

**THE CAPE OF GOOD HOPE  
DRAFT SPECIFIC PLAN**



**Submitted to:  
THE CITY OF LAKE ELSINORE**  
January 1993

**Prepared for:  
THE WESTERN COMPANY  
6984 Overlook Terrace  
Anaheim Hills, CA 92807**

**Prepared by:  
THE KEITH COMPANIES  
2995 Redhill Avenue  
Costa Mesa, CA 92626**

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**CAPE OF GOOD HOPE**  
**City of Lake Elsinore, California**  
**(714) 674-3124**

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**CAPE OF GOOD HOPE  
SPECIFIC PLAN**

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# **SECTION ONE**

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## **Project Overview**

## SECTION ONE PROJECT OVERVIEW

### 1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA). The required initial study has been prepared for this project along with related environmental reports. It has been determined by the City of Lake Elsinore's Planning Department that a Mitigated Negative Declaration will be issued and an EIR will not be necessary in conjunction with this Specific Plan.

### 1.2 PURPOSE AND INTENT

The Cape of Good Hope Specific Plan provides the City of Lake Elsinore with a set of plans, regulations and guidelines to create a quality planned residential community through orderly development of the site. The Specific Plan envisions the creation of a private gated hillside community. Efforts have been made to develop a community in harmony with its natural surroundings and consistent with the goals of the City's General Plan by using architectural and grading techniques minimizing the impact of development to the site.

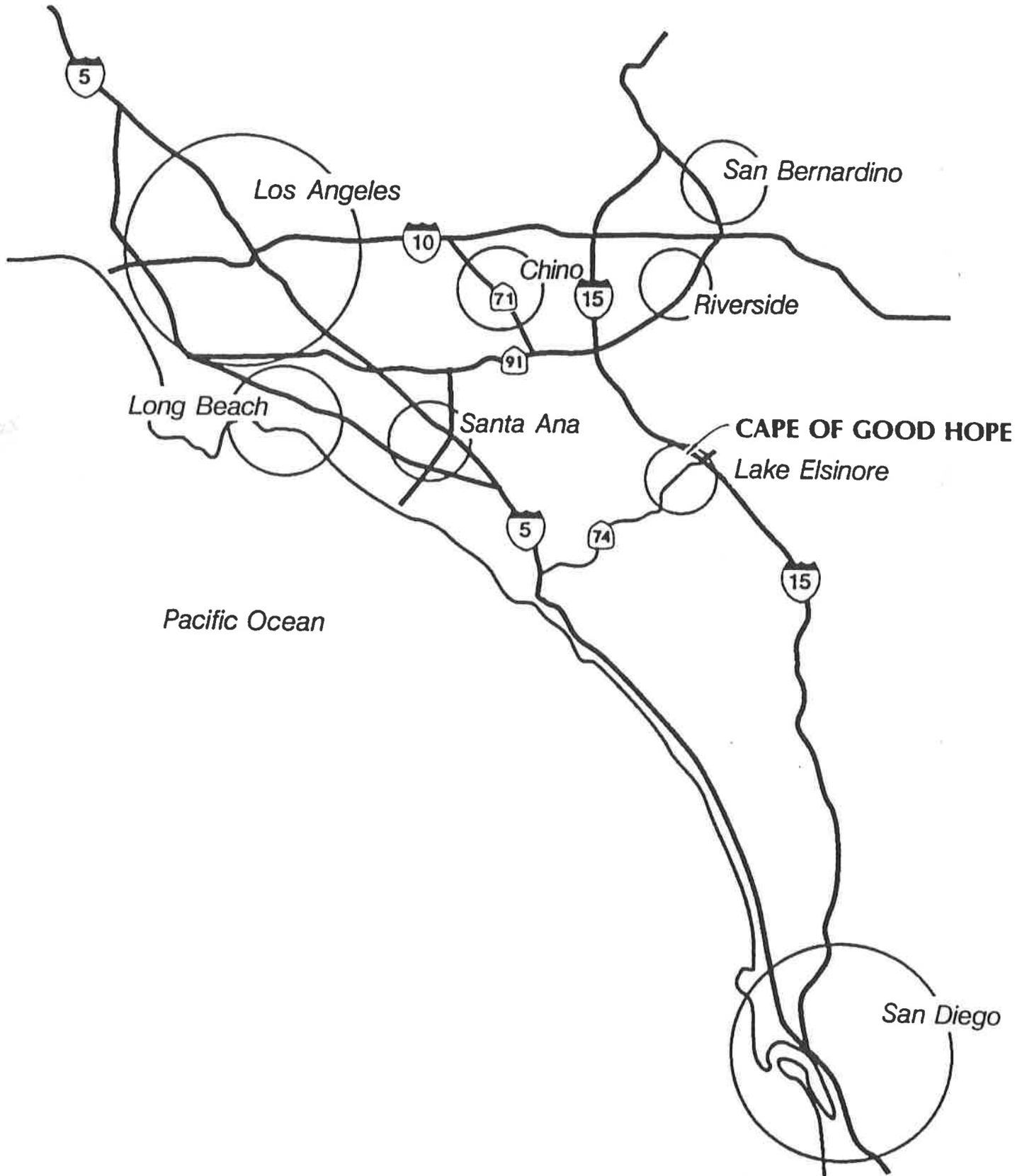
The Specific Plan, when adopted by City legislative action, serves both a planning function and regulatory function, as well as establishing infrastructure service needs. This Plan is not a static document, inflexible, and unyielding to change. It is based upon the best information available at the time of its preparation. Because this is a time of change, it might become necessary, on occasion, to make adjustments to the Plan to respond to changing conditions. An example to changing conditions could include a change in architectural style. If at some point a major adjustment is requested, such as a change in lot size, it will be necessary to process a amendment to the specific plan. The ability to react to unforeseen change is an important measure of the adequacy of any planning program.

This Second Draft Specific Plan is actually the forth revision to the document per City comments. The City process for a specific plan requires a first and a second screencheck specific plan, which is processed through the City's Planning and Engineering departments for their review and comments. This Second Draft Specific Plan is a product of the City's review process and will be circulated for public and agency review and comments. Once the comments are complete (within 45 days), a Final Draft Document is prepared and submitted for hearings. It will first go to the Planning Commission and upon their approval it will proceed to the City Council Hearing for their approval which, is the final approval required for a specific plan.

It is the objective of this Specific Plan to: 1) establish the guidelines to create a quality single family community; while at the same time, 2) ensure the preservation and enhancement of the site's natural terrain.

### 1.3 PROJECT LOCATION AND DESCRIPTION

The Cape of Good Hope property is located within the northern most boundary of the City limits of Lake Elsinore just northeast of Lakeshore Drive and west of Terra Cotta, refer to Exhibits 1 & 2. The proposed community consists of 67 lots on approximately 40 acres of sloping hillside, with an overall density of 1.7 dwelling units per acre, far below the General Plan designation of 6 dwelling units per acre. One of the goals of the Specific Plan is to preserve much of the acreage as open space leaving a backdrop of rolling hillsides and ridgelines for the proposed project, as well as for the neighboring communities. The Cape of Good Hope community is preserving approximately 18.5 acres of the 40 acres (46%) as open space.



**CAPE OF GOOD HOPE**

**REGIONAL LOCATION MAP**

EXHIBIT 1

**THE WESTERN COMPANY - LAKE ELSINORE**



2004 FRENCH LANE AVENUE • COSTA MESA, CA 92626 • (714) 440-0000

# Project Site



## CAPE OF GOOD HOPE

## EXHIBIT 2 PROJECT VICINITY MAP

THE WESTERN COMPANY - LAKE ELSINORE

**THE KEITH COMPANIES**  
2000 FERRIS BLVD. SUITE 200 COSTA MESA, CA 92626 (714) 441-0000

The site is located on an undeveloped hillside. Access to the site will be from Cherry Blossom and Mountain Street, both through existing communities. Since the Cape of Good Hope project is sited on sloping terrain it was designed in a way to reduce the amount of grading by creating minimal graded pads. All of the lots will be graded to a minimum of twenty feet (20') in depth, providing enough room for a driveway, the remainder will have a minimum of forty feet (40') in depth, allowing the home to terrace up or down the hillside capturing views of Lake Elsinore.

#### **1.4 AUTHORITY AND SCOPE**

The California Government Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation. Both Planning Commission and City Council hearings are required. It must be adopted by the City Council to be in effect.

This is a regulatory Specific Plan. It serves as zoning for the property involved. Tentative parcel maps or tract maps in this area must be consistent with this Specific Plan.

Any development of the lots associated with this Specific Plan must go through the normal procedures of obtaining Design Review approval from the Planning Commission and the necessary building permits.

The Cape of Good Hope Specific Plan is established through the authority granted to the City of Lake Elsinore by the California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507. As set forth in the Government Code, specific plans must contain the following information in text and/or diagram form:

- o The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- o The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.
- o Standards and criteria by which development will proceed, and standards, where applicable, for the conservation, development and utilization of natural resources.
- o A program of implementation measures including regulations, public works projects and financing measures necessary to carry out the above items.
- o The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

# **SECTION TWO**

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**Site Analysis**

## **SECTION TWO SITE ANALYSIS**

---

### **2.1 PROJECT SETTING**

#### **2.1.1 Land Use**

The Cape of Good Hope project covers approximately 40 acres of undeveloped land located approximately 2 miles north of the lake (Lake Elsinore). The site is roughly rectangular and bounded along the north by undeveloped land owned by the Pacific Clay Company, to the south by residential tract homes, to the east by undeveloped land, and to the west by Lewis Homes, Tract 19750. The project will be sharing access with the Lewis Homes tract via Mountain Street and the lower five lots will be directly adjoined to the tract and shall be developed consistent with the Lewis Homes architecture.

The land use relationships between the Cape of Good Hope project and the neighboring subdivisions are very similar. The existing community as well as the Lewis Homes Tract 19750 fall under the City's R1 zoning standards. The Cape of Good Hope's proposed zoning is similar to the City's R-1 zoning standards. The Cape of Good Hope Specific Plan will allow homes to be built into the slope to minimize grading impacts, encouraging the homes to terrace up or down a hillside. With regard to lot coverage, building envelopes have been determined for each lot, as shown on the Tentative Tract Map #27223, and a maximum lot coverage of 3,500 s.f. of the area within the any one building envelopes is allowed. The building envelopes and the 3,500 s.f. maximum coverage is intended to keep building masses similar throughout the project. Exact details of each lot's building envelope will be submitted with the Final Map.

#### **2.1.2 Topography**

The natural topography of the site is highly variable and consists largely of a north-south trending resistant hill, covering the western end of the property, an adjoining north-south trending valley lies in the center, and covering the eastern third of the property is an east-west trending hillside. Elevations on-site vary from 1720 to 1420 feet, with a maximum relief of 300 feet, however, all the development is contained between the 1420 and 1600 foot elevations.

#### **2.1.3 Geotechnical Investigation**

A Preliminary Geotechnical Subsurface Investigation has been prepared for the Cape of Good Hope project by Zeiser Geotechnical, Inc. dated August 5, 1991. Their findings were based on the review of pertinent geologic literature, geologic field mapping, analysis of aerial photographs, a seismic refraction survey, excavation of exploratory trenches, laboratory testing and engineering analysis of field findings and laboratory test results.

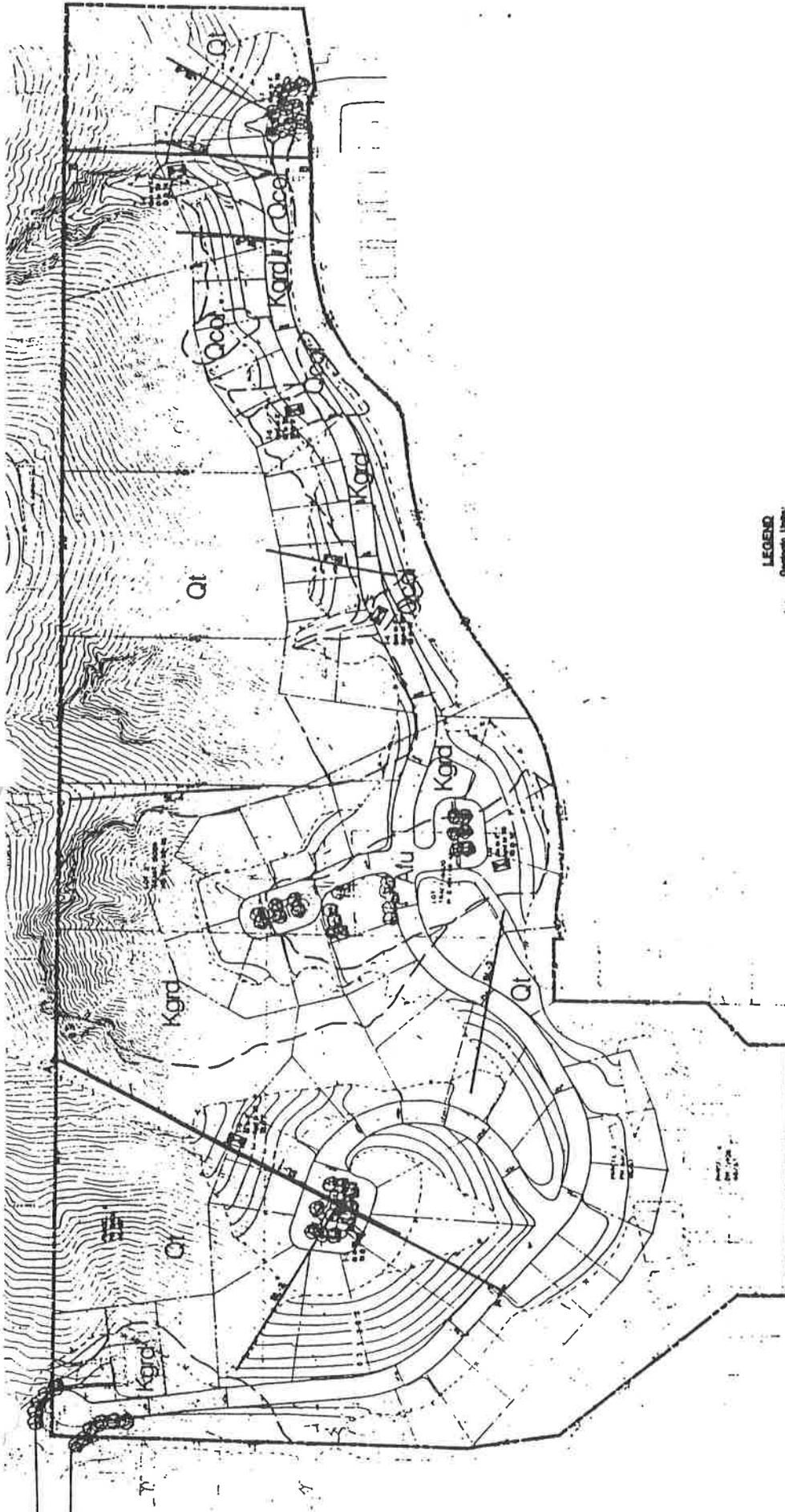
The following is a summary of the conclusions and recommendations determined from the Zeiser investigation:

### **Rippability**

The seismic refraction survey indicates high-velocity granodiorite at a depth of 40 feet in the middle of SL-1, found on Exhibit 3. However, the exploratory trench, ZT-2, located approximately in the middle of SL-1 encountered weathered granodiorite at three feet below the present ground surface. Excavation in this localized area is expected to be slightly difficult and as the excavation deepens, if less weathered granodiorite is encountered, very difficult ripping may be required. It has been determined by the geologist that blasting will not be necessary for this project.

Very difficult ripping or should be anticipated for the deepest portion of the cuts in the vicinity of SL-7 and SL-8. The rippability of the cuts in the vicinity of SL-5 and SL-6 is expected to be difficult but, because the cuts are generally shallow in these locations, obtainable. The southeastern portion of the subject site has weathered granodiorite outcropping. The rippability in this area is considered to be very difficult.

Generally the rippability depends upon the rock type and degree of weathering. The terrace deposits seem to be rippable to the proposed cut elevations.



- LEGEND**
- Geologic Unit: Artificially Unconformity
  - Alu
  - Qool
  - Qt
  - Kgrd
  - Geologic Symbolic
  - Approximate location of geologic contact
  - Approximate location of subsurface structure line
  - Geologic cross section
  - Approximate location of topographic bench
  - Approximate location of subsurface structure line
  - Geologic cross section
  - Scale: 1" = 2000'
  - Map No. 10000
  - Scale: 1" = 2000'
  - Map No. 10000

**PLATE 1**

Geological Map  
 Prepared by  
 The Western Company  
 Lake Elsnore, California, U.S.A.

**EXHIBIT 3  
 GEOLOGY MAP**

### Remedial Removals

In general, remedial removals should proceed until such a depth so as to expose competent earth materials, as determined by in-grading inspection and testing by the geotechnical consultant. Natural ground simulation compacted fill conditions may generally be left in place, unless otherwise recommended by the geotechnical consultant onsite.

Remedial removals of up to 10 feet is anticipated in the colluvium within the gullies. The undocumented artificial fill and siltation behind the fill berm within the large gully in the western portion of the site should be completely removed prior to fill placement.

Excavated surficial materials (except those containing trash) may be reused as compacted fill, if properly processed and compacted.

### Slope Stability

Slope stability analysis of the two largest slopes indicate that the cut slopes are grossly stable at the proposed gradient of 2:1.

The proposed cut slopes will expose terrace deposits and weathered granodiorite that may be highly erodible or contain boulders that may roll-out of the finished slopes. Geojute matting or a suitable alternative, coupled with a deep-rooting drought-resistant plant/shrub cover recommended by a landscape architect, should be employed for all cut slopes. In addition, debris fences or walls may be needed, based on in-grading inspections, as the toe of certain cut slopes.

The natural slopes are considered grossly stable in their present state. However, boulder roll-out or rockfall is a potential hazard, given the current steepness of the natural slopes and location of the boulder-ridden terrace deposit at the head of the gullies. Some type of retaining walls or debris fences may be required to mitigate this potential hazard.

### Faulting/Seismicity

Based on the field mapping and a review of all the available literature pertinent to the site, the active Glen Ivy North Fault may be present adjacent to southwestern border of the subject site. The presence of this fault could generate offsite surface rupture and strong ground shaking, if present immediately offsite. The site lies outside of any California Alquist-Priolo Special Studies Zones. The geotechnical report for Tract 19750 concluded that site development was feasible, although subject to strong ground shaking.

The ground shaking potential within the project area has been rated as moderate to high. Although the intensity of seismic shaking would probably not be increased, due to the presence of plutonic (crystalline) bedrock underlying the site, the potential for boulder roll-out or rockfall should be expected for slopes with terrace deposits exposed on the surface. This condition is potentially possible at the head of the valley along the easternmost portion of the site.

### Preliminary Foundation Design

The Cape of Good Hope project is meant to have homes that terrace up or down a slope which will require extended footings and more extensive foundation design. Specific recommendations are given within the geological report.

#### 2.1.4 Biology

A biological assessment has been prepared for the Cape of Good Hope property to determine if there were any sensitive plant and/or animal species onsite. The property was surveyed and the plant and animal life was recorded.

The property provides some habitat for small and common rodents and foraging area for rabbits. Some of this habitat will be lost but the animals impacted are not rare. The site contains some habitat suitable for the San Diego horned lizard and the Orange-throated whiptail. These species were searched for and not found in two days of observation in mid-July. The possibility of occurrence onsite is minimal and it was determined that there are no sensitive animals on the site.

The site has been previously disturbed by fire, the creation of a fuel break along the north-south trending ridgeline, and by the creation of cleared and graded areas. There are several old roads on the site as well as the remnants of what appears to be a small debris basin. About half of the site (17 acres) retains native vegetation, but as addressed above, there is considerable disturbance to these areas.

#### 2.1.5 Cultural Resources

The surface of the Cape of Good Hope property was examined for cultural resources in May of 1990. The purpose of the survey was to determine if cultural resources existed within the boundaries of the site. This study was done to determine the existence, if any, of prehistoric archaeological and/or significant historical materials.

The recommendations were as follows: No archaeological resources were located on the subject property. It is recommended that no further cultural resources investigation be accomplished prior to subdivision or development.

#### 2.1.6 Circulation

Regional access to the Cape of Good Hope site is currently provided by Interstate 15. The primary access to the site will be from Lakeshore Boulevard via Mountain Street on the west end of the project with the secondary access from the extension of Cherry Blossom on the eastern portion of the site via Terra Cotta Road as shown on Exhibit 2, Local Vicinity Map. Both Mountain Street and Cherry Blossom are 2 lane local residential roads with 60 feet of right-of-way. The proposed roads within the project are proposed as private streets with 40 feet of right-of-way and 36 feet of pavement.

A Traffic Impact Study was prepared for the project dated March 1992. The study concluded that the traffic generated and attracted by the proposed Cape of Good Hope project at full occupancy, will not adversely impact the planned and improved roadway system within the Study Area, provided that the recommendations of the study are incorporated into the project design. These recommendation are:

- a. Construct all on-site roads, driveways and parking lots according to the final engineering plans.
- b. Construct portions of Mountain Street and Spruce Street if they are not constructed by the Lewis Homes Tract project.

# **SECTION THREE**

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**Development Plan**

## **SECTION THREE DEVELOPMENT PLAN**

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### **3.1 PLAN CONCEPT AND DESIGN OBJECTIVES**

The concept of the Cape of Good Hope Specific Plan is to create a residential development which is sensitive to its hillside setting. The elements of the plan include the clustering of residential homesites, cohesive residential architecture, with landscape and architectural details used to create visual character at entries and edges. Each of these elements contribute to the Cape of Good Hope Specific Plan and together they form the community structure of the plan providing a hillside residential identity.

The following design objectives are intended to guide the development of the Cape of Good Hope Specific Plan and subsequent planning, engineering, and City of Lake Elsinore decisions concerning the implementation of this plan. These objectives are incorporated throughout the text of this document, these are meant to be guidelines for which the specific plan and the actual design of the project have followed.

- o Create a cohesive neighborhood concept with an architectural theme, landscape palette, and community structure elements.
- o Achieve a continuity of design within the plan and a sense of identity or image.
- o Preserve natural open space.
- o Achieve a project design which provides a balance between open space, development and improvements.
- o Plan with sensitivity to the natural landscape and neighboring residential communities.
- o Build upon the character of the natural open space and hillsides of the project by providing views and access to these areas.
- o Provide infrastructure systems and public facilities in an economical and environmentally sensitive manner.

These objectives are discussed in more refined detail in the Land Use Plan and the Design Standards sections. These design objectives, along with the issues, project objectives, opportunities and constraints discussed earlier, provide the framework around which the Cape of Good Hope Specific Plan has been developed.

### **3.2 DEVELOPMENT PLAN COMPONENTS**

The Cape of Good Hope "Development Plan" consists of six basic components which will guide the development. These six components are as follows:

- o Land Use Plan
- o Circulation Plan
- o Community Structure Plan, including:
  - Landscaping
  - Gating and Signage
  - Walls and Buffers
  - Open Space
- o Infrastructure Concept Plans, including:
  - Water Plan
  - Sewer Plan
  - Drainage Plan
- o Grading Concept Plan
- o Phasing Plan

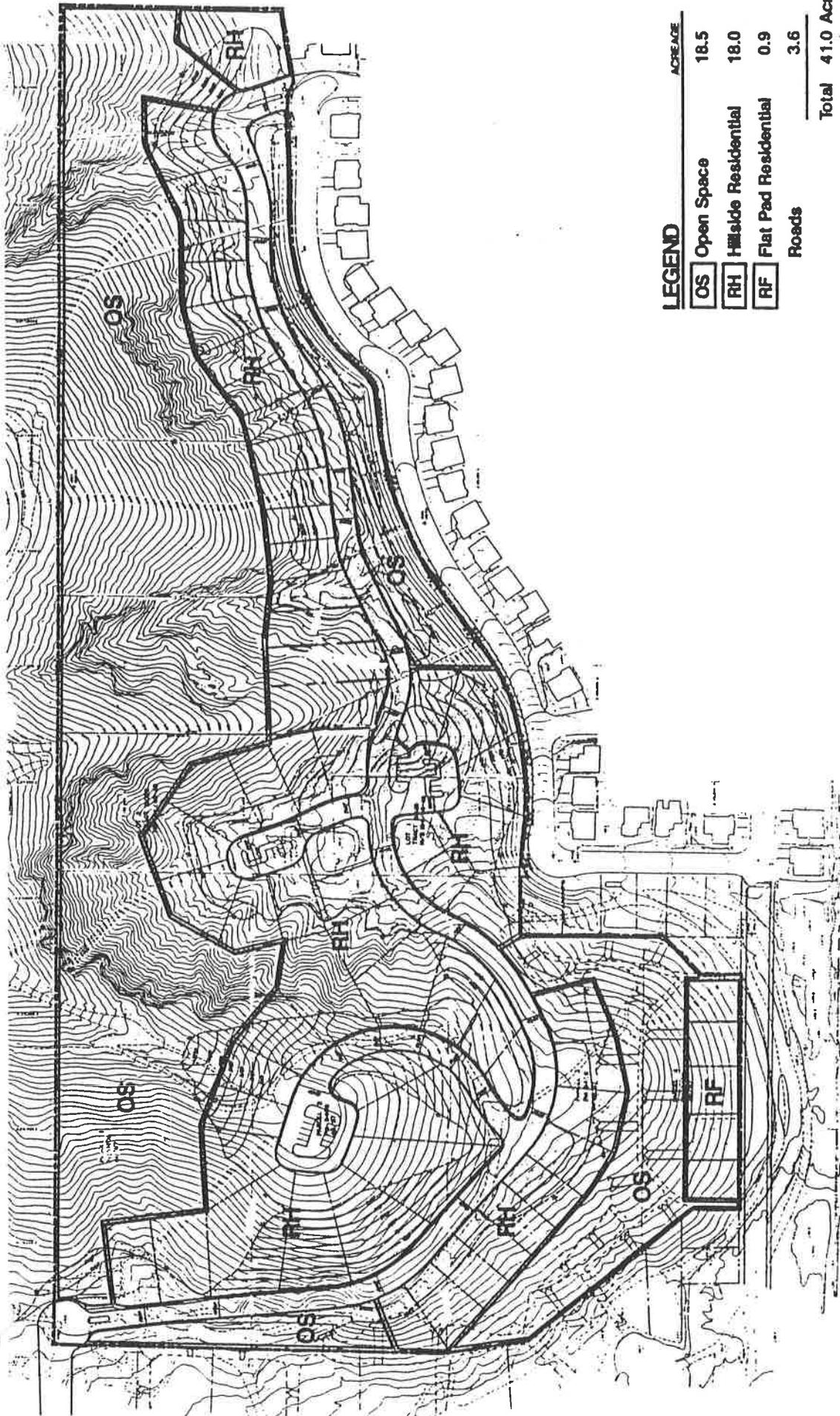
#### **3.2.1 Land Use Plan**

The Cape of Good Hope Specific Plan is a hillside residential development containing single family detached homes and open spaces. The project site encompasses approximately 40 acres of land and is divided into 67 single family lots, plus community open space for visual amenity purposes. Land use allocations are presented in Exhibit 4, Land Use Plan, and statistically in Table 1. By following the previous objectives, the Specific Plan will provide a planned community that integrates housing, open space, circulation and infrastructure within the surrounding residential neighborhoods. The development standards and community amenities will produce a high quality residential development.

- o **Residential**

Approximately 54% of the land use plan (21.5 acres) is devoted to residential use. The residential areas will contain a maximum of 67 dwelling units for a projected population of 188 residents. This represents an average of 2.8 persons per dwelling unit, the average household size for the City of Lake Elsinore established in the 1990 General Plan.

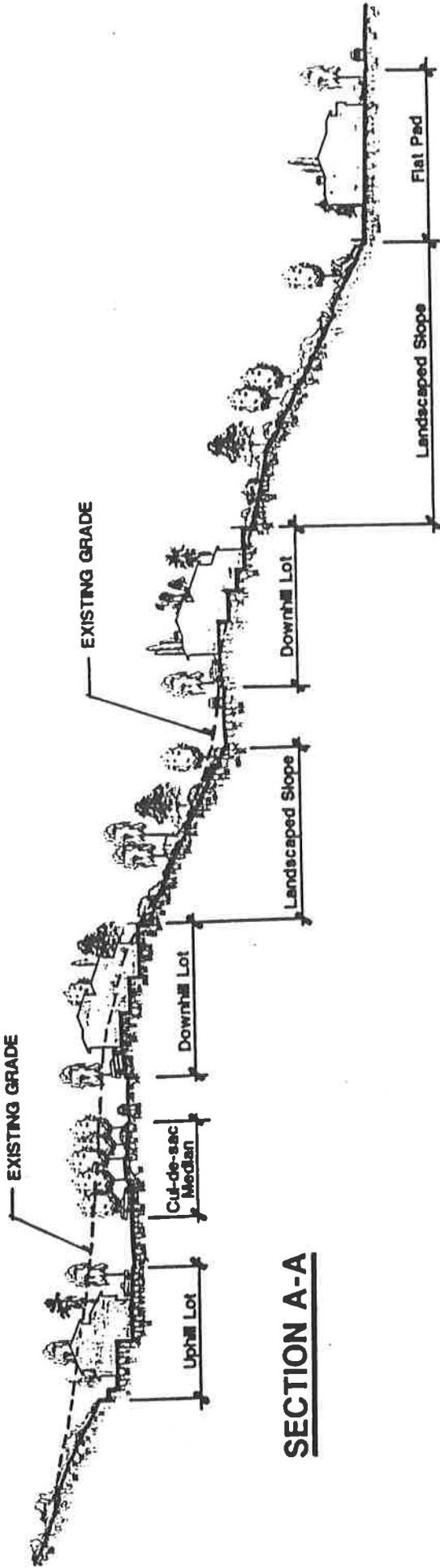
The lot sizes range from a minimum of 7,200 square feet to a maximum of approximately 22,000 square feet. The site is actually divided into two residential areas, the majority of the 67 proposed lots are within the gated area above the existing neighborhoods (62 lots total), these lots are designed for the homes to terrace up or down the slopes to take advantage of views and to reduce the amount of grading. As shown on the Land Use Plan these lots are designated Residential Hillside (RH). The second residential area is located along the Lewis Homes extension of Spruce Street consisting of five (5) lots that have been graded adjoining the new Lewis Homes tract. These homes will be built on flat graded pads using conventional City of Lake Elsinore R1 design standards and shall be architecturally compatible to the Lewis Homes tract. Depending on the builder, these lots could be custom built. These lots are designated as Residential Flat (RF). Exhibit 5, Typical Cross-sections, show how the homes might be sited.



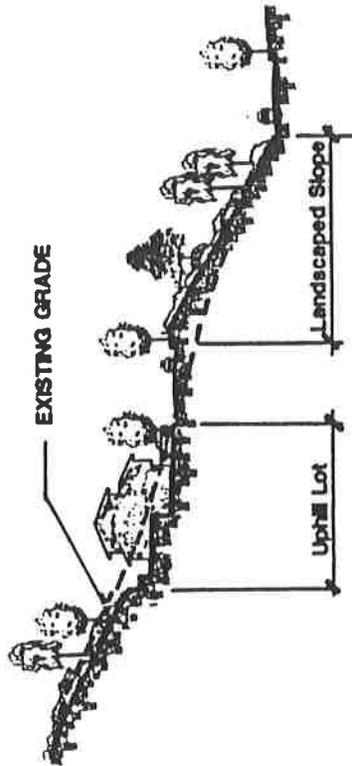
**LEGEND**

	ACREAGE
OS Open Space	18.5
RH Hillside Residential	18.0
RF Flat Pad Residential	0.9
Roads	3.6

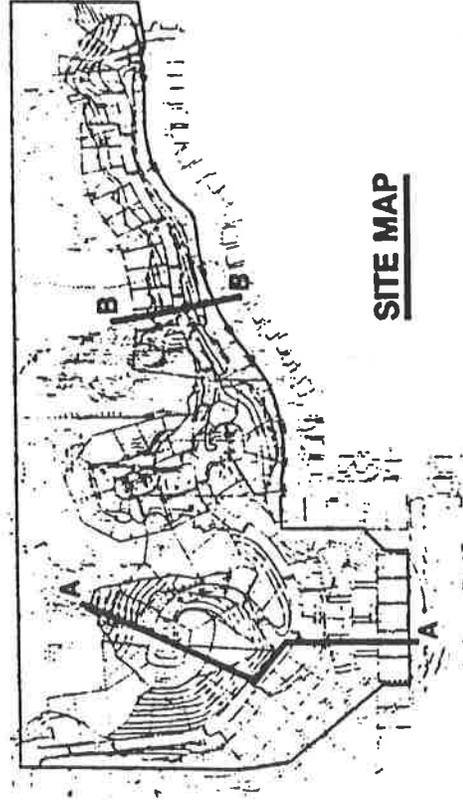
Total 41.0 Acres



**SECTION A-A**



**SECTION B-B**



**SITE MAP**

EXHIBIT 5

TYPICAL CROSS-SECTIONS

CAPE OF GOOD HOPE

THE WESTERN COMPANY - LAKE ELSNORE

o **Open Space**

Natural and recontoured open space is incorporated into the community design to preserve the existing landforms. Open Space (OS) areas are a primary amenity of the Cape of Good Hope Specific Plan. The land use plan, Exhibit 4, has been designed to preserve 46% or 18.5 of the 40 total acres as open spaces, also stated in Table 1. Open space areas will combine natural and man-made areas to create scenic areas, buffers and separations between development areas, and a visual backdrop to the neighborhood.

**TABLE 1**  
**CAPE OF GOOD HOPE SPECIFIC PLAN**  
**LAND USE PLAN SUMMARY**

<u>LAND USE</u>	<u>ACREAGE</u>
<b>Residential</b>	
Residential Hillside (RH)	17.0
Residential Flat (RF)	0.9
Community Open Space/Landscape Areas	18.5
Roadways	3.6
 <b><u>General Data</u></b>	
Total Acreage	40.0 Acres
DU Per Gross Acre	1.7 DU/AC
Minimum Lot Size	7,200 sf
Maximum Lot Size	22,000 sf
Average Lot Size	12,197 sf*
Minimum Pad Size	1,200 sf**

\*  $18.9/67 = 0.28 \times 43,560 = 12,197 \text{ sf}$

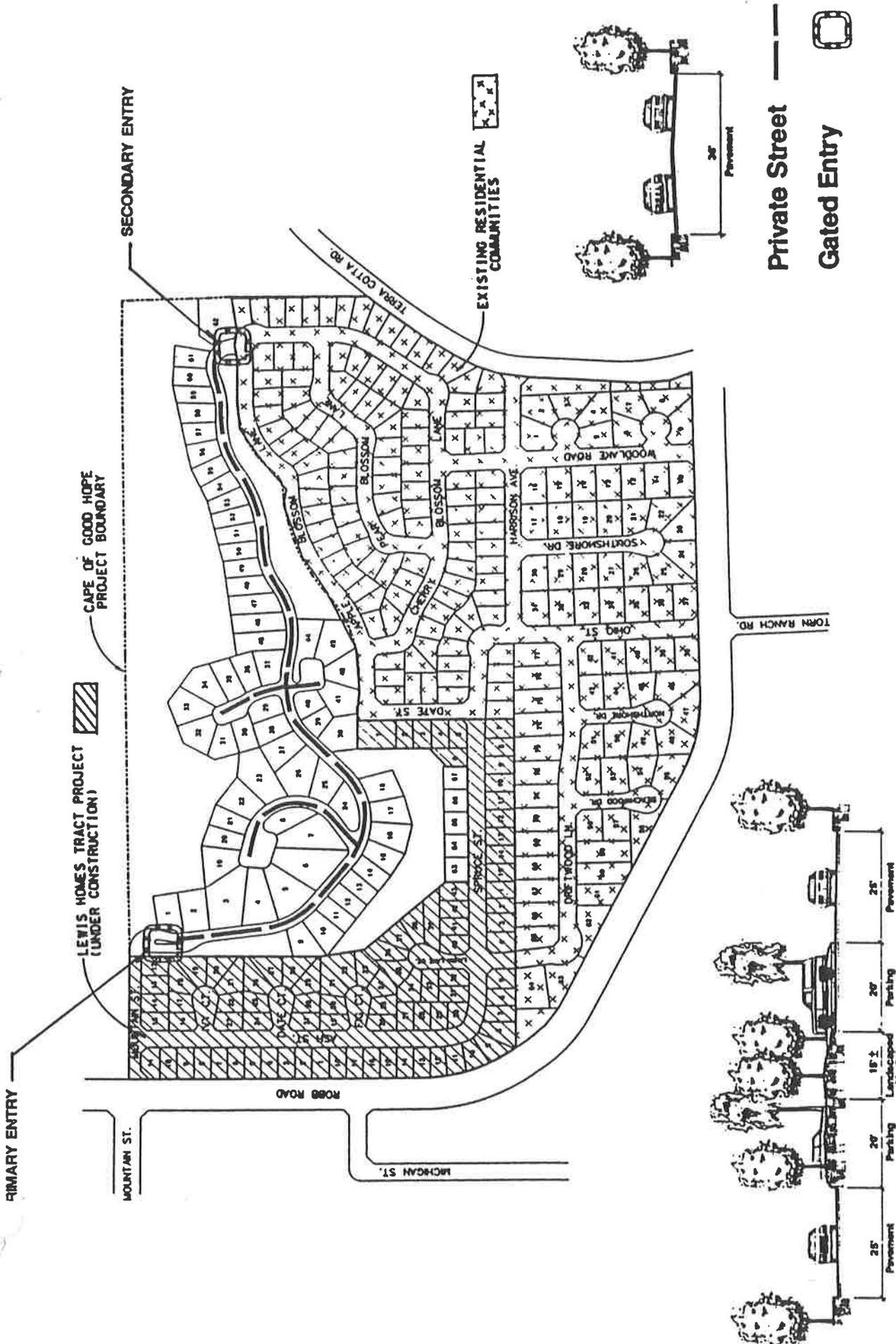
\*\* Refer to section 3.2.5

Note: Actual lot and pad sizes are shown on the enclosed Tract Map.

**3.2.2 Circulation Plan**

The Circulation Plan, shown on Exhibit 6, establishes a general layout and design standards of roadways for the Cape of Good Hope community to safely meet the transportation needs of its residents. The circulation system for this project will provide for the efficient vehicular and pedestrian movement.

The primary access to the site will be from Mountain Street on the west end of the project with the secondary access from the extension of Cherry Blossom on the eastern portion of the site. Each access point will be gated creating a private community. The five existing lots on the the southern portion will take access directly off Spruce Street. Circulation for the Cape of Good Hope Specific Plan will be classified as private local residential roads which are appropriate for the land uses and volumes served. The proposed right-of-ways will be 40-foot constructed to a pavement width of 36-foot providing on-street parking on both sides.



Typical Cul-de-sac Median

EXHIBIT 6

CIRCULATION PLAN

CAPE OF GOOD HOPE

THE WESTERN COMPANY - LAKE ELSNORE



The overall size of the project site and width of the street system work to create an intimately scaled residential neighborhood. The streets themselves function as multi-use movement corridors for pedestrians, cyclists and drivers providing convenient access to neighborhood open spaces and external circulation. A 25 mile-per-hour speed limit will be posted at the entries providing safety for the pedestrians and cyclists.

### **3.2.3 Community Structure**

The Community Structure of the Cape of Good Hope project has evolved from the existing natural landforms. This section of the Specific Plan conveys an understanding of the basic physical form and aesthetic components of the plan. The purpose of this section is to define the plan "character", and to form the foundation for pertinent portions of the design guidelines and development standards outlined in Section 4.0.

This section is focused on creating an aesthetic community character in the plan, one that creates a visual environment that evokes distinctive and unifying images. To accomplish this direction there are three categories of environmental elements which will provide the visual basis for a plan character:

- o Landscape Elements
- o Open Space Elements
- o Architectural Elements

These elements, when combined together within the plan, form a set of interrelationships that define the visual image of the plan.

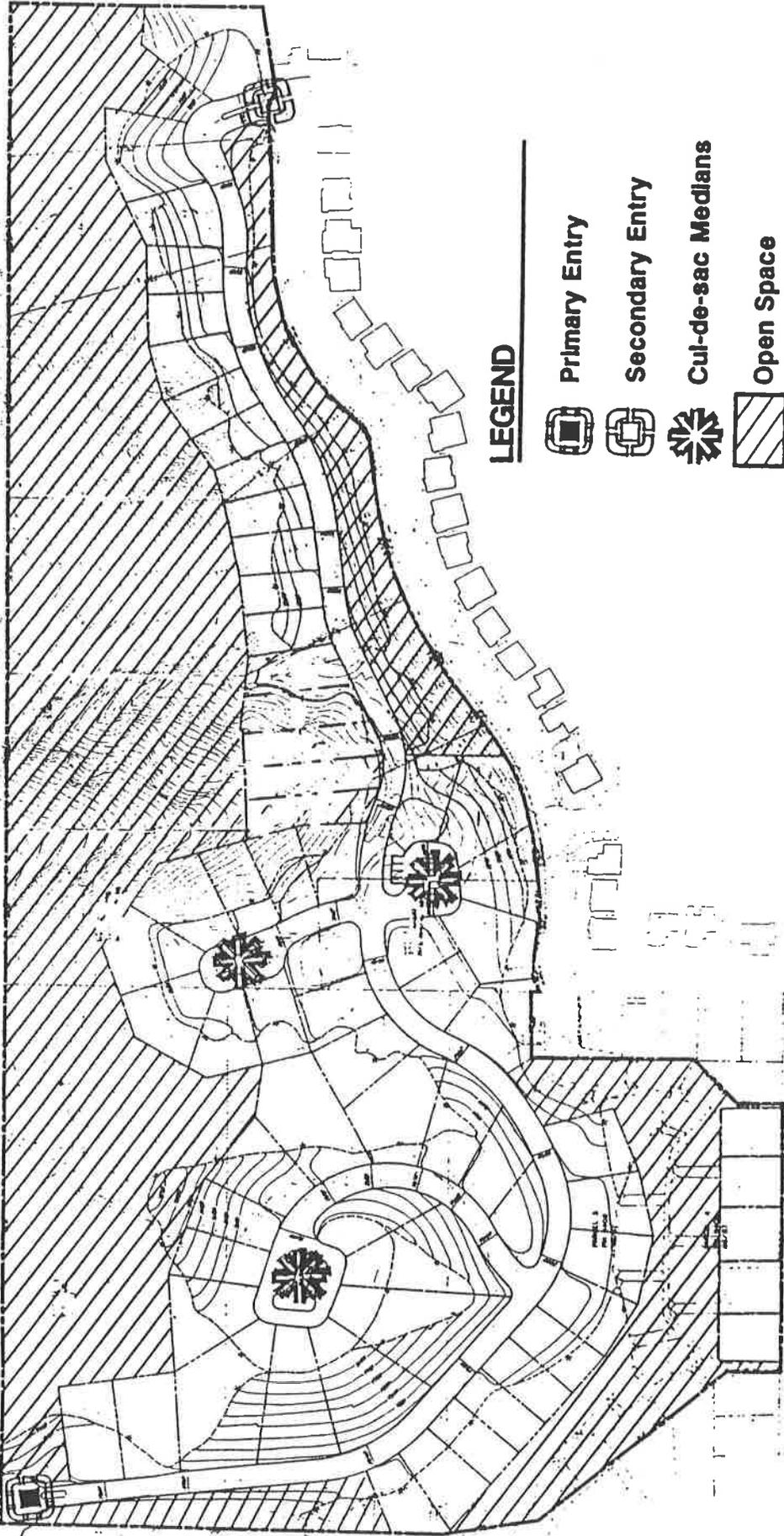
The landscape and open space elements are more specifically defined as follows and are shown in Exhibit 7, Community Structure. Architectural elements are identified here and defined in greater detail in Section 4.3, Design Guidelines.

#### **Landscape Elements**

Landscape elements include a combination of landscape and hardscape features adjacent to and visible from a given roadway, which combine to form a major component of the community structure. Within the community structure is a hierarchy of entry monumentation and streetscape design that distinguishes and helps define the community by providing references to those within the area.

A hierarchy of community entries will be provided consisting of two levels: primary and secondary entry monumentations, described as follows:

- o **Primary Entry:** Provided at the Mountain Street intersection, these treatments will include a gated entry, theme landscaping, and entry walls with signage. This primary entry will provide access to both residents and visitors, including a turn-around area for non-residents.



**LEGEND**

-  Primary Entry
-  Secondary Entry
-  Cul-de-sac Medians
-  Open Space



- o **Secondary Entry:** Provided at the Cherry Blossom and Apple Blossom intersection, these treatments will include a less formal concentration of plant materials and entry walls, and will provide access only to residents of the community with the only exception being emergency vehicles which will have the access code.

Edge or buffer treatments will be created along the perimeter of the development area and consist of two types of treatments described as follows:

- o **Landscaped Edge:** Consisting of fencing and formalized landscape treatment, this edge condition will occur along the project collector road creating a buffer to adjacent neighborhoods and vehicular traffic.
- o **Open Space Edge:** Consisting of natural or altered hillsides, this edge condition will occur generally along the upslopes of open space areas along the project collector road and edge of development. Treatments along this edge would consist of either natural conditions being preserved or, where natural conditions have been altered, introduction of native or drought tolerant plant materials all to be maintained by a master H.O.A. Remaining natural areas will remain natural.

#### **Open Space Elements**

Open space elements form an important part of the visual character of the plan. The primary open space feature of the plan is the natural hillside backdrop that is present throughout the northern boundary of the project. Not only does this form a visual backdrop to the plan, but it also provides open space views for many of the surrounding neighborhoods. Within the foreground of the project, transitional open space buffers have been placed between the different levels of lots and as buffers between the existing homes below. The remaining natural open spaces will be left natural and manufactured slopes and entries will be landscaped.

#### **Architectural Elements**

Architectural elements will consist of the individual buildings which are constructed in the project, theme structures such as entry walls, and other architectural themes in the form of signage, lighting and fencing along streetscapes and perimeter buffer areas. These elements are defined in detail in Section 4.3, Design Guidelines.

#### **3.2.4 Infrastructure**

The infrastructure facilities for the Cape of Good Hope are intended to provide the necessary systems to serve the maximum level of development proposed by the specific plan. These systems are designed at the outset to ensure that design elements of the plan allow for the provision of needed infrastructure facilities. Phased infrastructure improvements can be planned and implemented along with phased development within the plan, or the infrastructure systems can be implemented at the outset of development within the project area, see Exhibit 8, Infrastructure Plan.

Utility easements shall be provided as required to facilitate an appropriate service network within the study area. All utility lines shall be underground. No pipe, conduit cable, line for water, gas, sewage, drainage, electricity or any other energy or service shall be installed or maintained upon any lot above the surface of the ground, except for hoses, movable pipes used for irrigation or other purposes during construction.

The infrastructure systems that are described below are based upon planned land uses as presented in this Specific Plan and upon engineering analysis:

- o Water System Concept
- o Sewer System Concept
- o Drainage System Concept

### **Water System Concept**

A 12" line servicing upper pressure zone areas (1601 P.Z.) exists in Mountain Street at the west side of the project. An 8" line servicing lower pressure zone areas (1434 P.Z.) exists in Cherry Blossom Lane near the east side of the property.

Water service to the project will be supplied by the 1601 pressure zone, from the Rice Canyon tank. A water line will be constructed to connect the two pressure zones, using a normally closed valve arrangement at the connection to the 1434 pressure zone.

A limited number of lots will require pressure reducing valves to lower the water pressure to the maximum allowed by the District.

### **Sewer System Concept**

The main sewer line for the the project will be constructed in the street which extends for the length of the project and in two of the cul-de-sacs. The sewer must be designed to carry flows from the proposed high point to both ends of the project, and will be connected to the existing 8" lines at those locations.

A limited number of lots may require sewer service by either:

- o Individual pumps at the homes.
- o Connection to the existing line constructed for the tract to the south.
- o Constructing laterals in the 2:1 slopes (depending on inverts and velocities).

Lots which will be affected by such special sewer service requirements are as follows; Lots 3 through 18, 24 through 26, and lots 40 through 43 as numbered on the Tentative Tract Map.

### **Drainage System Concept**

The project watershed was divided into three sub-areas, the westerly, middle and easterly. The following are breakdowns for each:

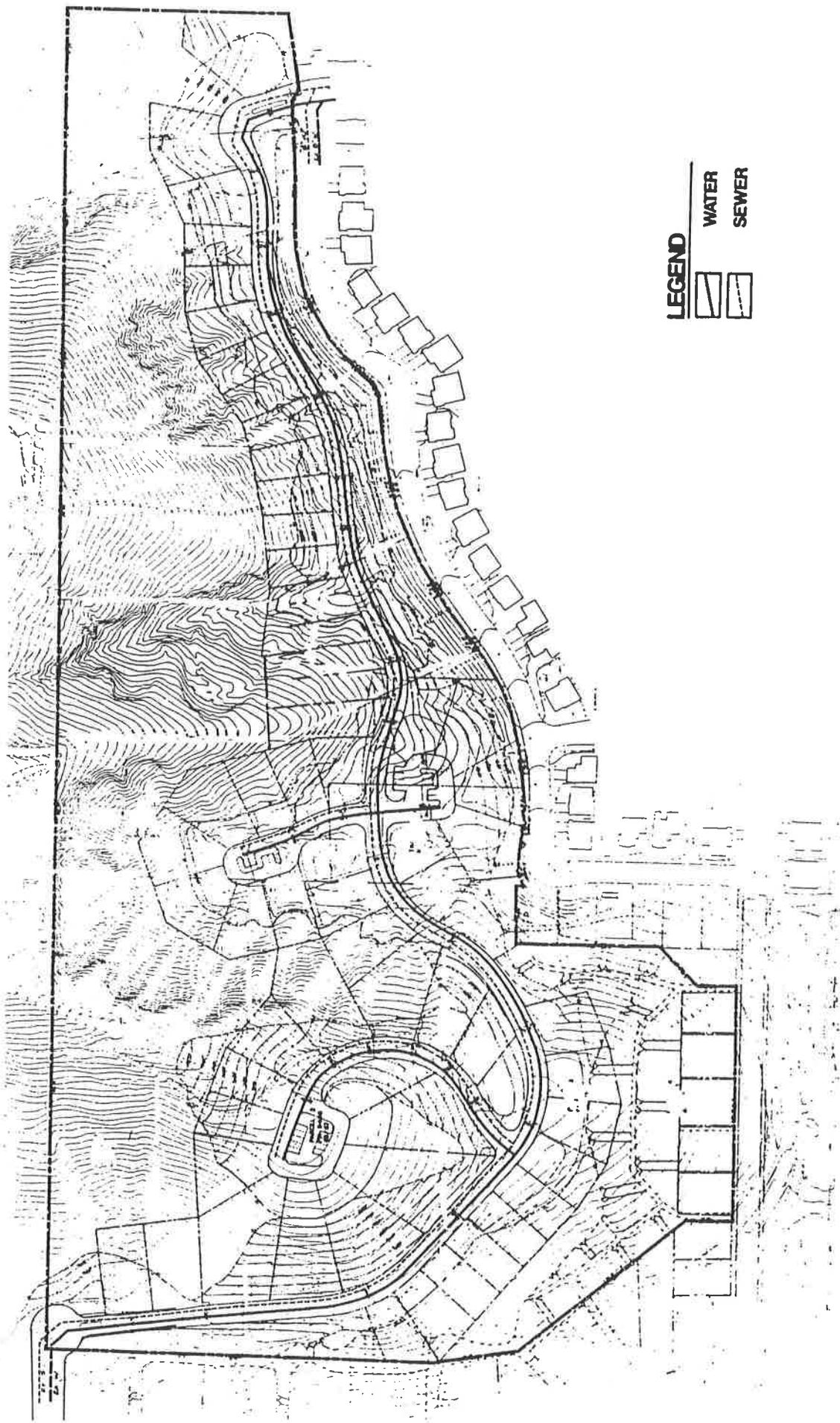
**Westerly:** The westerly watershed has a total tributary area of 14.0 acres, with a runoff of 26.58 cfs and 42.44 cfs for 10-year and 100-year storm, respectively. The runoff will be transported downstream through the proposed Mountain Way storm drain, per Tract 19750-1 and then to the existing storm drain at Robb Road.

**Middle:** The middle watershed has a total tributary area of 14.9 acres, with a runoff of 20.75 cfs and 27.0 cfs for a 10-year and 100-year storm, respectively. The runoff will be transported through a proposed interceptor swale down to Tract 15020-2 and will be conveyed through Cherry Blossom Lane (West End), Woodlake Road, and south to Lakeshore Drive.

**Easterly:** The easterly watershed has a total tributary area of 31.5 acres, with a runoff of 58.08 cfs and 92.51 cfs for 10-year 100-year storms, respectively. The runoff will flow to the existing curb inlet located at Cherry Blossom Lane and will be conveyed through an existing 30" R.C.P. storm drain.

The Q10 and Q100 watershed discharges were determined using the Riverside County Flood Control and Water Conservation District method.

The hydrologic soils group for the site was found to be "C", and a conservative single-family residence (1/4 acre) assumption was used for time of concentration, Tc, determination. Final calculations will be included in the hydrology report.



**LEGEND**  
 WATER  
 SEWER

**EXHIBIT 8  
 INFRASTRUCTURE**

**CAPE OF GOOD HOPE  
 THE WESTERN COMPANY - LAKE ELSNORE**



### **3.2.5 Grading Concept**

The grading concept for the Cape of Good Hope community is responsive to the physical character of the site, the location and type of land uses and the visual and environmental qualities of the site, as well as safety issues related to drainage and slope stability. The grading concept is responsive to safety issues related to drainage and slope stability through standard engineering practices including the provision of storm drains for run-off. The conceptual grading design, as shown of Exhibit 9, is intended to achieve several project objectives including:

- o Respect for natural land forms.
- o Preservation of the site's natural resources where possible.
- o Creation of a safe living environment for residents.
- o Reduction of the visual impacts of grading (possible use of retaining walls to reduce grading).
- o Maximize lot utilization consistent with topographic constraints.

As previously discussed, the Cape of Good Hope design came about through numerous design concepts. The over-riding goals of the design were to maximize views and minimize grading. The project's grading concept conveys these goals by incorporating architecture into the design allowing the proposed homes to terrace up or down a slope, instead of grading flat pads for every lot. This, in turn, results in reduced grading, increased view potential, and from adjoining neighborhoods, the project blends into the natural land forms, and is much more visually pleasing than a typical tract.

The grading concept has been developed in conformity with the grading standards and guidelines of the City. The grading concept implements techniques to ensure that the overall shape, height and grade of any cut or fill slope are designed to simulate the existing natural contours and scale of the natural terrain of the site wherever possible, and that angles of the graded slopes are rounded and gradually adjusted to the angle of the natural terrain. The plan proposes that graded slopes will be landscaped. Erosion control measures will be implemented, including such measures as: terrace drains, revegetation, earth covers, gravel berms, phasing of grading to avoid the rainy season, and the avoidance of unnecessary disturbance of areas which will not be resurfaced, landscaped or developed at a later date. The grading guidelines developed to provide more specific direction on desirable approaches to grading will be implemented by the grading concept and discussed further in Section 4.3, Design Standards.

### **3.2.6 Phasing**

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. The Cape of Good Hope project is intended to be completed in a single phase, this includes grading. Grading is anticipated to begin in mid 1993 with project completion in late 1993, this would include grading, streets, landscaping, and utilities. Actual construction of homes could commence soon thereafter.

All fire department access roads will be provided prior to any combustible materials being brought on-site.

It is important to note that prior to occupancy of the first dwelling unit of any phase, the necessary backbone infrastructure for that phase shall be in place.



**EXHIBIT 9  
GRADING CONCEPT**

**CAPE OF GOOD HOPE**

**THE WESTERN COMPANY - LAKE ELSINORE**



**THE KEITH COMPANIES**  
LAND DEVELOPMENT & CONSTRUCTION

**SECTION FOUR**

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**Specific Plan Implementation**

## SECTION FOUR SPECIFIC PLAN IMPLEMENTATION

### 4.1 INTRODUCTION

The Specific Plan establishes the administrative procedures through which development review and approval will be accomplished. The concepts, regulations, and guidelines contained in this section 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. Administrative procedures for individual project review and approval are outlined in Sections 4.4 and 4.5 of this document. The general provisions of the City of Lake Elsinore's Title 17, Zoning Code shall apply to this Specific Plan development except as modified by the following Development Regulations. The following table indicates which document covers the various regulatory parameters. If a development regulation and/or standard is not explicitly discussed in the Specific Plan, the provisions of the Zoning Code shall apply.

**TABLE 2  
CAPE OF GOOD HOPE SPECIFIC PLAN  
ZONING REQUIREMENTS REFERENCE TABLE**

	<u>Specific Plan</u>	<u>Zoning Code</u>
Definitions		X
Permitted Uses	X	
Non-Conforming Uses		X
Site Coverage	X	
Lot Size		X
Street Frontage		X
Setbacks	X	
Height		X
Parking		X
Projections		X
Accessory Buildings		X
Second Units		X
Fences and Walls	X	
Signs		X
Outdoor Lighting		X
Review Criteria		X
Review Procedures		X

## **4.2 DEVELOPMENT REGULATIONS**

### **4.2.1 Purpose**

The purpose of this section is to specify regulations governing the use of land within the Specific Plan area. The following regulations apply to development, addition to or alteration of residential, and open space areas of the plan. Locations of all proposed uses permitted within the Cape of Good Hope shall be as designated on the Land Use Plan, Exhibit 4.

These regulations are further augmented by the Community Design Guidelines outlined in Section 4.3 which focus on architectural design and articulate design character for structures to be built within the Cape of Good Hope.

### **4.2.2 Residential Land Use Standards**

#### **A. Permitted Uses**

Permitted uses include those uses listed below. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of this Specific Plan. The uses here are taken from the R-1 section of the Zoning Ordinance, however, because of the nature of this project, uses permitted have been limited to the following:

1. Single-family detached dwelling units; one dwelling unit per lot.
2. Accessory uses and structures pursuant to Section 17.23.040 of the Zoning Ordinance.
3. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
4. Public parks, playgrounds, community centers, and recreation buildings.
5. Designated open spaces, public or common area.

#### **B. Uses Subject to a Conditional Use Permit**

It is recognized that certain uses while similar in characteristics to Permitted Uses in Section 4.2.2.a may have the potential to impact surrounding properties and therefore require additional approval and consideration.

The uses permitted subject to approval of a Conditional Use Permit are taken from the Chapter 17.74 of the Zoning Ordinance, however, the number of uses permitted have been reduced to the following:

1. Keeping of exotic animals or birds, or more than three (3) dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
2. Horticultural uses, including growing of fruit, nuts, vegetables and ornamental plants for commercial purposes.

**C. Accessory Uses and Structures**

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found by the Director of Community Development to be compatible with the residential character of the neighborhood and that any buildings or structures be harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages. This Section has been derived from the City's Zoning Ordinance, however, the number of uses their placement has been limited and is more restrictive.

**1. Location:**

- a. All accessory buildings and/or structures shall be located only in the rear half of the building envelope, as shown on Tentative Tract Map 27223.
- b. No more than twenty-five percent of the required rear yard of the established building envelope, as shown of Tentative Tract Map 27223, may be covered by accessory buildings.
- c. Accessory buildings shall maintain a minimum of five feet distance from any permanent structure.

**2. Uses:**

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

**3. Structures:**

**a. Group I.**

Sheds, children's playhouses and similar enclosures of less than 120 square feet provided they do not exceed a maximum height of six and one-half feet (6 1/2'). Such structures may be located within the determined building envelopes, provided the design of the structure complies with the City's Fire and Building Code.

b. **Group II.**

Unenclosed structures such as carports, gazebos and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I, but containing less than 400 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than five feet (5') to a side property line; or ten feet (10') to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit and must stay within the determined building envelopes.

c. **Group III.**

Garages, enclosed patios, workshops, cabanas and similar enclosed structures containing 400 or more square feet of floor area provided they are located no closer to the property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may require a greater setback.

d. **Group IV.**

1. **Antennas; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.**
2. **Swimming pools, spas and associated equipment, provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within ten feet (10') of a property line shall be separated from the adjacent property by a minimum six foot (6') high masonry wall. Otherwise there shall be no required setback provided the design and installation complies with the City's Building Codes and stays within the building envelope.**
3. **Open trellis-type patio covers may be located in a front yard area but shall encroach not more than five feet (5') into the required setback.**

**D. Temporary Uses and Structures**

The following temporary uses are permitted in compliance with Section 17.02 of the City's Zoning Ordinance.

1. **Uses**

- a. **Model homes, temporary real estate offices and signs within subdivisions subject to Section 17.14 of the Zoning Ordinance.**

**E. Site Development Standards**

The following Site Development Standards are the same as the City of Lake Elsinore R-1 Zoning with the exception of rear yard setbacks, which this specific plan allows for homes to be built into a slope. The other exception includes lot coverage where individual building envelopes have been established for each lot allowing a maximum of 3,500 s.f. per building envelope instead of the 50 percent maximum per lot allowed by R-1 zoning.

**1. Lot Size**

The minimum lot size shall be 7,200 square feet.

**2. Street Frontage**

The minimum street frontage for any new lot created in the development area shall be as follows:

**a. Standard Interior lots:**

60 feet

**b. Corner lots:**

65 feet

**c. Knuckle, or Cul-de-sac lots:**

30 feet; provided the average width is 60 feet

**d. Flag lots:**

25 feet; provided the average width of the principle portion of the lot is 60 feet

**3. Minimum Pad Depth**

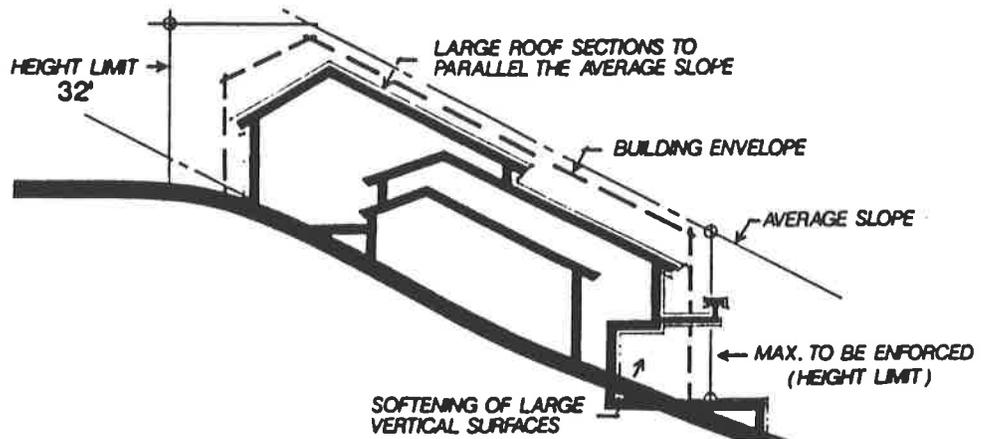
The Minimum Pad Depth allowed is twenty feet. A maximum of 51% of the lots are allowed at this depth, the remainder of the lots shall have forty feet or more pad depth. Lots with the minimum pad depth shall only occur if grading is reduced substantially.

**4. Lot Coverage**

Since lot sizes vary, building envelopes have been established on each lot, as shown on the Tentative Tract Map. Lot coverage is set at a maximum of 3,500 s.f. of the area within the set building envelope. Lot coverage includes building footprints only.

5. Height

- a. The maximum building height for dwelling units shall be thirty (30') feet for two story structures and eighteen (18') feet for one story structures. For homes terracing up or down a slope, building height shall not exceed thirty-two (32') feet at any point above the finished or natural grade. Front and rear building walls on the downslope or upslope side shall not exceed twenty (20') feet measured from grade to eaveline.



Example of Building Height and Massing: No vertical wall spans of more than twenty feet (20') shall be permitted on front and rear building walls.

- b. The maximum height for fences and walls shall be six (6') feet, except in front setbacks, where they shall be three (3') feet. On oversize lots, lots # 3, 4, 5, 6, 7, and 45, fencing shall not run up or down the hillsides, fencing shall be limited to the area actually used as yard spaces.
- c. The maximum height for accessory structures shall be fifteen (15') feet for buildings and seven (7') feet for equipment enclosures.

6. Setbacks

If not otherwise specified, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line or property line to the foundation point of the closest structure.

Although a building envelope has been determined for each lot (with the exception of the RF lots below which will use R-1 standards), as shown on the Tentative Tract Map #27223, the following setbacks must be followed if there are any discrepancies between the two.

The following minimum setbacks shall apply to all new construction within the development area:

a. Front yard:

Main dwelling unit; twenty feet (20')

Garage; five feet (5') for the following lots: 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 31, 34, 35, 36, 38, 41, 42, 43, 49, 50, 51, 57, 58, and 59.

b. Side yard:

Adjacent to interior lots lines there shall be a minimum side yard of five (5') feet, and a total minimum side yard of fifteen (15') feet (total of both side yards).

Adjacent to right-of-way the minimum side yard shall be ten (10') feet.

c. Rear yard:

Twenty (20') feet from from property line.

For the five RF (existing flat) lots along Spruce Street, finished slopes in excess of five percent (5%) shall not be permitted within fifteen feet (15') of the main dwelling unit.

d. Fencing:

Fencing shall be limited to a maximum of twenty (20') feet from the rear of the main structure or to the edge of a usable flat yard space. All side yard fencing shall be of high quality materials and shall be consistant throughout the entire project, no permanent chain link type fencing is permitted. View opportunities shall be created and enhanced by means of wrought iron type fencing along the useable portion of the rear yard. No solid fencing shall occur in these areas unless approved by the City.

4.2.3 Open Space Standards (Specific Plan Standard)

A. Permitted Uses

Uses permitted in this section shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Drainage or flood control channels, creeks, rivers and other water courses or flood control facilities.
2. Public utility facilities and access roads.

B. Conditional Uses

Any other uses proposed within any Open Space District is subject to review and approval of a Conditional Use Permit.

The following Table 3 is a summary of section 4.2, Development Standards. More detailed discussions for each standard can be located on the previous pages.

**TABLE 3**  
**CAPE OF GOOD HOPE SPECIFIC PLAN**  
**DEVELOPMENT STANDARDS**

**RESIDENTIAL**

Lot Size	(Minimum)	7,200 s.f.
Street Frontage	Standard	60'
	Corner	65'
	Knuckle or Cul	30'
	Flag lot	25'
Pad Depth	(Minimum)	20'
Setbacks		
Front	Main structure	20'
	Garage	5' - as designated on the previous page
Side	Interior/Total both sides	5'/15'
	Adjacent to R.O.W.	10'
Rear	From Property Line	20' or greater, depending upon building envelope
Lot Coverage	Building Envelope	3,500 s.f.
Height		
Structures	Two Stories/One Story	30'/18'
	Terraced Homes	32'
Walls/Fences	Standard/Front Setback	6'/3'
	Accessory Building/Equipment	15'/7'

### **4.3 DESIGN GUIDELINES**

#### **4.3.1 Purpose**

The design guidelines are established to address the architectural, landscape architectural and grading design requirements and to articulate the design character for the residential structures and other structures to be built in the Cape of Good Hope Specific Plan area. Prior to Final Map approval, detailed drawings will be provided addressing criteria for the building envelopes for each individual lot.

The intent of these design guidelines is to communicate the design concept and implementation criteria to the builders, architects, homeowners and city staff who will participate in the development of the Cape of Good Hope. The architectural guidelines are to maintain proper standards for the community's benefit, enhance the project's overall value, assure architectural and building compatibility, establish a high quality of appearance, and implement the Community Structure of the project.

Land development within the Cape of Good Hope project will be characterized by a variety of building materials and color schemes which blend with the natural surroundings of the property.

In order to minimize adverse environmental impacts, areas which undergo significant development are developed in clusters, thus allowing a maximum level of open space to be retained.

The following are recommended Architectural styles for the Cape of Good Hope property, more detailed criteria and guidelines will be incorporated into the CC&R's for this project:

#### **4.3.2 Architecture**

##### **A. Style**

The Cape of Good Hope community has been conceived with an "Old California" architectural character. It is the intent that the architectural character will emphasize California's indigenous architecture utilizing a variety of complimentary architectural styles.

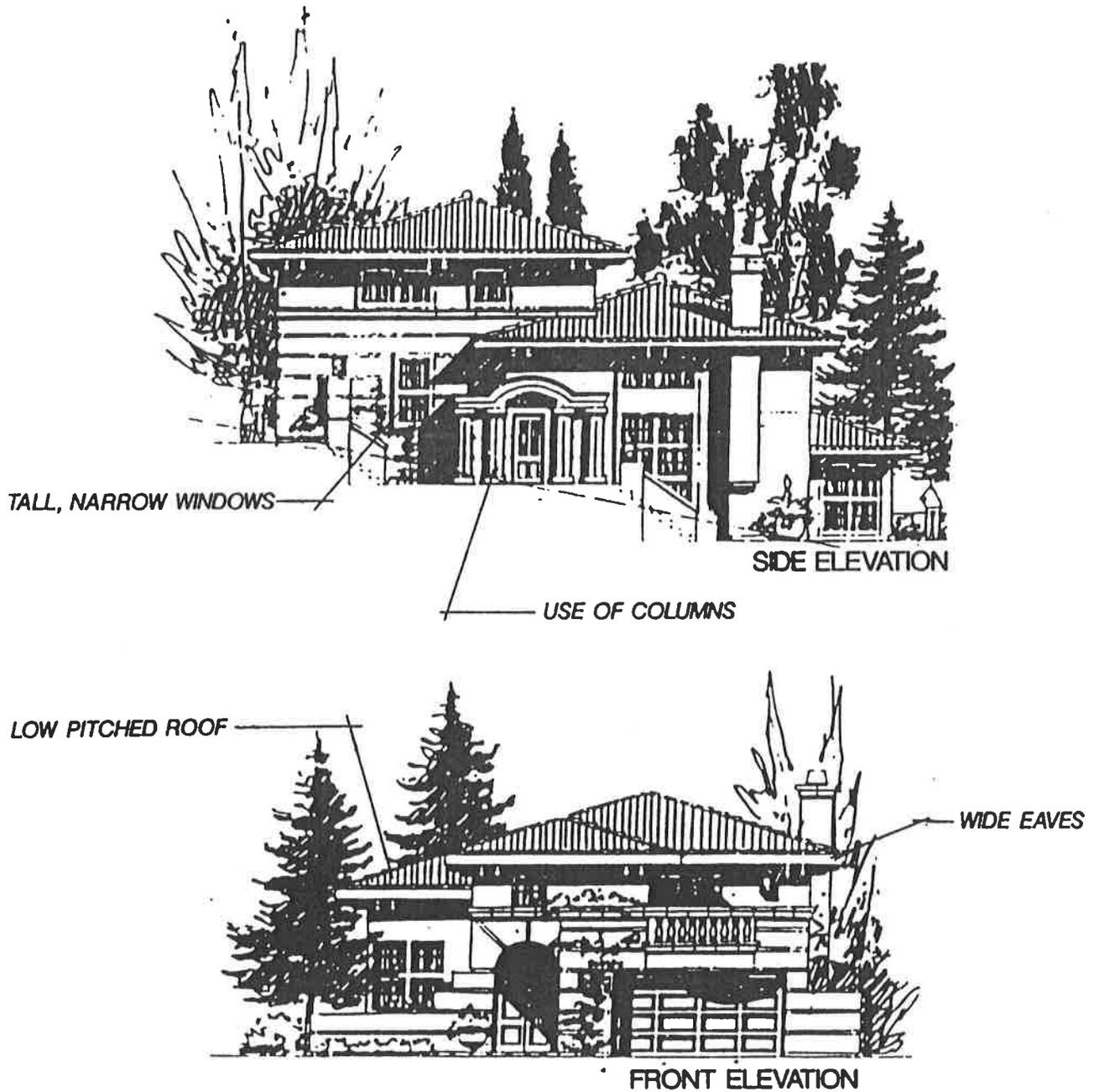
Five (5) thematic architectural styles, sharing basic threads of common characteristics, but distinguished by other variable elements have been selected for incorporation into the community character:

- o Italianate
- o Spanish Colonial
- o Mission
- o Monterey
- o Santa Barbara

**Italianate**

American homes constructed between 1850 and 1880 were dominated by the Italianate style. This style was common-place in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard. In these decades San Francisco grew from a village to a principal American port; most of its earliest townhouses were constructed of wood in this style.

Some of the identifying features of the Italianate style would include: low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of inverted U shape; many examples with square cupola or tower.

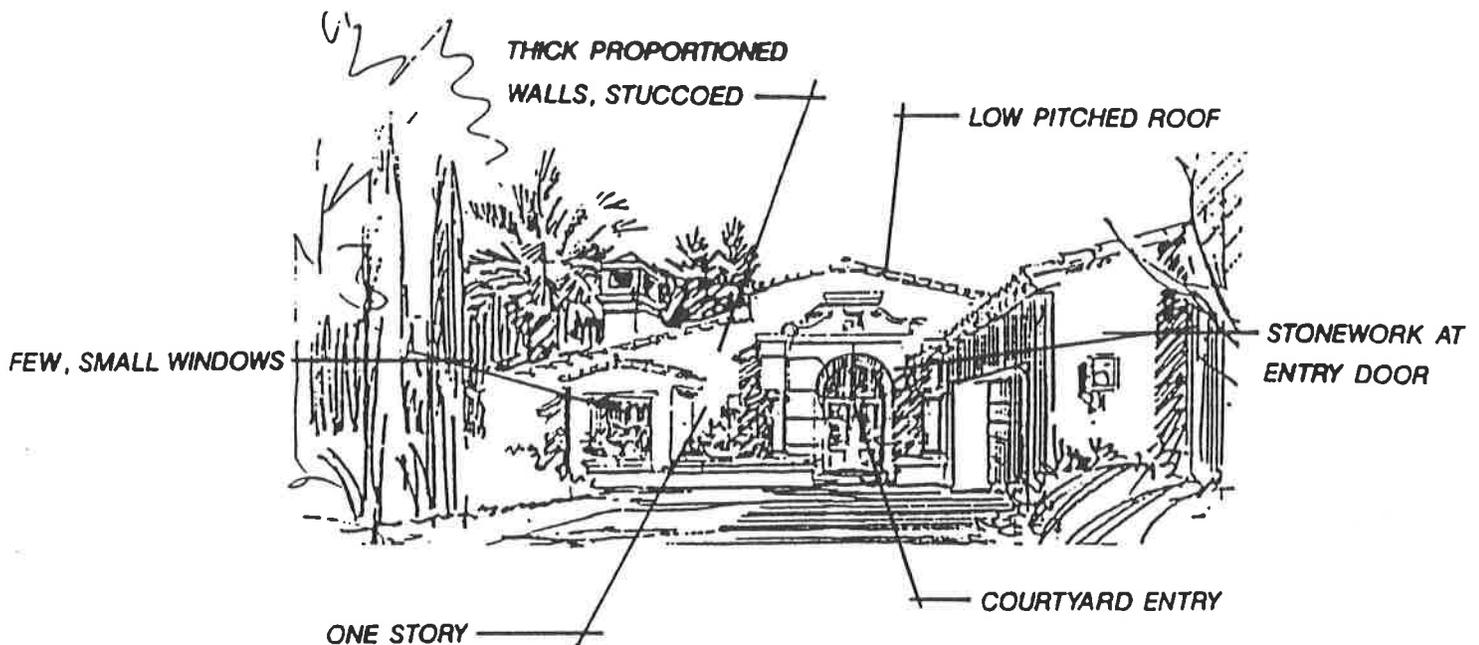


## Spanish Colonial

Spanish Colonial architecture is a derivative of many sources including American Southwest Adobe architecture as well as Pueblo and Mission styles. Dominant architectural characteristics include strong, simple one and two-story massing with hip or gable tile roofs. Appropriate roof design is typically found at less than a 4-1/2:12 pitch. Walls convey a "thick" appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards colonnades and patios carries out the theme.

Wood, as an accent, plays an important role in the Spanish Colonial style. It is typically stained dark in contrast to off-white stucco exteriors. Expression of heavy wood members is evidenced in corbels, lintels, porches, trellises, outlookers, and rafter tails. Design details include wrought iron window/balcony grills, ceramic tile accents at windows and base of houses, and simple vent holes in walls.

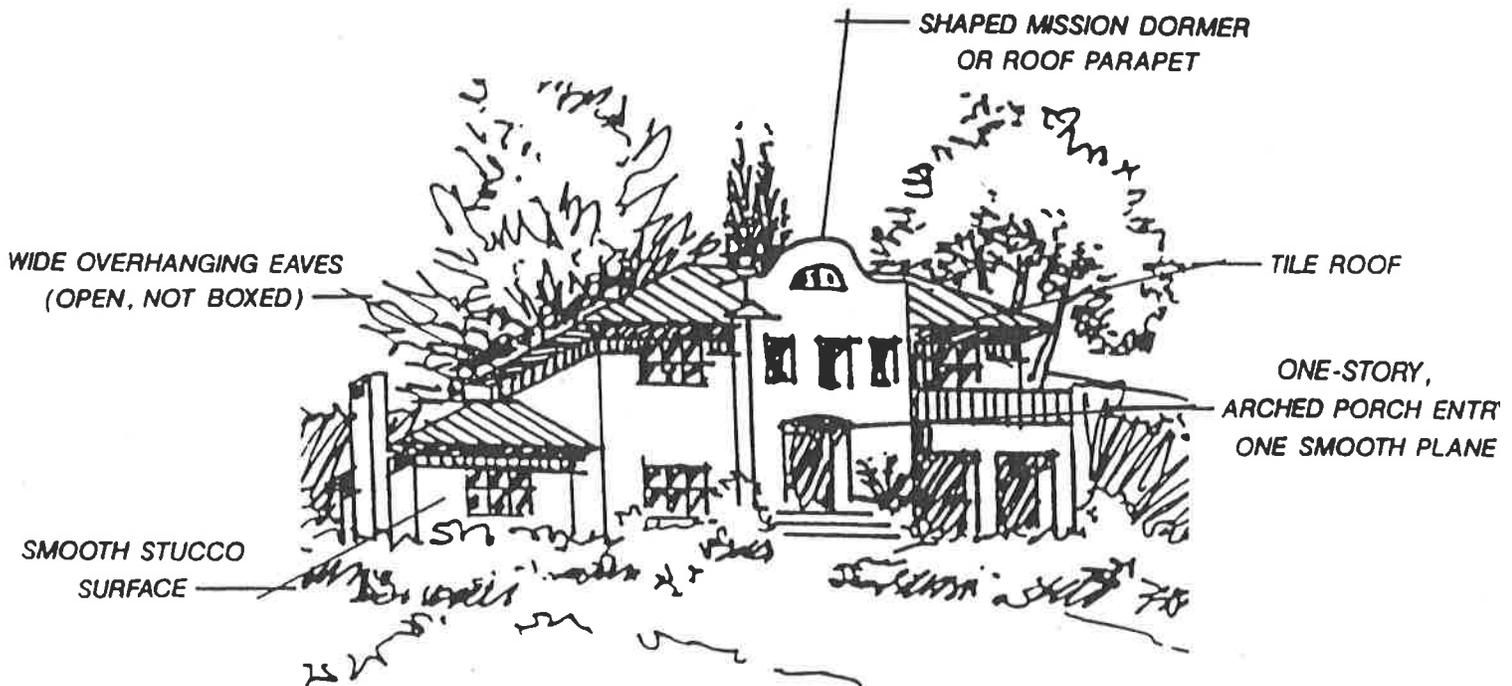
The Spanish Colonial style home typically displays an austere or simple exterior to the street, broken up only by a few small windows and the entry door or gateway. Entry into the home is through the courtyard, which may be elaborately detailed with stonework, fountains and landscaping.



**Mission**

The Mission style is native to California, the earliest dating from the 1880's. The Mission style is most identifiable by the shaped dormers and roof parapets which mimic the Spanish missions of the late 1700's. Most examples have prominent one-story porches either covering the full width of the facade or at the primary entry. Porch roofs are commonly arched, supported by large square piers. Mission-style bell towers are found on some homes, but are not a common element.

While carved stonework, patterned tiles and other wall ornamentation may occur, the exterior facades of the Mission style homes are generally uncluttered and simple. Decorative detailing is typically absent from most walls, with surfaces covered with smooth stucco. Unlike Spanish Colonial styles, eaves on Mission homes have wide overhangs, usually open, to provide shade for interior rooms.

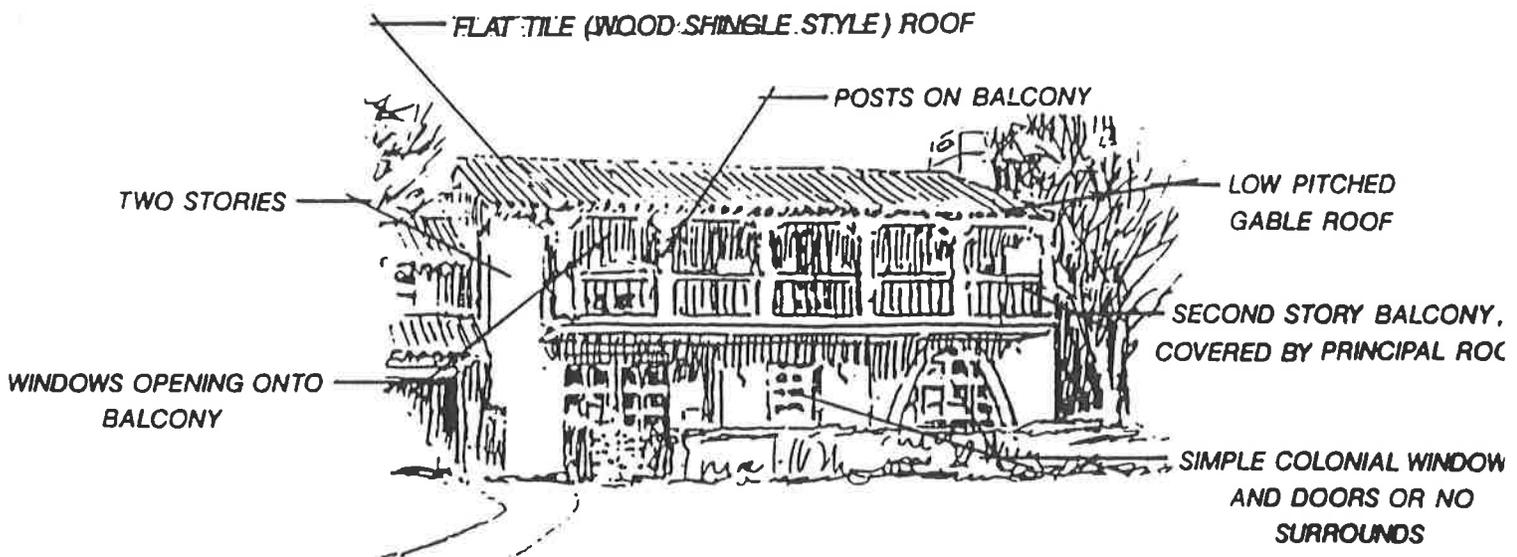


## Monterey

The Monterey style is a blending of two very different architectural styles, Spanish Colonial and New England Colonial. The two styles blend Spanish adobe/stucco construction with the pitched-roof, multi-roomed plans brought from New England. As a result, the Monterey can take two different directions. One version reflects a stronger Spanish influence, while the other incorporates more of the New England Colonial.

The Monterey style is characterized by two-story massing; low-pitched gable roof; second-story balcony, typically cantilevered and covered by the principal roof plane. Thick wall construction with a smooth stucco finish and concrete tile roofs complete the Spanish theme.

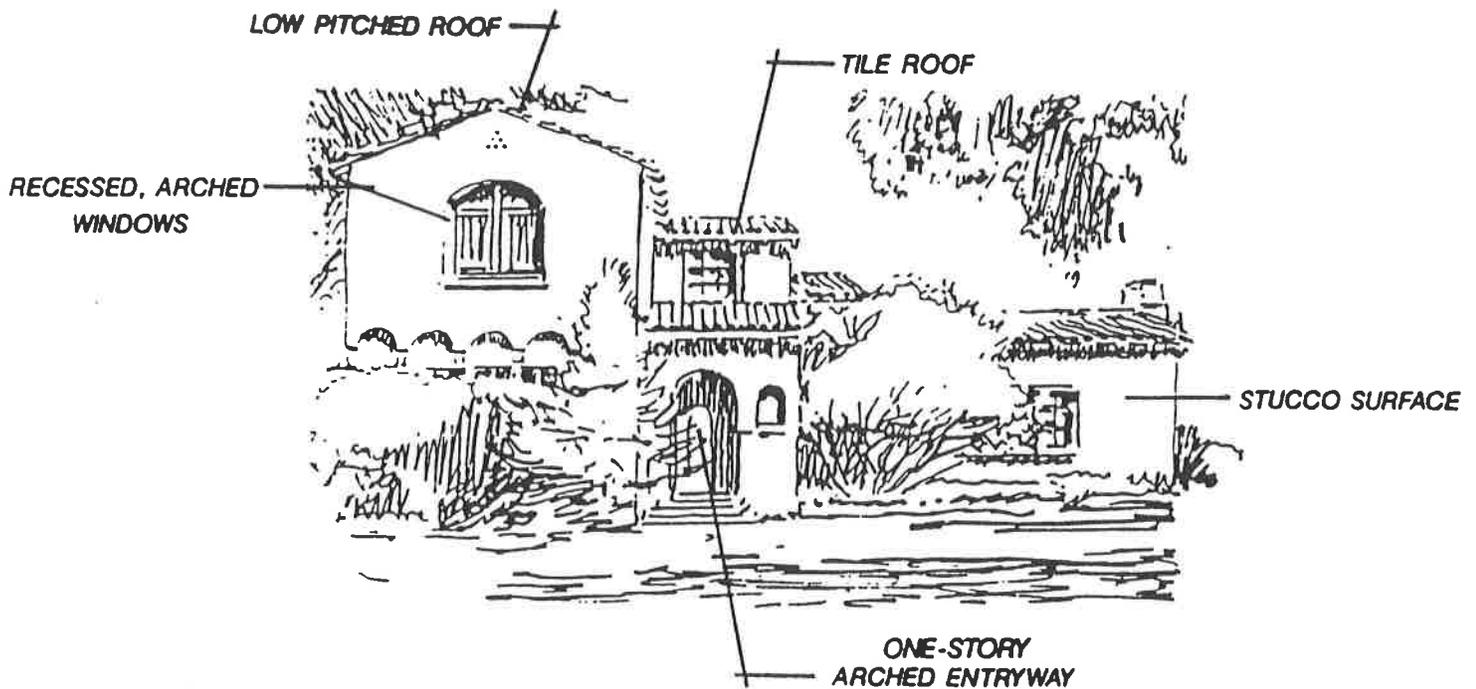
Door and window surrounds are absent or of flat, simple design, along with paired windows and false shutters. Front entry doors are usually heavy stained wood, surrounded by an arched doorway. Balcony railings are usually simple squared or turned pickets.



## Santa Barbara

The Santa Barbara style architecture combines a number of architectural elements typical throughout the Southern California region: the archways and columns typical of this style exude the rich heritage of areas like Hope Ranch and Rancho Sante Fe, which is very similar to the Mission style.

Familiar details and materials to the Santa Barbara style include exterior arches, columns, bright colored ceramic tiles, concrete or clay "S" tile roofs, smooth finish stucco, and decorative chimney caps.

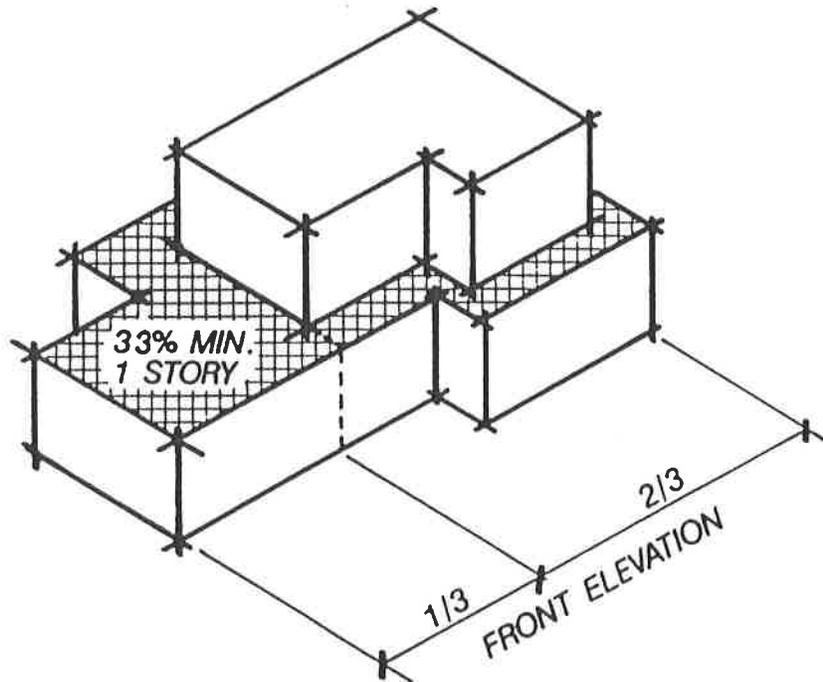


### Building Massing and Scale

The architectural image of The Cape of Good Hope will be perceived primarily from neighboring streets, open spaces, and nearby residences. Therefore, building massing, scale and roof forms are the primary design components and require careful articulation. Emphasis shall be on horizontal and vertical forms within the project. Examples of general architectural forms follow:

#### Required

- The stepping back of one to two-story volumes along edges to soften transitions in higher densities.



**Example of Building Massing:** An average of one third of the residence's mass shall be one-story, excluding detached garages, while the remaining two-thirds may be two stories, excluding detached garages.

### Permitted or Encouraged

- Homes terracing up or down a slope.
- Horizontal architectural elements.
- Projections and recesses to provide shadow.
- Simple, bold forms.
- Angles in plan and elevation for visual interest and as an element of contemporary form.
- Cantilevered second-story balcony.
- Broad pitch and extensive overhangs.
- Terraced foundations.
- "L" or "U" shaped floor plans with an enclosed courtyard.
- Covered porches or balconies.

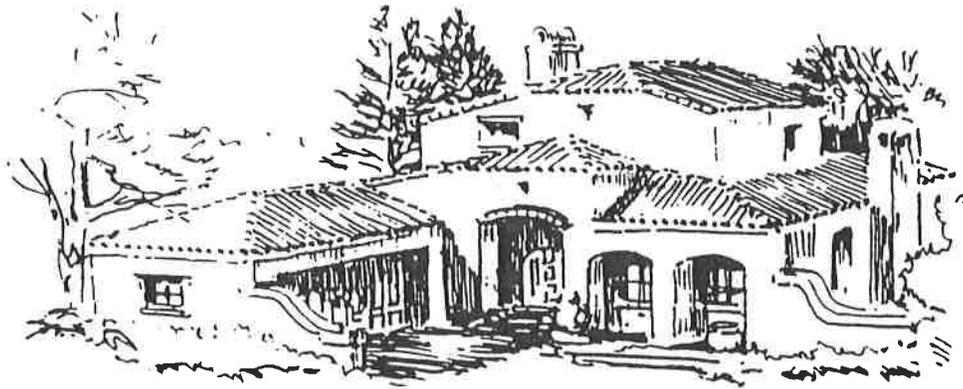
### Prohibited

- Large expanses of flat wall planes, vertically or horizontally.
- Abrupt, unbroken two-story volumes at minimum setbacks.

### **Building Materials and Colors**

#### **Materials**

Exterior plaster or stucco will be the primary wall surface material, with a float finish texture. Heavy textures such as Spanish lace, swirl or heavy trowel are prohibited. The crisp, clean and simple use of tile, brick, stone and masonry are permitted as design accents and trim if used in a contemporary expression.



#### **Colors**

Color is intended to act as a primary theme-conveying element, and reflective of the architectural styles. Wall finish colors shall be earthtone versions of yellow/browns, ocher, beiges, creams, and whites. Accent colors used to complement the wall surfaces are permitted and encouraged in moderation. Wood trim shall be stained with colored, semi-transparent stains or painted as accents.

### Required

- Off-white, earth tones and additional colors with light and dark trims.

### Permitted or Encouraged

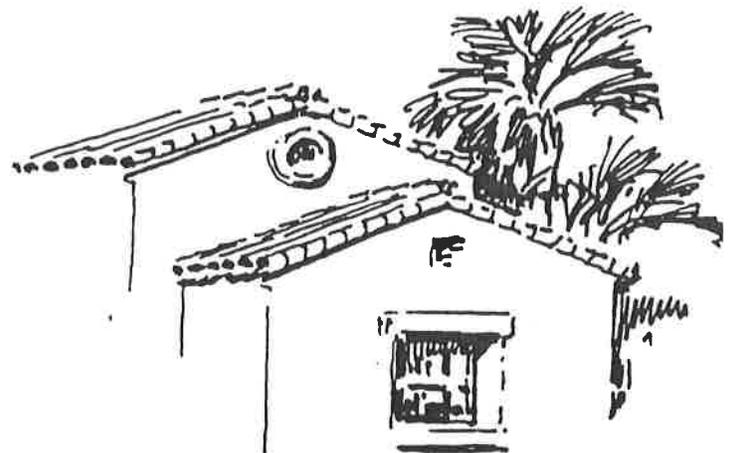
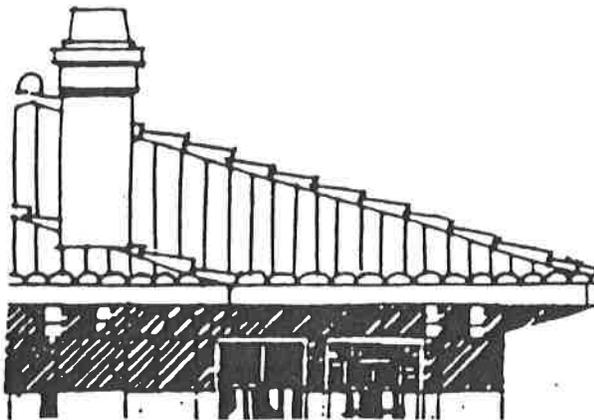
- Smooth stucco.
- Two siding materials for one building allowed only where incorporated with cantilevered balcony or other extended architectural element. Otherwise one siding material per building side.
- Smooth stucco walls bottom half and view type top half.
- Opaque paints and semi-transparent stains.
- Natural stains on wood trim.
- Indigenous stone as accent.
- Brick as accents.
- All air conditioning/heating equipment, soft water tanks, gas meters, and electrical meters must be screened from public view. Sound attenuation is encouraged.

### Prohibited

- Roughly textured stucco.
- Large spans of wood siding.
- Materials and colors not designated within the Specific Plan.

### **Roof Forms and Materials**

Principal roof forms shall be gable or hip with pitches from 4:12 to 6:12. All roof material shall be clay tile, concrete tile or slate from the approved materials and color board to ensure continuity in texture, color and character.



### Required

- Hipped or gabled roofs.
- Low pitched roofs (4:12) minimum and (6:12) maximum.
- Flat concrete tile or barrel tile ("S" tile) roofs.

### Permitted or Encouraged

- Simple roof geometry, emphasizing long, horizontal lines.
- Roof pitches for the porch may be slightly shallower than that of the building (2:12).
- Large roof overhangs.
- Concealed gutters and downspouts.
- Concrete or slate tiles.

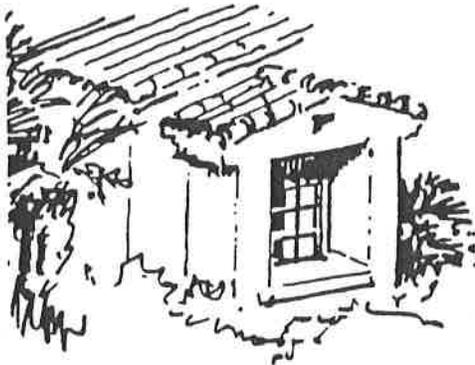
### Prohibited

- Gambrel, mansard and "period" style roofs.
- Flat roofs.
- All antennas.

### **Windows and Doors**

Recessed doors, windows and wall openings are encouraged which convey the appearance of thick, protective exterior walls. Fully recessed openings are encouraged as well as pedimented windows and doors to add articulation to the wall surface.

Particular attention must be given to shading of windows with western exposure. Operable windows are encouraged to allow cross-ventilation. High interior spaces should have operable windows or exhaust vents to release built-up heat.



### Required

- Recess windows and doors.

### Permitted or Encouraged

- Relate the building design to the out-of-doors through generous use of glazing in doors and windows.
- Traditional dutch doors and french doors.
- Decorative doors.
- Accent trim or tile at doorways.
- Pedimented windows and doors.
- Windows banded to emphasize the horizontal. Divided lights.
- Color accented window frames and doorways.
- Picture windows with simple wood trim.
- Glazing which follows roof pitch.
- Arched windows and doorways.
- Wrought iron accents.

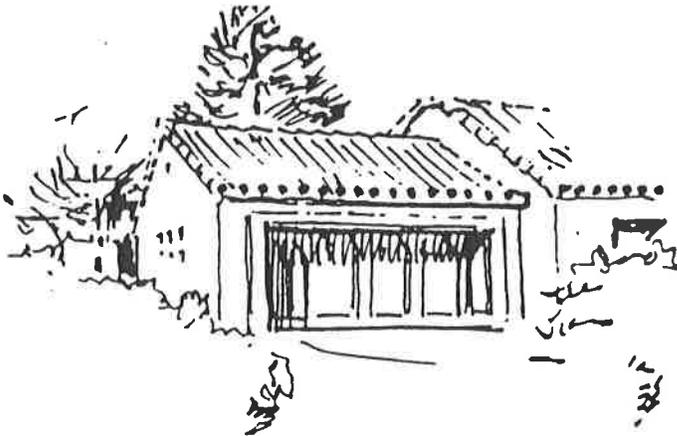


### Prohibited

- Silver or gold window or door frames.
- Reflective glass or awnings.
- Metal awnings.

### **Garage Doors**

Garage doors shall be simple in design. They are major visual elements in single family attached and detached housing. Accent colors are encouraged to compliment the architecture and provide visual variety along streetscape.



### Required

- Simple in design.
- Minimum 6" recess from adjacent walls.
- All front-entry garages with a set back less than 20 feet shall have an automatic garage door opener and a roll-up garage door.

### Permitted or Encouraged

- Staggered setbacks to adjacent doors in homes with more than two car garages.
- Roll-up garage doors

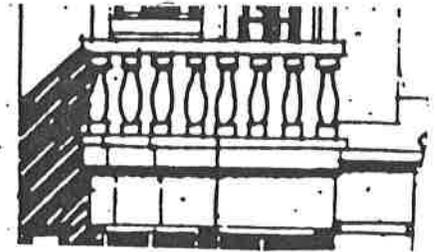
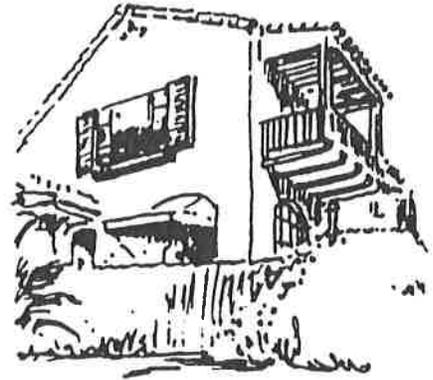
### Prohibited

- Bold trim and patterns.
- Applied decoration.

## Architectural Forms and Details

### 1. Balconies and Handrails

The incorporation of balconies and porches as part of the architectural style is encouraged for both practical and aesthetic value. They integrate indoor and outdoor living spaces, provide shelter, break up large wall masses, offset floor setbacks, and add human scale to the buildings.



#### Required

- Fine craftsmanship and authentic detail.

#### Permitted or Encouraged

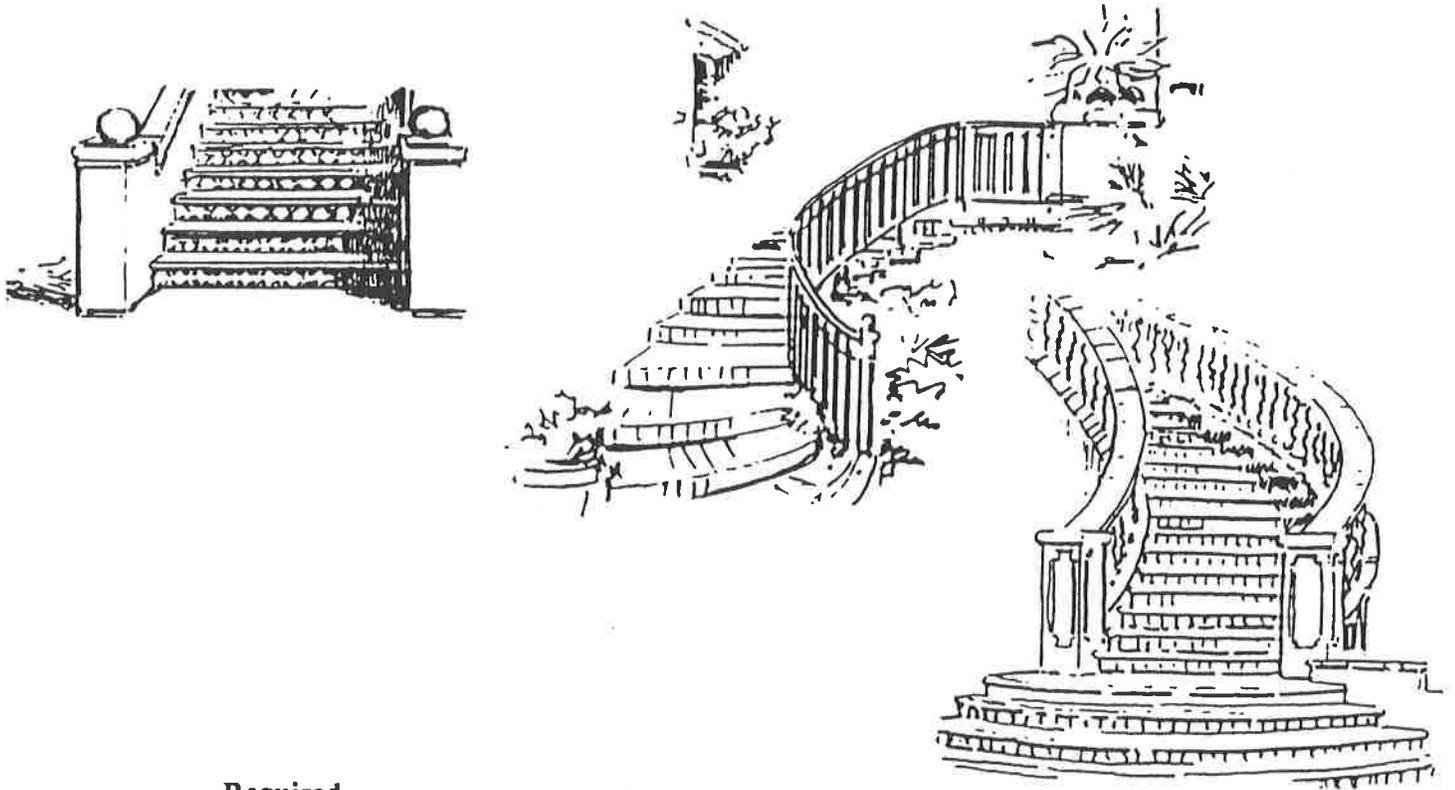
- Covered porches and balconies.
- Smooth stucco or some use of wood.
- Simple, clean, bold projections.
- Smooth cement columns and trimmed details.
- Veranda style balconies with open railings.

#### Prohibited

- Pipe railing

## 2. Exterior Stairs

Simple, clean, bold projections of stairways are encouraged to compliment the architectural massing and form at the building.



### Required

- Fine craftsmanship and authentic detail.

### Permitted or Encouraged

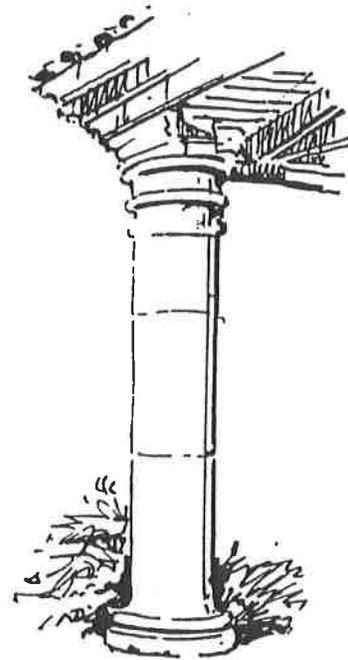
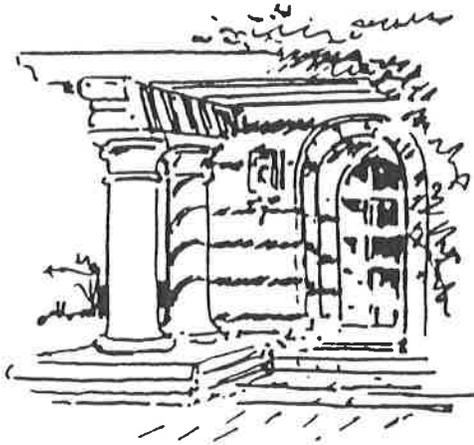
- Stairway design and location to complement building form.
- Accent trim of complementary colors.
- Simple, clean, bold projections of stairways to complement the architectural massing and form of all buildings.
- Enclosed or open railing.
- Smooth stucco, wrought iron or simple wood railing.
- Use of clay tile or brick as tread.

### Prohibited

- Prefabricated metal treads.
- Pre-cast concrete treads.

### 3. Columns

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



#### Required

- Fine craftsmanship and authentic detail.

#### Permitted or Encouraged

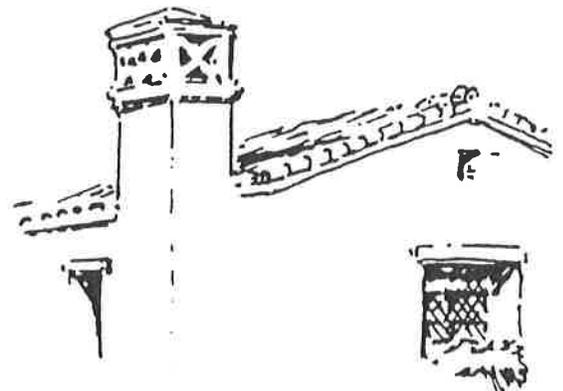
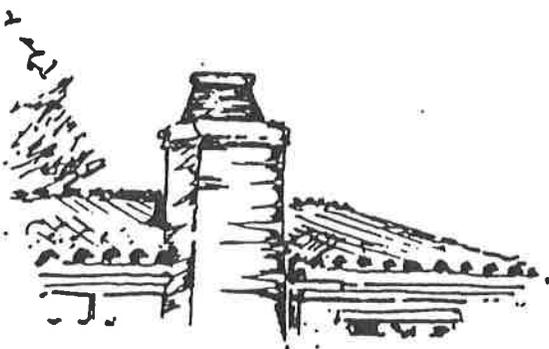
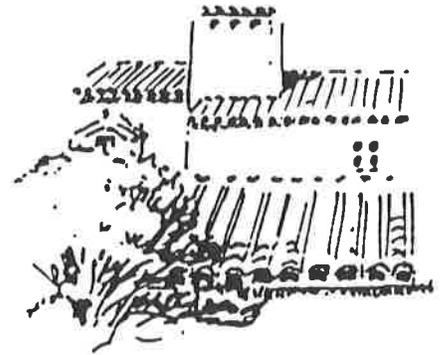
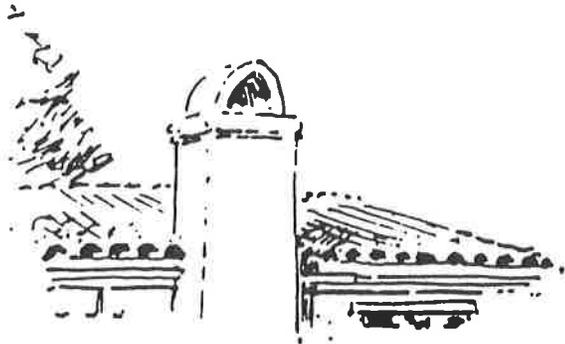
- Simple square wood posts.
- Square stucco columns.
- Free-standing plaster archways at entrance gates.

#### Prohibited

- Exposed pipe columns.
- Applied veneers on columns.
- Thin posts, such as metal pipe columns.

#### 4. Chimneys

As an architectural form, chimneys shall be simple in design to ensure a consistency of character and style.



#### Required

- Forms and materials fitting to the period architecture.

#### Permitted or Encouraged

- Simple, stucco, slump block or masonry chimneys boldly projected from wall surfaces.
- Design features adding articulation to walls.

#### Prohibited

- Freestanding or exposed flues.
- Veneers
- Extravagant metal fireplace caps.

### 4.3.3 Landscaping

The landscape theme for the Cape of Good Hope will play a significant role in establishing the character of the community. The landscape concept includes a combination of landscape and hardscape features adjacent to, and visible from project roadways, which combine to form a major element of the community structure. Major features of the landscape elements include:

- A. Entry Treatments
- B. Community Edge Treatment

These elements are combined to form an overall Landscape Concept Plan which is illustrated on Exhibit 10.

#### A. Entry Treatment

A hierarchy of community entries reinforces the thematic image within the Cape of Good Hope community. The hierarchy consists of two levels: primary and secondary entry monumentations described as follows:

**Primary Entry.** Provided at the Mountain Street intersection. The primary community entry concept is highlighted by the integration of the following elements, as illustrated in Exhibit 11 - Primary Project Entry.

1. Ornamental iron swinging entry gates connected to large entry pilasters with a bronze community plaque.
2. A separate entry for residents. Guests will occupy the guest entry lane which provides a telephone activated gating system.
3. Specimen accent trees integrated with the background monument wall.
4. Special accent paving made of stamped concrete with natural concrete banding flowing in a free-form design.
5. Selective, specialty lighting of project signage, wall and pilasters, and specimen trees.

**Secondary Entry.** A secondary entry will be provided at the Cherry Blossom and Apple Blossom intersection. The Secondary entry shall convey the overall thematic project identity by repetition of significant Primary Entry monumentation features. This entry will be gated and used only by residents and emergencies in order to reduce traffic through the existing neighborhood (see Exhibit 12 - Secondary Project Entry).

SECONDARY ENTRY

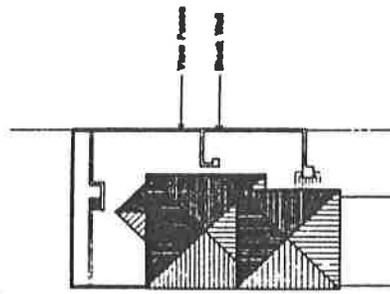
PRIMARY ENTRY

LANDSCAPE PALETTE

- Common Trees**
- California Sycamore
  - Red Oak
  - Black Oak
  - White Oak
  - Shady Side Pine
  - Shady Side Elm
  - Shady Side Maple
  - Shady Side Birch
  - Shady Side Cedar
  - Shady Side Cypress
  - Shady Side Juniper
  - Shady Side Redwood

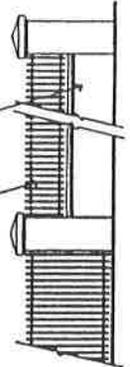
- Common Shrubs**
- California Sage
  - Red Sage
  - Black Sage
  - White Sage
  - Shady Side Yucca
  - Shady Side Agave
  - Shady Side Palm
  - Shady Side Fern
  - Shady Side Moss
  - Shady Side Lichen
  - Shady Side Mushroom
  - Shady Side Spore

- Common Plants**
- California Poppy
  - Red Poppy
  - Black Poppy
  - White Poppy
  - Shady Side Tulip
  - Shady Side Daffodil
  - Shady Side Iris
  - Shady Side Rose
  - Shady Side Lavender
  - Shady Side Hydrangea
  - Shady Side Camellia
  - Shady Side Azalea
  - Shady Side Begonia
  - Shady Side Impatiens
  - Shady Side Petunia
  - Shady Side Marigold
  - Shady Side Zinnia
  - Shady Side Sunflower
  - Shady Side Cornflower
  - Shady Side Cosmos
  - Shady Side Aster
  - Shady Side Chrysanthemum
  - Shady Side Gerbera
  - Shady Side Gladiolus
  - Shady Side Iris
  - Shady Side Lilac
  - Shady Side Magnolia
  - Shady Side Peony
  - Shady Side Rose
  - Shady Side Tulip
  - Shady Side Daffodil
  - Shady Side Iris
  - Shady Side Rose
  - Shady Side Lavender
  - Shady Side Hydrangea
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  - Shady Side Aster
  - Shady Side Chrysanthemum
  - Shady Side Gerbera
  - Shady Side Gladiolus
  - Shady Side Iris
  - Shady Side Lilac
  - Shady Side Magnolia
  - Shady Side Peony



TYPICAL LOT FENCING

Low Slats with View Fence On Top Wrought Iron View Fence



WROUGHT IRON VIEW FENCE

EXHIBIT 10  
LANDSCAPE CONCEPT PLAN

COMMUNITY ENTRY

CAPE OF GOOD HOPE

THE WESTERN COMPANY - LAKE ELSINORE



B. Community Edge Treatments

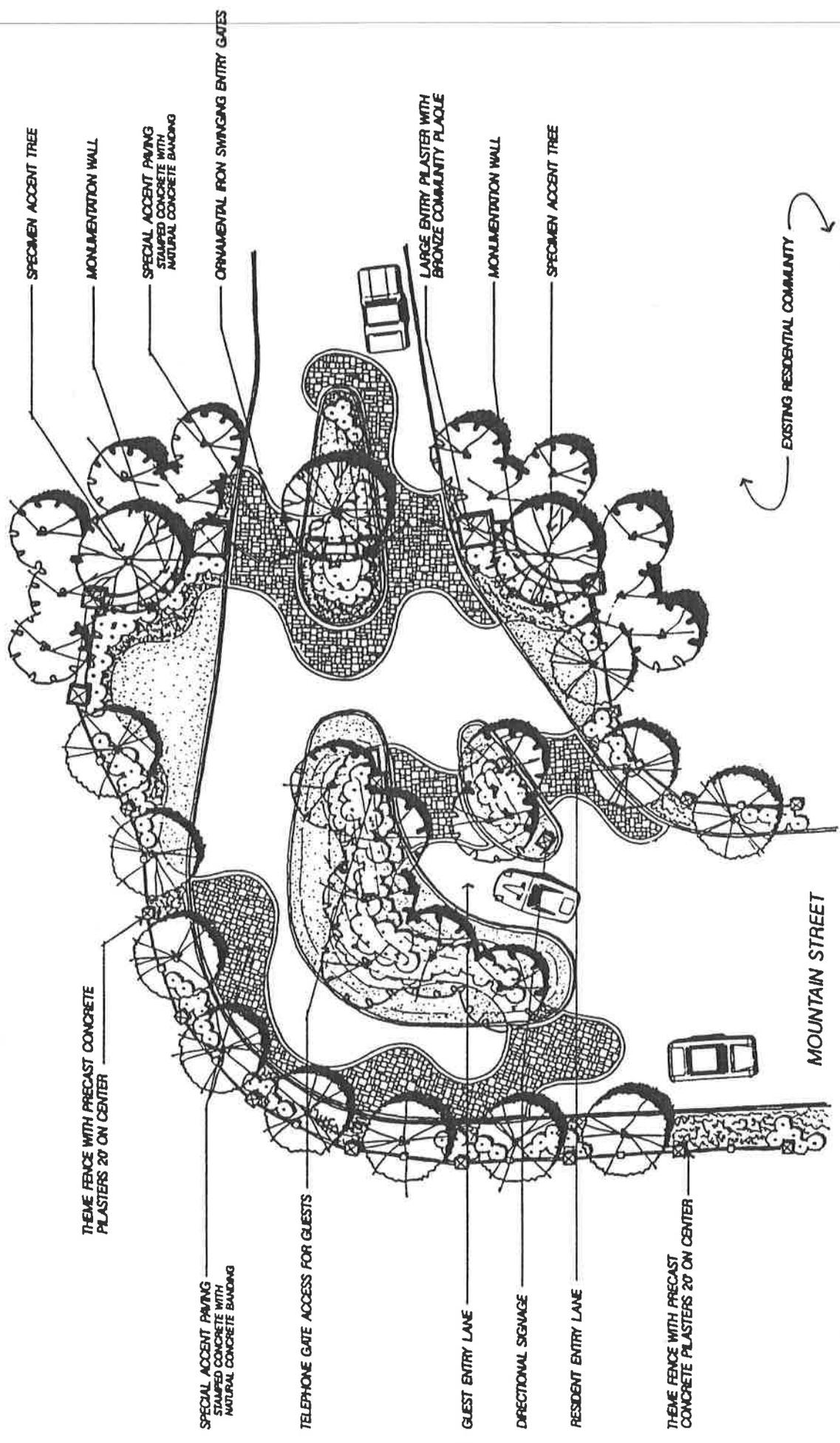
Edge or buffer treatments will be created along the perimeter of the development area and consist of four types of treatments described as follows:

**Landscaped Edge.** Consisting of fencing and formalized landscape treatment, this edge condition will occur along the project collector road creating a buffer to adjacent neighborhoods and vehicular traffic.

**Open Space Edge.** Consisting of natural or altered hillsides, this edge condition will occur generally along the upslopes of open space areas along the main project road and edge of development. Treatments along this edge would consist of either natural conditions being preserved or, where natural conditions have been altered, introduction of native or drought tolerant plant materials. Selective walls or fencing may be permitted in these areas, provided there is a consistency throughout the project.

**Individual Lots.** Many of the lots within the Cape of Good Hope Specific Plan will have natural slope area not directly used as yard spaces. These areas, with exception of the fuel modification zones as addressed below, shall be left in their natural state unless the H.O.A. approves otherwise.

**Fuel Modification Zone.** Fuel modification occurs where development abuts natural open space with the potential for wildland fires. The fuel modification requirement is 100 feet from structures where the first 30 feet are cleared and/or irrigated, and the next 70 feet are mowed to a vegetative height of 18 inches. Further detailed drawings will be provided with Final Maps.



**EXHIBIT 11**  
**PRIMARY ENTRY**



**CAPE OF GOOD HOPE**  
**THE WESTERN COMPANY - LAKE ELSNORE**

THEME FENCE WITH PRECAST CONCRETE  
PILASTERS 20' ON CENTER

SPECIAL ACCENT PAVING  
STAMPED CONCRETE WITH  
NATURAL CONCRETE BANDING

SPECIAL ACCENT TREE

MONUMENTATION WALL

ORNAMENTAL IRON SWINGING ENTRY GATES

LARGE ENTRY PILASTER WITH  
BRONZE COMMUNITY PLAQUE

PRIVATE LOT

CHERRY BLOSSOM LANE

# CAPE OF GOOD HOPE

THE WESTERN COMPANY - LAKE ELSINORE

EXHIBIT 12  
SECONDARY ENTRY

 THE KEITH COMPANIES

2505 FISHKILL AVENUE • COSTA MESA, CA 92626 • (714)640-2222

**C. Landscape Plant Palette - Cape of Good Hope Specific Plan**

**Botanical Name**

**Common Name**

**TREES**

Plantanus racemosa	California Sycamore
Pinus Pinea	Stone Pine
Eucalyptus camaldulensis	Red Gum
Eucalyptus occidentallis	NCN
Phoenix canariensis	Canary Island Date Palm
Washingtonia robusta	Mexican Fan Palm
Eucalyptus rudis	Desert Gum
Maytenus boaria	Mayten Tree
Quercus spp.	Oak
Sambucas mexicana	Elderberry
Juglans californica	California Black Walnut

**INTERIOR SLOPE PLANTINGS**

Heteromeles arbutifolia	Toyon
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Ceanothus species	Ceanothus
Arctostaphylos species	Manzanita
Lantana montevidensis	Lantana
Encelia farinose	Bush Sunflower
Bougainvillea spp.	Bougainvillea
Eshscholzia californica	California Poppy
Lupinus bicolor	Lupine
Lotus scoparius	Deerweed
Artemisia californica	Coast Sagebrush
Salvia mellifera x apiana	Hybrid Sage
Salvia mellifera	Black Sage
Diplacus aurantiacus	Sticky Monkeyflower
Eriophyllum confertiflorum	Golden Yarrow
Eriogonum fasciculatum	Buckwheat
Myoporum parvifolium	Myoporum
Fuchsia californica	California Fuschia
Lonicera japonica	Hall's Honeysuckle

**PROJECT ENTRY PLANTINGS**

Nerium oleander	Oleander
Raphiolepis indica	India Hawthorn
Fuchsia californica	California Fuschia
Lonicera japonica	Hall's Honeysuckle
Heteromeles arbutifolia	Toyon
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Rhamnus ilicifolia	Holly-Leaf Redberry
Quercus spp.	Oak
Sambucus mexicana	Elderberry
Juglans californica	California Black Walnut
Schinus molle	California Pepper

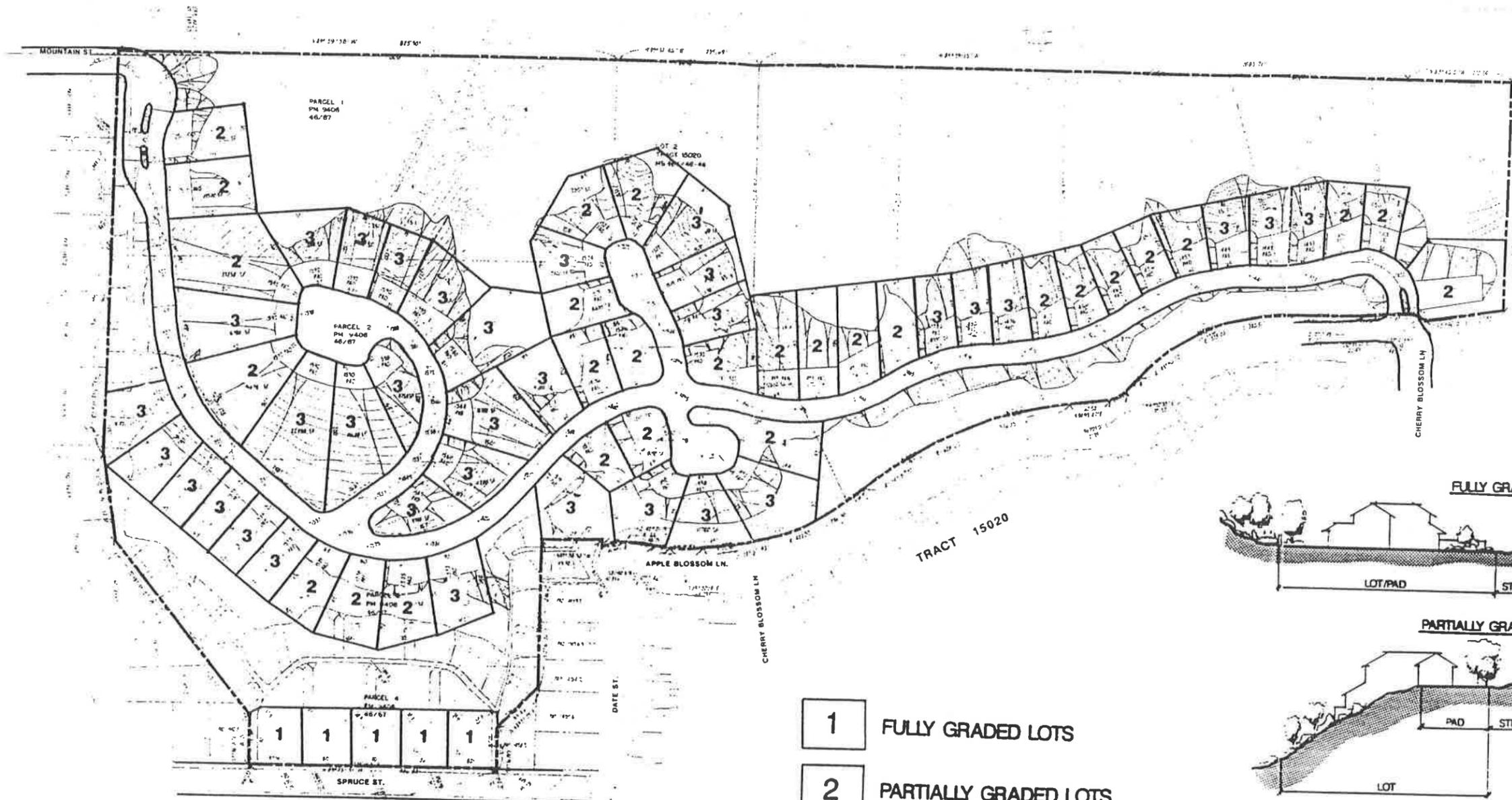
#### 4.3.4 Grading

The grading approach proposed for the Cape of Good Hope envisions three types of lot grading: **fully graded** flat pads draining to the street, and **partially graded** lots creating development pad depths of forty feet (40') or more at the street, but leaving the rear portions of lots in either uphill or downhill slopes, allowing the homes enough pad for a driveway and garage, the remaining portion of the home will terrace up or down a slope. **Special Condition** lots have less than forty feet (40') of graded pad depth. These lots have setback allowances to provide for design flexibility on up or downhill slopes and are allowed minimal driveways, five feet (5'), in order to minimize grading effects. This approach, shown below and on Exhibit 13, Lot Conditions, allows the flatter portion of the site to be fully graded, while the upper portions of the plan, with steeper topography, is more sensitively graded to create partial pad areas while preserving slope areas to the greatest extent possible. Special grading techniques, including contouring, and rounding of tops and toes of slopes are outlined in more detail in the next section.

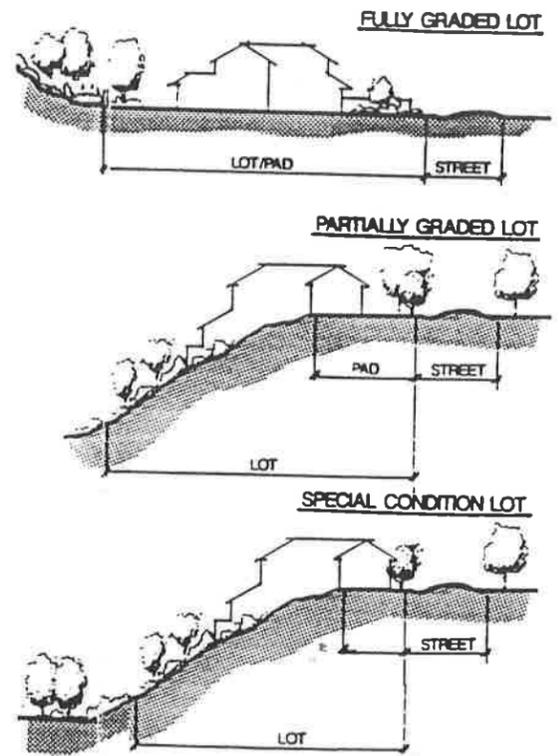
#### Grading Design

The following guidelines provide general direction to grading design as related to drainage, landforms and contour grading. The primary focus of these guidelines is to ease the visual impacts of grading through the preservation of natural landforms and the use of landform alteration techniques which are sensitive to the existing topographic features.

1. The overall shape, height and grade of any cut or fill slope shall relate to the existing land forms as much as is feasible. Graded areas shall blend with existing contours at the daylight cut or fill.
2. Any future grading by the developers of individual lots shall be approved by the City Engineer, and any grading or landscape modifications shall not impact the approved drainage pattern nor alter the pad elevation without proper approvals.
3. All manufactured cut and fill slopes shall be a maximum of two horizontal to one vertical (2:1) unless geologists approve a steeper slope, then the maximum slope would be one and one-half horizontal to one vertical (1.5:1). Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and blend with the natural topography to the maximum extent possible. All slopes 30 feet or greater in vertical height shall be contour graded.



- 1 FULLY GRADED LOTS
- 2 PARTIALLY GRADED LOTS
- 3 SPECIAL CONDITION LOTS



4. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain unless hidden from view by a structure.
5. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
6. Daylight cut and fills shall be used where ever possible.
7. All manufactured slopes shall be landscaped or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced if greater than 30' in vertical height. Irrigation facilities shall be required to provide for proper maintenance of the landscaped areas.
8. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
9. The flat graded area of a lot shall be limited to only that needed for the house and adjacent outdoor amenities such as patios or gardens. Swimming pool areas may also be graded when designed with sensitivity to the natural landforms.

#### **4.4 DEVELOPMENT REVIEW PROCEDURES**

##### **4.4.1 Introduction**

The Cape of Good Hope Specific Plan constitutes one in a series of steps in securing City approval of development within the Specific Plan area. While conforming to the City General Plan, the adopted Specific Plan becomes the basis for reviewing subsequent tract maps and permits. Zoning controls are prescribed in Section 4.2 of this document and the City of Lake Elsinore Zoning Code.

The Cape of Good Hope Specific Plan shall be administered and enforced by the City of Lake Elsinore Community Development Department in accordance with the provisions of the City of Lake Elsinore Zoning Code.

#### **4.4.2 Homeowners Association (HOA)**

A Cape of Good Hope HOA shall be formed with the purpose of administering the ownership and maintenance of common open space features such as parking and entry medians, community walls and edges and fuel modification areas as set forth in the CC&Rs. The HOA shall also perform an initial Architectural review of any lot development prior to submission for City review and approval. The City shall consider the HOA recommendations during the City's design review process. Where conflicts arise, the provisions of this Specific Plan and the City's Zoning Code shall prevail.

Control of the HOA will remain with the builder until 51% of the lots are sold, at that time the control transfers to the individual home owners.

#### **4.4.3 Review Requirements**

Any future design review will be processed through the City of Lake Elsinore. Procedures and requirements are found in Chapter 17.82 "Design Review" of the City's Zoning Code.

#### **4.4.4 Mitigation Measures**

##### **Traffic:**

1. Construct all on-site roadways, driveways and parking lots according to the final engineering plans to be approved by the City Engineer.
2. Construct Mountain Street to its ultimate width between Robb Road and the project site as approved by the City Engineer.
3. Construct Spruce Street to its ultimate width adjoining the five project site lots along Spruce Street and paving the area between these five lots and Date Street to join existing pavement as approved by the City Engineer.
4. All entrance gated areas to the project shall have turn-around areas so that vehicles not able to enter the project can turn-around without having to back-up, as approved by the City Engineer.

##### **Geology/Soils:**

5. All grading shall be performed in accordance with the General Earthwork and Grading Specifications presented in Appendix H of Zeiser Geotechnical's August 1992 Report (see Appendix D to this Mitigated Negative Declaration), and with the applicable portions of Chapter 70 of the Uniform Building Code and/or applicable local ordinances.
6. All grading and construction shall conform to the geotechnical recommendations in Section 4.0 of Zeiser Geotechnical's August 1992 report (see Appendix A to this Mitigated Negative Declaration).

7. Prior to grading, the project engineering geologist shall evaluate the need for, and shall specify locations for as necessary, retaining walls or debris fences to provide protection from hazards of potential boulder roll-out or rockfall.

**Air:**

8. During clearing, grading, earthmoving or excavation, the grading contractor shall control fugitive dust by regular watering, paving construction roads, or other dust preventive measures as defined in SCAQMD District Rule 403, and shall maintain construction equipment engines in proper tune.
9. After clearing, grading, earthmoving or excavation, the project proponent shall seed and water exposed slopes until grass cover is grown; spread soil binders; and wet the area down, sufficiently to form and maintain a crust on the surface with repeated soakings, and to prevent dust pick up by the wind.
10. The project proponent and/or Homeowner's Association shall be responsible for street sweeping all private streets within the project. Street sweeping shall be performed no less frequently than the City of Lake Elsinore's street sweeping schedule.

**Water:**

11. The on-site stormwater collection system shall be designed in accordance with the standards and requirements established by the City of Lake Elsinore and the Riverside County hydrology manual. The system shall be adequately sized to control both the storm water generated on-site plus the 100-year storm flows.
12. The project proponent shall be required to submit a 'Notice of Intent (NOI) to comply with the General Permit to Discharge Storm Water Associated with Construction Activity'. The NOI will be submitted prior to grading to the State Water Resources Control Board, with a copy to the City of Lake Elsinore evidencing compliance.

**Noise:**

13. Construction operations adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday. Construction shall not be allowed on weekends, or federal and state holidays.
14. The grading contractor shall assure that all equipment operating onsite is equipped with an adequate, properly functioning muffler.
15. Staging of earthmoving equipment and construction materials shall occur as far away from nearby homes as possible.
16. All feasible alternatives to blasting, including pre-splitting and drilling operations, shall be utilized during grading. The project will comply with the City's Noise Ordinance regulating noise levels.

**Public Services and Utilities:**

17. **Fire Protection.** Water storage and delivery systems shall be designed according to the Elsinore Valley Water Company Master Plan, with minimum flow and hydrant spacing according to fire codes.
18. **Police Protection.** The project's incremental impact on police services is insignificant. However, if a citywide or areawide fee program is adopted by the City for increases in police services, the project shall participate in such a program on a fair-share basis along with other developments.
19. **Schools.** The project shall pay such fees as are adopted by the school district for the provision of adequate school facilities.
20. **Library Services.** The project shall participate on a fair-share basis in any library fee assessment program which may be initiated by the City.
21. **Energy.** Energy conservation techniques shall be incorporated into the project design in accordance with Title 24 requirements.
22. **Water.** The proposed water facilities shall be subject to review and approval by the Elsinore Valley Municipal Water District.
23. **Water.** The project developer shall comply with EVMWD's annexation procedures, pay all district fees or provide improvements in lieu of fees.
24. **Water.** The project developer shall participate on a fair share basis in a regional water project along with the EVMWD to bring additional water capacity to the district.
25. **Water.** All practical water conservation measures shall be implemented. These measures may include, but are not limited to, the following: low flow plumbing fixtures, the use of drought tolerant landscaping, and the use of reclaimed water for irrigation purposes.
26. **Wastewater.** The proposed wastewater facilities shall be subject to review and approval by the Elsinore Valley Municipal Water District.
27. **Wastewater.** The project developer shall pay all Elsinore Valley Municipal Water District connection fees.
28. **Parks.** The dedication of land for public park and recreation facilities, and/or the assessment of fees for park development and maintenance, shall occur per City requirements.
29. **Solid Waste.** The project shall comply with the City's Integrated Waste Management Plan, when adopted by the City in accordance with the schedule in Section 40553 of the California Solid Waste Management, Source Reduction, Recycling, Composting and Market Development Act of 1989.

**Cultural Resources:**

30. **Cultural Resources.** If during grading and construction any prehistoric or historic archaeological materials are observed, a qualified archaeologist shall be retained to assess the find and determine if mitigation is required.

**Risk of Upset:**

31. **Risk of Upset.** The project developer shall assure that the former working oil well onsite, vent pipe and any related appurtenant subsurface facilities are removed and/or capped in compliance with applicable state and local regulations.
32. **Risk of Upset.** A Phase I assessment will be prepared for the former oil well onsite and shall be submitted for City review and approval prior to the issuance of grading permits.

**4.4.5 Mitigation Monitoring Program**

The Mitigation Monitoring Program is being prepared through the City of Lake Elsinore as a separate document. It is the catalyst for which the above mitigation measures will be monitored.

**4.5 ADMINISTRATIVE PROCEDURES**

**4.5.1 Administrative Adjustments**

Certain minor adjustments to explicit provisions in the Specific Plan may be made administratively by the Director of Community Development. These types of changes are as follows:

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or other technical refinements during the tentative tract/final map process.

The determination of what constitutes an administrative adjustment shall be made by the Director of Community Development.

#### **4.5.2 Specific Plan Amendments**

This plan may be amended as necessary in the same manner it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by the Planning Director that the proposed amendment would substantially affect the General Plan goals, objectives, policies or programs.

#### **4.5.3 Clarification**

If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for, or is not clearly understandable, those regulations of the City of Lake Elsinore Zoning Code that are applicable for the most similar issue, condition or situation shall be used by the Director of Community Development as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the City of Lake Elsinore Zoning Code.

### **4.6 RELEVANT GENERAL PLAN POLICIES AND OBJECTIVES**

A revised General Plan for the City of Lake Elsinore has recently been completed dated November 1990. Conformance to the relevant adopted policies and objectives are addressed below.

#### **LAND USE ELEMENT**

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

The Cape of Good Hope Project provides an area of quality move-up housing for the people of Lake Elsinore.

Policy 1.1.1            The city shall encourage planned residential and/or planned unit developments, through the use of specific plans and zoning, that promote innovative site design; preserve natural features; and provide open space, recreational facilities, and other amenities and facilities.

The Cape of Good Hope project uses the Specific Plan to promote uniqueness in design and zoning.

- Objective 1.4** Provide for open space and recreational land uses to meet the needs of the community.
- The Cape of Good Hope Specific Plan provides a total of 54% of open spaces within its boundaries.
- Policy 1.4.1** The city shall require the dedication of open space and parkland and encourage private open space and other recreational amenities within proposed development.
- The Cape of Good Hope Specific Plan provides a total of 54% of open spaces within its boundaries.
- Policy 1.4.2** The city shall require private parkland and private open space areas to be operated and maintained by the landowner, a homeowner's association or other private entity.
- The Cape of Good Hope project will have an HOA to maintain all open space areas.
- Policy 1.8.1** The city shall require that specific plans include design guidelines for architecture, landscape architecture, site planning and streetscapes.
- This project provides these items.
- Objective 1.9** Ensure the consideration of environmental and geologic features in the planning process.
- A biological and geological report has been prepared for this project.
- Policy 1.9.1** The city shall use the specific plan as a tool to examine and plan closely for environmental features.
- A biological and geological report has been prepared for this project.
- Policy 1.9.2** The city shall establish hillside grading standards that naturalize the effects of grading, require preservation of unique natural features and encourage a broad range of hillside architectural and site planning solutions.
- The Cape of Good Hope project incorporates both architectural and site planning solutions for the entire project design to reduce any impacts grading might have on the site.

Policy 1.9.3            The city shall consider public views of the lake as a standard development evaluation criteria.

This project does not interfere with any public views of the lake, provides views for the potential residents of the project.

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

The Cape of Good Hope project provides open space buffers between most surrounding land uses.

Policy 1.11.3         The city shall continue to require that development proposals be fully responsible for meeting public facilities and services requirements.

The Cape of Good Hope will provided required services.

**OPEN SPACE/CONSERVATION ELEMENT**

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

A biological report was prepared for this project and was found there will be no significant impact on any resources.

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

The Cape of Good Hope project is preserving approximately 46% as open spaces.

Policy 1.4.3         The city shall require adequate erosion control and water runoff measures of development projects that may otherwise impact water resources adversely.

This project will adhere to the mitigations standards set forth in the geological study.

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

The General Plan designates this site a density of up to six dwelling units per acre, the Cape of Good Hope is proposed at a density of 1.7 du/ac thus reducing the amount of traffic anticipated by the city's General Plan.

Policy 3.1.1            The city shall require sites proposed for future development to be evaluated through a literature search or survey by certified archaeologists and/or paleontologists in accordance with the California Environmental Quality Act.

A Cultural Resource report was prepared for this project.

Objective 4.1            Preserve quality public views of the lake and ridgelines.

The Cape of Good Hope project is proposed at the base of a visible hill preserving the ridgeline as open space.

Objective 4.2            Promote the establishment of permanent open space areas and the preservation of significant physiographic features.

The Cape of Good Hope project preserves over 50% of the project as open space.

Policy 4.2.5            The city shall encourage the use of clustered development and other site planning techniques to maximize the preservation of open space.

The clustering technique has been used in the design to preserve the ridgeline areas.

#### **PARKS AND RECREATION ELEMENT**

Policy 1.1.4            The city shall require developers of residential projects of greater than fifty dwelling units to dedicate land based on the park acre standard of five (5) acres to one thousand (1,000) population of the payment of in lieu fees.

The Cape of Good Hope project will pay necessary fees required for the project.

#### **PUBLIC SAFETY AND URBAN SERVICES ELEMENT**

Policy 1.1.2            The city shall ensure that new developments shall be approved only after it is determined that there is adequate water pressure to maintain the required fire flow.

It has been determined that adequate water pressure can service the Cape of Good Hope project.

Policy 1.2.2 The city shall require all new development projects to comply with the most recent Uniform Building Code seismic design standards.

The Cape of Good Hope project will adhere to required standards.

Policy 1.3.3 The city shall require drainage improvements as a condition of project approval as deemed necessary by the City Engineer.

The Cape of Good Hope project will adhere to required conditions.

Policy 2.1.2 The city shall, prior to the issuance of building permits, require landowners to demonstrate that adequate water capacity exists or will be provided to serve the proposed development.

The Cape of Good Hope project will adhere to this requirement.

Policy 2.2.1 The city shall, prior to the issuance of building permits, require landowners to demonstrate that wastewater/sewer flows will be accommodated for the proposed development.

The Cape of Good Hope project will adhere to this requirement.

#### **COMMUNITY DESIGN ELEMENT**

Policy 1.1.2 The city shall identify opportunities to maintain open space features on developed property.

The Cape of Good Hope project is preserving the existing ridgeline as a visual amenity for the proposed and existing communities.

Objective 2.1 Encourage new residential development to establish identifiable neighborhoods.

This project will establish a private gated community providing unique gateways and design guidelines to establish an identifiable neighborhood.

Policy 2.1.1 The city shall utilize the location of open space/recreational buffers, and distinctive streetscape designs to create strong neighborhood boundaries.

There are approximately 18.5 acres dedicated to open spaces being used as buffers and the landscape concept along with the entry treatments will create a strong neighborhood boundary.

**Objective 3.1** Promote site design and building construction that preserves significant landforms.

This project promotes the use of architecture that terraces up or down the slope in order to reduce grading and to preserve the natural hillside.

**Policy 5.1.1** The city shall maintain view opportunities from public areas to the surrounding hillsides, the lake and other significant features through design standards and the design review process.

The Cape of Good Hope project is preserving a significant ridgeline establishing a focal point for the area.

### **CIRCULATION ELEMENT**

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

The Cape of Good Hope project will maintain these levels.

**Policy 1.3.1** The city shall develop measures to avoid diversion of through traffic into residential neighborhoods.

This project is proposed at a private gated community. The access is limited to residents and will deter unwanted through traffic.

**Policy 4.1.1** The city shall pursue methods of encouraging the provision of an increased onsite parking supply through a range of techniques.

The Cape of Good Hope project will be providing onstreet parking as well as building separate parking bays for additional guest parking.

### **HOUSING ELEMENT**

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

The Cape of Good Hope project will use construction techniques to conserve energy.

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**NOISE ELEMENT**

**Policy 2.1.3**

**The city shall encourage acoustical design in new construction.**

**The Cape of Good Hope project will include acoustical design in the construction of its homes and the use of walls and other methods to reduce any noise impacts.**