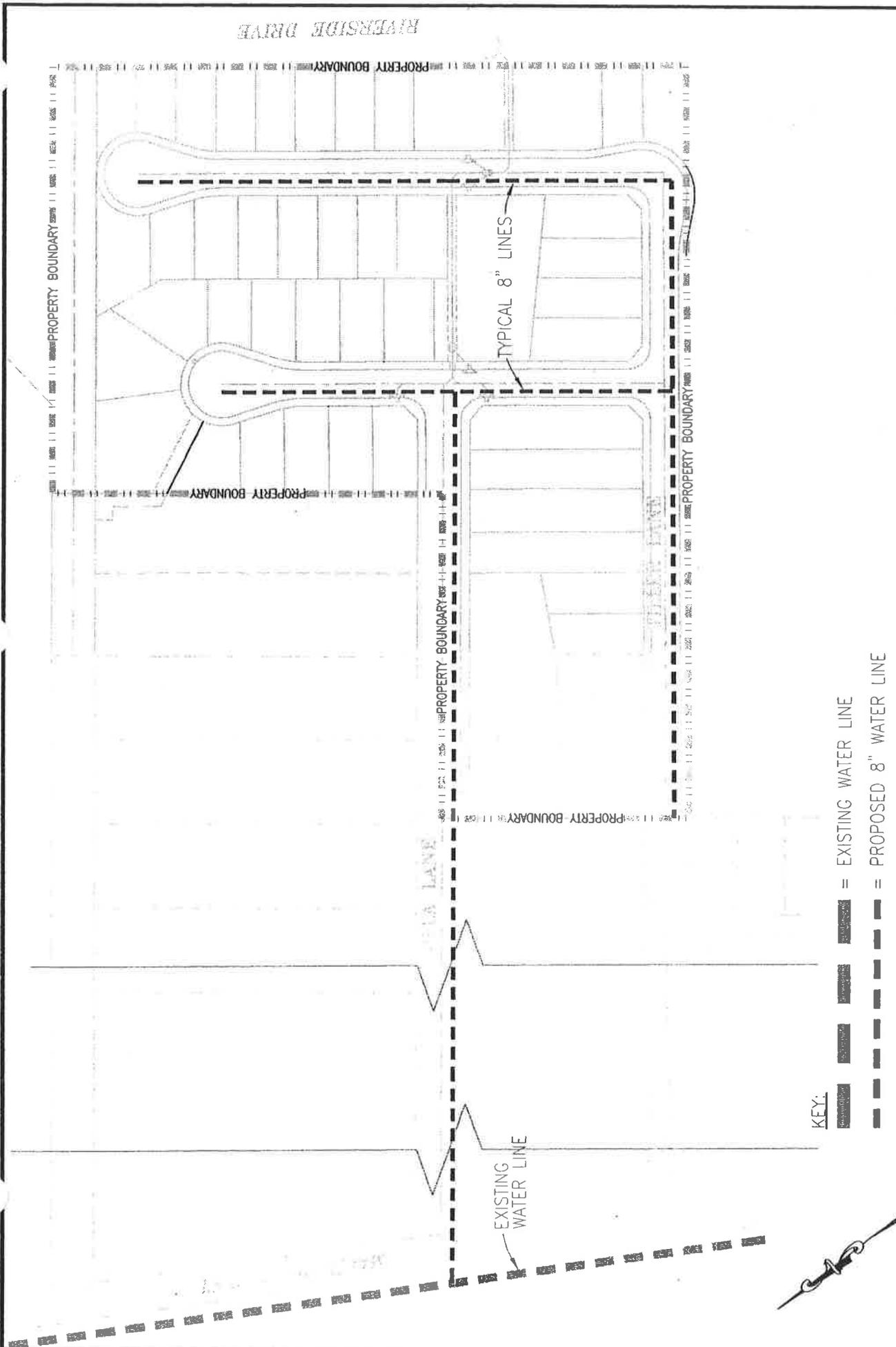
### **5.3 Drainage**

The City of Lake Elsinore provides storm water drainage facilities within the city. The project site currently collects surface runoff from upstream properties along an earthen ditch along the northerly boundary. This ditch drains into a concrete lined channel that extends through an adjoining downstream property, and ultimately into Elsinore lake.

Storm water flows within the project will be collected within the streets and discharged into storm drains that will convey flows to the referenced drainage facilities. However, the earthen ditch will be reconstructed as a concrete-lined channel to the specifications of the City of Lake Elsinore, based on further engineering hydrological analysis. A filtration basin is provided at the southeast corner of the project site to treat water in conformance with Regional Water Quality Control Board standards. The existing and proposed drainage improvements are shown in **Exhibit 11**.

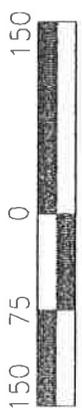
COTTAGE LANE  
EXHIBIT 9  
WATER SYSTEM

COTTAGE LANE SPECIFIC PLAN

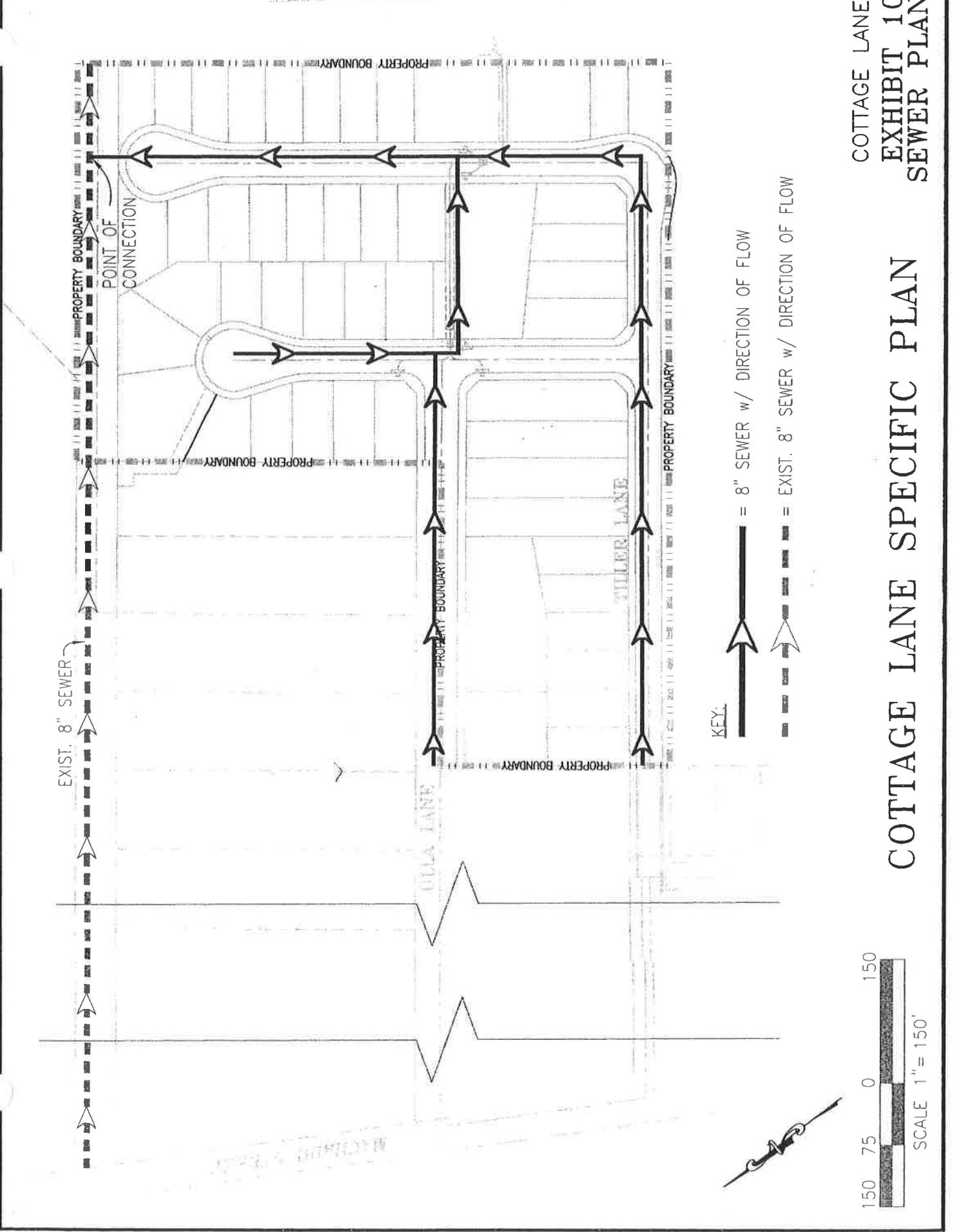


KEY:

- [Solid line] = EXISTING WATER LINE
- [Dashed line] = PROPOSED 8" WATER LINE



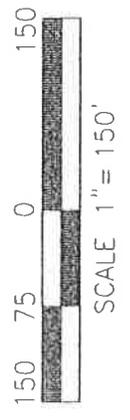
SCALE 1" = 150'



COTTAGE LANE  
 EXHIBIT 10  
 SEWER PLAN

COTTAGE LANE SPECIFIC PLAN

KEY:  
 ———> = 8" SEWER w/ DIRECTION OF FLOW  
 - - - - -> = EXIST. 8" SEWER w/ DIRECTION OF FLOW



EXIST. 8" SEWER

POINT OF CONNECTION

PROPERTY BOUNDARY

PROPERTY BOUNDARY

ULLA LANE

TILLER LANE

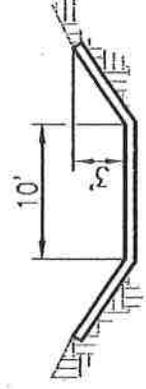
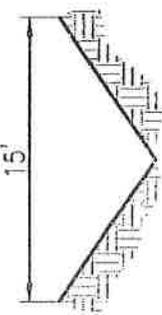
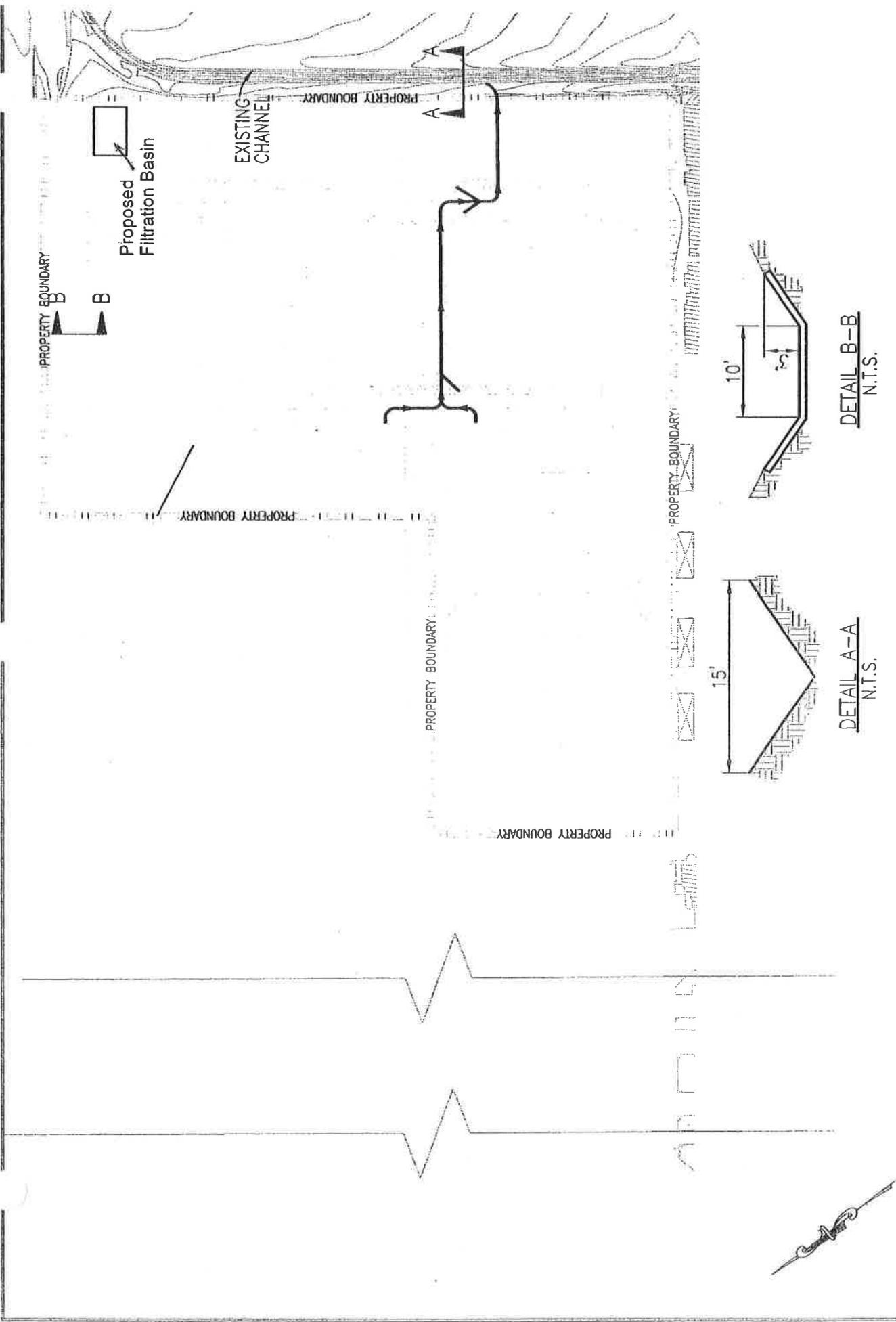
PROPERTY BOUNDARY

PROPERTY BOUNDARY

MACHADO & PARTNERS

COTTAGE LANE  
 EXHIBIT 11  
 DRAINAGE PLAN

COTTAGE LANE SPECIFIC PLAN



#### **5.4 Utilities**

Southern California Edison and Southern California Gas Company provide electrical and natural gas services respectively to the Lake Elsinore area. SBC Global provides telephone service to the area. These facilities currently exist within streets adjoining the project site and are proposed to be extended through underground conduits. Above-ground appurtenances, (such as transformers) will be installed behind the sidewalk at various locations.

## **VI DEVELOPMENT STANDARDS**

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The Cottage Lane Specific Plan will serve as the principal guide for implementation of the proposed project through the subdivision, design review, and final engineering processes. The Specific Plan will define the character of the development through the definition of allowable uses, infrastructure services, and design guidelines. The design guidelines will address building layout design, architectural standards, and landscape architecture. These features will collectively address all of the key elements that form the community.

The intent of the Development Standards is to define development specifications to assure a high level of design quality and to unify the specific elements of the proposed project. Therefore, these regulations and standards will supercede the provisions of the City of Lake Elsinore Zoning Ordinance that relate to the proposed project. Instances where the Specific Plan does not address a development issue, regulation, procedure, or policy, the applicable sections of the Lake Elsinore Zoning Ordinance and/or any other applicable City ordinance, shall prevail.

### **6.1 Land Use Development Standards**

The following table outlines the development standards for the land use designations within the specific plan. As noted above, where development standards for the proposed Specific Plan land uses are different from the City Zoning Code requirements, the provisions of this Specific Plan shall prevail. Development within the Specific Plan must meet the criteria of the land use designations described herein.

**Single Family Detached-4000 (SFD-4000):** This designation is applied to the single family detached residential development within the Specific Plan in a layout and lot size consistent with the Conceptual Land Use Plan, (CLUP) (Exhibit 6). As a conceptual plan, the CLUP will be subject to refinement as part of the tentative subdivision map review as more precise engineering details are applied.

The minimum lot size allowed in the SFD-4000 designation shall be 4000 square feet. The proposed minimum lot size is 4,123. Lots range upward in size to over 10,000 square feet under Tentative Tract 32996 in order to address land use compatibility and environmental constraints. Therefore, the average lot size shall be 5,575 square feet. The maximum density is 4.14 units per net acre.

Permitted uses shall be limited to the following:

1. Single-family detached dwelling units
2. Accessory uses pursuant to Zoning Code Section 17.24.040(a), and 17.24.040(b) items 2,5,6, and 8.

**Neighborhood Park (P):** This designation is applied to the neighborhood park. The proposed park lies within the seismic safety setback zone where no buildings are allowed.

Permitted uses shall be limited to the following:

1. Private park and playground.

**Table 2  
DETACHED SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT STANDARDS  
(Minimum Project Wide)**

Development Criteria	Standard
Lot Area Minimum (sq. ft.) <sup>1</sup>	4000 sq. ft.
Minimum Width <sup>2</sup>	45 feet
Minimum Depth	80 feet
<b>Setbacks-Residential</b>	
Front w/ attached garage	14 ft.
w/ detached garage	15 ft.
Side	4 ft.
Rear (exclusive of accessory structure)	14.7 ft.
<b>Setbacks- Accessory Structure</b>	
Front (access from side street)	4 ft.
Side	3 ft.
Rear	3 ft.
Lot Coverage	50%
Residential Structure Height	30 ft.
Accessory Structure Height	25 ft.
<b>Open Space</b>	
Common Open Space	20,000 sq. ft.
Private Open Space	
Parking	Min. 2 enclosed spaces/ 2 unenclosed spaces per du
Building Separation	10 ft.

<sup>1</sup>Residential lots only

<sup>2</sup>Does not apply to lots on cul-de-sacs

<sup>3</sup>Setback also apply to Lot 25

## VII. DESIGN GUIDELINES

---

Design Guidelines serve to unify development within the project, and to establish an effective transition with a diversity of land uses that adjoin the project. This section will assist in the implementation of the Cottage Lane Specific Plan by providing guidelines for the vertical, (upward from ground), development of the site. These guidelines strive to create consistency among the planning, engineering, architectural, and landscape architecture elements of development. As guidelines, these provisions are intended to allow reasonable flexibility to assure functionality, beauty, and effectiveness toward meeting the project goals and objectives.

The principal design objective of the specific plan is to “provide greater detail of the type and intensity of development pursuant to the goals and objectives of the Lake Elsinore General Plan.” This requires a high level of design quality throughout the project as expressed through these guidelines. The project site is an infill development situated within an enclave behind established neighborhoods that possess different land use intensities. The proposed project relies on, and will complete, public access and utility services that exist within these neighborhoods. Therefore, design elements typically seen in specific plan developments, such as gated access points and formal entries that separate neighborhoods, are inappropriate in the Cottage Lane Specific Plan.

### 7.1 Design Guidelines

#### Intent of Design Guidelines

Those elements that define desirable design guidelines are described in the following sections. These guidelines are not intended to inhibit the builder and their professional design teams in the implementation of the proposed project, but rather assure continuity among the design elements within the project, and appropriate edge design treatments for compatibility with adjoining land uses.

These guidelines are intended to:

- Assist in maintaining continuity within the specific plan;
- Ensure compatibility with adjoining land uses;
- Assure a high quality and sustainable community through rich design standards; and
- Promote efficient application of all design elements.

These guidelines are intended for use by builders, their design teams, city staff, and decision-makers in the preparation, review, and implementation of development plans for the project.

## **7.2.1 Site Planning Guidelines**

### Lotting Concepts

- The Conceptual Land Use Plan (Exhibit 5) is intended to reflect the land use and density allocation within the specific plan project area. The actual lot yield will be established through the implementing tract map. The density and yield of the tract may not exceed the density and maximum number of lots set forth in this specific plan.
- Lotting design must relate to the limitations created by the seismic safety structure setback area.
- Lotting design must relate to existing lots that either directly adjoin, or are directly opposite a street, from existing development in terms of lot width, building orientation, and architectural style.
- Roadways should be designed to promote optimal lot frontage and building orientations toward the street.
- Decorative masonry fencing and landscaping shall be provided where lots have reverse frontage along streets and/or common open space areas.

### Siting Criteria

- Structures shall be placed on lots that enable adequate parking and access; and promote community interaction through the use of front porch areas, front court yards, and reduced front setbacks from the sidewalk.
- Substantial diversity of the front streetscape shall be achieved through the use of conventional attached garage design, detached garages, detached garages with Porte cochere portals, and detached garage entries oriented to side streets for corner lots.
- Building massing shall be oriented toward the inside of corner lots in order to enhance visibility where streets intersect.
- Front setbacks and front facades shall vary to promote architectural and visual interest.
- Side and rear detached garage setbacks should be minimized (to three feet) to enhance usable rear yard area.

## **7.2.2 Architectural Guidelines**

These guidelines serve to promote high architectural quality of the development through the use of a diverse range of building materials, different architectural styles for each building footprint, and different building presentations to the street.

Three distinctive architectural styles have been selected for lots within the project that do not have frontage along Ulla Lane. Several of these styles have been

used in the Viscana residential project located nearby on Machado Street behind High School No. 4. Lots that face Ulla Lane will carry on the Tudor style of architecture used presently on existing developed parcels. Each of the styles is described in greater detail in the following section.

### **Single Family Detached Dwelling Units**

The architectural styles for single family detached dwellings within the specific plan will reflect styles that either exist in the community or complement existing styles. These styles have been designed for appropriateness to the scale and density of the project to create a rich and diverse street scene. The following styles are deemed appropriate for the project:

#### Appropriate Styles

- Tuscan
- Craftsman
- California Contemporary
- Cape Cod
- Tudor (along Ulla Lane)

#### Guidelines for Universal Application

##### 1. Roof Form

- Provide variation in roofline framing, pitches, massing, roofing material, and material color that relate to the individual architectural style.

##### 2. Materials

All elevations shall feature the following elements:

- a) Roof
  - "S" tile, or flat concrete shake
- b) Exterior Walls
  - Stucco
  - Stone: river rock, ledge stone, or dry stack
  - Brick
  - Siding: fiberglass
- c) Doors
  - Painted fiberglass or metal
- d) Windows
  - Wood

- Vinyl
- Aluminum

e) Accent Materials

1. Masonry trim and garden walls:

- Stucco
- Stone: river rock, ledge stone, or dry stack.
- Brick

2. Wood trim: Stained or painted to complement primary building color.

3. Ironwork: Ornamental gates, window grilles, balcony rails, and fencing.

3. Color Palette

a) Roofs:

- Tile: redish clay shades
- Shakes: gray with green and blue shades

b) Walls:

- Trim: Bold earthtones, including blues, browns, and greens
- Contrasting colors to complement the above colors
- Surface massing: pastel colors

## Plan Criteria

### Plan 2041 Characteristics

- Single Family Detached
- Two Stories
- Detached Garage
- Three Elevation Styles
- Lot Size Range:  
4,230 sf to 9,597sf
- Used on corner and inside lots

### Plan 2052 Characteristics

- Single Family Detached
- Two Stories
- Attached Garage
- Three Elevation Styles
- Lot Size Range  
4,123 sf to 10,350 sf
- Used on Compact and Large Lots

### Plan 2182 Characteristics

- Single Family Detached
- Two Stories
- Detached Garage
- Gated Porte Cochere'
- Front Courtyard (Tuscany Style only)
- Three Elevation Styles
- Lot Size Range  
4306 sf to 11,488 sf
- Used Throughout Project

### Tudor Characteristics

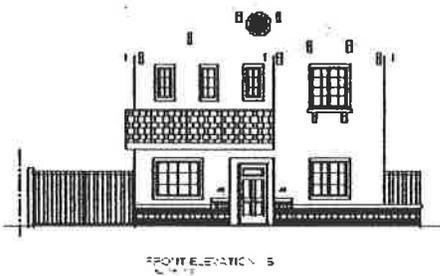
- Single Family Detached
- Two Stories
- Attached 3 Car Garage
- One Elevation Style
- Min. 9,070 sf Lot Size
- Used on Ulla Lane only

# Plan 2041

## Elevations



FRONT ELEVATION 'A'  
CALIFORNIA CONTEMPORARY

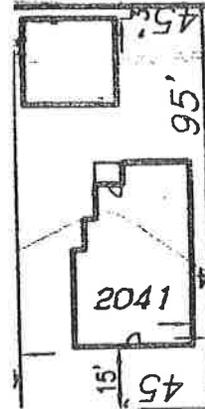


FRONT ELEVATION 'B'  
TUSCANY

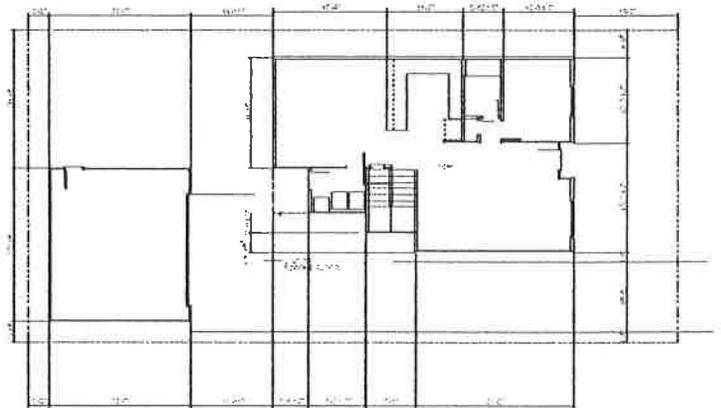


FRONT ELEVATION 'C'  
CRAFTSMAN

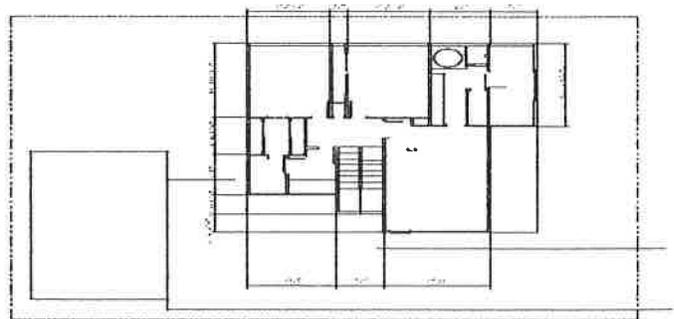
## Typical Footprint



## Floor Plan



PLAN 2041 FIRST FLOOR



PLAN 2041 SECOND FLOOR

# PLAN 2052

## Elevations



FRONT ELEVATION 1A  
PLAN 2052

Tuscany



FRONT ELEVATION 5  
PLAN 2052

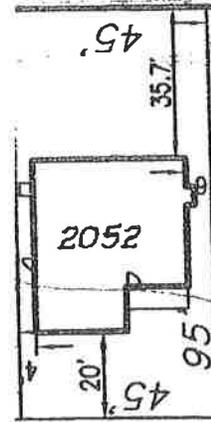
California Contemporary



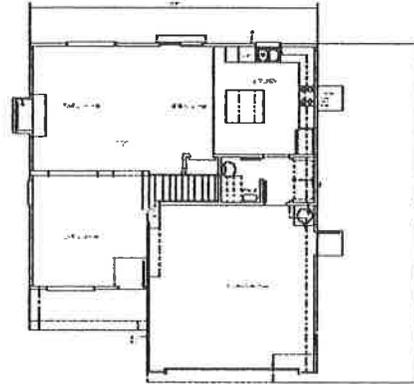
FRONT ELEVATION 1D  
PLAN 2052

Craftsman

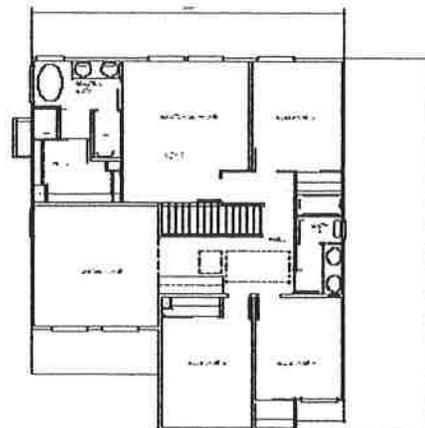
## Typical Footprint



## Floor Plan



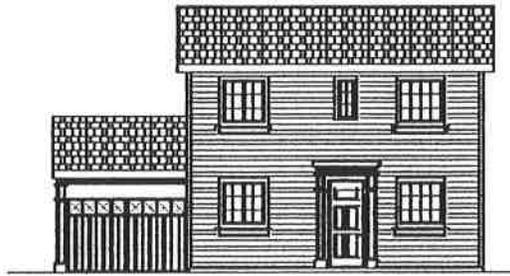
PLAN 2052 FIRST FLOOR



PLAN 2052 SECOND FLOOR

# PLAN 2182

## Elevations



FRONT ELEVATION 'A'

### Craftsman



FRONT ELEVATION 'B'

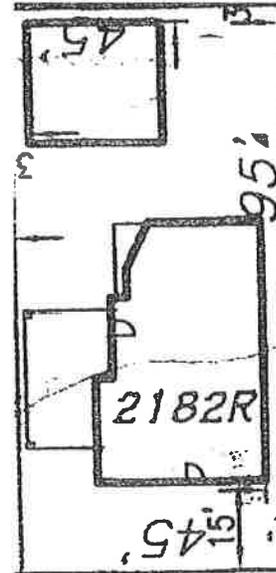
### Tuscany



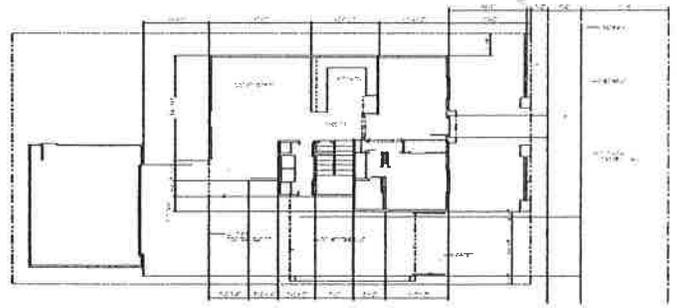
FRONT ELEVATION 'C'

### California Contemporary

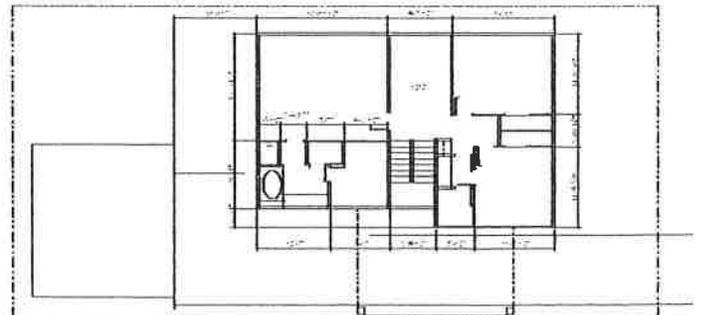
## Typical Footprint



## Floor Plan



FLOOR PLAN 'A'



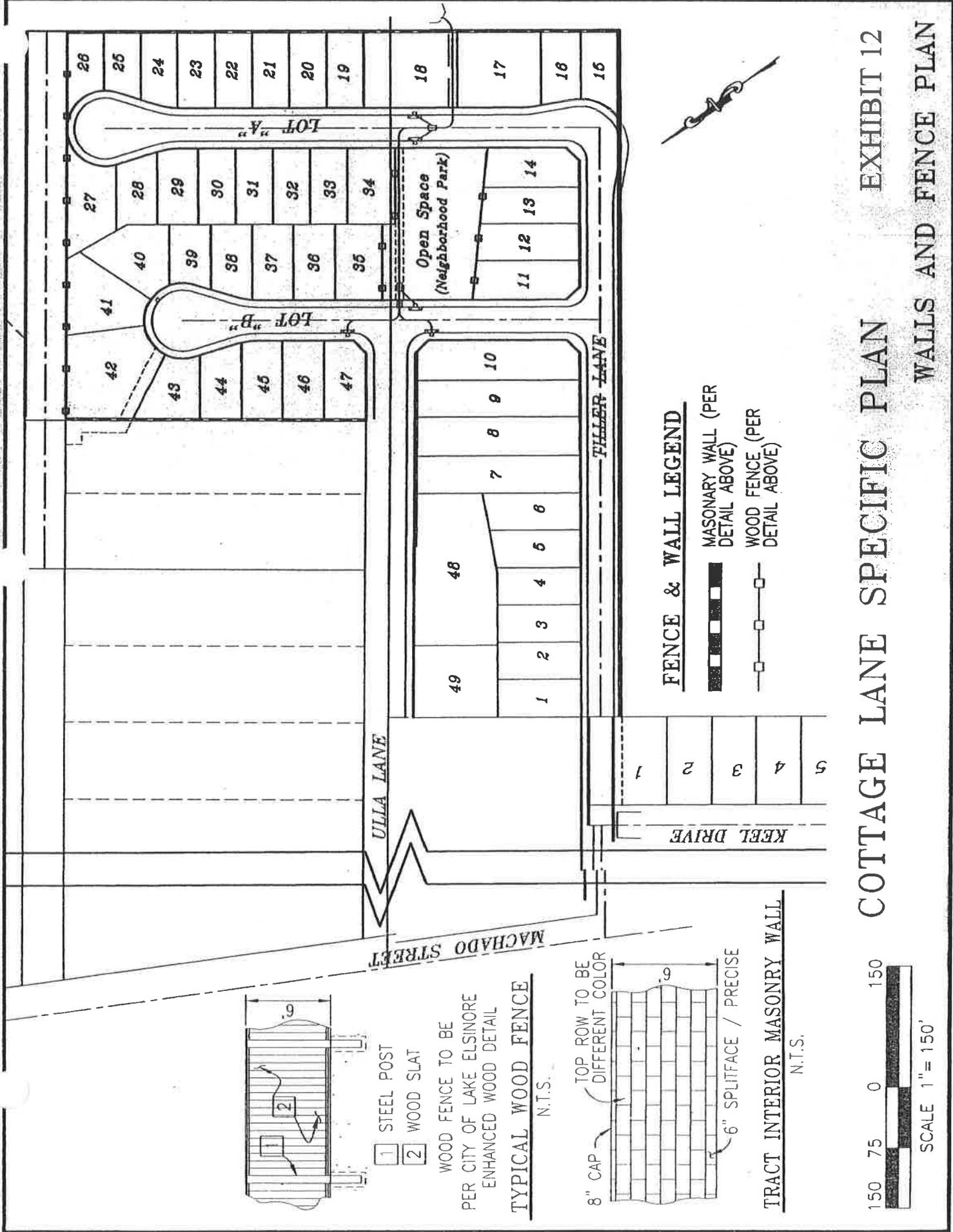
FLOOR PLAN 'B'

### **7.2.3 Walls and Fences**

- The materials, styles, and height of fencing shall be designed as an extension of the architecture element for each lot to assure continuity of design.
- Front-yard returns, side yards, and reverse frontages that are visible from public streets should be decorative masonry walls. Tubular steel fencing is allowed for front-yard returns where appropriate to reflect the architectural styles of the dwelling.
- Wood fencing shall be allowed along common boundaries with drainage facilities and the local park.
- A masonry wall is required along common boundaries with apartment units and commercially zoned property.
- Fencing shall conform to the Fencing plan shown in **Exhibit 12**.

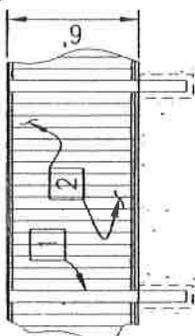
### **7.2.4 Signage and Lighting**

- Signage shall be limited to temporary real estate signs in conformance with the local ordinance.
- Light fixture design shall be compatible with the architecture on the property it is being placed.
- Lighting affixed on poles in the recreation area is prohibited.
- Street lighting shall be provided in conformance with the local ordinance.



**FENCE & WALL LEGEND**

-  MASONRY WALL (PER DETAIL ABOVE)
-  WOOD FENCE (PER DETAIL ABOVE)

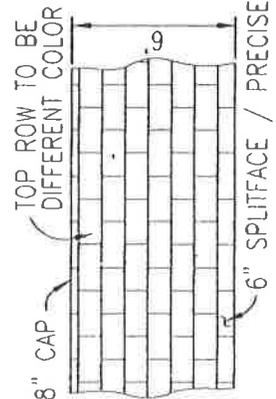


- 1** STEEL POST
- 2** WOOD SLAT

WOOD FENCE TO BE PER CITY OF LAKE ELSINORE ENHANCED WOOD DETAIL

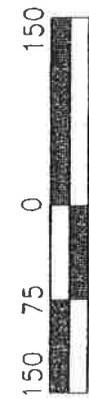
**TYPICAL WOOD FENCE**

N.T.S.



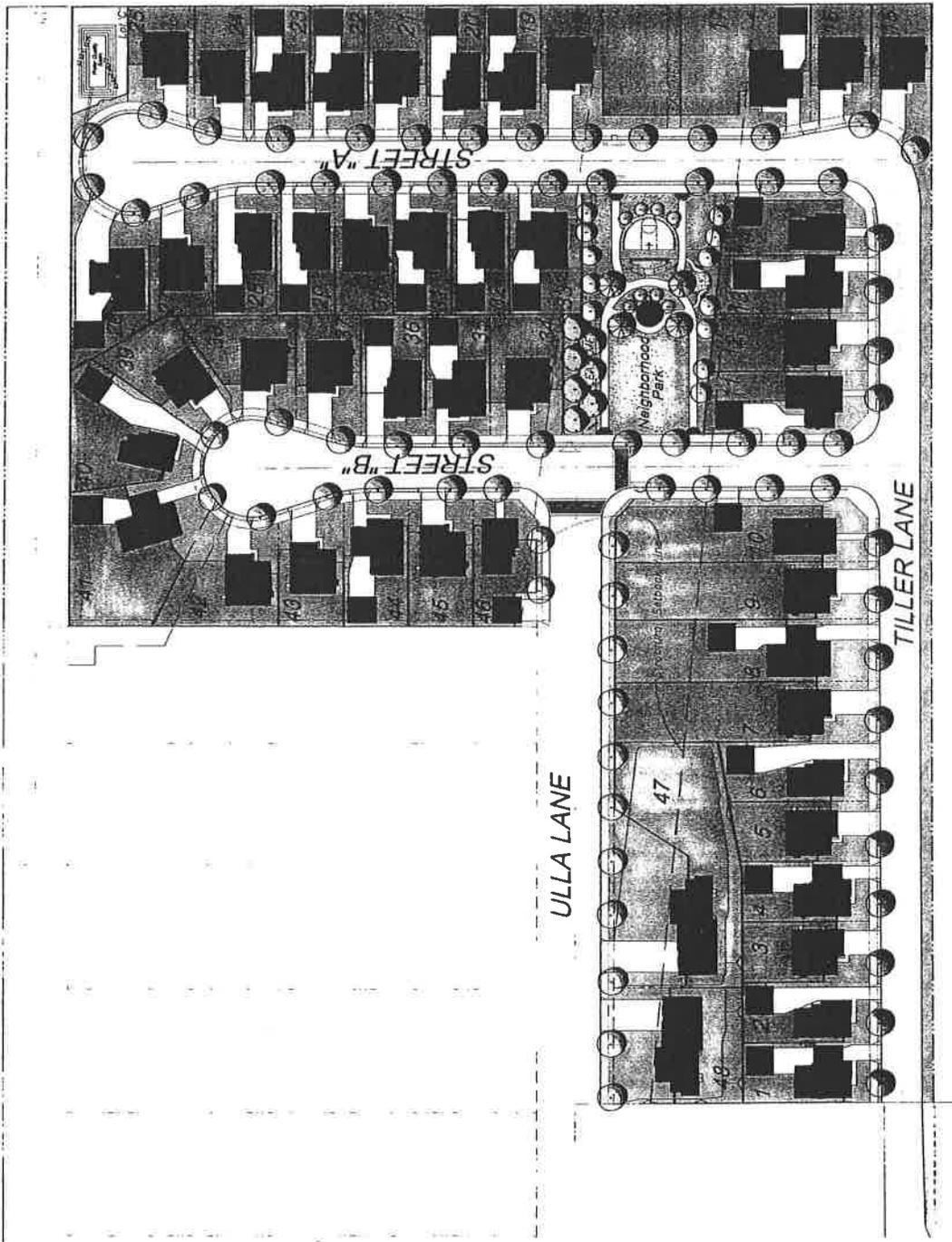
**TRACT INTERIOR MASONRY WALL**

N.T.S.



SCALE 1" = 150'

**COTTAGE LANE SPECIFIC PLAN**      **EXHIBIT 12**  
**WALLS AND FENCE PLAN**



COTTAGE LANE  
EXHIBIT 13  
MASTER LANDSCAPE PLAN

COTTAGE LANE SPECIFIC PLAN



**SITESCAPES**  
Landscaping Architecture & Planning  
04-030  
1022/04  
1000 1st St. Ste 100  
Berkeley, CA 94710  
415.863.8888

## 7.2.5 Plant Palette

- **Tiller Lane**

<i>Pinus eldarica</i>	Mondell Pine
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane
Tree	

- **Ulla Lane**

<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Pinus eldarica</i>	Mondell Pine

- **Internal Private Roads**

<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Magnolia grandiflora</i> 'Russet'	Southern
Magnolia	
<i>Quercus ilex</i>	Holly Oak
<i>Schinus molle</i>	California Pepper
Tree	
<i>Ulmus parvifolia</i> 'True Green'	Evergreen Elm

- **Neighborhood Park**

<i>Chitalpa tashkentensis</i> 'Prink Dawn'	Chitalpa
<i>Citrus</i> Species	Citrus Tress
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Olea europaea</i> 'Wilsonii'	Wilson Olive
<i>Washingtonia robusta</i>	Mexican Fan
Palm	
<i>Pinus eldarica</i>	Mondell Pine
<i>Schinus molle</i>	California Pepper
Tree	

## **VIII IMPLEMENTATION**

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The Cottage Lane Specific Plan will be implemented through a series of procedural steps within a timeframe that will be influenced by permitting requirements, market demand, financing, absorption, and other factors. In order for project implementation to occur efficiently, a program is needed to respond to changing development conditions over the course of project build-out. The provisions of that program are described as follows:

### **8.1 Phasing**

Implementation of the Cottage Lane Specific Plan will occur as one development phase. As part of this phase, circulation, drainage, water, sewer, utility, and park improvements will be constructed to meet the needs of the development.

### **8.2 Financing/Maintenance Plan**

A financing plan has been prepared to identify the funding mechanisms that may be used to construct improvements within the project. A decision on the type of financing will be made during the final engineering stage of the development based on financial and market conditions that exist at that time. The finance plan is intended to assure the long-term funding for maintenance of improvements.

A maintenance plan has been prepared to identify whether the improvements will be maintained by a public entity, or by the homeowners association as a private entity. The finance and maintenance plan is outlined in Table 3.

### **8.3 Development Review Process**

The Cottage Lane Specific Plan will require a series of actions to gain approvals and permits for construction. Discretionary approvals are needed for the specific plan, tentative subdivision map, and design review. Additional approvals are required by city and Riverside County agencies for final map, street improvement plans, utility plans, grading plans, drainage plans, and landscape/irrigation plans. Permits are also required by regional agencies, such as the Regional Water Quality Control Board. These plans and permits shall follow the appropriate review processes by the various agencies.

### **8.4 Adjustments and Amendments**

Changes may be made to the Cottage Lane Specific Plan as either minor adjustments subject to the administrative approval by the Community Development Director, or his designee; or as a specific plan amendment subject to review and approval by the City Planning Commission and affirmed by the City Council. The following sections provide examples of changes that qualify as either an adjustment or an amendment.

**Table 3**

**Cottage Lane Specific Plan  
Financing and Maintenance Plan**

<b>Service or Facility</b>	<b>Construction Responsibility</b>	<b>Funding Responsibility<sup>1</sup></b>	<b>Operations &amp; Maintenance Responsibility</b>
<b>Circulation &amp; Transportation</b>			
On-site Streets	Developer/Builder	Developer/Builder	City of Lake Elsinore
Off-site Streets	Developer/Builder	Developer/Builder	City of Lake Elsinore
<b>Parks, Landscaping, &amp; Open Space</b>			
Parkway Lighting & Landscaping	Developer/Builder	Developer/Builder	HOA <sup>2</sup>
Neighborhood Park	Developer/Builder	Developer/Builder	HOA
Rear Lot Parkways	Developer/Builder	Developer/Builder	HOA
Tiller Lane Boundary Wall	Developer/Builder	Developer/Builder	HOA
Water Quality Basin	Developer/Builder	Developer/Builder	HOA
<b>Utilities</b>			
Domestic Water Facilities	Developer/Builder	Developer/Builder	EVMWD <sup>3</sup>
Wastewater Collections Facilities	Developer/Builder	Developer/Builder	EVMWD
Storm Drain Facilities	Developer/Builder	Developer/Builder	City of Lake Elsinore
Electric, Gas, Phone, Cable TV	Developer/Builder	Developer/Builder	Individual Utility Operator <sup>4</sup>

<sup>1</sup>Through use of conventional bank loan, equity financing, or developer fees.

<sup>2</sup>Homeowners Association

<sup>3</sup>Elsinore Valley Municipal Water District

<sup>4</sup>Subject to PUC tariff requirements

#### 8.4.1 Administrative Adjustments

Certain minor adjustments to the provisions of the specific plan may be made administratively by the Community Development Director without amending the plan. Examples of minor adjustments include:

- Addition of new information to the Specific Plan text or exhibits that does not change the purpose and intent of any provisions or guidelines.
- Changes to the community infrastructure, including water, sewer, drainage streets, or utilities which do not substantially alter the development plan.
- Changes to individual lot areas or boundaries due to final road alignments or other technical refinements that occur as a result of the final map/engineering stage of development.
- Minor changes to the architectural style or landscape plans for the project.
- Other changes that are qualify as adjustments based on the determination of the Community Development Director, and are consistent with the overall objectives of the Specific Plan.

#### 8.4.2 Amendments

The Specific Plan may be amended in the same manner as the General Plan and considered in public hearings as a discretionary action. Specific Plan shall be consistent with the General Plan. Examples of amendments include:

- Substantive changes to the text or exhibits which materially change the Specific Plan provisions or guidelines.
- Changes effecting the boundary, land use type, or land use intensity of the Specific Plan.
- Changes to architecture, landscape architecture, or conceptual land use plan which constitute a substantial change from the established theme for the project.

## **IX RELATION TO GENERAL PLAN GOALS AND POLICIES**

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As stated in Section 1.5 of this document, state law requires that all specific plans shall be consistent with the general plan of the lead agency, (ie City of Lake Elsinore). The Lake Elsinore General Plan addresses the aspects of community development within eight sections, or Elements This section compares the Cottage Lane Specific Plan with the applicable Goals and Objectives for each Element of the City of Lake Elsinore General Plan.

### **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.*

**Consistency:** The proposed project is an infill development surrounded by varying types and intensities of land uses. The use of the specific plan process to promote innovative design also promotes a logical transition among these varying uses and intensities to achieve the desired balance and mix of housing within the community. The project includes a recreational amenity to serve residents.

**Goal 2.0:** *To maintain the City's role as a year-round resort destination.*

**Consistency:** Resort communities require quality housing that is affordable to the workforce that performs service jobs that support resort uses. Through the specific plan process, the proposed project offers high quality housing, amenities, attractive public spaces, and an opportunity to build equity that is affordable to a broader range of household incomes.

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

**Consistency:** As an infill development, the site of the proposed project is secluded among other developments and has been heavily disturbed by past agricultural uses and present dumping. The project will serve to provide additional flood control improvements through the site that will benefit upstream properties. Geologic constraints have been converted to community design opportunities, and effective land use and edge treatments have been incorporated through the specific plan process to serve a growing population.

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

**Consistency:** The proposed project will complete the area circulation, water, sewer, and drainage systems while contributing fees and property taxes for ongoing public services. Public services will be augmented by the formation of a homeowner's association to finance and maintain on-site amenities.

### **9.2 CIRCULATION ELEMENT**

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

**Consistency:** The proposed project will serve to loop local streets that are presently disconnected. Streets shall be designed to match existing right-of-way in accordance with city standards.

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

**Consistency:** The proposed project does not conflict with existing public transportation systems, but will produce population in proximity to transit services to benefit use of this service.

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

**Consistency:** The proposed project will feature sidewalks for pedestrian travel.

**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.*

**Consistency:** The nature of the proposed project does not justify the provision of off-street parking. Adequate parking shall be provided for each residential lot in compliance with city standards.

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

**Consistency:** Though the project is not a major traffic generator, the street and lot layouts within the project have been deliberately designed to encourage traffic flow to use different adjoining streets in order to minimize impacts upon other residential neighborhoods.

### 9.3 HOUSING ELEMENT

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

**Consistency:** Through the specific plan process, the proposed project offers high quality housing and a high quality living environment as infill development.

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

**Consistency:** The proposed project offers housing affordable to a broad range of households with the opportunity to building equity and raising their standard of living.

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

**Consistency:** The proposed project offers opportunity to first time buyers within a sustainable living environment that encourages long-term ownership. No public financing will be sought by the developer.

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

**Consistency:** The proposed project offers an innovative form of housing through the specific plan process. Development will be privately funded and maintained by a homeowner association.

**Goal 5.0:** *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.*

**Consistency:** The proposed project will comply with state energy standards applicable to new construction which incorporate the use of thermal insulation, sealed gas lines, and rated attic and window insulation materials.

#### **9.4 OPEN SPACE/CONSERVATION ELEMENT**

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

**Consistency:** As with any development, the proposed project will consume natural resources for heat, power, transportation, etc. The design of the proposed project would function as an efficient use of land placing population in proximity to school, shopping, recreational facilities, and other services used on a daily basis. The project will also comply with state energy standards applicable to building design. To that end, the proposed project will serve to minimize the consumption of natural resources to the extent practical.

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

**Consistency:** The project site lies within Western Riverside County, a non-attainment area in meeting the federal air quality standards. The proposed project will generate air emissions that do not exceed the thresholds for significance for individual pollutants. As infill development, the proposed project will place population in proximity to services. This is consistent with the strategy to reduce air quality emissions at a regional level.

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

**Consistency:** There is no evidence of historical or cultural resources associated with this heavily disturbed property.

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

**Consistency:** The project site is relatively flat and contains no distinctive natural features. A recreational facility has been incorporated into the conceptual land use plan.

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

**Consistency:** The proposed project does not contain mineral deposits suitable for commercial exploitation, nor would it be appropriate to conduct such activity due to the types of adjoining land uses and intensities.

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

**Consistency:** Agriculture has been the historic use on the project site. This activity was phased out as urban encroachment occurred on adjoining lands, and is not considered prime agricultural land. The proposed project represents a late stage of infill development.

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

**Consistency:** The proposed project will serve to protect against the loss of soil through compliance with grading plan and construction requirements as well as by providing drainage improvements to control surface runoff.

## **9.5 NOISE ELEMENT**

**Goal 1.0:** *To reduce noise impacts from transportation sources.*

**Consistency:** The project site does not lie in close proximity to loud noise from transportation sources.

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

**Consistency:** There are no major noise generators in proximity to the project site.

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

**Consistency:** Hours of construction, and location of construction staging areas shall be addressed through the conditions of approval to minimize short-term noise impact upon adjoining sensitive noise receptors.

## **9.6 PARKS AND RECREATION ELEMENT**

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

**Consistency:** The Conceptual land use plan provides a neighborhood park to serve the recreational needs of the project. The ratio of park area to population exceeds the standard of five (5) acres per 1000 population. The park is planned as a privately maintained facility to be owned and maintained by a homeowner association. The project will not effect any designated riding or hiking trails.

## **9.7 PUBLIC SAFETY & SERVICES ELEMENT**

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

**Consistency:** Buildings within the proposed project are all oriented to the street to enhance defensible space. A homeowners association will be formed that, among other responsibilities, will provide community oversight. The project will enable a looped water system to improve water supply to the area. The project design has identified a geologic constraint and adheres to the building setback area for geologic zones as recommended by an engineering geologist. The proposed project will provide additional flood control improvements to protect properties from flood hazards.

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

**Consistency:** The project shall comply with the requirements of the Elsinore Valley Municipal Water District and the fire department to provide sufficient water supply for domestic and fire flow capabilities. Evidence of sufficient water supply, wastewater treatment, gas, telephone, and power shall be provided prior to issuance of a building permit. Evidence of satisfactory mitigation of school impacts shall be provided prior to the approval of the proposed project.

## **9.8 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.*

**Consistency:** Through the specific plan process, the proposed project addresses innovative community design, architecture, landscape architecture, and a facilities plan to ensure high quality housing and development affordable to a broad range of households.

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

**Consistency:** The comprehensive design elements of the specific plan process will result in an identifiable neighborhood that offers recreation, land use buffers, and a distinctive streetscape that de-emphasizes garages.

**Goal 3.0:** *To preserve elements of the natural environment on the community.*

**Consistency:** The project site does not contain distinctive or sensitive landforms, but does provide logical land use transitions among different land uses and intensities.

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

**Consistency:** The proposed project serves to complete the local circulation system with the objectives of spreading trips among connecting streets in order to avoid overburdening any one neighborhood; to create an innovative streetscape using detached garages to avoid garage door massing along streets; varying front yard setbacks and design orientations, and siting buildings on the inside of corner lots to maintain openness along streets.

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

**Consistency:** The project site does not contain any distinctive natural features. The proposed park has been placed at the terminus of Ulla Lane as a dramatic focal point to create a sense of openness within the project while addressing natural constraints. The few lots having double frontage along streets will have masonry fencing along the rear to avoid views of back yards.

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

**Consistency:** The project site is vacant and contributes to visual blight resulting from dumping of building materials, furniture, and other debris. The proposed project will convert the use of the property to an attractive residential development through the specific plan process.