



EAST LAKE SPECIFIC PLAN Lake Elsinore, CA



DRAFT
April 14, 2017





EAST LAKE SPECIFIC PLAN AMENDMENT NO. 11

Lake Elsinore, CA

APRIL 14, 2017 DRAFT

PREPARED FOR:

THE CITY OF LAKE ELSINORE
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530

PREPARED BY:

CITY OF LAKE ELSINORE COMMUNITY DEVELOPMENT DEPARTMENT
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ADOPTED BY CITY COUNCIL: _____, 2017
ORDINANCE No. _____



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1 INTRODUCTION

1.1 PROJECT DESCRIPTION & PURPOSES OF AMENDMENT NO. 11

The East Lake Specific Plan is a blueprint guide for the development of approximately 2,950 acres at the southern end of the City of Lake Elsinore. Adjacent to both the southeasterly shore of Lake Elsinore and Diamond Stadium, it has become home to “Dream Extreme” active sports facilities such as skydiving, hang-gliding, motocross, as well as an 18-hole golf course; making the City of Lake Elsinore the “Action Sports Capital of the World”. In the heart of western Riverside County, the East Lake area is easily accessible from San Diego, Orange County beach cities, Riverside County cities including Palm Springs, San Bernardino, and Los Angeles.



The City of Lake Elsinore seeks to encourage and promote the “Dream Extreme” character of the area by updating the East Lake Specific Plan in order to accommodate opportunities for a wide variety of recreational sporting venues and accessory support uses. In achieving the City’s goal as a premier recreation destination, the East Lake Specific Plan (ELSP) will offer both residents and visitors alike unique sporting experiences.

1.1.1 Amendment No. 11

The City originally prepared the ELSP in 1993 as a joint venture with an interested developer. In 2016, the City examined the opportunities and constraints within the specific plan area, and prepared Amendment No. 11 in order to:

- Overhaul land uses, development regulations, and architectural guidelines along with updating circulation and drainage.

- Streamline the development process in order to stimulate private sector investment.
- Create a user-friendly East Lake Specific Plan document.



- Protect the natural resources in the Lake’s Back Basin.
- Maintain flood storage capacity.

- Anticipate changing marketplace demand and public need by providing flexibility in implementation.
- Ensure that the City’s “Action Sports Capital of the World” activities have a permanent location in the City.



1.2 HISTORIC PERSPECTIVE & SUMMARY OF PREVIOUS AMENDMENTS

Lake Elsinore has historically fluctuated from a dry lake bed during drought years, to extreme flooding conditions during wet years. In an effort to stabilize the water level of the Lake, the Lake Elsinore Management Authority (LEMA) was formed, consisting of the City of Lake Elsinore, California Department of Parks and Recreation, Elsinore Valley Municipal Water District, Santa Ana Watershed Project Authority, and the County of Riverside. This joint powers agency developed a phased construction and maintenance program, the Lake Elsinore Management Project (LEMP), which was implemented in the late 1980s and completed in the early 1990’s. The LEMP provided a levee that split the original lake area in half and rerouted the inflow of the San Jacinto River through to the main Lake. By halving the surface area, the LEMP reduced by half the evaporation of valuable water each year. So, the frequency of the Lake being completely dried up was greatly reduced. The LEMP also called for refurbishment of three existing wells, the establishment of more permanent wetland habitats behind the levee (referred to as the “Back Basin”) and the eventual introduction of recycled wastewater to stabilize the lake level.

The ELSP approved on June 8, 1993 sought to capitalize on the benefits afforded the Back Basin area of the LEMP. Subsequently, ten amendments were processed and as described below, nine were approved. A brief summary of each East Lake Specific Plan Amendment follows:

- Amendment No. 1, approved on February 10, 1998, consolidated and reconfigured land uses within Phase I. Amendment 1 resulted in an increase in land allocated to open space due to flood storage needs which were not recognized by the 1993 Specific Plan, and a reduction in the amount of commercial and residential development; thereby decreasing the residential yield for the Amendment area and the overall Specific Plan. This Amendment also made modifications to the roadway network, public services and utility plans to accommodate the amended land uses. There were also changes to the Design Review process; however, Amendment No. 1 did not include any changes to the original ELSP Design Guidelines or Development Standards.
- Amendment No. 2 was approved in August 1999. Amendment No. 2 redistributed land uses within Phase I. Amendment No. 2 increased the percentage of land allocated for wetland mitigation area and open space. It reduced the total acreage allocated to residential acreage and mixed use, and accordingly, decreased the residential yield for both the Amendment area and the overall Specific Plan. Amendment No. 2 included changes to the grading policies, added language to clarify the Director's approval authority, and amended the Design Guidelines and Development Regulations.

A large portion of land in Amendment No. 2 was subsequently superseded by Amendment No. 6. In addition, the southeastern portion of Amendment No. 2 land was later included as a part of Amendment 8.
- Amendment No. 3: Resolution No. 2002-256, approved on June 26, 2002, removed three (3) parcels from the ELSP, and changed their Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APNs 370-030-011, 370-050-002 and -012.
- Amendment No. 4: Resolution No. 2003-12, approved May 27, 2003, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-080-014.
- Amendment No. 5: Amendment No. 5 was proposed to remove 77 acres from the

ELSP for the “Water’s Edge Specific Plan.” No action has been taken on the proposal as of March 2017.

- Amendment No. 6: Approved in July 2004, Amendment No. 6 redistributed land uses and eliminated a portion of the circulation loop within Phase I. Amendment No. 6 also reduced the overall residential yield of the ELSP from 9,000 dwelling units in the original Specific Plan to 7,975 dwelling units. Amendment No. 6 consists of a large portion of land that was previously modified by Amendment Nos. 1 and 2.
- Amendment No. 7: Resolution No. 2004-33, approved May 25, 2004, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-050-013.
- Amendment No. 8: Ordinance No. 1166 was adopted on December 13, 2005, redistributing the land use allocation and circulation roadways within the southeasterly portion of the ELSP. Amendment No. 8 further reduced the overall residential yield of the ELSP from 7,975 dwelling units (as reduced by Amendment No. 6) to a maximum of 7,389 dwelling units.
- Amendment No. 9: Ordinance No. 2010-1277 was adopted on July 13, 2010, removing 86.4 acres of land along both sides of Diamond Drive between Lakeshore/Mission Trail and Malaga Road, and a small portion of the south side of Malaga at the southwest corner of Malaga Road and Diamond Drive.

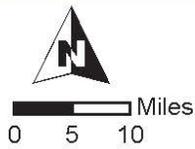
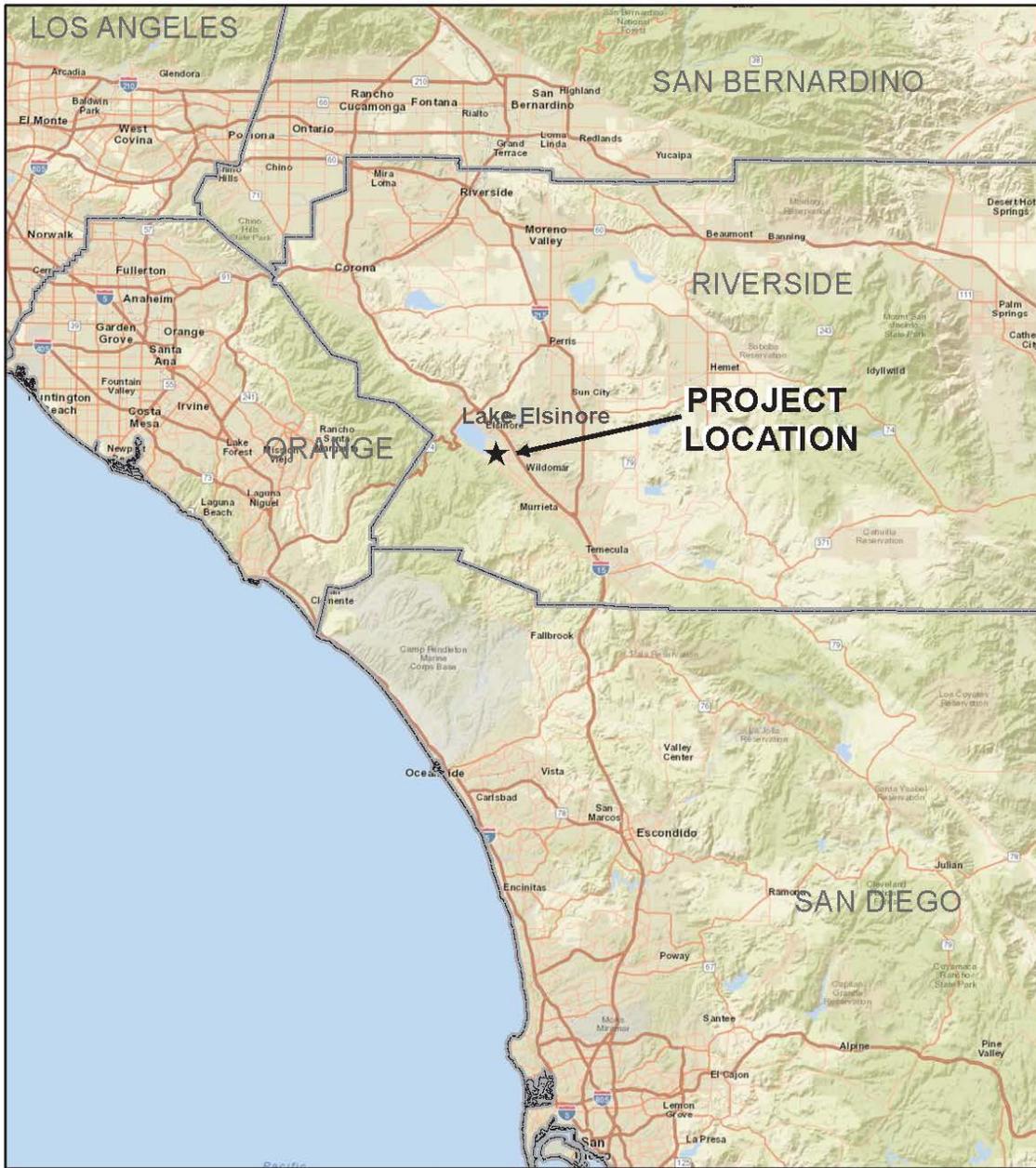
Amendment No. 9 removed the Stadium from the ELSP, which accounts for 19 acres of Special Alternative Use (SAU), approximately 53 acres of General Commercial (GC), 6.5 acres of Open Space (OS) and 8 acres of roads.

The purpose of Amendment No. 9 was to remove lands from the ELSP that are incorporated into the Diamond Specific Plan for the Ballpark District, which surrounds and enhances land uses at the Diamond Stadium. Additional parcels were removed from the ELSP as well, and reverted back to General Plan designations and zoning, to avoid an “island” of parcels that were no longer contiguous to the balance of the ELSP.

- Amendment No. 10: Ordinance No. 2013-1316 was adopted on August 13, 2013, to change the land use designation of Planning Area 46 of the Summerly development within the ELSP from Open Space to Residential-1, which allows up

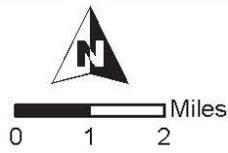
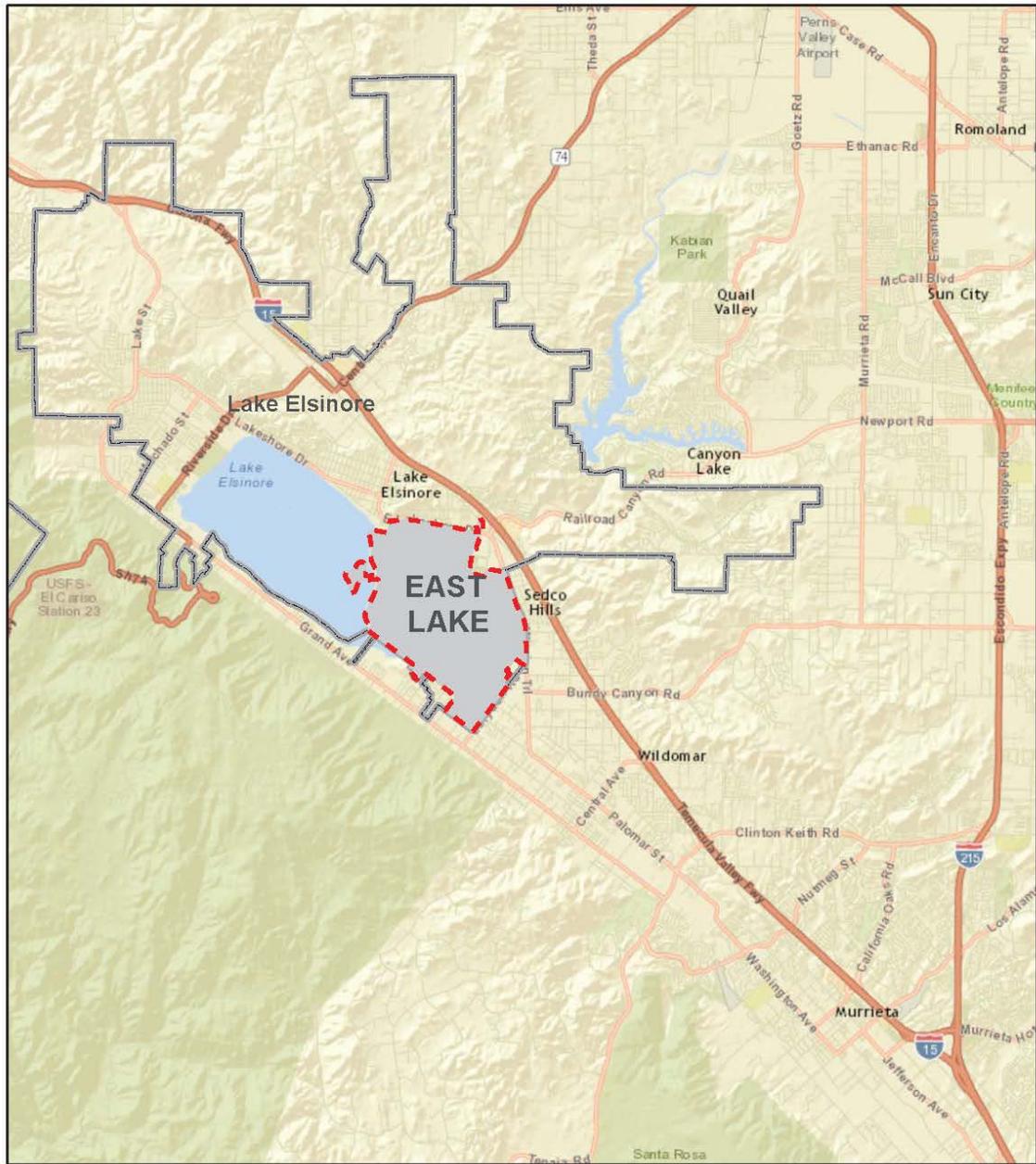
to 6 dwelling units per acre, with no overall change to the total number of residential units in the specific plan.

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**FIGURE 1-1
REGIONAL MAP**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83



**FIGURE 1-2
VICINITY MAP**



Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

1.3 AUTHORITY TO PREPARE SPECIFIC PLAN

The East Lake Specific Plan has been prepared under the authority granted to the City of Lake Elsinore in accordance with the requirements of California Government Code, Title 7, Division 1, Article 8, §§ 65450 through 65457.

Section 65450 states that “[a]fter the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.”

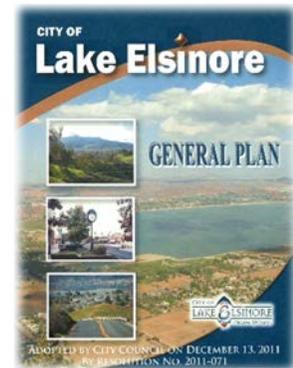
Section 65451 mandates that a specific plan contain the following:

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and 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 in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3)
- (b) The specific plan shall include a statement of the relationship of the specific plan to the General Plan.

The State Government Code also allows specific plans to be adopted either by resolution or by ordinance and to be amended as often as deemed necessary by the legislative body (§ 65453).

1.4 RELATIONSHIP TO THE CITY OF LAKE ELSINORE GENERAL PLAN

On December 13, 2011, the City of Lake Elsinore City Council adopted a comprehensive update of the City's General Plan. The 2011 General Plan includes the development of land use policies and land use maps to guide the future development of the City of Lake Elsinore. The East Lake Specific Plan site is located within the East Lake District of the General Plan (GP).



As shown on the General Plan's Land Use Plan (GP, Figure 2.1A) and on the East Lake District Land Use Plan (GP, Figure EL-1), the project site has a General Plan land use designation of "Specific Plan." The General Plan states that: "In the case of specific plan area, the Land Use Plan depicts a Specific Plan Land Use designation for all areas for which there exists an approved specific plan. Each approved specific plan document governs land uses within its designated boundaries." (GP, p. 2-2) In describing the specific plan land use designation, the General Plan provides that "the designated uses contained in each specific plan are the governing land uses." (GP, p. 2-18) The General Plan's appendices includes a summary of the East Lake Specific Plan and each of its amendments, with several exhibits.

To ensure that the East Lake Specific Plan is consistent with the General Plan, a review of the General Plan's goals and policies was completed and included as Appendix A of this document. The general plan consistency analysis lists each goal and policy and describes whether the Specific Plan is considered consistent, inconsistent or not applicable with the goal or policy.

1.5 PROJECT OBJECTIVES

The following objectives of the East Lake Specific Plan provide a framework for purpose and intent of the Plan.

1. Set forth a comprehensive development plan that implements the City of Lake Elsinore General Plan and achieves the City's development goals for the East Lake area of the City.

2. Overhaul East Lake Specific Plan land uses, development regulations, circulation, drainage, and architectural guidelines in order to streamline development and make the ELSP document user-friendly.
3. Protect the natural resources in the Back Basin and maintain flood storage capacity.
4. Ensure that the City's "Action Sports Capital of the World" activities and land uses have a permanent home in the City.
5. Stimulate private sector investment in the East Lake area.
6. Provide the necessary infrastructure to facilitate proposed land uses in the East Lake areas, guided by a fiscally sound plan for funding the construction and ongoing maintenance of these infrastructure systems.
7. Maximize the advantages of the site's location in terms of visibility and proximity to the Lake, State Route 74 and to Interstate 15.
8. Encourage action sports and related uses that benefit from and enhance the synergy of Diamond Stadium, The Links at Summerly Golf Course and skydiving activities.
9. Improve the housing stock by providing a residential component with a variety of residential product types and densities that are compatible with the City's economic mixed-use demand.
10. Increase City revenues by providing for a variety of action sports, tourism, recreation, commercial and retail activities with the potential to generate substantial sales- and property-tax revenue.
11. Anticipate changing market demand and public need over time by providing flexibility in plan implementation and in development standards that will allow the East Lake Specific Plan to accommodate changing product designs and consumer preferences.
12. Provide for improved connectivity within the East Lake Specific Plan and nearby destinations by incorporating gathering places, strong pedestrian connections, and linkages to surrounding city-wide trails and open space.

2 LAND USE PLAN

2.1 PROJECT LOCATION

The East Lake Specific Plan is a 2,950-acre planned community in which a well-balanced and functional mix of residential, commercial, open space, recreational, institutional and accessory industrial land uses are provided. The community is located along the eastern shore of Lake Elsinore, one of the few recreational natural lakes in southern California. The dynamic water orientation and recreational opportunities of the community are the primary influences shaping the design of East Lake. With its unique location and size, East Lake has the opportunity to be the premier water-oriented recreational community within the City of Lake Elsinore. The lakeside facilities and amenities of East Lake, along with existing facilities at other areas around the lake, will assist the City in its effort to enhance its role as a year-round resort destination.



In addition, thoughtful consideration is given to the environmental factors which affect the site. As a result, many of East Lake's environmental features, such as biological habitat, wetlands, and flood plain are created, preserved or enhanced through its significant Open Space system. This open space system is designed as an integral part of the overall community concept.

2.1.1 Regional and Local Setting

The East Lake Specific Plan is located within the City of Lake Elsinore, in the southwest portion of Riverside County, as shown in Figure 2.1 Regional Location. East Lake is accessible from Interstate 15, Highway 74 (Ortega Highway), and major roadways including Diamond Drive, Mission Trail, Bundy Canyon, Lakeshore Drive, and Grand Avenue. The site is approximately a one-hour drive from metropolitan Orange County to the west, and forty-five minutes from the City of Riverside to the north. The Orange County beach communities can access the site via State Route 74 or the 241 Toll Road connecting to State Route 91. San Diego County is approximately one-hour and fifteen-

minutes from Lake Elsinore. (Figure 1-1, Regional Map and Figure 1-2 Vicinity Map)

The Land Use Plan, Figure 2-1, indicates the type and distribution pattern of land uses within East Lake. An acreage breakdown of land uses for the community is provided in Table 2-1, Specific Plan Development Targets.

2.2 SPECIFIC PLAN FLEXIBILITY

In order to be responsive to changing market conditions, evolving lifestyle preferences and the specific needs of potential developers of implementing development projects, the ELSP incorporates flexibility of uses in the final mix and intensity of development. Such flexibility allows final decisions on uses and development intensity to be made as conditions change over time without having to go through a specific plan amendment process. This flexible approach is in the public's best interests in terms of the range of active sports uses, housing opportunities and commercial opportunities achieved in the ELSP.

As described further below, ELSP's land use concept provides flexibility not only by providing for a range of possible uses, but also by allowing flexibility in how uses are mixed. Uses can be mixed either vertically or horizontally. Vertical mixed-use places different uses over one another; for example, residential or office uses over ground-floor commercial retail. Horizontal mixed-use locates different uses adjacent to each other; for example, residential near an office building, and commercial retail and hotels near active sports uses. In order to achieve this flexibility, the land use approach utilizes the following flexibility tools.

1. Land Use Designations: The ELSP land use plan is made up of four land use designations and three land use overlays. The "Action Sports, Tourism, Commercial and Recreation" land use designation reflects the unique development potential of Planning Areas 2, 3, 6, and 8 due to their proximity to the Lake and the adjacent Diamond Specific Plan. In conjunction with the land use overlays, and the "Golf Course, Parks", "Residential Neighborhood" and "Preservation/Mitigation Areas" land use designations, the ELSP land use plan provides for a mix of sports and recreational uses, commercial uses, hotels, open space, residential and accessory industrial uses. Permitted uses in these categories are purposely broad to allow for a range of complementary uses.

2. *Intensity of Development:* In order to facilitate a mix of land use types and opportunities, the intensity of an individual development may exceed the development targets within any Planning Area or Land Use Overlay so long as maximum development targets of the entire ELSP (see Development Targets, below) is not exceeded. Under this approach, a variety of land use types and intensities are permitted within the ELSP, and the location of specific uses can follow market demand.



Individual residential project development density is considered “gross density,” calculated based on the number of units in the development divided by the total land area of the development.

Similar to residential density, non-residential development intensity (calculated as floor area ratio, or FAR) is permitted within the Plan so long as the ELSP maximum mixed-use, non-residential development targets are not exceeded. (see Development Targets, below) Under this approach, a variety of non-residential building floor area ratios are permitted anywhere within a Planning Area.

3. *Development Targets:* The amount of development, or land use yield, which is allowed under the ELSP land use plan, is based on the development vision and design objectives of the Plan, and the area’s carrying capacity for development. Based on this vision, plan-wide development “targets” have been established for the Plan, to be implemented through the land use designations and overlays. The development targets are listed below in Table 2-1.

Table 2-1 East Lake Specific Plan Development Targets

Land Use	Development Targets
Active Recreation 1 Uses ¹	1
Active Recreation 2 Uses ²	3
Action Sports 1 Uses ³	1
Action Sports 2 Uses ⁴	1
Outdoor Concert Venue (10,000 attendees maximum) ⁵	1
Commercial/Industrial	458,000 square feet
Golf Course (The Links at Summerly)	1
Hotels ⁶	4
Parks	36.4 acres
Preservation/Mitigation ⁷	815.18 acres minimum
Mixed Use Overlay	1,350 dwelling units
Residential Neighborhoods	2,290 dwelling units
Restaurants	67,500 square feet
<p>NOTES:</p> <p>1. Active Recreation 1 – More intense weekend trip generating land uses (e.g., baseball/field sports complex)</p> <p>2. Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink.</p> <p>3. Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.</p> <p>4. Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.</p> <p>5. The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.</p> <p>6. Maximum of 540 rooms</p> <p>7. Preservation/Mitigation acreage is approximate. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed amount.</p>	

4. Density/Intensity Transfers: The ELSP land use plan is divided into Planning Areas with projected development targets allocated to each area based on preliminary land use programming. In order to encourage innovative design solutions and to respond to market conditions over time, the transfer of development intensity (units and/or floor area) from one Planning Area to other Planning Areas may be approved as part of a subsequent development entitlement process (e.g. subdivision mapping or Design Review) or via the Minor Modification process. (See Chapter 9, Specific Plan Administration) Any such increase in development intensity will require an equally corresponding decrease in the same type of land use in other parts of the Plan. When transfers are proposed, density analyses are required to ensure compliance, and to ensure mitigation measures continue to accommodate environmental impacts associated with the use. The Plan’s overall

development holding capacity for each use type (as shown in Table 2-1) will not be exceeded.

2.2.1 Land Use Allocation

Land use allocation within The East Lake Specific Plan is based on eight development areas or “Planning Areas,” which have been designated to provide further definition of the Land Use Plan (Figure 2-1). Furthermore, the Planning Areas were created to reflect logical clusters of integrated development.

Actual land uses developed in the ELSP will not be determined until the site plan Design Review and/or subdivision stage, and may result in slight differences from the actual yield allocated to a particular Planning Area as presented below, or changes to the Planning Area boundaries shown in Figure 2-1, The East Lake Specific Plan Land Use Map. Additionally, the conceptual land uses described below may also change as detailed site planning occurs. The use allocations (i.e., non-residential SF and number of dwelling units) described below are shown in Table 2-2, East Lake Specific Plan Development Targets by Planning Area.

Table 2-2 East Lake Specific Plan Development Targets by Planning Area

Planning Area	Acres	Development Target
Planning Area 1	707.5	
Golf Course (The Links at Summerly)		1
Hotel ¹		1 (90 rooms)
Residential Neighborhood		1,979 dwelling units
Preservation/Mitigation ¹²		110.43 acres
Planning Area 2²	310.6	
Active Recreation 2 Uses ^{5,7}		0-1
Commercial/Industrial		290,000 sq. ft.
Hotel ¹		1 (150 rooms)
Residential within Mixed Use Overlay		600 dwelling units
Restaurants		30,000 sq. ft.
Planning Area 3³	603.7	
Active Recreation 1 Uses ^{4,6}		0-1
Active Recreation 2 Uses ^{5,7}		1-2
Commercial		100,000 sq. ft.
Hotel ¹		1 (150 rooms)
Restaurants		30,000 sq. ft.
Skydive Airport ⁶		1

Planning Area	Acres	Development Target
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Preservation/Mitigation ¹²		20.46 acres
Planning Area 4	98.2	
Residential Neighborhood		311 dwelling units
Park		1
Preservation/Mitigation ¹²		11.73
Planning Area 5	422.6	
Preservation/Mitigation ¹²		422.6 acres
Planning Area 6	425.2	
Active Recreation 1 Uses ^{4, 6, 10}		0-1
Active Recreation 2 Uses ^{5, 7, 10}		0-1
Action Sports 1 Uses ^{6, 8}		1
Action Sports 2 Uses ^{6, 9}		1
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Commercial		10,000 sq. ft.
Hotel ¹		1 (150 rooms)
Restaurants		7,500 sq. ft.
Preservation/Mitigation ¹²		70.18 acres
Planning Area 7	187.7	
Action Sports Uses		8.3 acres
Preservation/Mitigation ¹²		174.4 acres
Planning Area 8	196.7	
Commercial		58,000 sq. ft.
Residential within Mixed Use Overlay		750 dwelling units
<p>NOTES:</p> <p>¹ Maximum total of 4 hotels with a maximum of 540 rooms.</p> <p>² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Target will be 2,229 dwelling units, up to 250,000 square feet of Commercial uses and up to 10,000 square feet of restaurants.</p> <p>³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target will be up to 75,000 square feet of Commercial uses, up to 20,000 square feet of restaurants, one hotel (maximum 150 rooms), one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Areas).</p> <p>⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex)</p> <p>⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink.)</p> <p>⁶ Maximum of 1 of these facilities within ELSP.</p> <p>⁷ Maximum of 3 of these facilities within ELSP.</p> <p>⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.</p> <p>⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.</p> <p>¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6.</p> <p>¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.</p>		

Planning Area	Acres	Development Target
^{12.} All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.		

2.3 PHASING

The amount of development, or land use yield, which is allowed under the ELSP land use plan, is based on the development vision and design objectives of the Specific Plan, and the area’s carrying capacity for development. Based on this vision, plan-wide development “targets” have been established for the Specific Plan, to be implemented through the land use designations and overlays. For this reason, the phasing program for the East Lake Specific Plan area will be based upon the anticipated timing of these Development Targets. As development is initiated, infrastructure improvements will be constructed prior to or concurrent with incremental development in a manner to maximize cost effectiveness and efficiency.

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

Table 2-3, East Lake Specific Plan Phasing, shows that the anticipated development of The East Lake Specific Plan area taking place in two phases. These phases are briefly described as follows:

Phase 1: This phase includes that development within the specific plan that is anticipated to be completed within five years (by July 1, 2022). This phase also includes design and construction of the backbone circulation system (Malaga Road, Lucerne Street and Cereal Street) and related infrastructure (water, sewer and dry utilities). It is also expected that the 770-acre objective for MSHCP conservation in the Back Basin will be achieved.

Phase 2: This phase reflects completion of all development targets within the East Lake Specific Plan by 2040. Any Phase 1 development that is not completed during the five-year Phase 1 period will be completed as part of Phase 2.

Table 2-3 East Lake Specific Plan Phasing

Planning Area	Acres	Development Target	
		Phase 1	Phase 2
Planning Area 1	707.5		
Golf Course (The Links at Summerly)		1	
Hotel ¹		1 (90 rooms)	
Residential Neighborhood		1,979 dwelling units	
Preservation/Mitigation ¹²		100.43 acres	
Planning Area 2²	310.6		
Active Recreation 2 Uses ^{5,7}		0-1	
Commercial/Industrial		43,500 sq. ft.	246,500 sq. ft.
Hotel			1 (150 rooms) ¹
Residential within Mixed Use Overlay		300 dwelling units	300 dwelling units
Restaurants		4,500 sq. ft.	25,500 sq. ft.
Planning Area 3³	603.7		
Active Recreation 1 Uses ^{4,6}		0-1	
Active Recreation 2 Uses ^{5,7}		0-1	1-2
Commercial		30,000 sq. ft.	70,000 sq. ft.
Hotel ¹			1 (150 rooms)
Restaurants ⁶		4,500 sq. ft.	25,500 sq. ft.
Skydive Airport ⁶		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6,11}		0-1	
Preservation/Mitigation ¹²		20.46 acres	
Planning Area 4	98.2		
Residential Neighborhood		311 dwelling units	
Park		1	
Preservation/Mitigation ¹²		11.73	
Planning Area 5	422.6		
Preservation/Mitigation ¹²		422.6 acres	
Planning Area 6	425.2		
Active Recreation 1 Uses ^{4,6}		0-1	
Active Recreation 2 Uses ^{5,7,10}		0-1	
Action Sports 1 Uses ^{6,8}		1	
Action Sports 2 Uses ^{6,9}		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6,11}		0-1	
Commercial			10,000 sq. ft.
Hotel ¹			1 (150 rooms)
Restaurants			7,500 sq. ft.
Preservation/Mitigation ¹²		70.18 acres	

Planning Area	Acres	Development Target	
		Phase 1	Phase 2
Planning Area 7	187.7		
Action Sports Uses			8.3 acres
Preservation/Mitigation ¹²		174.4 acres	
Planning Area 8	196.7		
Commercial			58,000 sq. ft.
Residential within Mixed Use Overlay		325 dwelling units	425 dwelling units

NOTES:

- ¹ Maximum total of 4 hotels with a maximum of 540 rooms.
- ² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Targets will be:
Phase 1 – 500 dwelling units, 37,500 sq. ft. of Commercial uses and 1,500 sq. ft. of restaurants; Phase 2 - 1,729 dwelling units, up to 212,500 square feet of Commercial uses and up to 8,500 square feet of restaurants.
- ³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target will be:
Phase 1 – 11,250 sq. ft. of Commercial uses, 3,000 sq. ft. of restaurants, one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Area); Phase 2 - up to 63,750 square feet of Commercial uses, up to 17,000 square feet of restaurants, and one hotel (maximum 150 rooms).
- ⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex)
- ⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink.)
- ⁶ Maximum of 1 of these facilities within ELSP.
- ⁷ Maximum of 3 of these facilities within ELSP.
- ⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.
- ⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.
- ¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6.
- ¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.
- ¹² All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.

2.4 LAND USE PLAN

2.4.1 Specific Plan Development Requirements

In order to ensure the orderly and sensible development of the land uses proposed for the East Lake Specific Plan, land use planning and design standards have been incorporated into the Specific Plan document. These land use planning and design standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

Additionally, project-wide development standards have also been prepared to complement those described throughout the Specific Plan document. The project-wide standards are:

- 1) The East Lake Specific Plan shall be developed with a mixed use of residential dwelling units and non-residential land uses, as illustrated on Figure 2-1, East Lake Specific Plan Land Use Plan, that does not exceed the development targets set forth in Table 2-1, East Lake Specific Plan Development Targets. General permitted uses will include action sports, tourism, commercial, recreation, residential, mixed use, preservation/mitigation, and other uses as delineated on the Land Use Plan.
- 2) Uses and development standards will be in accordance with the City of Lake Elsinore Municipal Code, and will be further defined by the Specific Plan design guidelines, and future detailed development proposals including subdivisions, design review approvals and conditional use permits.
- 3) Standards and guidelines relating to signs, landscaping, parking and other related design elements will conform to the City of Lake Elsinore Municipal Code, and as refined by the guidelines and standards within the East Lake Specific Plan.
- 4) Development of the property shall be in accordance with the mandatory requirements of the City of Lake Elsinore Municipal Code and State laws; and shall conform to the East Lake Specific Plan.
- 5) Except for the Specific Plan's development standards/design guidelines and development regulations adopted as part of this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive or modify any ordinance

or other legal requirement for development shall be considered to be part of the adopted Specific Plan.

- 6) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the East Lake Specific Plan development regulations applied to the property, and all other applicable City standards and the California Subdivision Map Act.
- 7) Flag lots shall not be permitted.
- 8) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.
- 9) Construction of the Specific Plan, including recordation of final subdivision maps, may be done progressively in phases, provided vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units or buildings, or as needed for public health and safety in each stage of development.
- 10) Qualifying New Developments and Significant Redevelopments are required to develop and implement site specific Water Quality Management Plans (WQMPs). A preliminary project-specific WQMPs shall be submitted as early as possible during the environmental review or planning phase (land use entitlement). A final project-specific WQMP that is in substantial conformance with the preliminary shall be reviewed and approved prior to the issuance of any building or grading permit.
- 11) Development applications which incorporate common areas shall be conditioned for the completion, submittal and approval of design plans for the common areas, specifying the location and extent of landscaping, irrigation systems, fencing, structures and circulation (vehicular and pedestrian and/or bicycle).
- 12) Each planning phase shall include development of adjacent common open space areas and applicable infrastructure.
- 13) Prior to issuance of any permit for construction, projects shall provide evidence of compliance with the Construction General Permit and/or Green Building Code requirements for stormwater pollution prevention to the designated City Department.

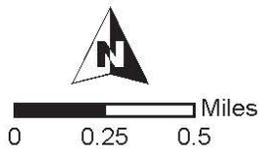
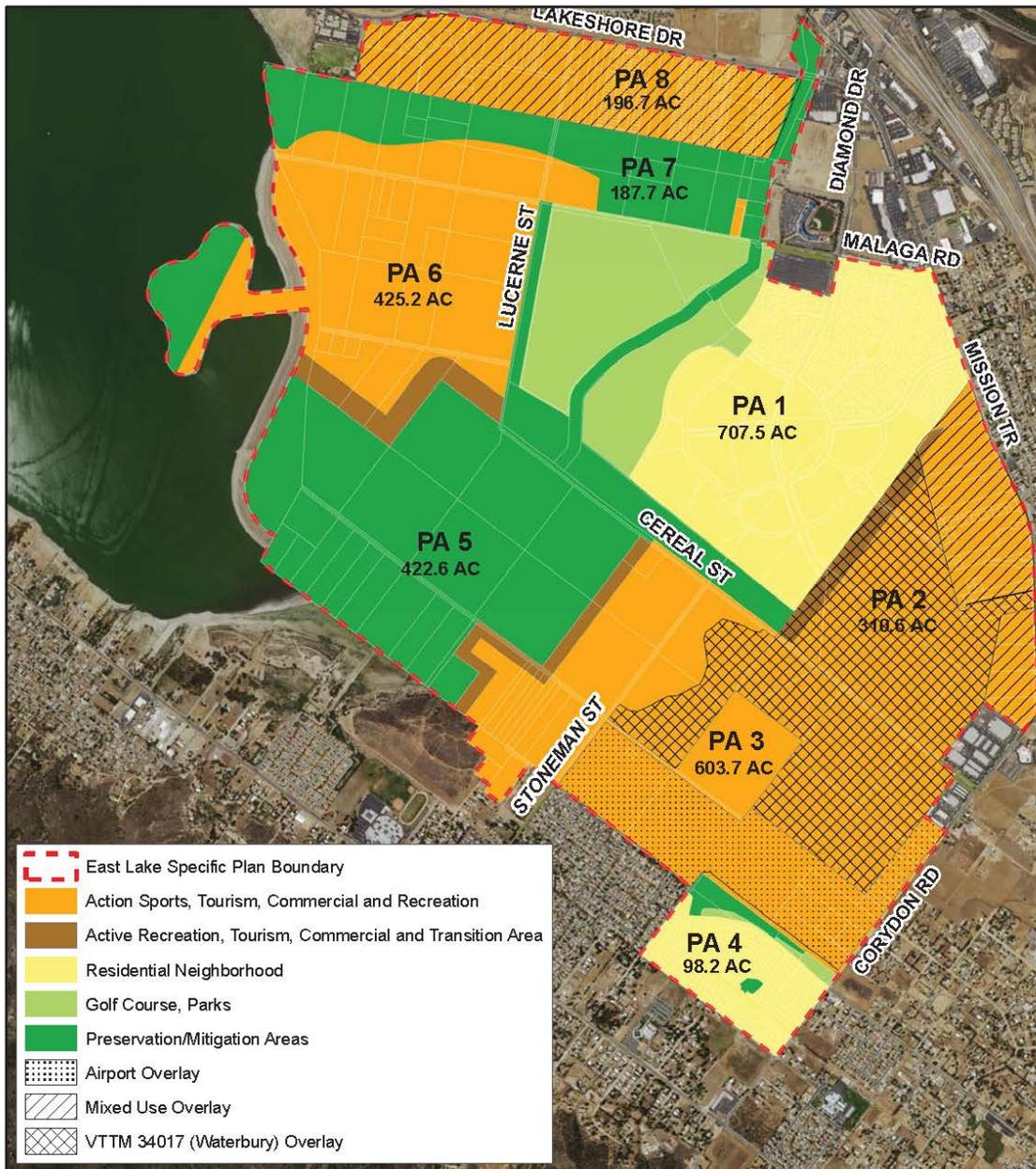
- 14) Prior to issuance of any permit for construction, projects shall provide evidence to the designated City Department of compliance with applicable provisions of the Municipal Separate Storm Sewer System (MS4) Permit or other applicable local, federal or state requirements for water quality management.
- 15) Prior to the issuance of building permits, improvement plans for developed common open space areas, including landscaping and irrigation plans, shall be submitted for Community Development Department approval for the stage of development proposed. Landscaping and irrigation plans shall be certified by a licensed landscape architect. The improvement plans shall comply with the provisions of the City of Lake Elsinore's "Water Efficient Landscape Requirements ordinance" as adopted and in effect at the time of improvement plan submittal.
- 16) All private parks shall be maintained by a homeowners association. Public parks after being fully improved by the developer(s) shall be dedicated as "turn-key" parks to and maintained by the City of Lake Elsinore.
- 17) Construction of the Specific Plan including private and public improvements such as roads and other infrastructure facilities may be completed progressively in stages, provided that vehicular access, public facilities and infrastructure shall be constructed to adequately service each phase of development or as needed for public health and safety and as determined by the City Engineer.
- 18) All road improvements within the East Lake Specific Plan (ELSP) shall be constructed to ultimate City standards and consistent with the General Plan, unless otherwise identified and approved, as a requirement of the implementing development projects (including but not limited to subdivisions, design review applications and conditional use permits) subject to approval by the City Engineer.
- 19) The project proponent/developer(s) shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 1096; provided, however, that TUMF Fee credits may be provided in exchange for construction of regional road improvements consistent with the TUMF Program.
- 20) All utility distribution lines shall be placed underground. Utility distribution lines shall be installed concurrently wherever feasible.
- 21) Above-ground pad-mounted equipment shall not be placed within sidewalks nor block intersection visibility, and shall be properly screened with landscaping.

- 22) The project proponent/developer(s) shall pay all applicable development impact fees and mitigation fees as required by the City of Lake Elsinore Municipal Code and other City-adopted fees.
- 23) For the security and safety of future residents and tenants the applicant and/or developer shall incorporate “defensible space” design concepts within each individual development proposal including but not limited to:
 - a. Circulation for pedestrians, bicycles, vehicles, and police patrols.
 - b. Lighting of streets, walkways, parking areas and bikeways.
 - c. Visibility of doors and windows from the street and between buildings, where practical.
 - d. Visual surveillance of open space areas.
 - e. Fencing of appropriate heights and materials.
 - f. Addresses which light automatically at night and are visible from the street.
 - g. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
 - h. Buildings constructed with fire-retardant roofing materials.
 - i. Adequate fire flow provided to the development site.
- 24) The following crime prevention measures shall be used during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of office and commercial space and educational facilities:
 - a. Addresses which light automatically at night.
 - b. Installation of burglary-resistant hardware, fixtures and burglar alarms in all commercial buildings.
 - c. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 25) Commercial areas and multiple-family complexes shall contain covered, bermed enclosures for collection of refuse and recyclable materials and shall install full capture trash devices as part of the storm drain system.
- 26) Both residential and commercial development are encouraged to install fully-wired internet service.
- 27) Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs and proper wall insulation.

- 28) All development within the ELSP shall comply with the all provisions of the California Green Building Code and the following specific requirements:
- a. Non-residential developments shall designate 10% of total parking spaces for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles (consistent with the California Green Building Code). Parking stalls shall be marked "Clean Air Vehicle."
 - b. Non-residential buildings constructed in the Specific Plan shall use roofing materials having solar reflectance, thermal emittance of Solar Reflectance Index (SRI) 3 or better, consistent with CalGreen Tier 1 values.
 - c. All new construction shall be consistent with CalGreen Tier 1 energy-efficient building standards through either the performance based or prescriptive approach described in the California Green Building Code. Alternately, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15% requirement.
 - d. Buildings constructed in the Specific Plan will comply with CalGreen Tier 1 indoor water conservation requirements. Indoor water conservation will be addressed and verified at the Design Review stage.
 - e. Development projects shall be required to divert, recycle or salvage at least 65% of non-hazardous construction and demolition debris generated at the site by 2020 (consistent with CalGreen Tier 1, Section A5.408.3.1). All construction and demolition projects shall be accompanied by a waste management plan for the project and a copy of the completed waste management report shall be provided to the Community Development Department upon completion.
- 29) All mitigation measures set forth in the East Lake Specific Plan, Amendment No. 11 Environmental Impact Report (State Clearinghouse No. 2016111029) are incorporated by reference and shall be incorporated as conditions of approval for all implementing development projects within the East Lake Specific Plan. As a condition of approval for each implementing development project, the developer(s) shall fund the City's implementation of the Mitigation Monitoring & Reporting Program through every stage of development in compliance with procedures established by the City for each implementing development project.
- 30) Prior to approval of a Final Map, Parcel Map, Residential Design Review, or Conditional Use Permit (as applicable), the project developer shall annex into Community Facilities District No. 2015-1 (Safety) or such other Community Facilities District for Law Enforcement, Fire and Paramedic Services established at the time of such approval to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. Alternatively, the project developer may propose alternative financing mechanisms to fund the annual

negative fiscal impacts of the project with respect to Public Safety services.

- 31) Prior to approval of a Final Map, Parcel Map, Design Review, or Conditional Use Permit or building permit (as applicable), the project developer shall annex into Community Facilities District No. 2015-2 (Maintenance Services) or such other Community Facilities District for Maintenance Services established at the time of such approval to fund the City's on-going operation and maintenance of the (i) public right-of-way, including street sweeping, (ii) the public right-of-way landscaped areas, parks, and (iii) for street lights in the public right-of-way for which the City will pay for electricity, traffic signals, streets, parkways, open space, and public storm drain facilities constructed within the development, and federal, state and local NPDES requirements to offset the annual negative fiscal impacts of the project.. Alternatively, the project developer may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services.



**FIGURE 2-1
LAND USE PLAN**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

2.5 LAND USE DESCRIPTIONS & DEVELOPMENT REGULATIONS

2.5.1 Action Sports, Tourism, Commercial and Recreation

This category is the main focal point of the East Lake Specific Plan. It provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. The circulation system of the East Lake Specific Plan provides access to the venues and uses listed herein for both residents and tourists.

The following regulations apply:

a. Permitted Uses:

1. Bars or cocktail lounges; not in conjunction with a restaurant.
2. Hotels.
3. Municipal Parking Lots and Parking Structures.
4. Personal service establishments.
5. Restaurants and eating places, including drive-through service.
6. Retail sale.
7. Any other use deemed compatible with the intent of this land use category by the Community Development Director or designee.

b. Uses permitted subject to Conditional Use Permit

1. Motorsports, including racing, motocross, boat racing.
2. Sporting venues and events, including tournaments, ballfields, soccer fields, lacrosse fields, outdoor concert venue, mud runs, fishing derbies, skim boards.
3. Aerial sports, including sky diving, soaring, hang gliding, flyboarding and accessory facilities.
4. Cable ski parks.
5. Aquatic facilities and centers.
6. Waterfront promenades.



7. Golf courses, golf driving ranges.
8. Accessory uses that facilitate and accommodate sporting events, including equipment manufacturing, research and development, flammable liquid storage, mobile fuel tanks, welding/fabricating/painting, garages and parking.
9. Garage condominiums with or without living quarters located at motorsports facilities.
10. Any other use deemed compatible with the intent of this land use category as requiring a Conditional Use Permit by the Community Development Director or designee.

Table 2-4 Action Sports, Tourism, Commercial and Recreation – Development Standards

Development Criteria	Standard
	Detached Residential
Lot Area Minimum (sq. ft.)	No Minimum
Minimum Lot Width (ft) ¹	100
Setbacks (ft) ³	
• Front	15
• Side – Adjacent to Interior Lot Lines	No Minimum
• Side – Adjacent to Public Right-of-Way	15
• Side – Adjacent to Residential Use	15
• Rear – Adjacent to Interior Lot Lines	0
• Rear – Adjacent to Public Right-of-Way	15
• Rear – Adjacent to Residential Use	15
• Parking – From Property Line	10
Lot Coverage (%)	No standard
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height (ft.)	45 ²
Building Height – Hotels (ft.)	90 (six stories)
Screening	All mechanical equipment, such as but not limited to, air-conditioning units, heating and ventilating ducts and exhaust, shall be completed screen from view from any public street, open space, or residential area through

Development Criteria	Standard
	Detached Residential
	the use of solid walls, fences, or other similar opaque materials.
Notes:	
¹ Minimum Street Frontage ² 65-feet for architectural features such as towers, cupolas, and other elements that contribute to the overall character of the community, do not contain usable floor space above 45-feet.	

2.5.2 Active Recreation, Tourism, Commercial and Transition Area

This category is intended to provide land uses that will serve as a buffer between the more intense activities within the Action Sports, Tourism, Commercial and Recreation land use designation and the adjacent Preservation/Mitigation Areas and Residential Neighborhood. It provides for sports and accessory service and retail uses, and open space uses. This land use designation also identifies locations where managed open space set-asides could be located.

The following regulations apply:

a. Permitted Uses:

1. Bars or cocktail lounges, not in conjunction with a restaurant.
2. Hotels.
3. Municipal Parking Lots and Parking Structures.
4. Parking and landscaping associated with land uses within adjacent Action Sports, Tourism, Commercial and Recreation land use designation.
5. Personal service establishments.
6. Restaurants and eating places, including drive-through service.
7. Retail sale.
8. Passive open space.
9. Trails are allowed in specified areas, such as along the top of the Lake Elsinore Levee.
10. Habitat maintenance and monitoring.
11. Improvements which implement the Lake Elsinore Management Project.
12. Roadways as identified in the City's General Plan Circulation Element and the East Lake Specific Plan Circulation Element.

- b. Uses permitted subject to Conditional Use Permit
1. Sporting venues and events, including tournaments, ballfields, soccer fields, lacrosse fields, mud runs, fishing derbies, skim boards.
 2. Waterfront promenades.
 3. Any other use deemed compatible with the intent of this land use category as requiring a Conditional Use Permit by the Community Development Director or designee.

Table 2-5 Active Recreation, Tourism, Commercial and Transition Area – Development Standards

Development Criteria	Standard
	Detached Residential
Lot Area Minimum (sq. ft.)	No Minimum
Minimum Lot Width (ft) ¹	100
Setbacks (ft) ³	
• Front	15
• Side – Adjacent to Interior Lot Lines	No Minimum
• Side – Adjacent to Public Right-of-Way	15
• Side – Adjacent to Residential Use	15
• Rear – Adjacent to Interior Lot Lines	0
• Rear – Adjacent to Public Right-of-Way	15
• Rear – Adjacent to Residential Use	15
• Parking – From Property Line	10
Lot Coverage (%)	No standard
Parking	Per Lake Elsinore Municipal Code
Building Height (ft.)	45
Building Height – Hotels (ft.)	90 (six stories)
Screening	All mechanical equipment, such as but not limited to, air-conditioning units, heating and ventilating ducts and exhaust, shall be completed screen from view from any public street, open space, or residential area through the use of solid walls, fences, or other similar opaque materials.

Development Criteria	Standard
	Detached Residential
Notes: ¹ Minimum Street Frontage	

2.5.3 Golf Course, Parks

2.5.3.1 The Links at Summerly Golf Course

The Links at Summerly Golf Course is located in the central portion of the East Lake SP, immediately west of the Summerly Residential Neighborhood. It is located southwest of the Malaga Road and Diamond Drive.



Located on both sides of the San Jacinto River corridor, this area identifies the nearly 7,000-yard, 18-hole, par 72 traditional Scottish-style golf course which was built as part of the Summerly development. Designed by the renowned golf course architect Cal Olson, it fits seamlessly into the landscape, incorporating natural mounding, pristine rolling terrain, and three miles of Scottish-style burns. "Golfers will need to use their imagination, be creative and improvise," says Olson. "Every hole has been designed to provide golfers with a variety of playing strategies, as well as offer an authentic, traditional Scottish-style golf experience in a serene, natural setting."

In addition to the 18-hole golf course and related facilities, this area includes natural open space and water quality natural treatment system basins, as well as provides flood retention and biological habitat areas.

The following regulations apply:

- a. Permitted Uses:
 1. A maximum 18-hole Golf Course.
 2. Clubhouse facility and adjacent parking areas. Activities shall be restricted to those that directly support or are directly related to the operations of the

- golf course, such as pro shop, food and beverages services, golf equipment rentals and banquet facilities.
 - 3. Driving range.
 - 4. Storage facilities for maintenance equipment, supplies and vehicles.
 - 5. Recreational trails.
 - 6. Special events, such as weddings, conferences, seminars, receptions.
 - 7. Hotels
 - 8. Any other use deemed compatible with the intent of this land use category by the Community Development Director or designee.
- b. Uses permitted subject to Conditional Use Permit
- 1. Any other use deemed compatible with the intent of this land use category determined as requiring a Conditional Use Permit by the Community Development Director or designee.

Table 2-6 The Links at Summerly Golf Course Development Summary

Development Criteria	Standard
Lot Area Minimum (sq. ft.)	No minimum
Minimum Lot Width (ft)	No minimum
Minimum Setbacks (Building and Parking Areas)	
Parking - Front	Average 25 feet, but no less than 20 feet ¹
Parking - Rear and Side	No setback shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet
Buildings – Front, Rear and Side	Minimum of 50 feet
Landscaping Improvements ²	
i. Adjacent to Street.	A continuous area, a minimum of 15 feet and an average of 20 feet in depth, shall be landscaped and maintained between the parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement
ii. Buffer Landscaping	A continuous visual landscape screen, a minimum of 15 feet in depth, shall be

Development Criteria	Standard
	maintained adjacent to all interior property lines which abut residential uses. At minimum, said buffer shall contain one 24-inch box non-deciduous umbrella-form tree for each 20 lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.
iii. Generally	All building sites shall have a minimum landscaped coverage equivalent to 15 percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the design review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal.
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	35 feet maximum
<p>Notes:</p> <p>¹ City Council and/or Planning Commission may allow a 10-foot reduction in the setback requirements to parking areas where enhanced decorative walls, artwork, public amenities (e.g., fountains or public seating areas) or other similar outstanding design features are provided to the satisfaction of the City Council and/or Planning Commission.</p> <p>² All area not utilized for structures, parking or other permitted use shall be landscaped.</p>	

2.5.3.2 Parks

SERENITY PARK

Located immediately north of the Serenity Residential Neighborhood, Serenity Park is an approximately 5.5-acre City of Lake Elsinore owned park facility located at 19685 Palomar Street. This park features two 1/2 court basketball courts, a tennis court, a skate park, bike park, dog park and an informal field. Other amenities include play equipment, picnic tables, bicycle rack, restrooms and street side parking.

The Serenity Skate Park features include bump to bump, a-frame, hubbas, hips and bowled corners, a step-up, banks and quarter pipes. It also includes a multi-level peanut bowl with shallow and deep ends, connected by a waterfall.



The Serenity Bike Park and Dog Park features include a bicycle pump track, both large dog and small dog park areas, shade structures, benches and trash receptacles, drinking fountains, and a lighted paved parking lot.

Figure 2-2 Serenity Park – Bike Park and Dog Park



SUMMERLY COMMUNITY PARK

Located on the west side of the San Jacinto River Corridor, this 24-acre park will be completed in three phases.

Upon completion, Summerly Community Park will have a wide variety of amenities including:

- Four baseball fields, lighted with shaded dugouts, bleachers, fenced bullpens and a score table
- Restrooms, park storage and a concession stand
- Two large group picnic pavilions and lawn areas
- Soccer field with sloped turf for spectators
- Basketball court with a shade pavilion and bench seating
- Skate park (approximately 10,000 sq. ft.) - the City's 3rd skate park
- Two tennis courts
- Outdoor event circle with picnic tables
- Dog park with separate areas for small and large breeds
- Two shaded play parks, one for ages 2-5 and one for ages 5-12
- Picnic tree groves with open play areas

Figure 2-3 Summerly Community Park



2.5.4 Preservation/Mitigation

Negotiations between the County of Riverside, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife in 2004 resulted in an agreement to preserve 770 acres of the “Back Basin” portion of the East Lake Specific Plan as open space. (“770 Plan”)

In order to meet the requirements of the 770 Plan, the ELSP has designated Planning Area 5 and Planning Area 7 and smaller portions of other Planning Areas as Preservation/Mitigation Areas. Included in these Preservation/Mitigation Areas are the following specific portions of the ELSP:

Wetland Mitigation Area

Within Planning Area 5 is the commonly referred to “356-acre Wetland Mitigation Area” which is actually approximately 369.3 acres in size. This area contains the existing U.S. Army Corps of Engineers’ man-made wetlands created as part of the Lake Elsinore Management Project. The wetlands provide habitat for birds, small mammals, reptiles and amphibians. No development shall occur within the Wetland Mitigation Area except for those improvements that are necessitated to implement the Lake Elsinore Management Project, as permitted by the U.S. Corps of Engineers or to enhance the existing 356-acre Wetland Mitigation Area.

San Jacinto River Corridor and River/Lake Corridor

Located within the Links at Summerly Golf Course in Planning Area 1, the approximately 25-acre San Jacinto River Corridor follows the historic drainage course of the river and provides an approximately 200-foot wide wetlands and wildlife corridor function. This corridor is separated from urban land uses to enhance its biological value and wetlands function.

In addition to the 25-acre San Jacinto River Corridor, an approximately 10-acre, 165-foot wide River/Lake Corridor wetland is located on the western edge of Planning Area 1, adjacent to Planning Area 6.

Lake Elsinore Inlet Channel

As part of the Lake Elsinore Management Project, the U.S. Army Corps of Engineers created a “lake type inlet” with the purpose of conveying discharge from the San Jacinto

River into Lake Elsinore. The 130-acre inlet channel and portion of the San Jacinto River are located in Planning Area 7 and are designated as a Preservation/Mitigation Area. Recreational water sports will continue to be allowable uses within the inlet channel.

“Australia” Vernal Pool Mitigation Area

Located within Planning Area 7, the City-owned 33-acre preservation area contains the “Australia” shaped vernal pool and additional mitigation capability for sensitive plant species.

“T” Peninsula Area

The 35-acre mitigation area located at the end of the “T” Peninsula in Planning Area 6 will be used to provide biological habitat functions and will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Open Space Buffers

Located along the southerly boundary of Planning Area 1, an approximately 71-acre open space buffer separates the Summerly Residential Neighborhood and The Links at Summerly golf course from the 356-acre Wetland Mitigation Area immediately to the south of Planning Area 1. It will provide drainage, flood retention and biological habitat functions.

An additional open space buffer to separate the 356-acre Wetland Mitigation Area from adjacent uses has been included in the ELSP as follows:

- ❖ City-owned land along the southern edge of Planning Area 5 between the 356-acres and the southwestern boundary of the ELSP. (Approximately 48 acres)

Planning Area 2 Transition Area

Any proposed development project within Planning Area 2 that contains non-residential uses shall provide onsite sufficient buffer to any adjacent existing or future residential uses. Specifically, the Summerly residential development shall be protected from noise and light with a transition area ranging from 100 to 250 feet in width and totaling a minimum of 15 acres along the west boundary of Planning Area 2.

2.5.4.1 Preservation/Mitigation Areas Land Use Descriptions and Development Regulations

The Preservation/Mitigation Areas land use designation provides regulations for the proper use and preservation of mitigation areas within the East Lake Specific Plan.

The following regulations apply:

a. Permitted uses:

1. Passive open space.
2. Trails are allowed in specified areas, such as along the top of the Lake Elsinore Levee.
3. Recreational water sports are allowed within the Inlet Channel.
4. Habitat maintenance and monitoring.
5. No development shall occur within the Preservation/Mitigation Area except for those improvements which implement the Lake Elsinore Management Project.
6. Roadways as identified in the City's General Plan Circulation Element and the East Lake Specific Plan Circulation Element.

b. Uses permitted subject to a Conditional Use Permit

1. None

2.5.4.2 Requirements on Future Development

To complete the 770-acre commitment to the MSHCP, the City will require that all new development in the Back Basin preserve a certain percentage of its acreage in open space. This open space area may include any lost storage volume areas required to flood protect a parcel and/or may require an open space set aside for those projects that do not require flood protection.

The Back Basin is subject to periods of high flooding. Open space areas may be inundated for many months in major flood events. As a result, it is not cost effective to spend money on traditional habitat establishment. Instead, all open space areas will be required to set aside an endowment for woody invasive species removal in perpetuity in order to meet this managed open space requirement. Additional managed open space may be set aside by implementing development projects as biological mitigation. This additional

managed open space should be located adjacent to other managed open space areas. Managed open space can include any buffers, berms, lost storage volume areas and/or other open space. It cannot include active recreation sites. These open space areas can include limited trails to allow passive use of the land, subject to City approval. The land may also be utilized for mitigation for sensitive plants and/or “waters of the U.S. and State” as needed.

The Back Basin is regulated to elevation 1265 by the California Department of Fish and Wildlife (CDFW). If an applicant also has a CDFW jurisdictional wetland or drainage on its site, additional mitigation may be necessary.

Two transition areas to separate the 356-acre Wetland Mitigation Area from adjacent Action Sports, Tourism, Commercial and Recreation uses have been included in the ELSP as follows:

- ❖ 350-foot wide transition area along the southern edge of Planning Area 6 (approximately 34-acres)
- ❖ 200-foot wide transition area along the western edge of Planning Area 3 (approximately 20 acres)

The transition areas are locations where developers are encouraged to place required managed open space set-asides.

2.5.5 Residential Neighborhood

2.5.5.1 Summerly Residential Neighborhood (TR 31920-1 through -16)

The Summerly Residential Neighborhood is a single-family residential area that is being developed pursuant to Tentative Tract Map No. 31920. It is located in the central portion of the East Lake SP, east of The Links at Summerly Golf Course, south of the intersection of Mission Trail and Malaga Road and on both the east and west sides of Diamond Drive.

The Summerly development was approved as Amendment No. 6 to the East Lake Specific Plan on July 27, 2004 and was adopted by ordinance on August 24, 2004. Amendment No. 6 of the East Lake Specific Plan provided for a maximum of 1,955 dwelling units in the Summerly portion of the Specific Plan. On August 13, 2013, the City Council approved Amendment No. 10 of the East Lake Specific Plan, which increased the maximum number of dwelling units in this area to 1,979. Amendment No. 10 was

adopted by ordinance on August 27, 2013.

The City Council approved Tentative Tract Map (TTM) 31920, implementing Amendment No. 6 on July 27, 2004 and a Revised Tentative Tract Map was approved concurrently with the approval of Amendment No. 10.

As shown in the following table, the Summerly Residential Neighborhood as implemented by TTM 31920 includes one residential density, recreational facilities, landscaping lots and public streets.

Table 2-7 Summerly Residential Neighborhood Development Summary

Land Use	Maximum Dwelling Units	Average Density ¹	Number of Lots	Area (Acres)
Low-Medium Density Residential (up to 6 du/ac)	1,979	6.0	1,979	242.17
Neighborhood Focal Parks			3	2.86
Central Neighborhood Park and Recreation Facility			1	3.93
HOA Landscape Lots			14	1.37
Public Streets				68.26
TOTAL	1,979	6.0	1,997	318.59
Note: ¹ Average density calculated on residential acreage only.				

2.5.5.2 Summerly Residential Neighborhood Land Use Descriptions and Development Regulations

LOW-MEDIUM DENSITY RESIDENTIAL (1 TO 6 DWELLING UNITS PER ACRE)

This category permits quality single-family detached houses and duplexes through conventional subdivision layouts or through innovative design such as clustering, zero lot line, or use-easement lot configurations. The net density in this category shall not exceed six (6) dwelling units per acre.

The following regulations apply:

a. Permitted Uses:

1. Single-family detached dwellings.
2. Single-family attached dwellings.
3. Parks and open space areas.
4. Recreation centers and facilities.
5. Assembly or institution.

b. Accessory uses:

1. Garages and carports.
2. Swimming pools and spas.
3. Garden structures and greenhouses.
4. Fences and walls.
5. Patio covers and trellises.
6. Accessory uses and structures necessary or customarily incidental to a permitted use.

c. Uses permitted subject to Conditional Use Permit

1. Hospitals or medical centers.
2. Senior citizen housing projects.
3. Residential child care centers.
4. Day care facility.
5. Private schools.
6. Commercial recreation facilities such as private health clubs, tennis and swim clubs, and other similar uses.

Table 2-8 Summerly Residential Neighborhood – Low-Medium Density Residential Development Standards

Development Criteria	Standard
Density	Up to 6 du/ac
Lot Area Minimum (sq. ft.)	5,000
Minimum Lot Width (ft) ¹	50
Minimum Building Setbacks	
<ul style="list-style-type: none"> • Adjacent to Urban Arterial 	20 feet from community wall to building
<ul style="list-style-type: none"> • Adjacent to Major Street 	20 feet from community wall to building
<ul style="list-style-type: none"> • Adjacent to Collector Street 	25 feet from curb to sound attenuation wall, where proposed. 40 feet from curb to front of building
<ul style="list-style-type: none"> • Adjacent to Local Street or Restricted Local Street² 	
<ul style="list-style-type: none"> i. To habitable portion of dwelling 	15 feet
<ul style="list-style-type: none"> ii. Garage – Private Straight In 	18 feet
<ul style="list-style-type: none"> iii. Garage – Side Entry 	15 feet
<ul style="list-style-type: none"> iv. Side 	5 feet to habitable portion of dwelling
<ul style="list-style-type: none"> v. Rear 	15 feet to habitable portion of dwelling
Porch Projections	Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a limitation of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures.
Lot Coverage (%)	60 ⁶
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	35 feet maximum
<p>Notes:</p> <ul style="list-style-type: none"> ¹ Lot width at front building setback line ² Measured from edge of right-of-way ³ 60% maximum excludes permitted porches and architectural projection 	

OPEN SPACE

Neighborhood Park

There are three neighborhood park facilities, comprising approximately three acres, which are distributed within the residential neighborhoods. These three parks are small neighborhood focal points of approximately one-acre each. These parks will provide a variety of amenities consistent with their size.

Recreation Club

This facility provides major active recreation facilities within the Summerly project. The Recreation Club, sitting on nearly six acres is centrally located in the community, will combine both in-door and out-door recreational uses, providing a pool and spa, an indoor party area, outdoor barbeques, picnic areas and passive park areas.

2.5.5.3 Serenity Residential Neighborhood (TR 30846, TR 19344-1, TR 19344-2 AND TR 19344-3)

The 78.2-acre Serenity Residential Neighborhood is a developed single-family residential area that was developed pursuant to two subdivision approvals: Tract Map No. 19344 and Tract Map No. 30846. It is located at the southeast corner of the East Lake SP, northwest of Corydon Street and south of Cereal Street. Grand Avenue is approximately one -quarter mile southwest of the project site.

Tentative Tract Map (TTM) No. 19344 was approved by the Riverside County Board of Supervisors in 1985. The project site and TTM 19344 was then annexed into the City of Lake Elsinore in 1986. Three phases of the tentative tract map (TR 19344-1, TR 19344-2 and TR 19344-3) were recorded on May 20, 1988 creating 89 single-family residential lots with a minimum lot size of 6,000 square feet. The balance of TTM 19344 was not recorded and expired in 1991.

The Serenity development (Tract 30846) was a resubmittal of the expired portion of TTM 19344 and was approved by the City Council on August 26, 2003 and recorded on December 30, 2004. The Serenity development consists of 222 single-family residential units with lot sizes ranging from 6,000 square feet to 12,676 square feet. The average lot size is 6,249 square feet and the average density is 3.5 dwelling units per acre.

The total number of homes in the Serenity Residential Neighborhood is 311 units.

2.5.5.4 Serenity Residential Neighborhood Land Use Descriptions and Development Regulations

LOW-MEDIUM DENSITY RESIDENTIAL (1 TO 6 DU/AC)

This designation is intended to permit quality single-family detached and duplex dwelling units through conventional subdivision layouts or through innovative design solutions such as clustering, zero lot line or use-easement lot configurations. The net density in this designation is not to exceed 6 dwelling units per acre with a minimum lot size of 5,000 square feet.

The following regulations apply:

- a. Permitted Uses:
 1. Single-family detached dwellings.
 2. Single-family attached dwellings.
 3. Parks and open space areas.
 4. Recreation centers and facilities.
 5. Assembly or institution.

- b. Accessory uses:
 1. Garages and carports.
 2. Swimming pools and spas.
 3. Garden structures and greenhouses.
 4. Fences and walls.
 5. Patio covers and trellises.
 6. Accessory uses and structures necessary or customarily incidental to a permitted use.
 7. Accessory Dwelling Units.

- c. Uses permitted subject to Conditional Use Permit
 1. Hospitals or medical centers.
 2. Senior citizen housing projects.
 3. Residential child care centers.

4. Day care facility.
5. Private schools.
6. Commercial recreation facilities such as private health clubs, tennis and swim clubs, or other similar uses.

Table 2-9 Serenity Residential Neighborhood – Low-Medium Density Residential Development Standards

Development Criteria	Standard
Density	Up to 6 du/ac
Lot Area Minimum (sq. ft.)	5,000
Minimum Lot Width (ft) ¹	50
Minimum Building Setbacks	
<ul style="list-style-type: none"> • Adjacent to Urban Arterial 	20 feet from community wall to building
<ul style="list-style-type: none"> • Adjacent to Major Street 	20 feet from community wall to building
<ul style="list-style-type: none"> • Adjacent to Collector Street 	20 feet from curb to sound attenuation wall, where proposed. 20 feet from curb to front or side of building
<ul style="list-style-type: none"> • Adjacent to Local Street² 	
<ul style="list-style-type: none"> i. To habitable portion of dwelling 	15 feet
<ul style="list-style-type: none"> ii. To private garage if equipped with automatic roll-up garage door opener 	5 feet
<ul style="list-style-type: none"> iii. Garage – Front Entry 	30 feet to private garage or 15 feet from the front of the dwelling
<ul style="list-style-type: none"> iv. Garage – Side Entry 	15 feet
<ul style="list-style-type: none"> v. Side 	Zero feet, provided that the combined setbacks from both the side property lines on any given lot shall total not less than 10 feet.
<ul style="list-style-type: none"> vi. Rear 	Zero (0') feet to habitable portion of dwelling 5 feet to garage doors except that vehicular access to a garage or carport shall have a minimum of 20 feet of unobstructed clear space directly behind the garage or carport to provide adequate back-up room.
<ul style="list-style-type: none"> vii. Rear (where no alley) 	5 feet
Porch Projections	Open or covered porches may extend into required front and rear yard setbacks up to 10 feet and 5 feet, respectively, subject to a

Development Criteria	Standard
	limitation of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures.
Lot Coverage (%)	60 ³
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	35 feet maximum
Notes: ¹ Lot width at front building setback line ² Measured from back of sidewalk ³ 60% maximum excludes permitted porches and architectural projections.	

2.5.6 Airport Overlay

The Airport Overlay designation identifies the potential in Planning Area 3 to relocate the existing Skylark Airfield, as proposed in the original East Lake Specific Plan adopted in 1993.

The Airport Overlay is located in the southeast portion of the East Lake SP, northwest of the intersection of Corydon Street and Palomar Street. It is within Planning Area 3, and contains approximately 197 acres. This airport facility is intended for private use, and may support recreational air sport activities upon permission by the airport owner. The airport facilities are planned to include a take-off and landing strip, terminal facilities, and associated industrial uses. These associated uses may include facilities such as warehouses, storages facilities, maintenance and repair facilities, and hangars. Approximately 47 acres within the airport area will be set aside as part of the multi-species habitat corridor. The Airport Overlay is used for flood storage as well.

2.5.6.1 Airport Overlay Land Use Descriptions and Development Regulations

This category provides regulations for the use of the airport area within East Lake Specific Plan (Planning Area 3), including the airport facilities and industrial uses.

The following regulations apply:

a. Permitted Uses:

1. Natural Areas or Preserves.
2. Multi-species habitat corridor.
3. Drainage improvements.
4. Hiking and biking trails.
5. Open Space.
6. Trails.
7. Any other use deemed compatible with the intent of this land use category by the Community Development Director or designee.



b. Uses permitted subject to Conditional Use Permit

1. Airport Facilities, including runways (paved or unpaved) and terminal facilities.
2. Airport-related Industrial Uses, including but not limited to, hangars, maintenance and repair facilities, research and development, warehouses, and storage facilities.
3. Airport-related research and development facilities.
4. Recreational Operations, including hang-gliding landings, glider plane take-offs and landings, hot air ballooning take-offs and landings, and parachute jumping take-offs and landings.
4. Any other use deemed compatible with the intent of this land use category as requiring a Conditional Use Permit by the Community Development Director or designee.

c. Accessory uses:

The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use; provided, that they remain clearly incidental and secondary to the primary permitted use, are found to be compatible with the character of the Airport Overlay area, and that any buildings or structures are harmonious with the architectural style of the main building(s). No accessory structure shall be located in a front setback area.

1. Outdoor storage areas subject to the following:
 - a. Outdoor storage areas shall be permitted only in conjunction with and

as an integral aspect of a permitted use and shall not be the primary use of the property.

- b. All storage yards shall be enclosed on all sides with a screen a minimum of six feet in height as measured from the highest grade elevation either side of the screen. The screen shall be a decorative, solid masonry wall; except chain link with redwood or cedar slats or wood fencing may be permitted where the storage yard is not visible from a public thoroughfare.
 - c. No materials shall be stored higher than the screen.
 - d. Storage areas shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.
 - e. No storage of scrap, waste or other material not utilized in the production process is permitted.
 - f. No storage area shall be located within 50 feet of a property upon which there is a residential use.
 - g. All outdoor storage shall be subject to the approval of a conditional use permit and shall also be reviewed to ensure adequate provision of screening of storage areas. Storage materials shall not be visible from public rights-of-way, including freeways, or adjacent residential or commercial properties.
2. General offices.
 3. Guard offices; excluding those with living facilities.
 4. Employee cafeterias.
 5. Retail sales of products produced on the premises and incidental retail sales relevant to businesses permitted in the Airport Overlay area.
 6. Showrooms for exhibition of products produced on the premises or available for wholesale distribution.
 7. Caretaker quarters

Table 2-10 Airport Overlay Development Standards

Development Criteria	Standard
Lot Area Minimum (sq. ft.)	No minimum
Minimum Lot Width (ft)	No minimum
Minimum Building Setbacks ¹	
• Adjacent to Urban Arterial	45 feet
• Adjacent to Major Street	35 feet
• Adjacent to Collector Street	35 feet
• Interior Property Lines	Zero feet, except adjacent to Residential or

	Open Space use, in which case the minimum setback shall be 15 feet
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	45 feet maximum
Notes: ¹ Measured from edge of right-of-way	

2.5.7 Mixed Use Overlay

The Mixed Use Overlay is a land use option within Planning Areas 2 and 8. The Overlay acknowledges the fact that the location of the underlying Action Sports, Tourism, Commercial and Recreation land use will determine the attractiveness of properties to certain potential developers of various types of projects. The East Lake Specific Plan provides as much flexibility as is feasible.



The Mixed Use Overlay reflects historic land use designations within the overlay areas and offers land owners an option to development residential and commercial uses in addition to those described in the Action Sports, Tourism, Commercial and Recreation land use designation in the event that some future residential and/or commercial projects become more marketable in these overlay areas.

2.5.7.1 Mixed Use Overlay Land Use Descriptions and Development Regulations

This category provides regulations for the use of the Mixed Use Overlay areas within East Lake Specific Plan (Planning Area 2 and Planning Area 8).

The following regulations apply:

1. See Table 2-11, Mixed Use Overlay – Allowable Land Uses, which identifies permitted uses, uses permitted by conditional use permit, temporary uses permitted by temporary use permit, and prohibited land uses within the

Mixed Use Overlay.

2. The Community Development Director or designee has the authority to accept any other use deemed compatible with the intent of this land use category as a permitted use or as a use requiring a Conditional Use Permit.

Table 2-11 Mixed Use Overlay – Allowable Land Uses

		P = Permitted C = Permitted with a CUP T = Temporary, permitted by TUP ■ = Prohibited
Use	P,C,T	Additional Regulations
Animal hospital	C	
Assembly use	C	
Automotive repair or service	■	
Bar, pub, cocktail lounge	P	
Bed & breakfast	P	
Cardroom	C	
Caretaker quarters	P	
Car wash	■	
Catering service	P	
Check cashing service	■	
Cigar lounge / Hookah bar	P	
Community center	P	
Day care facility	C	
Drive-thru for bank, food, pharmacy	P	
Financial institution	P	
Food establishment	P	Section 17.86.035
Fortunetelling	■	
Government building	P	
Gun and Ammunition Sales	■	
Health, fitness or exercise club	P	
Home occupation	P	
Hotel	P	
Housing, permanent:		
Single family residences	P	
Apartment unit	P	
Boardinghouse	P	
Condominium	P	

		P = Permitted C = Permitted with a CUP T = Temporary, permitted by TUP ■ = Prohibited
Use	P,C,T	Additional Regulations
Duplex, triplex, four-plex	P	
Row house/townhouse	P	
Vacation Timeshares	P	
Kiosk for retail sales	P	Section 17.134.037
Library	P	
Live/work unit	P	
Medical Office	P	
Museum	P	
Nightclub	P	
Open air market	T	
Open space	P	
Personal service	P	
Professional office	P	
Park/playground	P	
Parking facility	P	
Pawn shop	■	
Pet shop	P	
Recreation facility	P	
Residential care facility	C	
Retail sales	P	
Street vendor / pushcart sales	■	
Studio / Workshop	P	
Swap Meet, Indoor	C	
Swap Meet, Outdoor	■	
Tattoo	■	
Theater	C	
Thrift store	P	
Other uses that the Director of Community Development or designee finds to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this Table.	P, C, T or ■	

Table 2-12 Mixed Use Overlay Development Standards

Development Criteria	Standard
	Detached Residential
Lot Area Minimum (sq. ft.)	No Minimum
Minimum Lot Width (ft) ¹	No Minimum
Building Setbacks (ft) ³	
<ul style="list-style-type: none"> • Front: 	15 foot minimum or 20-foot average
<ul style="list-style-type: none"> • - From Urban Arterial Hwy 	45 feet from ROW
<ul style="list-style-type: none"> • - From Major Street 	35 feet from ROW
<ul style="list-style-type: none"> • - From Collector Street 	35 feet from ROW
<ul style="list-style-type: none"> • Side – Adjacent to Interior Lot Lines 	No Minimum
<ul style="list-style-type: none"> • Side - Adjacent to Residential Use 	15-foot minimum; 10-feet per story
<ul style="list-style-type: none"> • Side – Adjacent to Public Right-of-Way 	15-foot minimum or 20-foot average
<ul style="list-style-type: none"> • - From Urban Arterial Hwy 	45 feet from ROW
<ul style="list-style-type: none"> • - From Major Street 	35 feet from ROW
<ul style="list-style-type: none"> • - From Collector Street 	35 feet from ROW
<ul style="list-style-type: none"> • Rear Adjacent to Public Right-of-Way 	15-foot minimum or 20-foot average
<ul style="list-style-type: none"> • - From Urban Arterial Hwy 	45 feet from ROW
<ul style="list-style-type: none"> • - From Major Street 	35 feet from ROW
<ul style="list-style-type: none"> • - From Collector Street 	35 feet from ROW
<ul style="list-style-type: none"> • Rear Adjacent to Residential Use 	15-foot minimum; 10-feet per story
<ul style="list-style-type: none"> • Rear Adjacent to Open Space 	15-foot minimum or 20-foot average
<ul style="list-style-type: none"> • Parking – From Property Line 	10-foot minimum
Lot Coverage (%)	No standard
Density	Up to 18 dwelling units per acre
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height (ft.)	45 ²
Screening	All mechanical equipment, such as but not limited to, air-conditioning units, heating and ventilating ducts and exhaust, shall be completely screened from view from any public street, open space, or residential area through the use of solid walls, fences, or other similar opaque materials.
Notes:	
¹ Minimum Street Frontage	
² 65-feet for hotels and for architectural features such as towers, cupolas, and other elements that contribute to the overall character of the community, do not contain usable floor space above 45-feet.	

2.5.8 VTTM 34017 (Waterbury) Overlay

The Waterbury development was approved as Amendment No. 8 to the East Lake Specific Plan on December 13, 2005 and was adopted by ordinance on January 10, 2006. Concurrently, the City Council approved Vesting Tentative Tract Map (VTTM) 34017.

Waterbury is located in the eastern portion of the East Lake Specific Plan, south of the Summerly development, north of Corydon Road and west of Mission Trail. The Skylark airfield is located adjacent to the south.

2.5.8.1 VTTM 34017

VTTM 34017 implements the Waterbury project. It was approved with a 24-month initial life by the Lake Elsinore City Council on December 13, 2005; for a total of 611 single-family detached dwelling units, with four lots designated for future development with 1,018 high density residential dwelling units. A three-year Extension of Time approved by the City Council on March 25, 2008; extended the life of map to December 13, 2010.



Since VTTM 34017 had not expired as of the July 15, 2008 effective date of SB 1185 (Gov. Code Section 66452.21) an additional year was added to the map, extending its life to December 13, 2011. AB 333 (Gov. Code Section 66452.22) granted two additional years to any map that had not expired prior to July 15, 2009. Therefore, the expiration date of VTTM 34017 was extended to December 13, 2013. Additionally, AB 208 (Gov. Code Section 66452.23) extended the life of any tentative map which had not expired as July 15, 2011 by two more years. Therefore, VTTM 34017 was extended to December 13, 2015. With the enactment of AB 116 (Government Code Section 66452.24) on July 11, 2013, an additional two years was added to the life of any map which was approved on or after January 1, 2000 and that had not expired prior to July 11, 2013. Therefore, VTTM 34017 now has an expiration date of December 13, 2017.

As shown in the following table, the Waterbury project as implemented by VTTM 34017 included three residential densities, recreational facilities, developed open space, landscaping lots and public streets.

Table 2-13 VTTM 34017 (Waterbury) Development Standards

Land Use	Maximum Dwelling Units	Average Density ¹	Number of Lots	Area (Acres)
Low Medium Density (up to 6 du/ac)	349	5.0	349	42.81
Medium Density (up to 14 du/ac)	262	6.1	262	39.85
High Density (up to 22 du/ac)	1,018	16.0	4	53.33
Residential Subtotal	1,629	9.4		135.99
Recreation Center			1	2.26
Park			1	5.13
Open Space (Developed) – Public			5	147.57
Open Space (Developed) – Private			1	49.03
HOA Landscape Lots			20	4.28
Public Streets				52.55
TOTAL	1,629		642	396.81
Note:				
¹ Average density calculated on residential acreage only.				

2.5.8.2 Sunset Provision

The purpose of the VTTM 34017 (Waterbury) Overlay is to recognize the ongoing ability to develop this portion of the East Lake Specific Plan in accordance with the approved design of the Vesting Tentative Tract Map and the adopted VTTM 34017 conditions of approval. However, if a final map is not approved prior to the expiration of VTTM 34017, the development standards set forth in VTTM 34017 (Waterbury) Overlay shall expire and any future implementing development project within this Overlay area shall instead comply with the land uses and development standards of the Action Sports, Tourism, Commercial and Recreation land use designation or the Alternative Planning Area 2 Overlay Land Use Designations in those area shown on Figure 2-4 and described below.

2.5.8.3 VTTM 34017 (Waterbury) Land Use Descriptions and Development Regulations

LOW-MEDIUM DENSITY RESIDENTIAL (1 TO 6 DWELLING UNITS PER ACRE)

This designation is intended to permit quality single-family detached houses and duplexes through conventional subdivision layouts or through innovative design such as clustering, zero lot line, or use-easement lot configurations. The net density in this category shall not exceed six (6) dwelling units per acre with a minimum lot size of 5,000 square feet.

The following regulations apply:

a. Permitted Uses:

1. Single-family detached dwellings.
2. Single-family attached dwellings.
3. Parks and open space areas.
4. Recreation centers and facilities.
5. Places of religious assembly or institution.

b. Accessory uses:

1. Garages and carports.
2. Swimming pools and spas.
3. Garden structures and greenhouses.
4. Fences and walls.
5. Patio covers and trellises.

c. Uses permitted subject to Conditional Use Permit

1. Senior citizen housing projects.
2. Residential child care centers.
3. Day care facility.
4. Public and Private schools.
5. Commercial recreation facilities such as private health clubs, tennis and swim clubs, and other similar uses.

Table 2-14 VTTM 34017 (Waterbury) Low-Medium Residential Development Standards

Development Criteria	Standard
	Detached Residential
Density	Up to 6 du/ac
Lot Area Minimum (sq. ft.)	5,000
Minimum Lot Width (ft) ¹	50 ²
Setbacks (ft) ³	
• Front – Living Area	12
• Front – Porch	6
• Front – Garage, Straight-in Drive	20
• Front – Garage – Side Entry	12 ⁴
• Side	5
• Rear	0 ⁵
• Corner Side	10
Porch Projections	Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a limitation of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures.
Lot Coverage (%)	60 ⁶
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	40 feet maximum
<p>Notes:</p> <p>¹ Lot width at front building setback line</p> <p>² Minimum widths for lots fronting cul-de-sacs and/or knuckles shall be 35 feet and 40 feet, respectively, measured along the arc of the front setback line.</p> <p>³ Street setbacks measured from property line at edge of right-of-way.</p> <p>⁴ “Garage Forward” condition restricted to no more than 33% of lots in any neighborhood.</p> <p>⁵ A minimum 15-foot by 15-foot unobstructed private yard required.</p> <p>⁶ 60% maximum excludes permitted porches and architectural projections.</p>	

MEDIUM DENSITY RESIDENTIAL (UP TO 14 DWELLINGS PER ACRE)

This designation is intended to permit a wide range of housing types including detached and attached single-family units at the lower end of the density range, and multi-family units at the upper end of the density range. The net density in this designation is not to

exceed 14 dwelling units per acre.

The following regulations apply:

a. Permitted Uses:

1. Single-family detached dwellings.
2. Single-family attached dwellings.
3. Multi-family dwellings.
4. Parks and open space.
5. Recreation centers and facilities.
6. Places of religious assembly or institution.

b. Accessory uses:

1. Garages and carports.
2. Swimming pools and spas.
3. Garden structures and greenhouses.
4. Fences and walls.
5. Patio covers and trellises.

c. Uses permitted subject to Conditional Use Permit

1. Senior citizen housing projects.
2. Residential child care centers.
3. Day care facility.
4. Public and Private schools.
5. Commercial recreation facilities such as private health clubs, tennis and swim clubs, and other similar uses.

Table 2-15 VTTM 34017 (Waterbury) Medium Density Residential – Detached Residential Development Standards

Development Criteria	Standard
	Detached Residential
Density	Up to 14 du/ac
Lot Area Minimum (sq. ft.)	3,500
Minimum Lot Width (ft) ¹	35 ²
Setbacks (ft) ³	

Development Criteria	Standard
	Detached Residential
• Front – Living Area	12
• Front – Porch	6
• Front – Garage, Straight-in Drive	18
• Front – Garage – Side Entry	12 ⁴
• Side	5
• Rear	0 ⁵
• Corner Side	10
Porch Projections	Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a limitation of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures.
Lot Coverage (%)	60 ⁶
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Building Height	40 feet maximum
Notes: <ul style="list-style-type: none"> ¹ Lot width at front building setback line ² Minimum widths for lots fronting cul-de-sacs and/or knuckles shall be 30 feet measured along the arc of the front setback line. ³ Street setbacks measured from property line at edge of right-of-way. ⁴ “Garage Forward” condition restricted to no more than 33% of lots in any neighborhood. ⁵ A minimum 15-foot by 15-foot unobstructed private yard required. ⁶ 60% maximum excludes permitted porches and architectural projections. 	

HIGH DENSITY RESIDENTIAL 3 (UP TO 22 DWELLINGS PER ACRE)

This designation is intended to permit development of multiple-family dwelling units including for sale condominiums and rental apartments. This type of housing normally features a combination of townhouse-style units along with stacked flats in two and three story buildings, but may also include detached cluster development. The net density in this designation is not to exceed 22 dwelling units per acre.

The following regulations apply:

- a. Permitted Uses:
 1. Single-family detached dwellings.
 2. Single-family attached dwellings.
 3. Multi-family dwellings.
 3. Parks and open space.
 4. Recreation centers and facilities.
 5. Places of religious assembly or institution.

- b. Accessory uses:
 1. Garages and carports.
 2. Swimming pools and spas.
 3. Garden structures and greenhouses.
 4. Fences and walls.
 5. Patio covers and trellises.
 6. Accessory uses and structures necessary or customarily incidental to a permitted use.

- c. Uses permitted subject to Conditional Use Permit
 1. Senior citizen housing projects.
 2. Residential child care centers.
 3. Day care facility.
 4. Public and Private schools.
 5. Commercial recreation facilities such as private health clubs, tennis and swim clubs, and other similar uses.

Table 2-16 VTTM 34017 (Waterbury) Medium Density Residential & High Density Residential - Detached Cluster Development Standards

Development Criteria	Standard
	Detached Cluster
Density	Medium Density Residential - Up to 14 du/ac High Density Residential - Up to 22 du/ac
Lot Area Minimum (sq. ft.)	No Minimum
Minimum Lot Width (ft)	No Minimum
Setbacks (ft) ¹	
<ul style="list-style-type: none"> • Front – Living Area to Public Street 	10

Development Criteria	Standard
	Detached Cluster
• Front – Living Area to Private Drive	10
• Front – Garage, Straight-in Drive	5 max. or 18 min.
• Front – Garage Side	10
• Side – To Perimeter of Project	10
• Side – To Interior Property Line	5
• Rear – To Interior Property Line	5
• Rear – Alley/Drive Loaded Garage	4 max. or 18 min. ²
• Corner Side	10
Porch Projections	Open or covered porches may extend into required front and rear yard setbacks up to 6 feet and 10 feet, respectively, subject to a limitation of 50% of the required setback. Porches may be constructed at both first and second stories of residential structures.
Separation Between Buildings	
• Garage Face to Garage Face	28
• Bldg. Front to Bldg. Front	10
• Bldg. Side to Bldg. Side	8
Lot Coverage (%)	65 ³
Minimum Private Yard	12 feet by 15 feet unobstructed
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Private Drive Width	36 feet ³
Parking Aisle Width (90%)	36
Building Height	40 feet maximum
<p>Notes:</p> <p>¹ Front setbacks measured from property line at edge of public right-of-way, or from edge of payment on private drives and/or alleys. Side and rear setbacks are measured from interior property lines.</p> <p>² Setback measured from edge of alley/drive pavement.</p> <p>³ Coverage maximum excludes permitted porches and architectural projections.</p> <p>⁴ 20-foot drive with 8-foot parallel parking on both sides. 4-foot sidewalk required on one side</p>	

Table 2-17 VTTM 34017 (Waterbury) Medium Density Residential & High Density Residential - Attached Residential Development Standards

Development Criteria	Standard
	Attached Residential
Density	Medium Density Residential - Up to 14 du/ac High Density Residential - Up to 22 du/ac
Lot Area Minimum (sq. ft.)	No Minimum
Minimum Lot Width (ft)	No Minimum
Setbacks (ft) ¹	
• Front – Living Area to Public Street	15
• Front – Living Area to Private Drive	15
• Front – Porch	6
• Front – Garage, Straight-in Drive	4 max. or 18 min.
• Front – Garage Side	12
• Side	10
• Rear – Front Loaded Lot	10
• Rear – Alley/Drive Loaded Garage	4 max. or 18 min. ²
• Corner Side	10
Separation Between Buildings ³	
• Garage Face to Garage Face	28
• Bldg. Front to Bldg. Front	30
• Bldg. Front to Bldg. Side	20
Lot Coverage (%)	70 ⁴
Minimum Private Yard	60 square feet, 6-foot minimum dimension
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Private Drive Width	36 feet ⁵
Garage access alley/drive	20 feet
Building Height	40 feet maximum
<p>Notes:</p> <p>¹ Front setbacks measured from property line at edge of public right-of-way, or from edge of payment on private drives and/or alleys. Side and rear setbacks are measured from interior property lines.</p> <p>² Setback measured from edge of alley pavement.</p> <p>³ For attached residential, separation of buildings on same lot.</p> <p>⁴ Coverage maximum excludes permitted porches and architectural projections.</p> <p>⁵ 20-foot drive with 8-foot parallel parking on both sides. 4-foot sidewalk required both sides of drive.</p>	

DEVELOPED OPEN SPACE (OS)

The Developed Open Space designation provides both active and passive recreational opportunities through a combination of public and private facilities such as neighborhood parks, sports park, golf course, tennis and swim facilities, marinas, water features and beaches.

DEVELOPED/ACTIVE OPEN SPACE

Neighborhood Parks

There are two neighborhood park facilities, comprising approximately 7.5 acres, which are located within the residential neighborhoods. These are described as follows:

- A public park is located in the center of the residential development area and provides 5.2 acres of multi-use recreation with a lake feature and trails.
- An adjoining 2.3-acre private park area provides location for a clubhouse or community building, to be constructed and maintained by a homeowner's association.

Community/Regional Recreational Facilities

Located southerly of the Bundy Canyon-Diamond Drive alignment, the flood storage area of approximately 184 acres provides opportunities for a variety of active and passive recreational uses.

Such uses may include community and regional passive parks, sports parks with multiple athletic fields, family entertainment center, miniature golf, sports club, amusement park, shooting/archery club or range, water park, private airfield such as exists there now, motocross or off-road vehicle parks, skate parks and other similar uses.

A public community park with sports fields of approximately 12 acres will be located within this 184-acre area to provide active recreation opportunities for community area residents.

Additional Private Recreational Amenities

In addition to the public parks and private community facilities described above, each of the High Density Residential planning areas will incorporate at least one active or passive recreational or open space amenity, such as for example, private park, clubhouse, pool area or tennis courts.



Open Space Regulations

This category provides regulations for the use of Open Space areas within the VTTM 34017 (Waterbury) Overlay area.

a. Permitted Uses:

1. Arboretums.
2. Botanical gardens.
3. Cultural or historic sites.
4. Demonstration gardens.
5. Drainage improvements.
6. Hiking and biking trails.
7. Interpretative centers.
8. Multi-purpose courts.
9. Natural areas or preserves.
10. Parking lots.
11. Public or private parks and playgrounds.
12. Swimming pools.
13. Tennis courts.
14. Sports fields.
15. Recreation centers and facilities.

b. Uses permitted by Conditional Use Permit

1. Lighted athletic fields.
2. Fairgrounds.
3. Private rodeo facilities.
4. Motocross or other "off-road" type facility.
5. Other active uses, such as but not limited to, paintball courses, water-based

- recreation, or “extreme sports” venues.
- 6. Air field and skydiving facilities.
- 7. Commercial uses customary incidental to a permitted or conditionally permitted use such as, but not limited to:
 - a. Recreational rental shops.
 - b. Snack shops.
 - c. Concession stands.
- 8. Amusement-type facilities such as water park, amusement park or other “family fun” centers.
- 9. Accessory uses and structures necessary or customarily incidental to a permitted use.

ALTERNATIVE PLANNING AREA 2 OVERLAY LAND USE DESIGNATIONS

The Alternative Planning Area 2 Overlay Land Use Designations will apply to those portions of Planning Area 2 shown on Figure 2-4 only if a final map is not approved prior to the expiration of VTTM 34017 and the development standards set forth above for the VTTM 34017 (Waterbury) Overlay expire. Two overlay designations are identified in Figure 2-4: Mixed Use Overlay and Light Industrial Overlay.

Mixed Use Overlay

Those areas within the planning area shown on Figure 2-4 as “Mixed Use Overlay” may be developed pursuant to the Mixed Use Overlay provisions set forth above in Section 2.5.7.

Light Industrial

The intent of the Light Industrial Overlay is to reserve locations within the East Lake Specific Plan for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics. This overlay also includes appropriate development criteria to assure a superior appearance of all structures and uses as well as provisions for the proper inclusion of landscaping and buffer features.

Light Industrial Overlay Land Use Descriptions and Development Regulations

This category provides regulations for light industrial land uses within a portion of Planning Area 2 of the East Lake Specific Plan.

Uses permitted in the Light Industrial shall include those businesses listed below which are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location.



The following regulations apply:

- a. All development projects within the Light Industrial Overlay shall be subject to review pursuant to the provisions of the California Environmental Quality Act, including, but not limited to, the preparation and City approval of a traffic impact analysis, cultural resources surveys and air quality and noise impact studies. All development shall also comply with all mitigation measures set forth in the Mitigation Monitoring and Reporting Program for the East Lake Specific Plan (Appendix C).
- b. Permitted Uses:
 1. Appliance Repair
 2. Auction galleries
 3. Bicycle sales, repair and rental
 4. Cabinet shops and furniture manufacture.
 5. Catering services.
 6. Ceramic products manufacture using only previously pulverized clay, and kilns fired by electricity or gas.
 7. Equipment sales, rental and service.
 8. Furniture and major appliance sales.
 9. Gas dispensing establishments subject to the provisions of Nonresidential Development Standards set forth in Title 17 – Zoning, Lake Elsinore Municipal Code.
 10. Home furnishing sales, including floor coverings, draperies, lighting fixtures, paint and wallpaper sales, etc.
 11. Industrial supply businesses such as welding supply shops, paint shops, and plumbing shops
 12. Lawn mower repair shops.
 13. Machine shops.

14. Manufacture, assembly, and repair of:
 - b. Electronic equipment and components.
 - c. Business machines.
 - d. Electrical devices generally.
 - e. Garments.
 - f. Household appliances.
 - g. Machine tools.
 - h. Motorcycles, boats and trailers, and accessories and parts.
 - i. Small miscellaneous consumer products.
 15. Manufacture and maintenance of signs and advertising structures.
 16. Offices for on-site management and leasing, provided they shall be directly related to and involved with the property on which they are located.
 17. Places of religious assembly or institution
 18. Service businesses similar to retail stores which involve warehousing or storage of commodities sold on the premises such as glass shops, plumbing shops, and irrigation supply stores.
 19. Sheet metal shops.
 20. Soils engineering and testing firms.
 21. Upholstering shops.
 22. Veterinary clinics.
 23. Wholesale distribution.
 24. Other uses that the Community Development Director determines to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section.
- c. Uses permitted subject to Conditional Use Permit
1. Any Light Industrial use proposed to be located on a parcel which is within 100 feet of the exterior boundaries of a residential district or preservation area.
 2. Any use listed above as a “permitted use” which because of operational characteristics specific to the particular business or proposed location is found by the Director of Community Development to have the potential to negatively impact adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
 3. Heavy equipment sales and rental.
 4. Headquarters and administrative offices with a minimum total floor area of 30,000 square feet for a single user and provided they comply with all

development standards of the C-O (Commercial Office District) provisions set forth in the Lake Elsinore Municipal Code, including parking requirements.

5. Health clubs, racquetball and indoor tennis courts and similar related facilities.
6. Mini-storage or mini-warehouses.
7. Research offices and laboratories for the conduct of scientific research involving design, fabrication, and testing of prototypes and the performance of environmental tests.
8. Trade schools and industrial training centers.
9. Restaurants and eating places, including drive-through service.
10. Any other use deemed compatible with the intent of this land use category by the Community Development Director or designee.

d. Accessory uses:

The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use; provided, that they remain clearly incidental and secondary to the primary permitted use, are found to be compatible with the character of the Light Industrial Overlay area, and that any buildings or structures are harmonious with the architectural style of the main building(s). No accessory structure shall be located in a front setback area.

1. Outdoor storage areas subject to the following:

- a. Outdoor storage areas shall be permitted only in conjunction with and as an integral aspect of a permitted use and shall not be the primary use of the property.
- b. All storage yards shall be enclosed on all sides with a screen a minimum of six feet in height as measured from the highest grade elevation either side of the screen. The screen shall be a decorative, solid masonry wall; except chain link with redwood or cedar slats or wood fencing may be permitted where the storage yard is not visible from a public thoroughfare.
- c. No materials shall be stored higher than the screen.
- d. Storage areas shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.
- e. No storage of scrap, waste or other material not utilized in the production process is permitted.
- f. No storage area shall be located within 50 feet of a property upon which

there is a residential use.

- g. All outdoor storage shall be subject to the approval of a conditional use permit and shall also be reviewed to ensure adequate provision of screening of storage areas. Storage materials shall not be visible from public rights-of-way, including freeways, or adjacent residential or commercial properties.
2. General offices.
 3. Guard offices; excluding those with living facilities.
 4. Employee cafeterias.
 5. Retail sales of products produced on the premises and incidental retail sales relevant to businesses permitted in the Light Industrial Overlay area.
 6. Showrooms for exhibition of products produced on the premises or available for wholesale distribution.
 7. Caretaker quarters
- e. No building permits shall be issued for construction of any building or structure in the Light Industrial Overlay until the applicant has obtained a design review approval pursuant to the provisions of Section 10.3.3.

Table 2-18 Light Industrial Overlay Development Standards

Development Criteria	Standard
Lot Area Minimum (sq. ft.)	20,000 square feet ¹
Minimum Lot Width (ft)	100 feet
Minimum Building Setbacks ¹	
<ul style="list-style-type: none"> • Front 	Average 20 feet, but no less than 15 feet
<ul style="list-style-type: none"> • Side and Rear 	No setback shall be required from interior lot lines, except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be the same as required for the front yard setback.
Building Height	40 feet maximum
Landscaping Improvements ²	
<ul style="list-style-type: none"> i. Adjacent to Street. 	A continuous area, a minimum of 15 feet and an average of 20 feet in depth, shall be landscaped and maintained between the parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and

Development Criteria	Standard
	height to meet this requirement
ii. Buffer Landscaping	A continuous visual landscape screen, a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines that abut residential uses. At minimum, said buffer shall contain one 24-inch box non-deciduous umbrella-form tree for each 20 lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.
iii. Generally	All building sites shall have a minimum landscaped coverage equivalent to 15 percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the design review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal.
Parking	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Signs	Per Title 17 – Zoning, Lake Elsinore Municipal Code
Design Standards	Per Chapter 8, Architectural Guidelines & Development Standards and the Nonresidential Development Standards set forth in Title 17 – Zoning, Lake Elsinore Municipal Code.
<p>Notes:</p> <p>¹ Industrial condominiums or planned unit developments may have smaller lot areas provided they are master planned and share reciprocal facilities such as parking and access and provided it can be shown that development upon those lots can comply, with the exception of street frontage, with all of the Light Industrial development standards.</p> <p>² All area not utilized for structures, parking or other permitted use shall be landscaped.</p>	

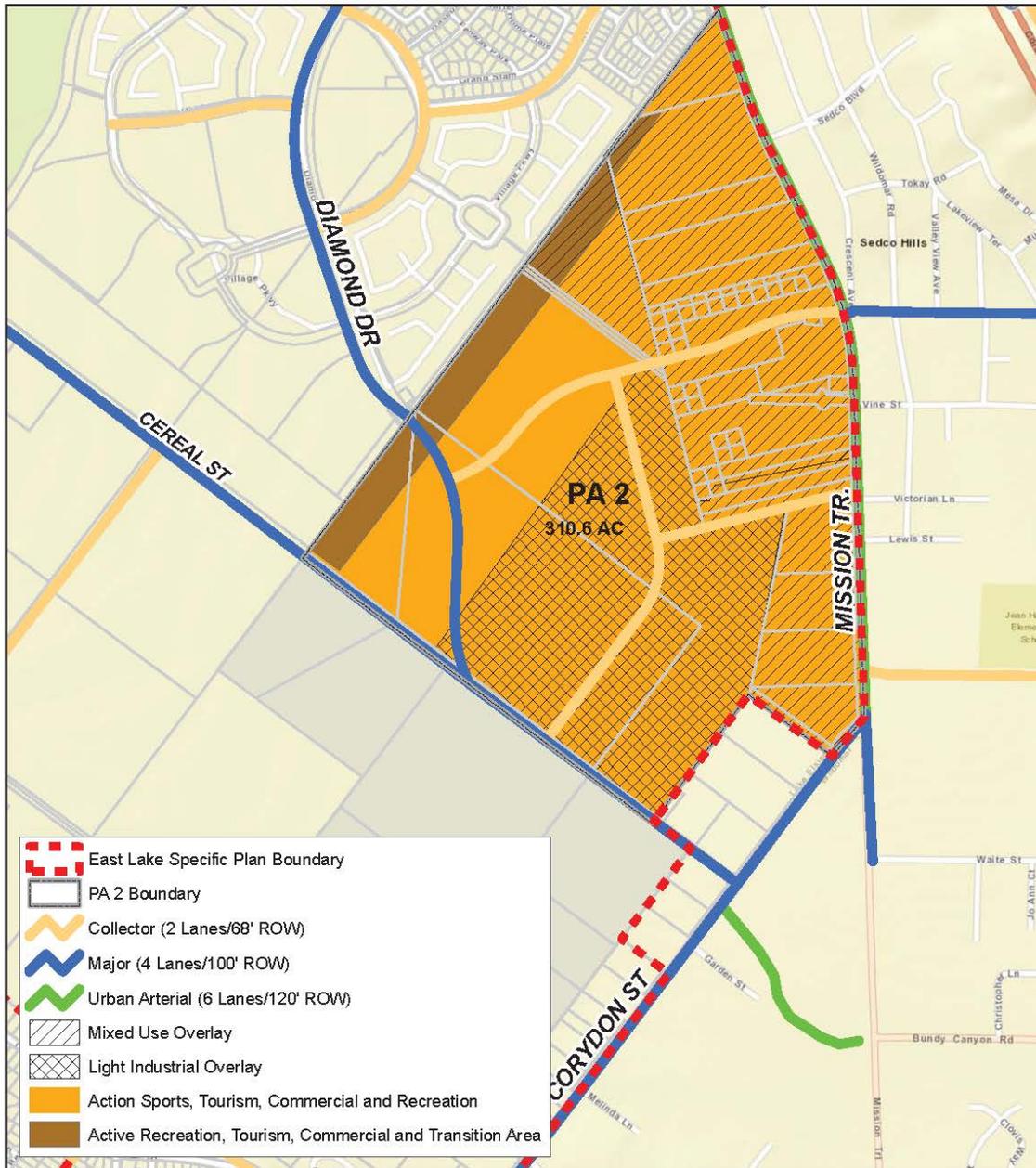


FIGURE 2-4
ALTERNATIVE PLANNING AREA 2
OVERLAY DESIGNATIONS



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City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

3 PLANNING AREA STANDARDS

3.1 INTRODUCTION

The development standards for the East Lake Specific Plan have been established at two levels. There are those standards that apply throughout the Specific Plan and there is a second level that focuses on individual Planning Areas. This Chapter provides a description of each planning area and describes land use and development standards for each individual planning area. These include, but not limited to, descriptions of planned land uses, primary and secondary vehicular access, bike lanes, sidewalks and trails, and land use transitions and buffers. The development standards for each individual planning area also reference the application graphics and development regulations contained throughout this Specific Plan.

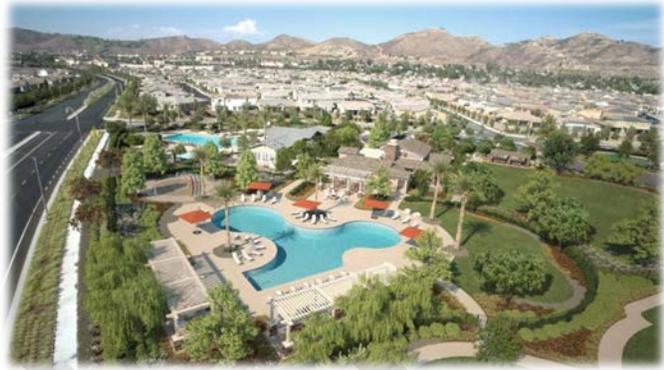
All development standards, plans and regulations that apply throughout this Specific Plan are also applicable to each Planning Area. For additional reference, see the following:

- Chapter 1: Introduction
- Chapter 2: Land Use Plan
- Chapter 4: Circulation
- Chapter 5: Drainage
- Chapter 6: Water and Sewer
- Chapter 7: Public Services
- Chapter 8: Architectural Guidelines & Development Standards
- Chapter 9: Sustainability Plan
- Chapter 10: Specific Plan Administration
- Chapter 11: Definitions and Acronyms

3.2 PLANNING AREA 1: SUMMERLY AND THE LINKS AT SUMMERLY GOLF COURSE

3.2.1 Description

Planning Area 1 is located in the central portion of the East Lake Specific Plan, on the west side of Mission Trail. This Planning Area includes the existing The Links at Summerly Golf Course, the Summerly residential development, the Summerly Community Park, the San Jacinto River Corridor and Open Space.



3.2.2 Land Use and Development Standards

Development in Planning Area 1 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Golf Course and Park uses and regulations are described in Section 2.5.3.
- ❖ Summerly Development uses and regulations are described in Section 2.5.5.
- ❖ Preservation/Mitigation Areas are described in Section 2.5.4.



3.2.3 Planning Standards

Land Use

Site planning for Planning Area 1 shall be in conformance with the conceptual land use plan as shown in Figure 3-1, which consists primarily of a golf course with related uses, single-family dwelling units with neighborhood parks, a community park and open space/preservation and mitigation areas.

Vehicular Circulation

Access to Planning Area 1 will be provided from Diamond Drive which extends in a southeasterly direction through the Planning Area. Other access into the Planning Area will be from Malaga Road and Hidden Trail, which connect Diamond Drive to Mission Trail. Local Streets within the Planning Area will provide access to individual homes and other uses.

- ❖ Diamond Drive will provide primary access through Planning Area 1.
- ❖ Diamond Drive is planned as a Major Road with a 112-foot right-of-way, as shown in Figure 4-7.
- ❖ Malaga Road, Lucerne Street and Cereal Street, which border Planning Area 1, are planned as Major Roads with a 100-foot right-of-way, as shown in Figure 4-3.
- ❖ Hidden Trail is planned as both a Modified Collector Street with a 74-foot right-of-way and as a Collector Street with a 72-foot right-of-way, as shown in Figure 4-4 and Figure 4-8.
- ❖ Summerly Place is planned as a Modified Collector Street with a 74-foot right-of-way, as shown in Figure 4-8.
- ❖ Other streets which connect Local Streets to Diamond Drive and Mission Trail are planned as Modified Collector Streets with a 74-foot right-of-way and as Collector Streets with a 72-foot right-of-way, as shown in in Figure 4-8 and Figure 4-10 and as a Modified Neighborhood Street as shown in Figure 4-9.
- ❖ Local Streets, as shown in Figure 4-5, Figure 4-6 and Figure 4-11 will provide access to individual homes.

Bike Lanes, Sidewalks and Trails

- ❖ All Major Roads and Urban Arterials are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.
- ❖ All Local Streets are planned with a 5-foot or 6-foot sidewalk on each side of the street.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

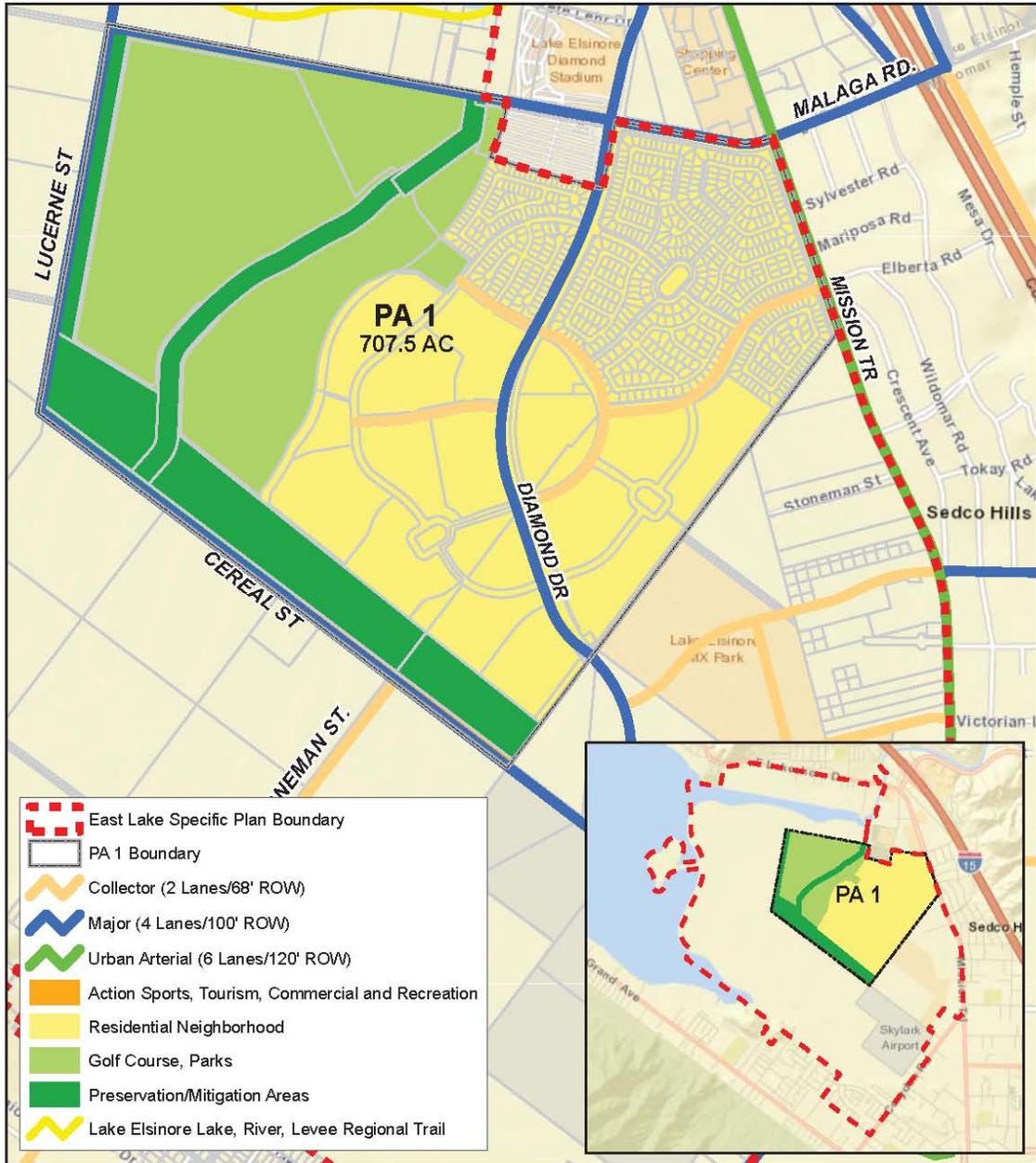
Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

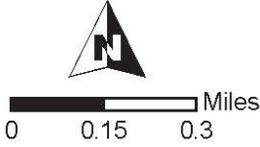
- ❖ Open Space Buffer: Located along the southerly boundary Planning Area 1, this 63.5-acre open space area separates the residential development area and the golf course from the 356-acre Wetland Mitigation Area located in Planning Area 5, immediately to the southwest of Planning Area 1. It will provide drainage, water quality treatment, flood retention and biological habitat functions and will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- ❖ San Jacinto River Corridor: Located within the golf course area, the river corridor follows the historic drainage course of the river and provides a 200-foot wide wetlands and wildlife corridor function. This corridor is separated from urban land uses to enhance its biological value and wetlands function. The approximately 26-acre San Jacinto River Corridor will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- ❖ Separating the Links at Summerly Golf Course from the Action Sports, Tourism Commercial and Recreation uses of Planning Area 6; a 10.8-acre river/lake corridor is located on the west side of the golf course. This area contributes to the overall acreage of the East Lake Specific Plan's Preservation and Mitigation Areas land use designation. This corridor will be conserved and managed in accordance with

the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

DRAFT



**FIGURE 3-1
PLANNING AREA 1**



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3.3 PLANNING AREA 2: ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION, MIXED USE OVERLAY; VTTM 34017 (WATERBURY) OVERLAY

3.3.1 Description

Planning Area 2 is located in the northeastern portion of the East Lake Specific Plan, on the west side of Mission Trail, the north side of Corydon Road, and straddling both sides of the future extension of Diamond Drive/Cereal/Bundy Canyon Drive. This Planning Area includes action sports, tourism, commercial and recreation and related uses and an open space buffer. It also includes the VTTM 34017 (Waterbury) Overlay, and a Mixed Use Overlay with alternative land uses.

3.3.2 Land Use and Development Standards

Development in Planning Area 2 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Action Sports, Tourism, Commercial and Recreation uses and regulations are described in Section 2.5.1.
- ❖ Active Recreation, Tourism, Commercial and Transition Area uses and regulations are described in Section 2.5.2.
- ❖ Mixed Use Overlay uses and regulations are described in Section 2.5.7.
- ❖ VTTM 34017 (Waterbury) Overlay uses and regulations are described in Section 2.5.8.

3.3.3 Planning Standards

Land Use

Site planning for Planning Area 2 shall be in conformance with the conceptual land use plan as shown in Figure 3-2, which consists primarily of action sports, tourism, commercial and recreation uses. Land use overlays will permit residential and commercial uses as alternative land uses.

Vehicular Circulation

There are several access points into Planning Area 2. While direct access from Mission Trail may be limited for future development, both Olive Street and Victorian Lane, which exist on the east side of Mission Trail, are anticipated to be extended into the East Lake Specific Plan. The extension of Diamond Drive to Corydon Road will provide two additional access points. The extension of Cereal westward, will connect to Lucerne and Malaga Road. If the VTTM 34017 (Waterbury) Overlay is developed, Local Streets within the Planning Area will provide access to individual homes.

- ❖ Diamond Drive will provide primary access through Planning Area 2.
- ❖ Diamond Drive is planned as a Modified Major Road with a 112-foot right-of-way, as shown in Figure 4-12.
- ❖ Cereal Street is planned as a Major Roads with a 100-foot right-of-way, as shown in Figure 4-3.
- ❖ Streets which connect Local Streets to Diamond Drive and Mission Trail are planned as Modified Collector Streets with a 74-foot right-of-way, as shown in Figure 4-13.
- ❖ If the VTTM 34017 (Waterbury) Overlay is developed, Local Streets, as shown in Figure 4-14 and Figure 4-15 will provide access to individual homes.

Bike Lanes, Sidewalks and Trails

- ❖ All Major Roads and Urban Arterials are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.
- ❖ All Local Streets are planned with a 5-foot or 6-foot sidewalk on each side of the street.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

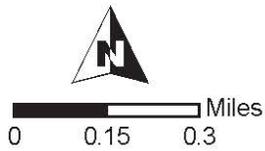
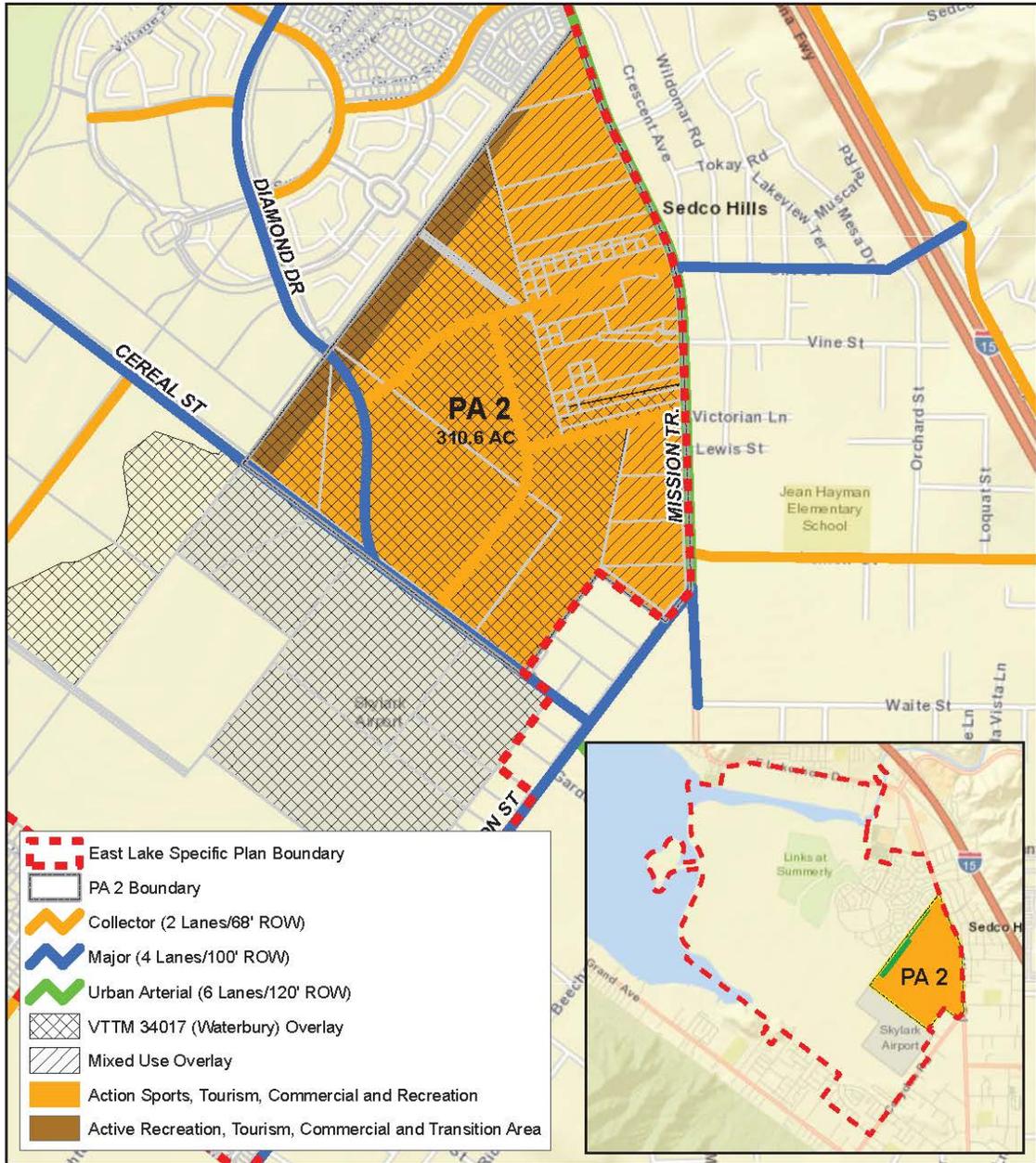
Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

Any proposed development project within Planning Area 2 that contains non-residential uses shall provide onsite sufficient buffer to any adjacent existing or future residential uses. Specifically, the Summerly residential development shall be protected from noise and light with a transition area ranging from 100 to 250 feet in width and totaling a minimum of 15 acres along the west boundary of Planning Area 2. The transition area is a location where developers are encouraged to place required managed open space set-asides.



**FIGURE 3-2
PLANNING AREA 2**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
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City of Lake Elsinore GIS
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3.4 PLANNING AREA 3: ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION; AIRPORT OVERLAY

3.4.1 Description

Planning Area 3 is located in the southeastern portion of the East Lake Specific Plan, on the west side of Corydon Road. This Planning Area includes action sports, tourism, commercial and recreation, and related uses and an open space buffer. This Planning Area includes the existing Mentor Aviation facilities and Skylark Airfield. It also includes the VTTM 34017 (Waterbury) Overlay with alternative land uses.

3.4.2 Land Use and Development Standards

Development in Planning Area 3 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Action Sports, Tourism, Commercial and Recreation uses and regulations are described in Section 2.5.1.
- ❖ Active Recreation, Tourism, Commercial and Transition Area uses and regulations are described in Section 2.5.2.
- ❖ Airport Overlay uses and regulations are described in Section 2.5.6.
- ❖ VTTM 34017 (Waterbury) Overlay uses and regulations are described in Section 2.5.8.

3.4.3 Planning Standards

Land Use

Site planning for Planning Area 3 shall be in conformance with the conceptual land use plan as shown in Figure 3-3, which consists primarily of action sports, tourism, commercial and recreation uses. Land use overlays will permit airport and related uses,

and the southern portion of approved VTTM 34017 (which has primarily active open space uses), as alternative land uses.

Vehicular Circulation

While Planning Area 3 fronts Corydon Road, access to individual parcels may be limited. However, other access points into Planning Area 3 are designed and rely on the extensions of Diamond Drive/Cereal Street and Stoneman Road.

- ❖ Diamond Drive is planned as a Modified Major Road with a 112-foot right-of-way, as shown in Figure 4-12.
- ❖ Cereal Street is planned as a Major Roads with a 100-foot right-of-way, as shown in Figure 4-3.
- ❖ Stoneman Street is planned as a Collector Street with a 68-foot right-of-way, as shown in Figure 4-4.

Bike Lanes, Sidewalks and Trails

The Murrieta Creek Trail conceptual alignment includes a small portion of this Planning Area, along its western boundary.

- ❖ All Major Roads and Urban Arterials are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.
- ❖ All Local Streets are planned with a 5-foot or 6-foot sidewalk on each side of the street.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

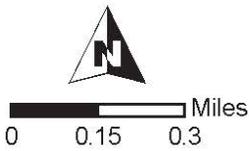
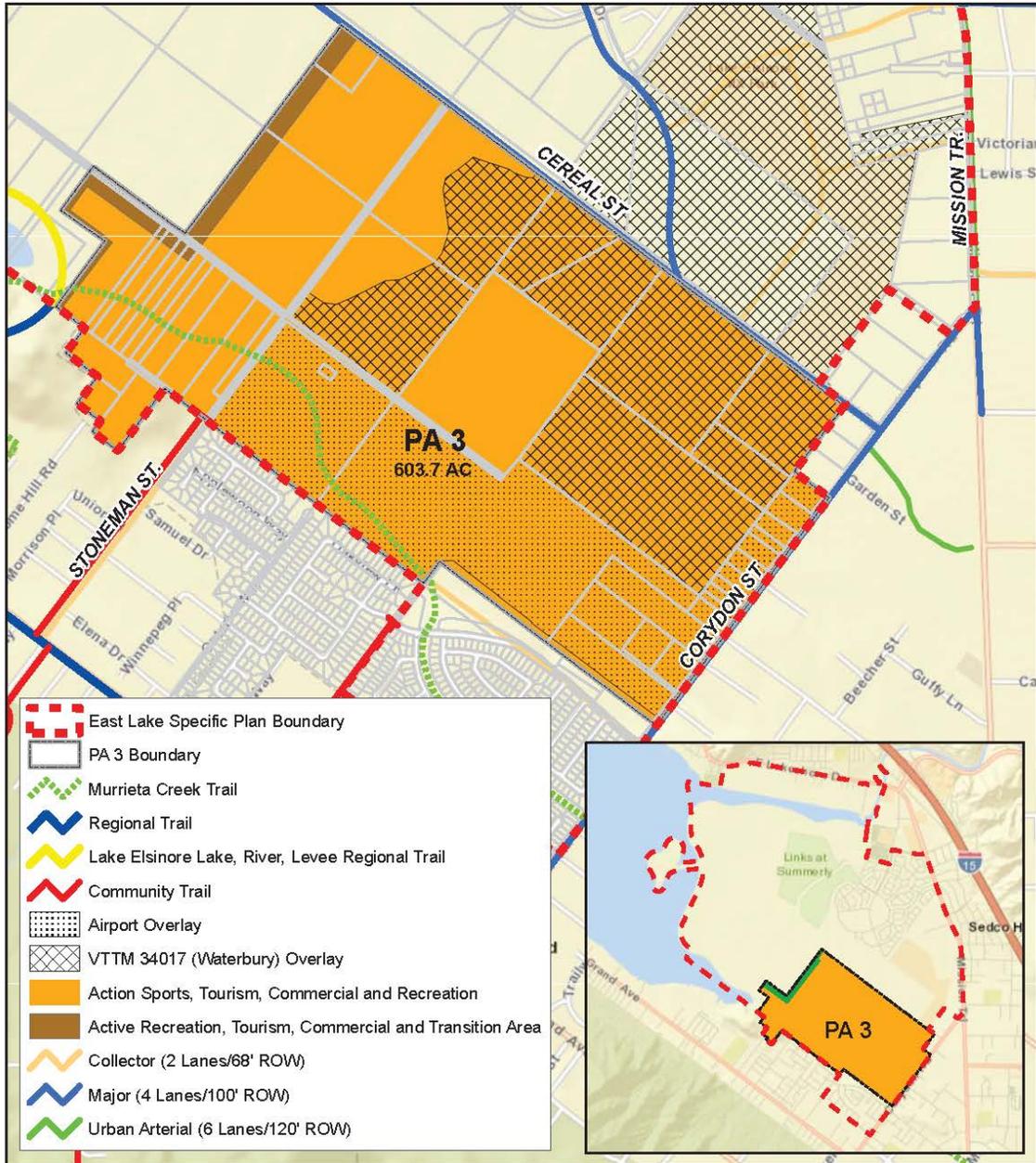
Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

Any project proposed in Planning Area 3 shall provide onsite sufficient protection from noise and light from existing residential uses, and existing or proposed preservation uses. Specifically, the Preservation/Mitigation Areas contained in Planning Area 5 shall be protected from noise and light with a minimum 200-foot wide transition area along the western edge of Planning Area 3 (approximately 20-acres). The transition area is a location where developers are encouraged to place required managed open space set-asides.



**FIGURE 3-3
PLANNING AREA 3**

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April 13, 2017
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City of Lake Elsinore GIS
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3.5 PLANNING AREA 4: SERENITY RESIDENTIAL NEIGHBORHOOD; PARKS; PRESERVATION/MITIGATION AREAS

3.5.1 Description

Planning Area 4 is located in the far southeast corner of the East Lake Specific Plan, on the west side of Corydon Road. This Planning Area includes the existing Serenity residential neighborhood, the Serenity Skate Park, future parks, and Preservation/Mitigation Areas. The Serenity Skate Park is a multi-use facility for skateboarders, scooters and bikes.

3.5.2 Land Use and Development Standards

Development in Planning Area 4 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Serenity Estates (TR 30846) uses and regulations are described in Section 2.5.5.
- ❖ Park uses and regulations are described in Section 2.5.3.
- ❖ Preservation/Mitigation Areas are described in Section 2.5.4.

3.5.3 Planning Standards

Land Use

Site planning for Planning Area 4 shall be in conformance with the conceptual land use plan as shown in Figure 3-4, which consists of single-family residential development, conserved open space and Serenity Park.

Vehicular Circulation

Planning Area 4 takes access from two roadways off Corydon Road (Palomar Street and Union Street), and Skylark Drive which connects to Grand Avenue.

- ❖ Palomar Street and Skylark Drive are planned as a Collector Street with a 68-foot right-of-way, as shown in Figure 4-4.
- ❖ Local Streets, as shown in Figure 4-5, will provide access to individual homes.

Bike Lanes, Sidewalks and Trails

The Murrieta Creek Trail conceptual alignment identifies Serenity Park as a portion of the Trail's easterly route.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

- ❖ Located within the Serenity Residential Neighborhood are 11.7 acres of land preserved through a conservation easement that provides for water quality treatment for the development. Most of this conservation easement land separates the residential neighborhood and Serenity Park from the Action Sports, Tourism, Commercial and Recreation uses and Airport Overlay of Planning Area 3. The land that is subject to this conservation easement contributes to the overall acreage of the East Lake Specific Plan's Preservation/Mitigation Area land use designation.

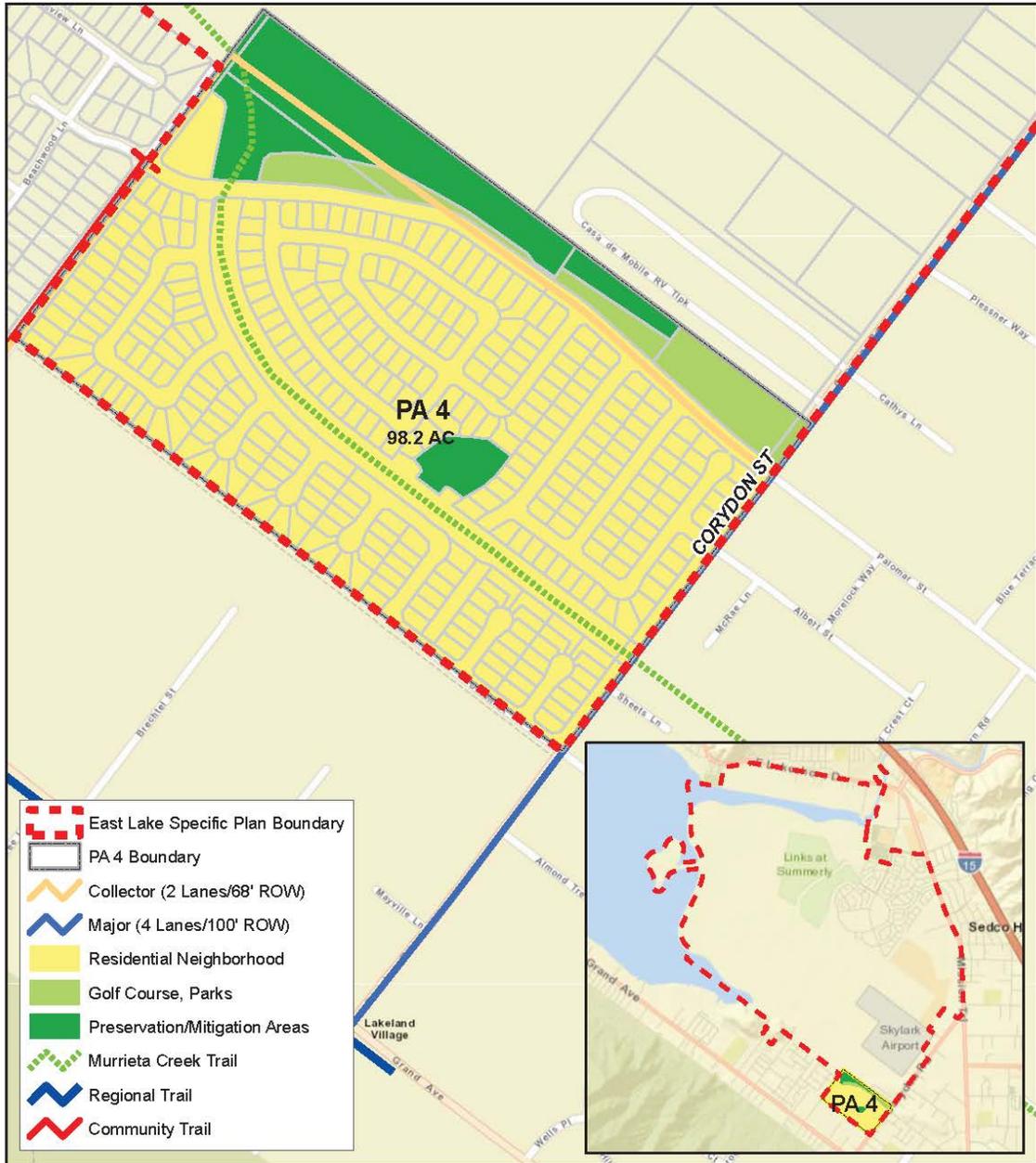


FIGURE 3-4
PLANNING AREA 4

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

3.6 PLANNING AREA 5: PRESERVATION/MITIGATION AREAS

3.6.1 Description

Planning Area 5 is located in the southwestern portion of the East Lake Specific Plan, adjacent to Lake Elsinore. This 422.6-acre Planning Area includes the 356-acre Wetland Mitigation Area, containing the existing U. S. Army Corps of Engineers' man-made wetlands created as part of the Lake Elsinore Management Project (commonly referred to as the 356-acre wetland area). and an additional 53 acres under public ownership. Planning Area 5 provides wetlands and open space that will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

3.6.2 Land Use and Development Standards

Development in Planning Area 5 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Preservation/Mitigation Areas are described in Section 2.5.4.

3.6.3 Planning Standards

Land Use

Site planning for Planning Area 5 shall be in conformance with the conceptual land use plan as shown in Figure 3-5. Land uses within Planning Area 5 shall be limited to wetlands and conserved open space.

Vehicular Circulation

Vehicular access to Planning Area 5 shall be limited. No motorized vehicles shall have access to Planning Area 5, except for emergency vehicles and public agency maintenance vehicles.

Bike Lanes, Sidewalks and Trails

The Lake Elsinore Levee includes an existing natural surface multi-use trail along the top of the levee. Pedestrian access that allows viewing of the Wetland Mitigation Area will be available along the top of the Lake Elsinore Levee which traverses the southerly portion of Planning Area 5.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

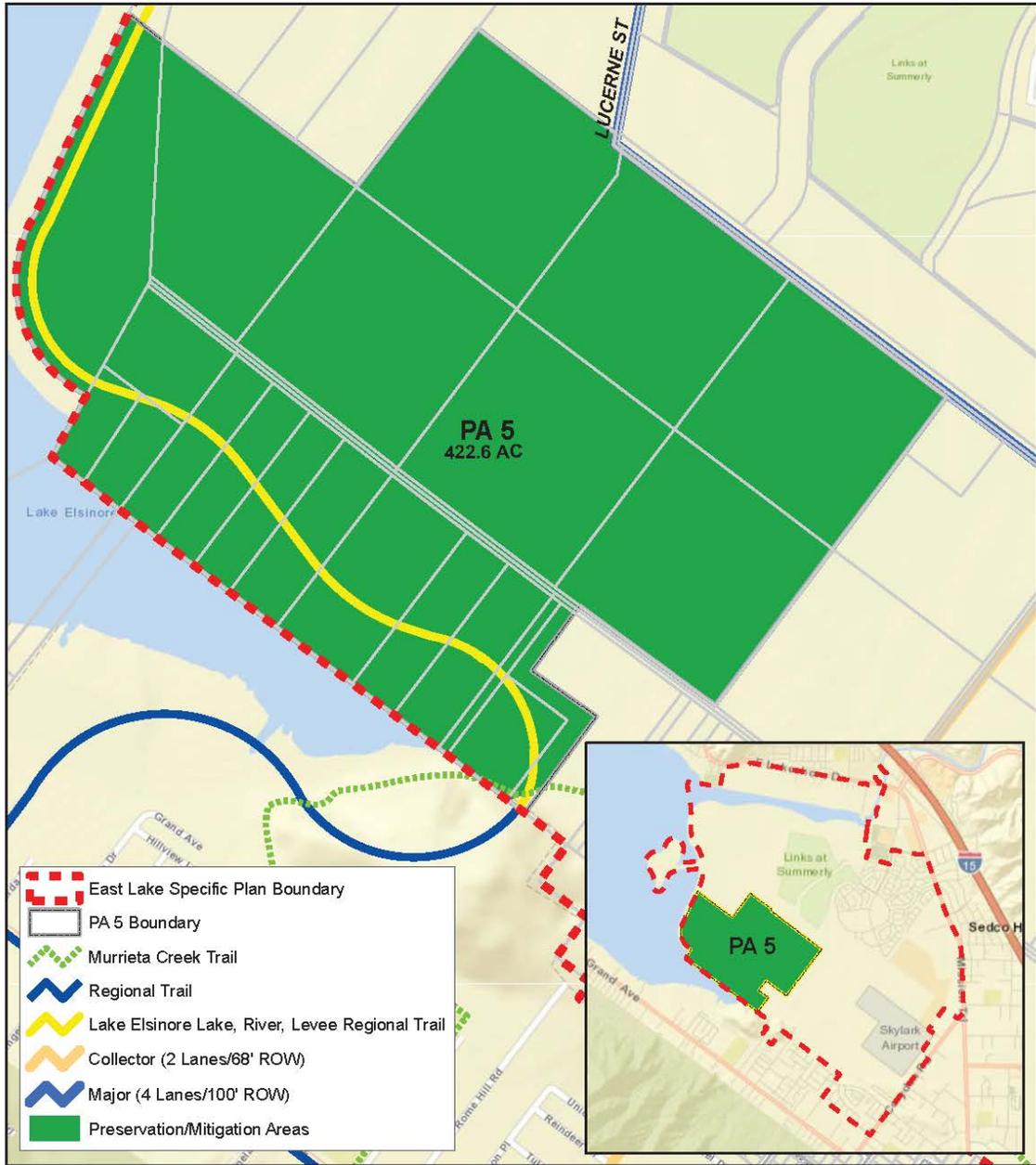
Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

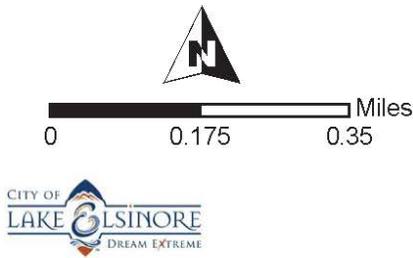
Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

- ❖ In order to protect the Preservation/Mitigation Areas contained in Planning Area 5 from noise and light associated with uses within Planning Area 3, there shall be a minimum 200-foot wide transition area along the western edge of Planning Area 3 (approximately 20 acres).
- ❖ In order to protect the Preservation/Mitigation Areas contained in Planning Area 5 from noise and light associated with uses within Planning Area 6, there shall be a minimum 350-foot wide transition area along the southern edge of Planning Area 6 (approximately 34 acres).
- ❖ The transition areas are locations where developers are encouraged to locate required managed open space set-asides.



**FIGURE 3-5
PLANNING AREA 5**



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City of Lake Elsinore GIS
April 13, 2017
Data Sources:
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City of Lake Elsinore GIS
Stateplane NAD 83

3.7 PLANNING AREA 6: ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION

3.7.1 Description

Planning Area 6 is located in the northwestern portion of the East Lake Specific Plan. This Planning Area is adjacent to Lake Elsinore and the Inlet Channel. Planning Area 6 includes the “T” Peninsula and a portion of the Lake Elsinore Levee. Access to Planning Area 6 is from Lucerne Street which is accessed from both Malaga Street and Cereal Street. The majority of Planning Area 6 will be used for action sports, tourism, commercial and recreation, and related uses.

3.7.2 Land Use and Development Standards

Development in Planning Area 6 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Action Sports, Tourism, Commercial and Recreation uses and regulations are described in Section 2.5.1.
- ❖ Active Recreation, Tourism, Commercial and Transition Area uses and regulations are described in Section 2.5.2.
- ❖ Preservation/Mitigation Areas are described in Section 2.5.4.

3.7.3 Planning Standards

Land Use

Site planning for Planning Area 6 shall be in conformance with the conceptual land use plan as shown in Figure 3-6, which consists primarily of action sports, tourism, commercial and recreation uses.

Vehicular Circulation

- ❖ Lucerne Street, which connects to Malaga Road and Cereal Street, will provide primary access to Planning Area 6.
- ❖ Malaga Road and Lucerne Street, which border Planning Area 6, are planned as Major Roads with a 100-foot right-of-way, as shown in Figure 4-3.
- ❖ Access into the interior of Planning Area 6 shall be through the use of Major Roads, Collector Streets and/or Local Streets, as appropriate to address traffic volumes generated by future active sports and related land uses within Planning Area 6.

Bike Lanes, Sidewalks and Trails

- ❖ The Lake Elsinore Levee includes an existing natural surface multi-use trail along the top of the levee that can be used for pedestrians and bicyclists.
- ❖ All Major Roads and Urban Arterials are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.
- ❖ All Collector and Local Streets are planned with a 5-foot or 6-foot sidewalk on each side of the street.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

- ❖ Transition Area: Located along the southerly boundary Planning Area 6, this 34-acre open space area separates the active sports and related activities development area from the 356-acre Wetland Mitigation Area located in Planning Area 5, immediately to the south and southwest of Planning Area 6. It will provide flood protection and will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The transition area is a location where developers are encouraged to place required managed open space set-asides.
- ❖ The 35.9-acre mitigation area located at the end of the "T" Peninsula will be used to provide biological habitat functions and will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The balance of the "T" Peninsula can be used for maintenance access to the 35.9-acre mitigation area and for limited action sports uses, including the staging of 4th of July fireworks over Lake Elsinore.

3.8 PLANNING AREA 7: PRESERVATION/MITIGATION AREAS; ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION

3.8.1 Description

Planning Area 7 is located in the northern portion of the East Lake Specific Plan. This Planning Area includes the Inlet Channel to Lake Elsinore, a portion of the San Jacinto River Corridor and the City's 31.3-acre preservation area around the "Australia" vernal pool. The Lake Elsinore Levee crosses through this Planning Area, which is accessible from Malaga Road, located along a portion of the Planning Area's southern boundary. The majority of Planning Area 7 provides open space that will be conserved and managed in accordance with the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A small component of this planning area is identified for action sports, tourism, commercial and recreation uses.

3.8.2 Land Use and Development Standards

Development in Planning Area 7 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Action Sports, Tourism and Recreation, and Commercial uses and regulations are described in Section 2.5.1.
- ❖ Preservation/Mitigation Areas are described in Section 2.5.4.

3.8.3 Planning Standards

Land Use

Site planning for Planning Area 7 shall be in conformance with the conceptual land use plan as shown in Figure 3-7. Land uses within Planning Area 7 shall be primarily limited to wetlands and conserved open space. A limited amount of Action Sports, Tourism and Recreation, and Commercial uses may be allowed near the eastern end and at the western end of the Planning Area.

Vehicular Circulation

- ❖ Malaga Road and Lucerne Street which connects to Cereal Street, will provide primary access to Planning Area 7.
- ❖ Malaga Road and Lucerne Street are planned as Major Roads with a 100-foot right-of-way, as shown in Figure 4-3.

Bike Lanes, Sidewalks and Trails

- ❖ The Lake Elsinore Levee includes an existing natural surface multi-use trail along the top of the levee that can be used for pedestrians and bicyclists.
- ❖ All Major Roads are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

Any proposal for action sports, tourism, commercial and recreation uses must provide sufficient onsite buffer from adjacent preservation/mitigation areas.



**FIGURE 3-7
PLANNING AREA 7**



Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

3.9 PLANNING AREA 8: ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION; MIXED USE OVERLAY

3.9.1 Description

Planning Area 8 is located at the northernmost portion of the East Lake Specific Plan. It is bordered entirely on its northern boundary by Lakeshore Drive, and on its southern boundary by the Inlet Channel. The Planning Area contains existing scattered single family residences, scattered small commercial businesses, and apartments. This Planning Area's planned land uses include action sports, tourism, commercial and recreation, and related uses and an open space buffer. It also includes a Mixed Use Overlay with alternative land uses.

3.9.2 Land Use and Development Standards

Development in Planning Area 8 shall comply with the land uses and regulations contained in Chapter 2 of the East Lake Specific Plan.

- ❖ Action Sports, Tourism, Commercial and Recreation uses and regulations are described in Section 2.5.1.
- ❖ Mixed Use Overlay uses and regulations are described in Section 2.5.7.

3.9.3 Planning Standards

Land Use

Site planning for Planning Area 8 shall be in conformance with the conceptual land use plan as shown in Figure 3-8, which consists primarily of action sports, tourism, commercial and recreation uses. Land use overlays will permit residential and commercial uses as alternative land uses.

Vehicular Circulation

Although the Planning Area is directly fronting Lakeshore Drive, access to individual parcels may be limited. Several roadways into the area, both paved and unpaved, already exist.

- ❖ Lakeshore Drive, which borders Planning Area 8, is planned as an Urban Arterial with a 120-foot right-of-way, as shown in Figure 4-2.

Bike Lanes, Sidewalks and Trails

- ❖ All Major Roads and Urban Arterials are planned with a 6-foot Class II bike lane for bicyclists, in addition to a minimum 5-foot sidewalk for pedestrians.
- ❖ All Local Streets are planned with a 5-foot or 6-foot sidewalk on each side of the street.

Design Guidelines

Chapter 8, Architectural Guidelines & Development Standards, provides general and specific guidelines for development within the East Lake Specific Plan.

Master Drainage Plan Guidelines

Chapter 5, Drainage, contains general and specific guidelines for the design and construction of drainage facilities and associated water quality facilities. The Master Drainage Plan provides additional direction.

Flood Plain Guidelines

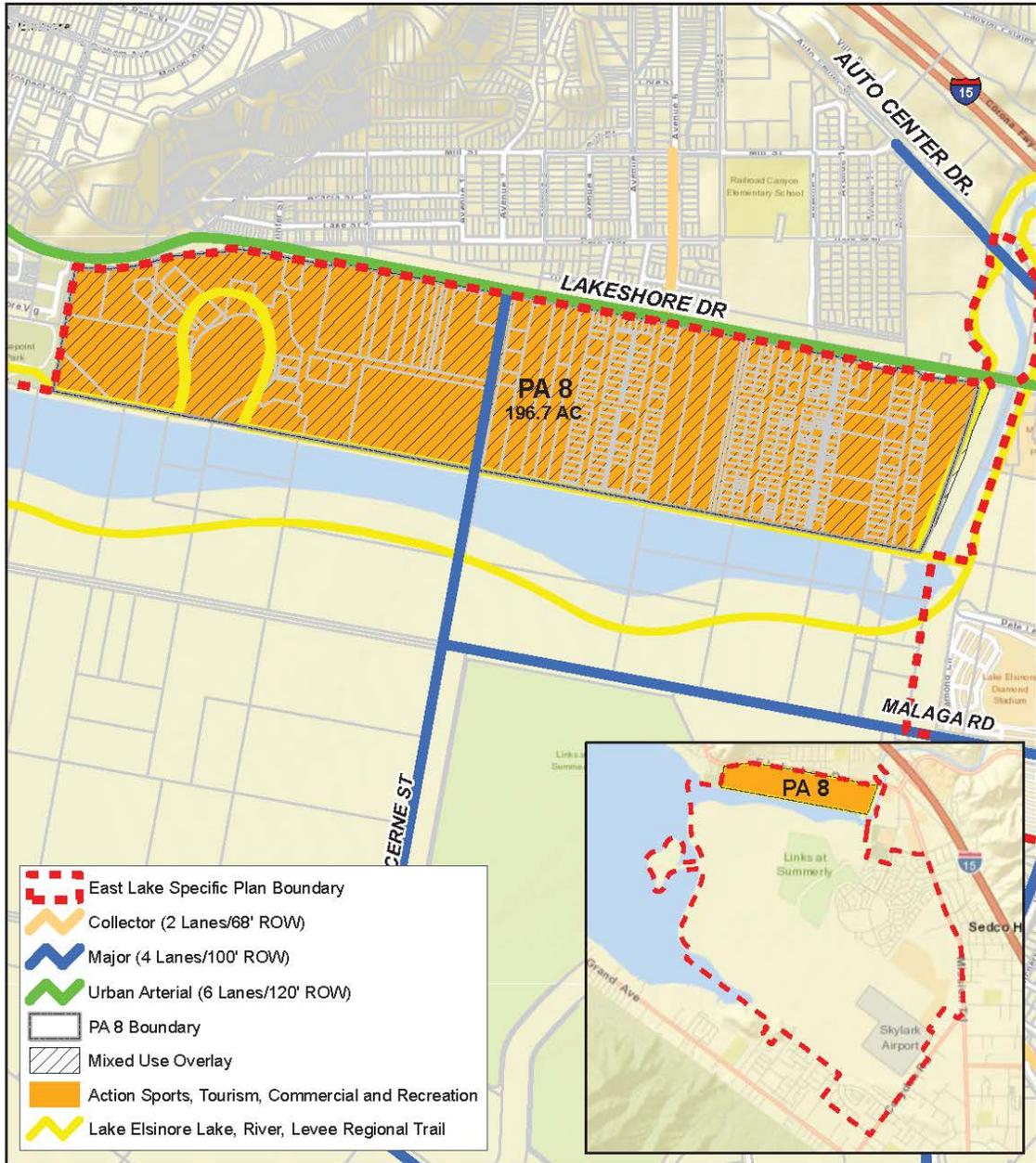
Chapters 15.64 and 15.68 of the Lake Elsinore Municipal Code and various FEMA Technical Bulletins provide direction for the elevation and protection of structures within special flood hazard areas.

Land Use Transitions

Any proposal for a project that contains a residential component must provide sufficient onsite buffer from adjacent existing or future non-residential uses.

Any proposal for a project that contains non-residential uses must provide sufficient onsite buffer for adjacent existing or future residential uses.

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0 0.125 0.25 Miles



**FIGURE 3-8
PLANNING AREA 8**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

4 CIRCULATION

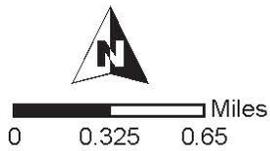
4.1 VEHICULAR CIRCULATION

The circulation system within East Lake implements the Circulation Element of the Lake Elsinore General Plan in the Specific Plan Area by extending and integrating with the existing street network of the City. The Circulation system improves traffic flow by providing alternative routes in and around the City and also by improving access to Interstate 15. The Circulation system is designed to distribute traffic evenly among the various points of ingress/egress of East Lake to minimize off-site impacts. Figure 4-1, Conceptual Circulation Plan, shows the general location and alignment of the streets within the East Lake Specific Plan.

The Circulation system features a hierarchy of street types, including Urban Arterials, Major, Collector, and Local Streets. The development of this hierarchy system results in the creation of a safe and efficient street network in which regionally-oriented traffic is separated from local neighborhood traffic. The Urban Arterials and Majors primarily carry higher volumes of traffic based on regional needs, leaving the collector and local streets to carry smaller traffic volumes serving individual neighborhoods and residences. As a result, the residential areas become quiet places providing a pleasant and desirable neighborhood environment with minimal traffic intrusion.

In addition, the street layout is also influenced by open space/conservation areas and water storage requirements. So as not to impede the movement and migration patterns of wildlife, the number of street crossings located along the conservation areas is minimized. Where crossings do occur, provisions are made for unobstructed wildlife movement through the use of bridges or culverts. This concept also allows for the effective collection of excess storm water flows through the inter-connection of Open Space areas.

The hierarchy of standard street types are described below. In addition, individual development projects, such as those permitted in the Summerly Development and the VTTM 34017 (Waterbury) Overlay land use designations, may establish project-specific modified street cross-sections. These modified street sections are also described below.



**FIGURE 4-1
CONCEPTUAL CIRCULATION PLAN**

Prepared by:
 City of Lake Elsinore GIS
 April 13, 2017
 Data Sources:
 County of Riverside GIS
 City of Lake Elsinore GIS
 Stateplane NAD 83

4.2 STANDARD STREETS AND CROSS-SECTIONS

4.2.1 Urban Arterials

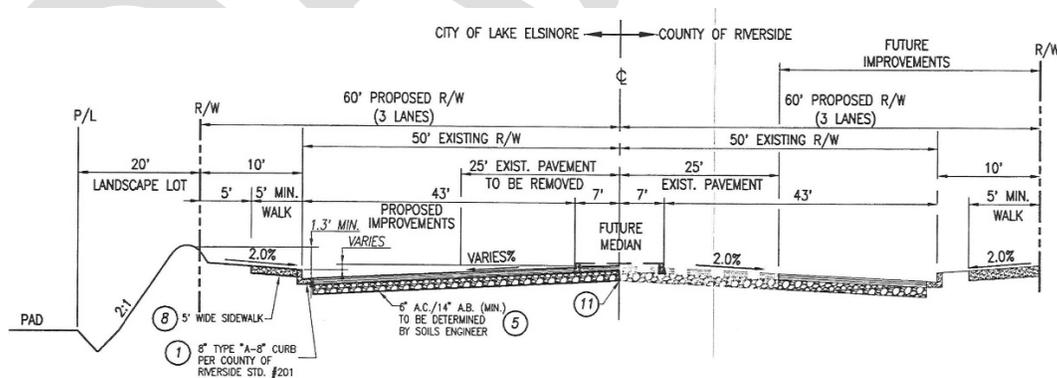
The Urban Arterials are designed primarily to move regionally-oriented traffic safely and efficiently. The Urban Arterials have a right-of-way dimension of 120 feet and feature three travel lanes in each direction separated by a raised and landscaped median. Single- or double-lane left-turn pockets are provided at intersections where warranted. In addition, a landscaped parkway is provided.

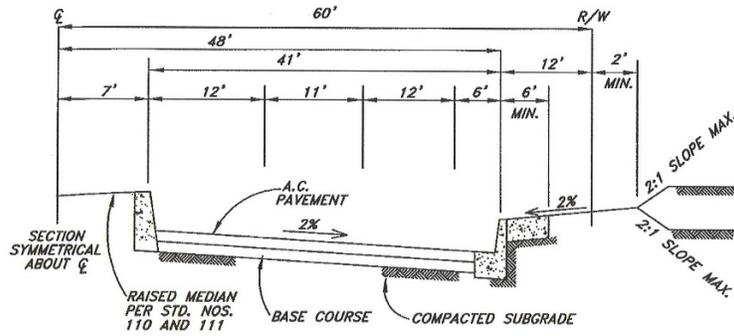
The Urban Arterials of the East Lake Specific Plan include the following streets:

- Lakeshore Drive
- Mission Trail
- Bundy Canyon Road (extension)

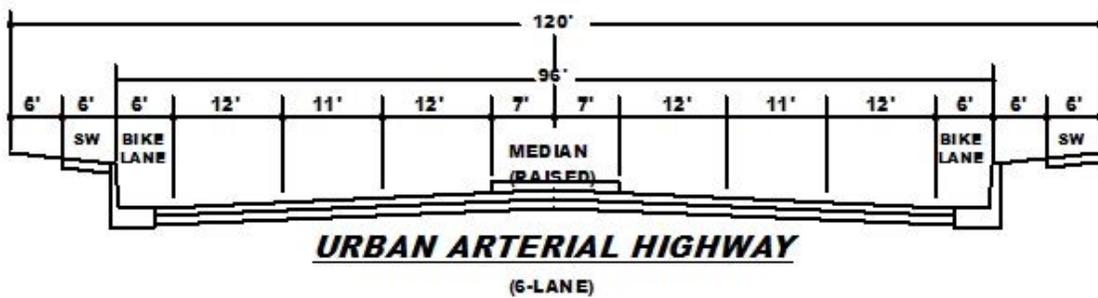
Figure 4-2, below illustrates the typical cross-section of the Urban Arterials within the East Lake Specific Plan:

Figure 4-2 Standard Urban Arterial Cross-Section





TYPICAL SECTION



URBAN ARTERIAL HIGHWAY

(6-LANE)

4.2.2 Majors

The Majors are designed primarily to move moderate volumes of traffic and to provide connections from residential neighborhoods to the Urban Arterials.

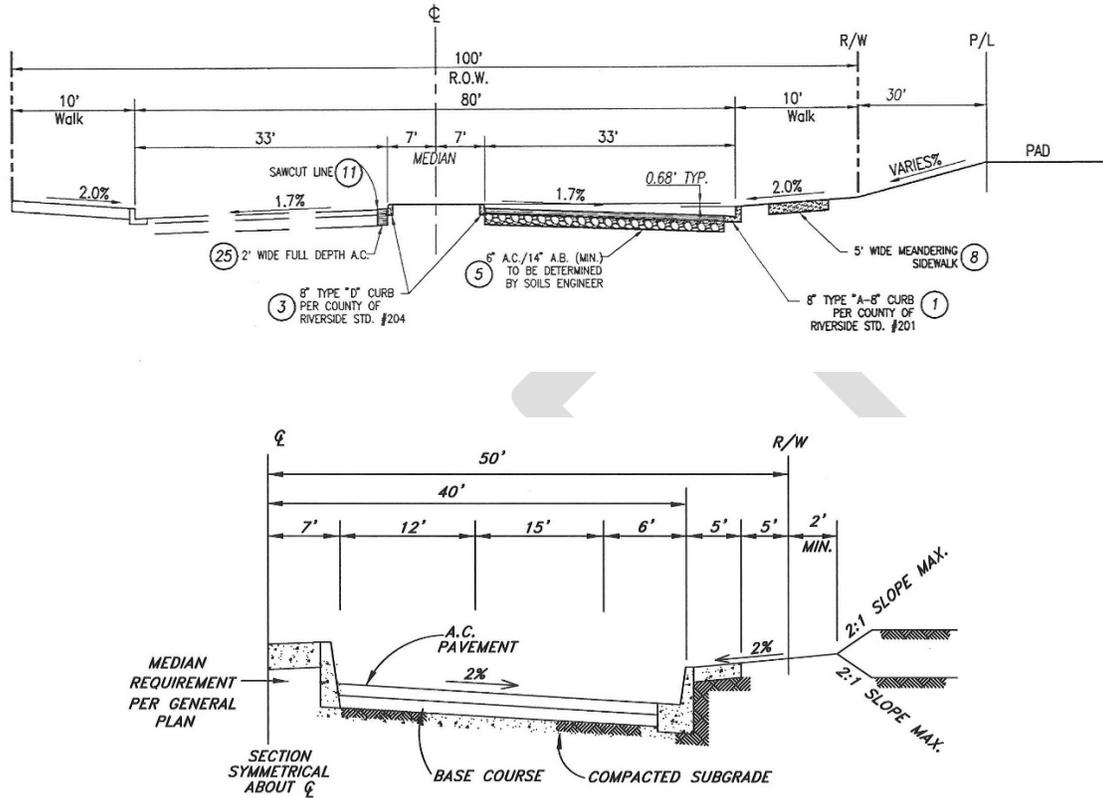
The Majors have a right-of-way dimension of 100 feet and feature two travel lanes in each direction separated by a raised and landscaped median. Single-lane left-turn pockets are provided at intersections where warranted. In addition, a landscaped parkway is provided.

The Major streets within the East Lake Specific Plan include the following streets:

- Diamond Drive
- Malaga Road
- Olive Street (extension)
- Corydon Road
- Lucerne Street, between Malaga and Cereal.

Figure 4-3, below, illustrates the typical cross-section of the Major streets within the East Lake Specific Plan:

Figure 4-3 Standard Major Street Cross-Section



4.2.3 Collectors

The Collectors are designed primarily to collect traffic from residential neighborhoods and distribute it to streets of higher classification.

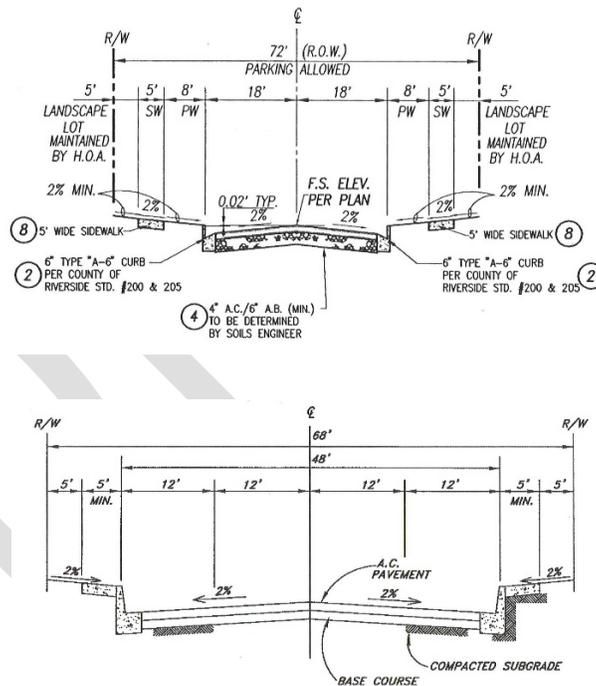
The Collectors have a right-of-way dimension of 58 to 68 feet and feature one or two travel lanes in each direction. A reduced roadbed width of 38 to 48 feet is provided with a minimum travel lane width of 11 feet. Curb adjacent parking is permitted on each side of the street. The Collector roadway width of 40 feet may be reduced to 38 feet and remain in substantial compliance with the General Plan because the two-lane capacity remains unchanged. The 38-foot collector continues to provide sufficient width for parking on both sides of the street while maintaining adequate through-lane capacity and adequate width to accommodate left-turn pockets at desired intersections with the removal of parking.

The Collector streets within the East Lake Specific Plan include the following streets:

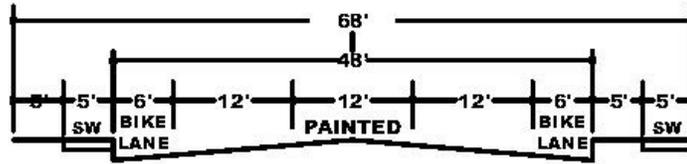
- “A” Street in Waterbury (VTTM 34017)
- “B” Street in Waterbury (VTTM 34017)
- “C” Street in Waterbury (VTTM 34017)
- “D” Street in Summerly (TR 31920)
- Hidden Trail
- Stoneman Road
- Summerly Place

Figure 4-4, below, illustrates the typical cross-sections of the Collector streets within the East Lake Specific Plan:

Figure 4-4 Standard Collector Street Cross-Sections



BIKES USE SHOULDER



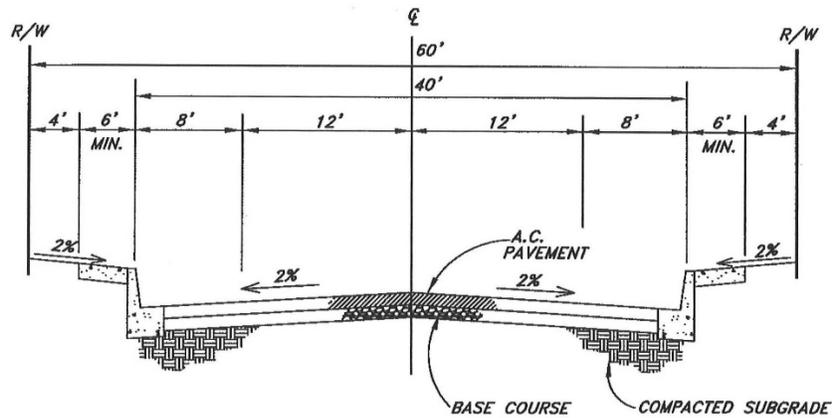
4.2.4 Local Streets

Local streets are designed to achieve a small neighborhood scale while moving traffic from nearby Collectors to individual residences.

The local streets have a right-of-way dimension of 60 feet, featuring a single travel lane in each direction with curb parking permitted.

The local streets are not shown on the Conceptual Circulation Plan, however, Figure 4-5, below, illustrates their typical cross-section.

Figure 4-5 Standard Local Street Cross-Section



4.2.5 Restricted Local Streets

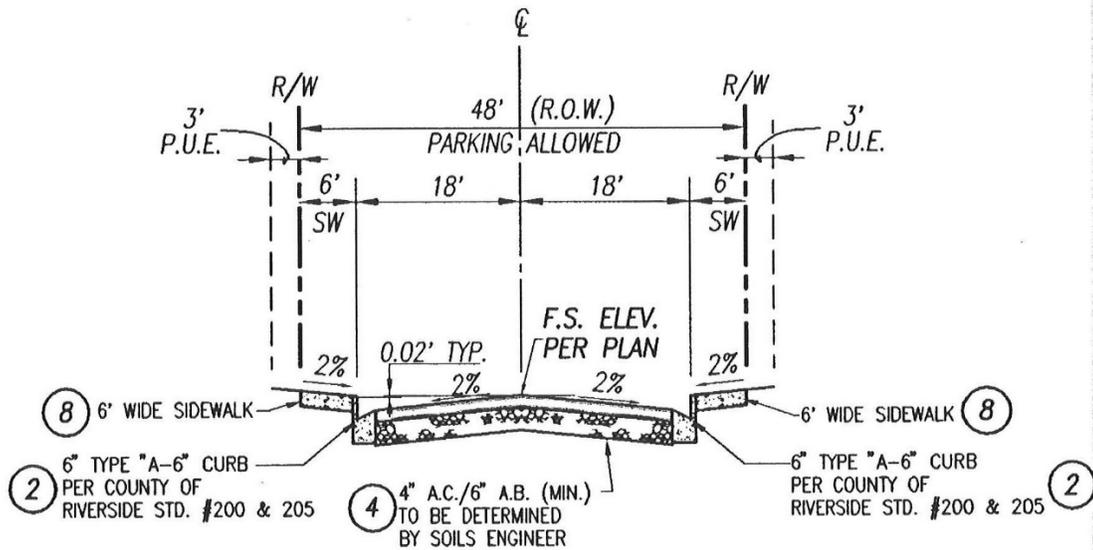
The Restricted Local Streets have been designed to produce a small neighborhood scale and to connect traffic from Collectors to residences. The Restricted Local Streets are not shown on the Conceptual Circulation Plan, and their use is contingent upon the approval by the City Engineer and the Community Development Director as outlined below.

Restricted Local Streets are streets of intentionally small or narrow dimension which augment the City's conventional local streets. Restricted Local Streets are designed to provide satisfactory circulation when considered in relationship to planned land uses and other local and arterial components of the planned circulation system. Any tentative tract map which includes proposed Restricted Local Streets shall be approved by the City Council of the City of Lake Elsinore.

Application for the use of Restricted Local Streets may be submitted to the Community Development Director prior to or concurrent with a tentative map application. The Restricted Local Street application shall include a site plan showing lot lines, building lines, on-and off-street parking, curb cuts, and parkway landscape plans in sufficient detail to allow the City Engineer and the Community Development Director to evaluate the function of the street and to reasonably assure that it will provide acceptable levels of service and risk. The City Engineer and the Community Development Director shall review said plans and approve, conditionally approve or disapprove the application prior to the first public hearing on the tentative map to which the Restricted Local Street(s) are proposed to apply. The decision of the City Engineer and the Community Development Director shall be final fifteen (15) days from the date of the decision; unless a written notice of appeal including an appeal fee is filed within 15 calendar days of the decision with the CDD, or unless the Planning Commission and/or City Council overrule the decision as part of the review and approval, conditional approval or denial of the tentative tract map application.

Typical cross sections and descriptions are provided below.

Figure 4-6 Standard Restricted Local Street Cross-Section



4.3 SUMMERLY DEVELOPMENT STREETS AND CROSS-SECTIONS

Refinements to the circulation within the Summerly Development are necessitated by the land use pattern within this development. These refinements resulted in several modified street cross-sections, including those for Major Streets, Collector Streets and Local Streets. The following street cross-sections can be used in the Summerly Development land use designation.

Figure 4-7 Summerly Modified Major Street Cross-Section

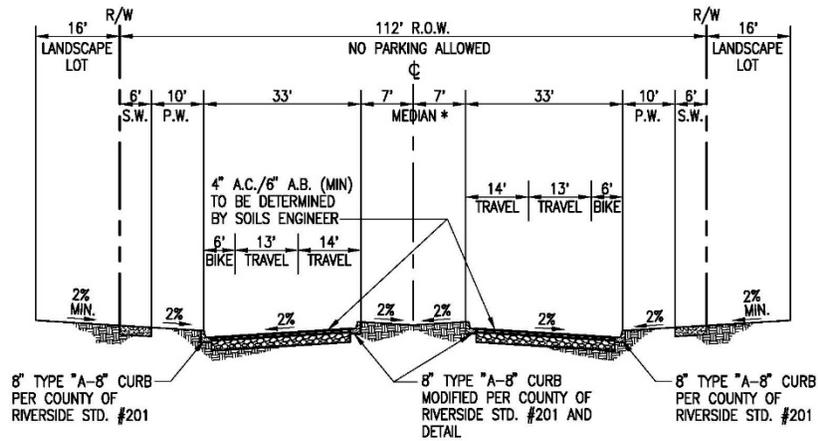


Figure 4-8 Summerly Modified Collector Street Cross-Section

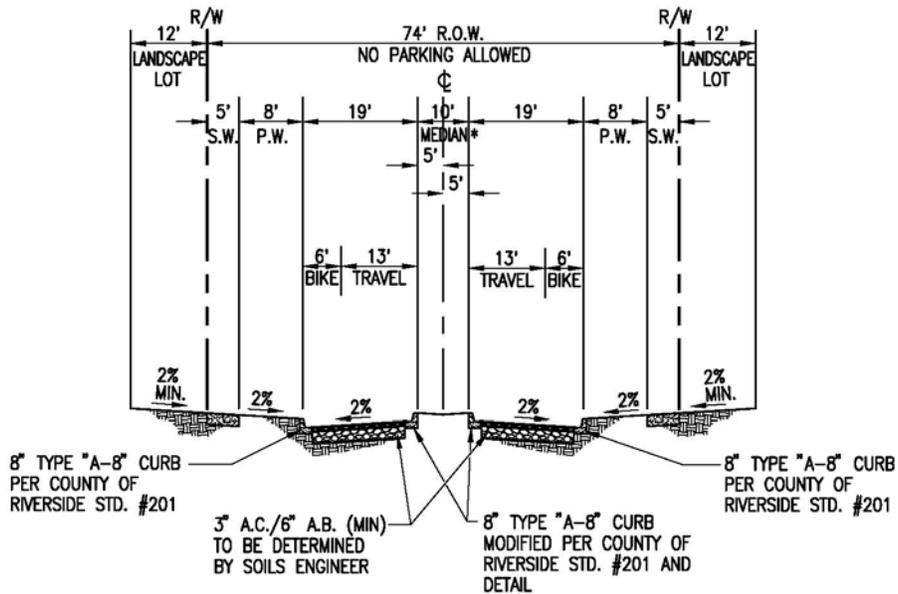


Figure 4-9 Summerly Modified Neighborhood Street Cross-Section

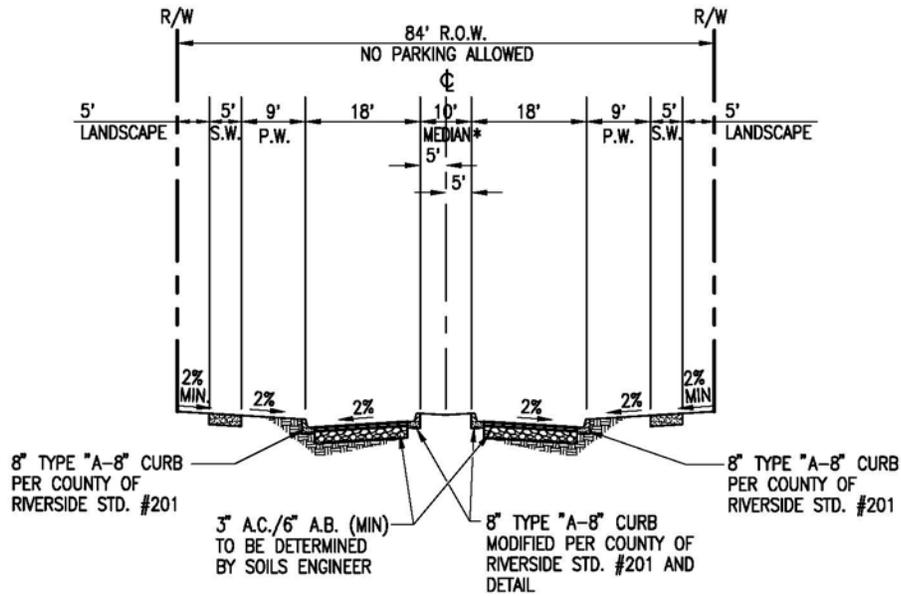


Figure 4-10 Summerly Modified Neighborhood Street ("ELSP Collector") Cross-Section

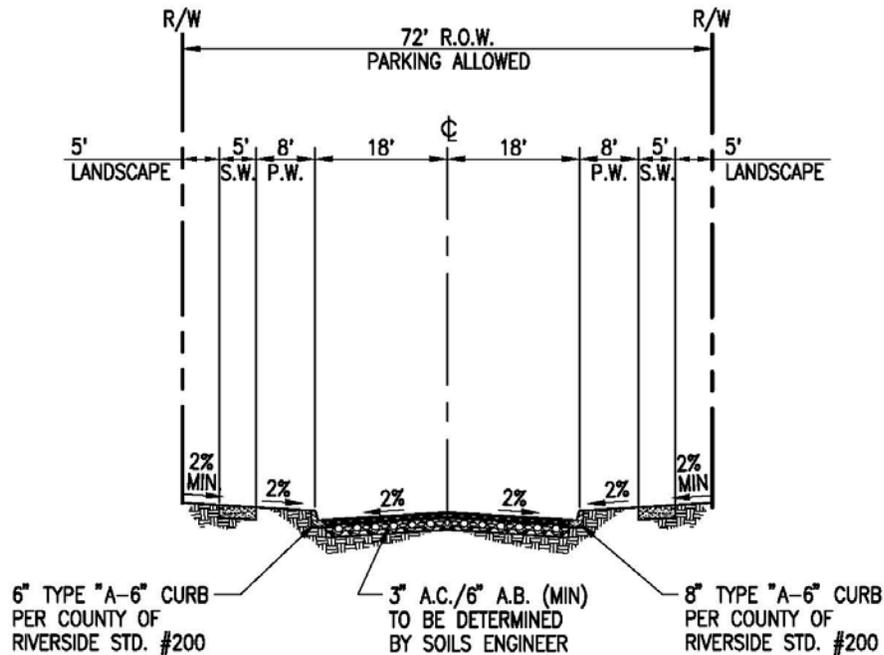
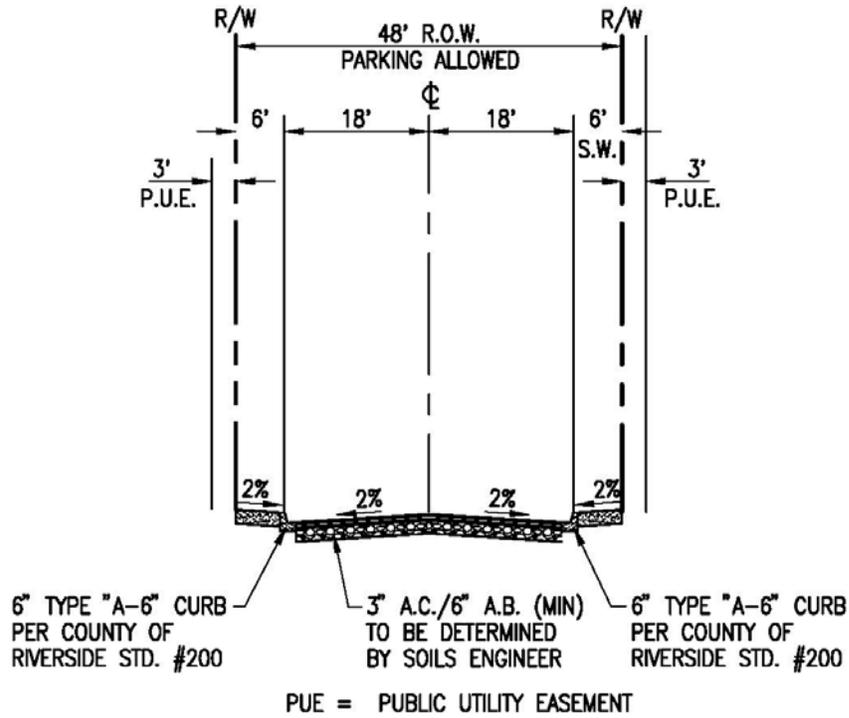


Figure 4-11 Summerly Modified Neighborhood Street Cross-Section



4.4 VTTM 34017 (WATERBURY) OVERLAY STREETS AND CROSS-SECTIONS

Refinements to the circulation within the VTTM 34017 (Waterbury) Overlay land use designation are necessitated by the land use pattern within this development and the adjacent Summerly Development land use designation. These refinements resulted in several modified street cross-sections, including those for Collector Streets and Local Streets. The following street cross-sections can be used in the VTTM 34017 (Waterbury) Overlay land use designation.

Figure 4-12 VTTM 34017 (Waterbury) Overlay Modified Major Cross-Section

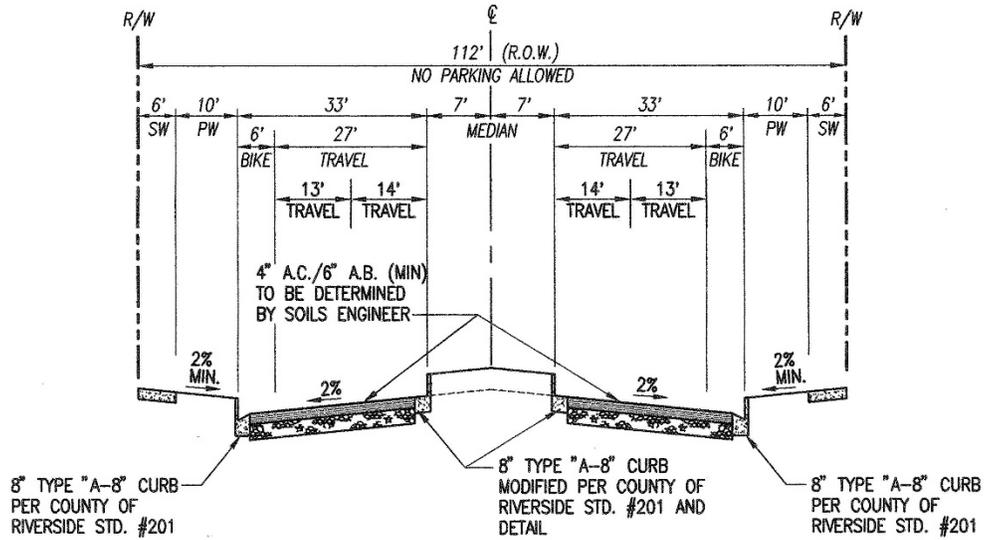


Figure 4-13 VTTM 34017 (Waterbury) Overlay Modified Collector Cross-Section

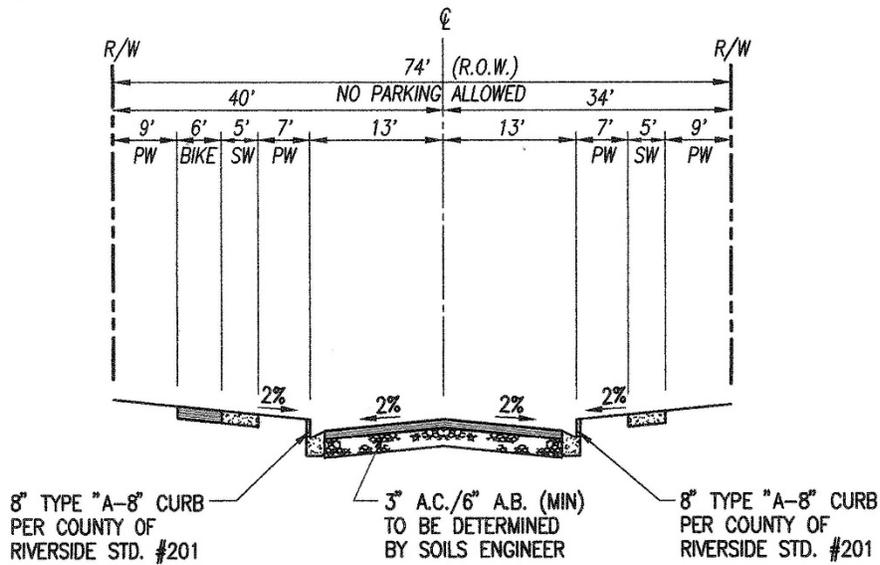


Figure 4-14 VTTM 34017 (Waterbury) Overlay Local Street "A" Cross-Section

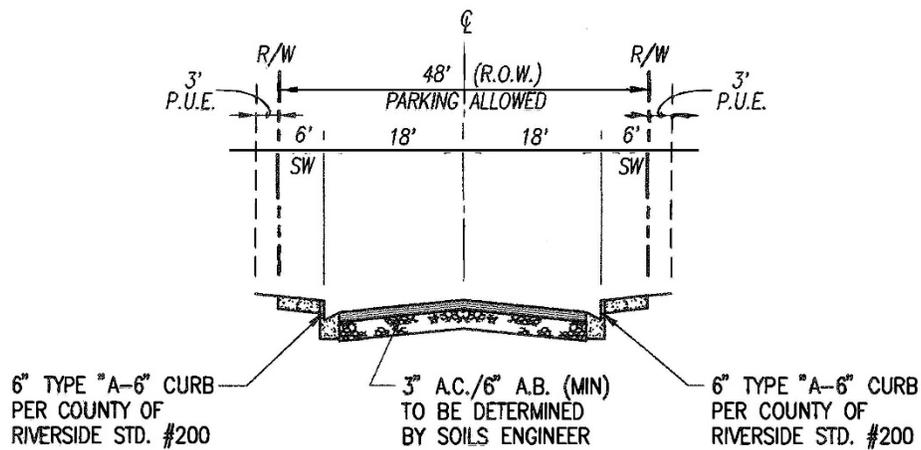
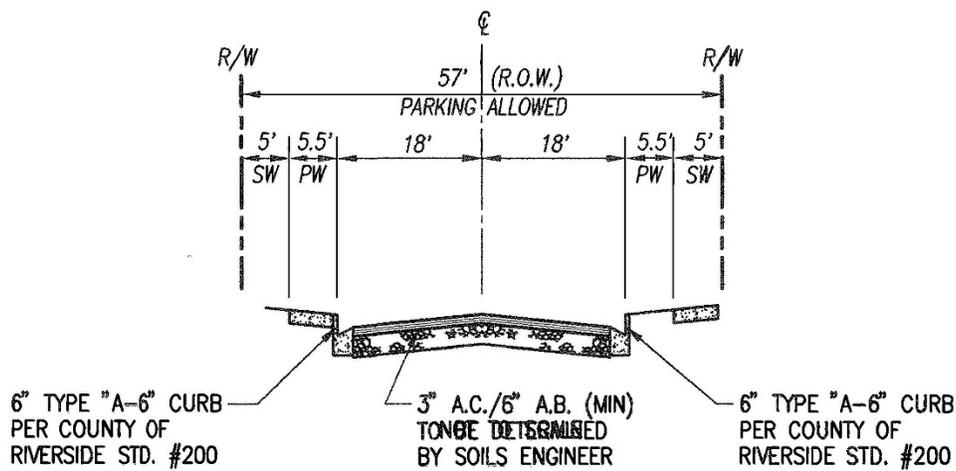


Figure 4-15 VTTM 34017 (Waterbury) Overlay Local Street "B" Cross-Section



4.5 NON-VEHICULAR CIRCULATION

An important component of the Circulation Plan for East Lake is the provision of pedestrian and bicycle trails throughout the community. This non-vehicular system

complements the overall circulation system and includes Class II bikeway lanes within the roadbed of Urban Arterial and Major streets, pedestrian pathways within street parkways, and completely separate off-road trails for pedestrian and bicyclist use.

4.5.1 Street Parkways

The parkways adjacent to the Urban Arterials and Major streets within East Lake feature a 5-foot pathway to provide a safe environment for pedestrians. This is achieved by providing a landscape separation where possible between the pathway and the adjacent curb. This landscape area consists of a combination of plant material and berming to safely separate pedestrians from vehicular traffic. At street intersections and other locations as needed, the pathway is adjacent to the curb to provide safe and controlled pedestrian crossings. Pedestrian activity along the Urban Arterials and Major streets enhances the vitality of the street scene while providing defensible space and self-policing opportunities. Figure 4-16 shows an example of a typical sidewalk trail cross-section.

Figure 4-16 Type A Pedestrian Trail (Sidewalk Trail)



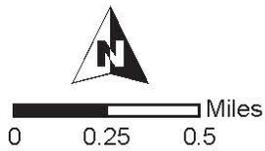
4.5.2 Bicycle Lanes

A primary and secondary bicycle trail system is to be incorporated into the East Lake Specific Plan, which will provide connectivity throughout the specific plan and to other parts of the City of Lake Elsinore as part of the larger master plan for the City of Lake Elsinore. A primary bicycle trail is defined as a paved, accessible, multi-use path providing non-vehicular transportation corridors connecting each neighborhood and Planning Area to one another throughout the community.

Primary bikeways are divided into three classes: Class I, Class II, and Class IV. A Class I Bikeway path has its own, completely separate right-of-way for the exclusive use of bicycles only. A Class II Bikeway provides a restricted right-of-way for the exclusive or semi-exclusive use of bicycles with the permitting of vehicle parking and vehicle/pedestrian cross flows. A Class IV Bikeway is a bikeway for the exclusive use of bicycles and includes a required separation between the bikeway and the through vehicular traffic.

Secondary bicycle paths are also connective corridors, but are defined as secondary as they service, and are located throughout the local residential community, ultimately connecting to the primary bicycle trail system for total connectivity to the community at large. Within the East Lake Specific Plan, secondary bicycle paths will generally be Class III bikeways.

Please refer to Figure 4-17 for a depiction of the Bikeways Plan.



**FIGURE 4-17
BIKEWAYS PLAN**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

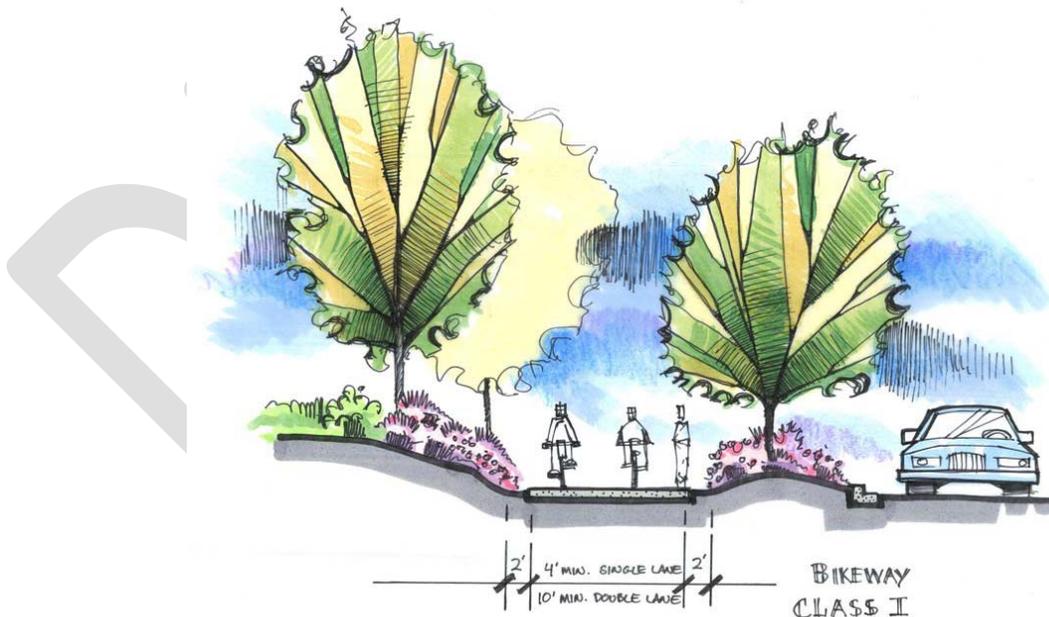
4.5.2.1 Bikeway Standards

- a. A Class I bikeway is a completely separated right-of-way for the exclusive use of bicycles. The right-of-way for Class I Bikeways may be substantial, and separated from roadways by landscaped strips or other barriers.

There are no specific Class I bikeways designated in the ELSP, however, individual implementing development proposals will have the opportunity to incorporate Class I bikeways into their design, where appropriate. Class I bikeways shall be paved and be a minimum 8 feet in width to allow two-way bicycle traffic.

Figure 4-18, below illustrates the typical cross-section of a Class I bikeway within the East Lake Specific Plan:

Figure 4-18 Class I Bikeway



- b. A Class II bikeway is a separate painted lane within the roadway adjacent to the curb of a vehicular road way, and shall be paved and be a minimum 6 feet wide. Class II bikeways in the East Lake Specific Plan are proposed to be located at:

- a) Cereal Street
- b) Corydon Road
- c) Diamond Drive
- d) Lakeshore Drive
- e) Lucerne Street
- f) Malaga Road
- g) Mission Trail
- h) Stoneman Street

Figure 4-19, below illustrates the typical cross-section of a dedicated Class II bikeway within the East Lake Specific Plan and Figure 4-20 illustrates a typical cross-section for a shared Class II bikeway:

Figure 4-19 Class II Bikeway - Dedicated

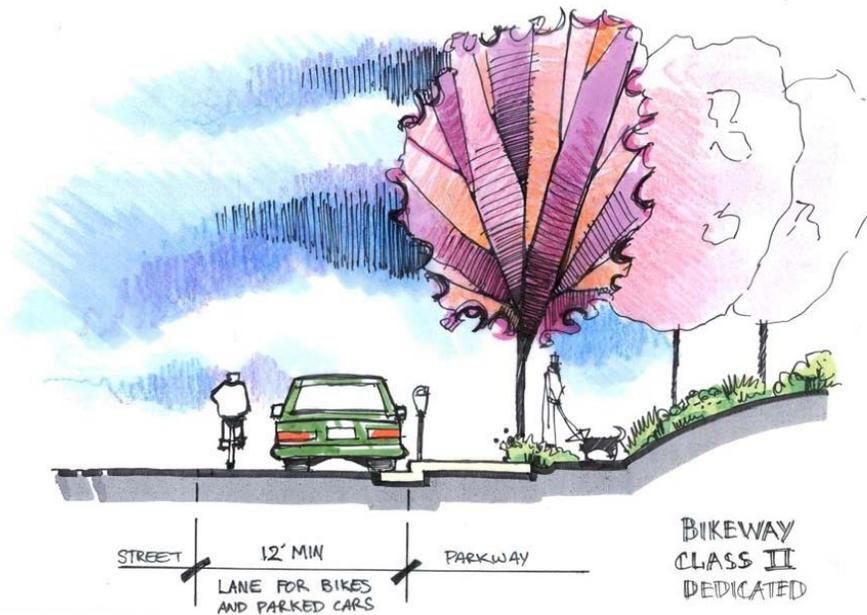
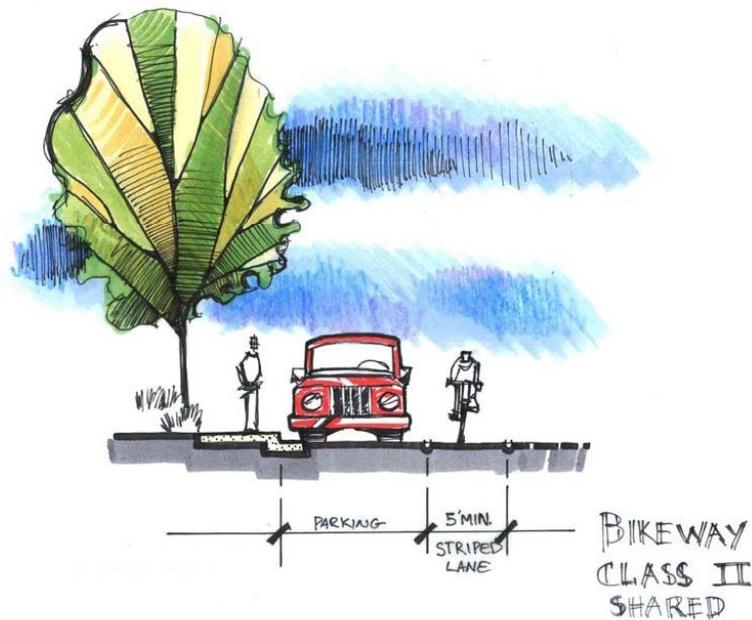


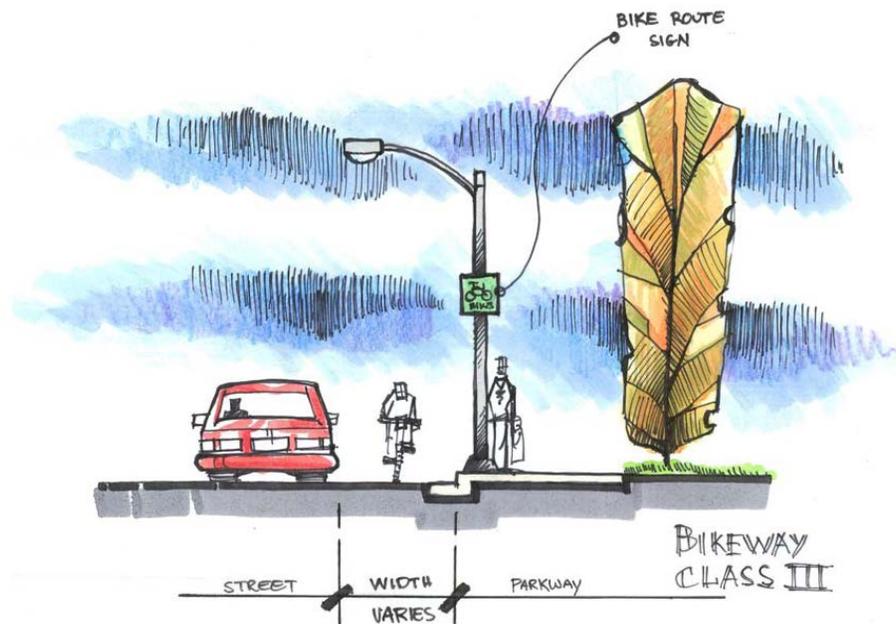
Figure 4-20 Class II Bikeway - Shared



- c. Class III bikeways (Bike Route) are shared facilities and are indicated only with bike route signs. These bikeways share the streets with motor vehicles or share the sidewalk with pedestrians. (Bicycle use is the secondary function in both conditions.) There is no minimum width for Class III bikeways as width is dependent upon many factors including volume and character of vehicular traffic on roads, typical speeds, vertical and horizontal alignment, sight distance and parking conditions.

Figure 4-21, below illustrates the typical cross-section of a Class III bikeway within the East Lake Specific Plan

Figure 4-21 Class III Bikeway

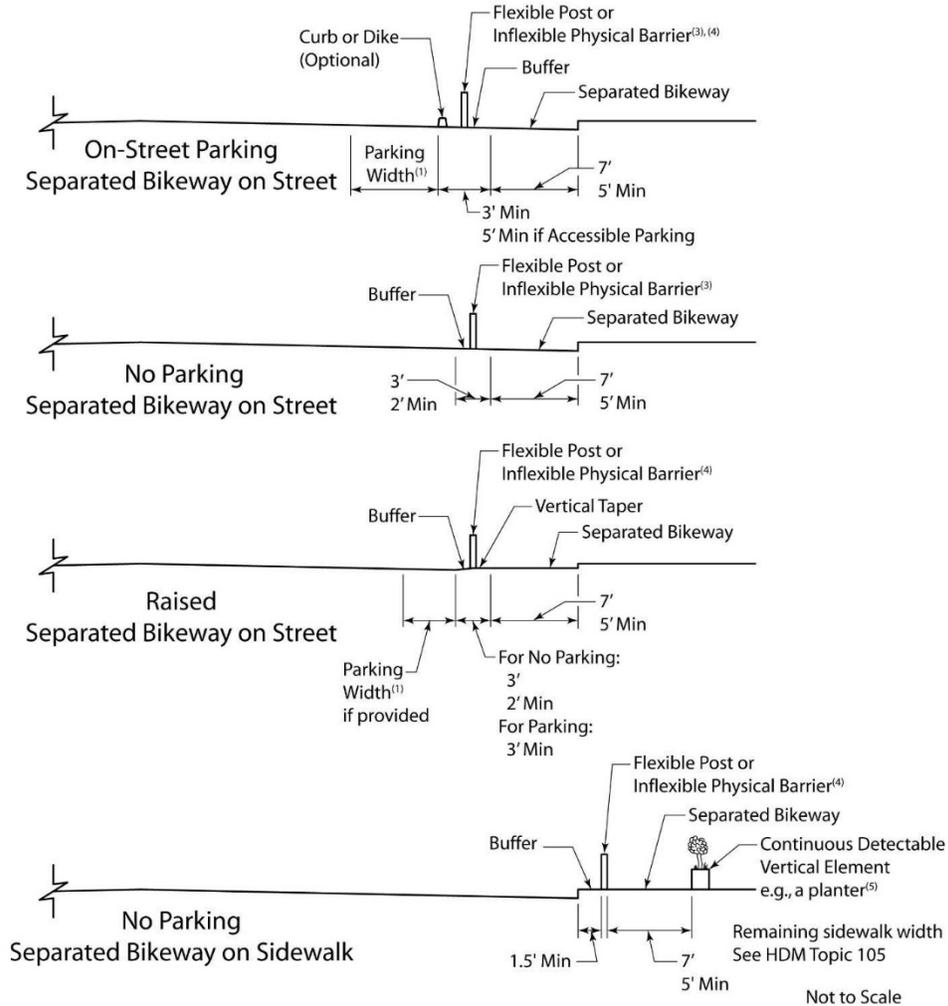


- d. A Class IV Bikeway (separated bikeway) is a bikeway for the exclusive use of bicycles and includes a required separation between the bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking. Separated bikeways typically operate as one-way bikeway facilities in the same direction as vehicular traffic on the same side of the roadway. However, two-way separated bikeways can also be used, usually in lower speed (35 miles per hour or less) environments.

Figure 4-22, below illustrates the typical cross-sections of Class IV bikeways within the East Lake Specific Plan

Figure 4-22 Class IV Bikeways

Typical Class IV Bikeway (Separated Bikeway) Cross Sections



NOTES:

- (1) See CA MUTCD Section 3B.19.
- (2) For separated bikeway marking guidance, use the bicycle lane symbol marking per CA MUTCD Figure 9C-3 Option A.
- (3) May be a raised island in lieu of flexible posts or inflexible physical barriers.
- (4) Flexible posts or inflexible physical barriers may be omitted.
- (5) Periodic openings should be provided for bicyclists to access buildings.

Source: CALTRANS Design Information Bulletin No. 89 (Class IV Bikeway Guidance)

- e. All bikeways shall be installed with rider safety as a primary concern, especially the use of proper lighting. Rider comfort shall also be considered, such as rest stops with street furniture, including trash bins and benches.

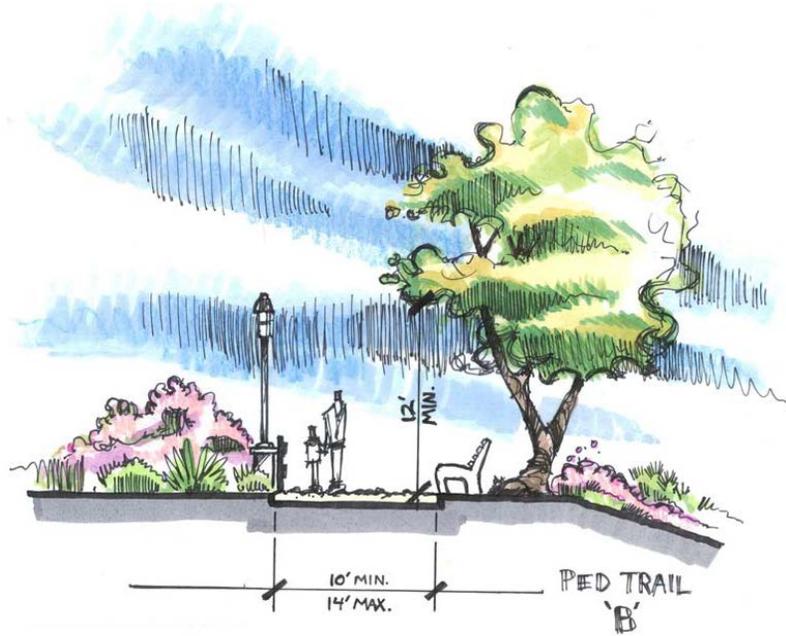
4.5.3 Off-Road Trails

The off-road trails complement the overall circulation system by providing alternative routes for pedestrians and bicyclists. This interconnected system of trails throughout the community promotes pedestrian, and bicycle activity between the various land uses, facilities and neighborhoods within East Lake. In addition, the trails within East Lake are connected to Riverside County's trail system, providing an integrated regional trail network for hiking use. This portion of the trail system features the Lake Elsinore Levee trail and a portion of the planned Murrieta Creek Trail which would extend from Corydon Street to the Lake Elsinore Levee trail. Please refer to Figure 4-24 for a depiction of the Trails Plan. The off-road trails provide both functional and recreational benefits to the community.

Among the many recreational benefits is the complete separation of the off-road trails from the vehicular circulation system providing a quiet environment in which to walk, jog, or bicycle without the intrusion of automobile traffic and noise. Additionally, because of the location within the East Lake Specific Plan, it provides the opportunity for interpretive trails while providing access to the various recreational facilities throughout the community. It also provides for the social interaction of community residents. Figure 4-23 shows an example of a typical greenbelt path cross-section and a typical open space trail cross-section is shown in Figure 4-25.

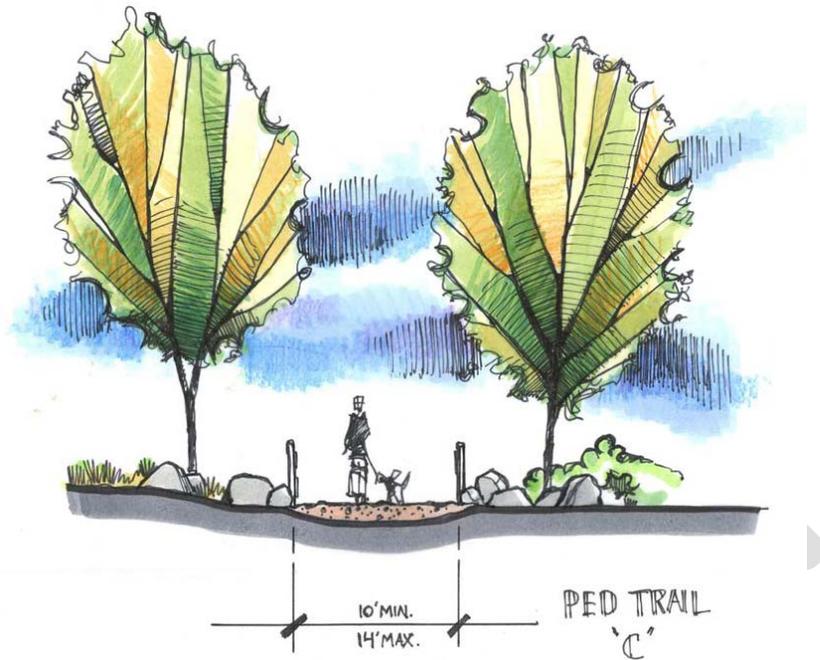
Among the functional benefits is the reduction in the dependence on the automobile for transportation needs. As a result, traffic congestion is reduced and impacts to air quality are minimized.

Figure 4-23 Type B Pedestrian Trail (Greenbelt Path)



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Figure 4-25 Type C Pedestrian Trail (Open Space Trail)



4.5.4 Murrieta Creek Trail

The vision for the Murrieta Creek Trail is to create a non-motorized, regional multi-use trail along the river linking the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore that promotes: urban accessibility and connectivity, healthy lifestyles, community economics, sustainable development, community partnerships, and awareness and appreciation for the outdoors. That portion of the Murrieta Creek Trail located in the City of Lake Elsinore extends from the City's southern boundary with the City of Wildomar at Corydon Street to the Lake Elsinore Levee Trail. Serenity Park provides a natural connector for the trail between the two cities, whether it is extended from the park's southern boundary at the intersection of Corydon Street and Palomar Street or is aligned along the existing creek levee into the park's northern edge. The proposed recreational multi-use trail will be approximately one mile in length and will consist of decomposed granite (DG) and be at least 15' wide, connecting the existing Lake Elsinore Levee Trail to Serenity Park. (See Figure 4-24 for conceptual location of this trail.)

4.5.5 Mass Transit

In addition to automobiles, bicycles, and pedestrians, the Circulation System of East Lake

encourages the use of mass transit as an alternative form of transportation. The Riverside Transit Agency covers 2,500 square miles of western Riverside County, and offers local fixed-route services that connect local communities, as well as CommuterLink express bus routes for long distance commuters traveling to Metrolink, Coaster and Sprinter stations, business parks, shopping malls and regional transit facilities. The RTA also partners with other agencies to provide 211VetLink, a premier source of travel information for veterans on the go.

RTA currently serves the East Lake area with a loop route. To minimize disruption to traffic flow, the street rights-of-way and adjacent landscape setback areas are sufficient to accommodate bus turnouts where warranted. Bus stop shelters and furniture are encouraged. Sport and concert venues accommodating over 5,000 attendees are encouraged to provide charter bus spaces within their parking lots.

4.6 CIRCULATION DEVELOPMENT STANDARDS

- The Conceptual Circulation Plan, Figure 4-1, indicates the general location and alignment of the streets within East Lake. Minor adjustments in roadway locations and alignments may be required as technical refinements are made to the plan; however, all points of ingress/egress shall remain as indicated on the Conceptual Circulation Plan.
- All street improvements shall be in accordance with the City of Lake Elsinore Design Manual dated January 2005, as Revised May 13, 2015 and as may be revised subsequently.
- Except where otherwise described in Section 4.2, above, on-site full-section streets and perimeter half-section streets shall be constructed pursuant to the City of Lake Elsinore General Plan roadway cross-sections as follows:
 - Urban Arterials: 120-foot right-of-way
 - Majors: 100-foot right-of-way
 - Collectors: 68-foot right of way
 - Locals: 60-foot right-of-way
 - Restricted Locals 56-foot right-of-way
- Private streets and standards including guard gated entries shall be allowed as approved on a subject tentative tract map.

- No individual residential dwelling shall have direct driveway access from an Urban Arterial, Major street, or Collectors having 2,000 ADT or greater.
- Each individual Planning Area which is adjacent to the community Open Space system, should provide pedestrian and/or bicycle access to the Open Space.
- Each residential Planning Area shall provide convenient pedestrian access to any nearby transit stops, where appropriate.
- Commercial Planning Areas shall provide bicycle racks to encourage bicycle access.

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5 DRAINAGE

5.1 CONCEPTUAL EAST LAKE MASTER DRAINAGE PLAN

The drainage plan for the East Lake Specific Plan is identified as the East Lake Zone portion of the City's Master Drainage Plan. It is designed to safely and efficiently convey storm water throughout the project area, while protecting the health, safety, and welfare of the general public. It is a significant component in the solution to regional drainage issues, and contributes to the implementation of the Lake Elsinore Management Project.

The East Lake Zone Master Drainage Plan (ELZMDP) ensures the safe conveyance of the 100-year storm flows from off-site tributary areas through the specific plan area to adjacent drainage facilities. It incorporates the use of certain land use areas, such as the multi-species habitat corridor, golf course, and other major open spaces and parks to maintain the required approximately 30,000 acre feet of flood storage capacity for East Lake. The net increase in water volume and flows will not exceed the standards established by the U. S. Army Corps of Engineers (USACE), Federal Emergency Management Agency (FEMA), Riverside County Flood Control and Water Conservation District (RCFCWCD) and the Environmental Protection Agency (EPA).

Within the East Lake Zone, the existing developments (as of January 1, 2017) include a master planned residential neighborhood (Summerly – TR 31920-1 thru -16); an 18-hole golf course (The Links at Summerly); a limited mix of industrial and commercial uses; an air strip with hangers and supporting facilities and medium-density residential developments at the southeast corner.

As of January 1, 2017, existing drainage facilities that provide some level of flood protection within this zone are:

City Facilities

- Lakeshore Drive (75" RCP)
- Pete Lehr Drive Storm Drain (54" RCP)
- Malaga Road (48" RCP)
- Storm Drain systems associated with Tract 31920 Summerly development
- Storm Drain systems associated with Tract 30846 development
- Ontario Way Storm Drain (84" RCP)

District Facilities

- Palomar Channel (Tract 30846)
- SEDCO MDP Line D (daylight channel)
- SEDCO MDP Line E (daylight channel)

Located across Mission Trail and Corydon Street in the City of Wildomar is the Riverside County Flood Control and Water Conservation District SEDCO MDP. The storm runoffs from the SEDCO area with approximate 2,675 acres of land discharge to the back basin, the area behind the levee bounded by the City limits, with Wildomar on the north, east and south in the East Lake Zone.

This discharge of runoff has a significant impact to the proposed land use and flooding within the back basin of the East Lake Zone. The 100-year peak discharge rates provided by the City of Wildomar are used for sizing the proposed storm drain facilities. Additional coordination, negotiation and agreement with the City of Wildomar regarding the final facility alignment, cost sharing possibilities and water quality issues are anticipated in the future.

The proposed Storm Drain Line E-1 and Line E-2 systems are designed to accept the Wildomar MDP Line A through E peak flows, convey the runoffs to the designated open spaces for storm water storage, mitigation and ultimately discharging to the lake.

Line E-1 Storm Drain System

The Line E-1 Storm Drain System is located west of the Mission Trail / City boundary and east of "Summerly" developments.

Line E-1-1 is a single cell 12' (width) x 6' (depth) RCB, the upstream end begins at Mission Trail and Sedco Blvd, as an outlet for combined Line A, B & C of the Sedco MDP storm drain. Line E- 1-1's overall length is approximately 2,100 feet at its confluence junction with Line E-1.

Line E-1 is a double-cell RCB system, with its size varying from a double 8' x7' at Mission Trail and Vine Street to a double 10'x8' at its outlet. The Line E-1 upstream segment, approximately 1,850 feet in length, has the capacity of 1,515 CFS for combined Line D and Olive Street Storm Drain per the Wildomar MDP study. The downstream segment from the confluence point with Line E-1-1 to its outlet is approximately 2,400 feet.

The existing Sedco MDP Line D was designed and constructed in the mid-1980s. It was

drastically undersized according to the Wildomar MDP study. The existing Line D daylight channel at the west of Mission Trail will need to be removed for Line E-1 construction.

Line E-2 Storm Drain System

The Line E-2 Storm Drain System is located south of the intersection of Mission Trail and Corydon Road. The proposed Line E-2 is a double-cell RCB which ranges from double 8'x6' to double 8'x7' RCB, with an approximate overall length of 2,150 feet. Line E-2 is intended to convey storm runoffs from Sedco Line E through East Lake developments to the open spaces.

Per the Wildomar MDP study, Sedco MDP Line E has a 100-year storm peak rate of 1318 CFS. However, the portion of Sedco Line E constructed in 2004 was designed for 450 CFS. The existing Sedco Line E consists of a daylight channel, a segment of 149 feet of 72" RCP with bulkhead at the upstream end, and a 42" RCP lateral with 4 catch basins at Mission Trail and Lemon Street with total design capacity of 68 CFS.

Currently Corydon Street experiences severe flooding during rain storms, mainly due to the lack of drainage facilities. Only 5% of the 100-year storm is conveyed through the existing Line E and its laterals, the bulk of the storm conveyance on Corydon Street is surface flow, which creates un-safe driving conditions.

Line E-3 Storm Drain System

The Line E-3 Storm Drain System is located in the Airport Overlay area in the southeasterly corner of the East Lake Zone. Line E-3 consists of a single mainline storm drain. It varies in size from a 54" RCP upstream end to a 66" diameter RCP at its downstream, terminus within open space for a distance of approximately 1,500 feet. The Line E-3 watershed includes an approximate 24-acre drainage area from the City of Wildomar at the southeasterly area of Corydon Street.

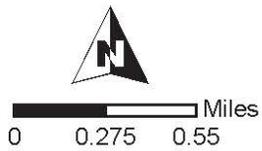
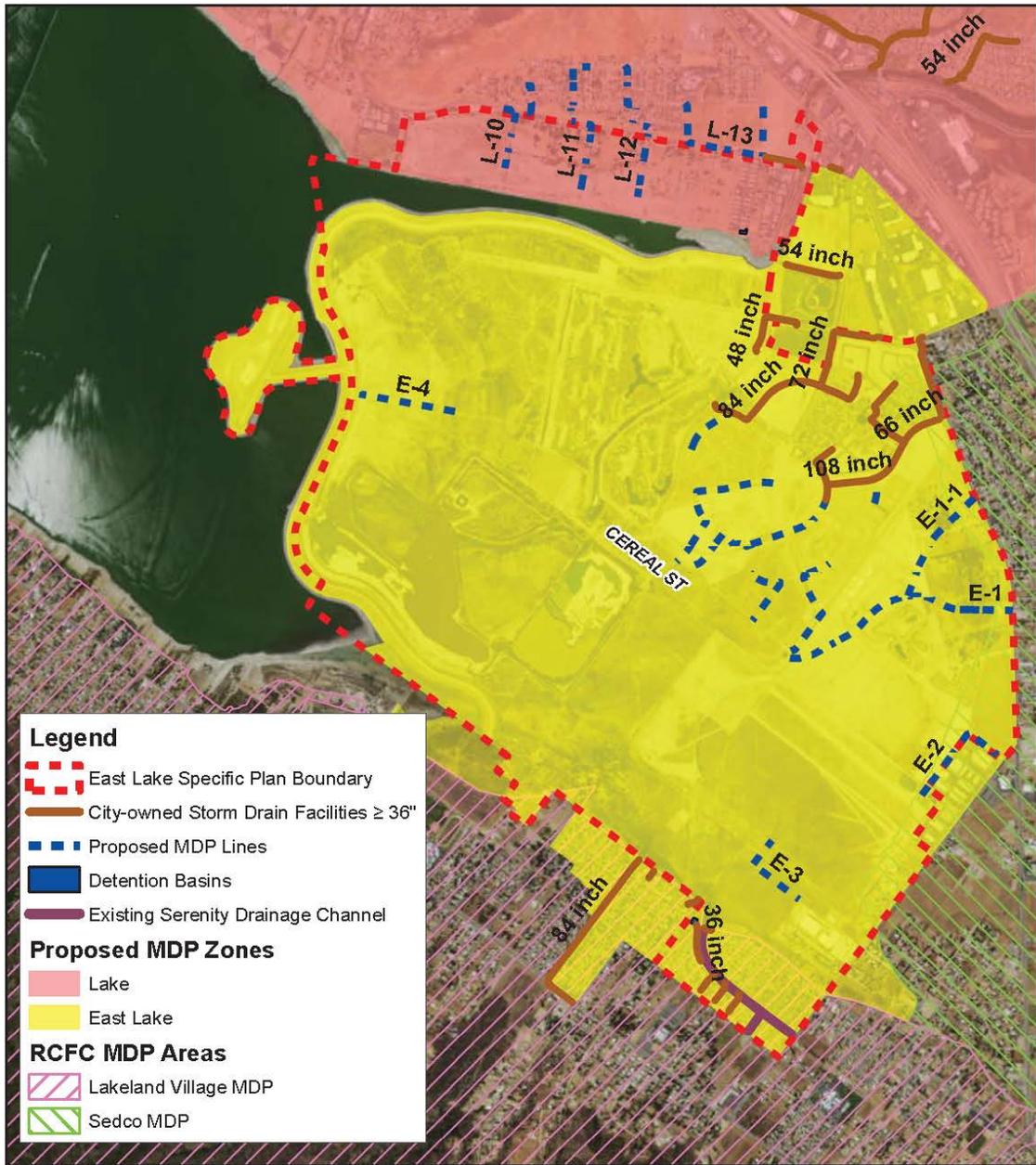
Line E-4 Storm Drain System

The Line E-4 Storm Drain System is located in the west side of the East Lake Zone. Originally planned to address low to medium density residential land uses; Line E-4 consists of a single mainline storm drain, which varies in size from a 48" RCP upstream end to a 66" diameter at its outlet. This area is surrounded by open space. The areas adjacent to open space can be graded to drain to the open space via surface flow. However, as Planning Area 6 develops with Action Sports, Tourism, Commercial and

Recreational uses, the proposed Line E-4 will need to be adjusted accordingly.

5.2 WATER QUALITY

The ELZMDP is also designed to protect downstream water quality in order to meet federal and state water quality standards and to maintain the beneficial uses of the Lake. The 1987 Clean Water Act sets forth design requirements to ensure that the optimum water quality from urban runoff is achieved. These requirements must be adhered to in order to comply with National Pollutant Discharge Elimination System (NPDES) permits. An NPDES permit requires that specific Best Management Practices (BMPs) be implemented both during and post construction. The BMPs that new development and significant redevelopment must implement are required to treat and release runoff to provide for recharge of the Lake. Low Impact Development (LID) BMPs such as bioretention, vegetated swales, detention basins, and wet ponds, utilize biofiltration/biological processes to remove pollutants, reduce hydromodification impacts and provide sediment control. Proprietary BMPs that rely on mechanical means and filters can also be used as long as they effectively treat the pollutants of concern prior to discharge into the Lake and are approved by the Regional Water Quality Control Board. Proprietary devices include catch basin filter inserts and hydrodynamic separators, and filter based modular wetlands.



**FIGURE 5-1
CONCEPTUAL EAST LAKE
MASTER DRAINAGE PLAN**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

5.3 PLANNING AREA 1 (SUMMERLY)

The Summerly development utilizes multiple BMPs to provide treatment of runoff. Storm drain runoff discharges to “water quality natural treatment system basins” (vegetated swales, detention basins, wet ponds) within open space portions of the project area. Summerly incorporates curb-face storm drain inlets and a pipe conveyance system to carry storm water ultimately to the wetlands area southerly of the future extension of Bundy Canyon Road. Flood control facilities in Summerly include small lakes within the golf course and constructed water quality wetlands. The constructed wetlands and golf course are designed to overflow into a detention basin located along the southwest boundary of Summerly near the San Jacinto River. They serve to control the quantity of storm water discharge into the adjacent 356-acre USACE wetlands. In compliance with the Lake Elsinore Management Plan regional flood storage requirements, the golf course and open space buffer areas were graded to an elevation of 1,240 or below. Storm water is expected to pond in the flood storage area only under severe storm conditions (30 year or greater storm event). FEMA issued a letter of determination for the development based on submittal of a Letter of Map Revision based on Fill (LOMR-F). Compliance with the LOMR-F requires the development to achieve lowest floor elevations of 1,266.3 or higher, with an anticipated average development pad elevation of 1,267, to provide protection from the 100-year flood event.

5.4 VTTM 34017 (WATERBURY) OVERLAY

To allow for regional flood storage in compliance with the Lake Elsinore Management Plan, the open space/park areas in Waterbury will be graded to an elevation of 1,240 or below, however, storm water is expected to pond in the flood storage area only under severe storm conditions (30 year or greater storm event). The development will be graded to achieve elevations of 1,266.3 or higher, with an anticipated average development pad elevation of 1,267, to provide protection from the 100-year flood event.

5.5 DRAINAGE DEVELOPMENT STANDARDS

1. The ELZMDP indicate the approximate location and sizing of drainage lines and facilities within the East Lake Specific Plan. However, precise system layout and sizing shall be determined during tract map preparation, or at the earliest possible project design.

2. Drainage improvements are designed and constructed in compliance with the RCFCWCD Hydrology Manual and USACE Permit 2004-0074S-RR.
3. Flood flow criteria to be used for the design of waterways, channels and closed conduits shall have the following minimum average recurrence intervals:
 - a. The design of storm drain systems shall be based on a minimum 10-year frequency.
 - b. For sump conditions, a 25-year frequency shall be applied, and a connected system shall be designed to completely convey 100-year runoff, with a secondary outlet to ensure the water surface is at least one foot below the proposed pad elevations.
4. On-site drainage facilities which are located outside of street right-of-ways shall be contained in drainage easements.
5. Streets shall be oriented to provide maximum potential conveyance of regional flooding during significant storms in order to expedite the flow of storm-water through the East Lake Specific Plan.
6. During implementation, the amount of flood storage in East Lake shall not be reduced, as provided in the Lake Elsinore Management Plan (30,750 acre feet). If it is determined that additional capacity for flood storage is required during buildout, then additional developable land will be converted to open space and used as flood storage. This requires all developers to create storage volume as part of their development. The engineering calculations (HEC-5 computer program evaluation, for example) for each project that will elevate grades, shall demonstrate storage volume, and be submitted to the Army Corps of Engineers as well as the Elsinore Valley Municipal Water District for review and approval.
7. Any development shall complete and submit for review and approval to the Engineering Division both a preliminary and final Water Quality Management Plan (WQMP), incorporating LID Principles and Stormwater Best Management Practices (BMPs).
 - a. The Preliminary WQMP shall be approved prior to scheduling for public hearings, and the Final WQMP shall be approved prior to

issuance of any grading or building permit.

- b. Water quality facilities that service more than one parcel shall be placed in an easement to provide for maintenance and to prevent obstruction.
- c. Parking lot landscaping shall be designed with concave landscape grading, and provide for treatment, retention or infiltration of runoff.
- d. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape and permeable surfaces in low traffic roads and parking lots.
- e. Project road right-of-way shall be designed and constructed to provide for treatment of associated runoff.
- f. Multi-family, commercial, industrial and high density residential and public parks shall be designed to include full capture trash devices as approved by the Regional Water Quality Control Board.
- g. The project shall identify potential Hydraulic Conditions of Concern (HCOC) and implement measures to limit disturbance of natural water bodies and drainage systems, conserve natural areas, protect slopes and channels and minimize significant impacts from urban runoff.
- h. Prior to the issuance of any grading or building permit, the developer shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan, to demonstrate compliance with the City's National Pollutant Discharge Elimination System Program, California Building Code, and state water quality regulations for grading and construction activities. The Plan shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc., shall be properly covered, stored and secured to prevent transport into local drainages or waters by wind, rain, tracking, or dispersion. The Plan shall also describe how the project will ensure that all BMPs will be maintained during construction of any future right of ways.
- i. After construction, the developer shall record an Operation and Management Plan (O&M) that (1) describes the long-term operating and maintenance requirements for BMPs identified; (2) identifies the entity

that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provides for annual certification of water quality facilities by a registered civil engineer and/or the City for a fee if the service is available.

9. BMPs shall be implemented to enhance pollutant removal during storms, and to improve the quality of storm-water runoff. BMPs refer to non-structural or structural pollution control measures which reduce the amount of non-point source pollution entering the Waters of the United States. Non-structural BMPs are those in which pollutants are kept from coming in contact with storm-water. Structural BMPs are those in which various methods of treating storm-water are used.
10. The following non-structural BMPs are recommended:
 - a. Routine inspection of catch basins before and after the storm seasons. Routine inspection shall include cleaning, where necessary, to remove sediment and debris containing absorbed pollutants.
 - b. Guidelines for the use of fertilizers and pesticides, including proper application rates for the local area and soil type.
 - c. Erosion control measures to minimize the effects of erosion on open slopes adjacent to development areas. These measures shall be considered part of all required grading permit approvals.
 - d. The maintenance of non-structural BMPs shall be the responsibility of the various homeowners' or business owners' associations within East Lake.
 - e. Good housekeeping practices shall be recommended that include sweeping up yard waste, timely cleanup of oil and/or chemical spills using dry methods, proper pool and spa maintenance, eliminating landscape irrigation overspray, etc.
 - f. Cleanup and proper disposal of pet waste shall be recommended.
11. Structural BMPs, when required, shall consist of one or more of the following

measures depending upon site conditions and the ultimate discharge requirements:

- a. Vegetated swales and bio-filters
 - b. Water quality ponds or detention basins for “first flush” runoff.
 - c. Water quality inlets
 - d. Porous pavement and/or pavers
 - e. Full capture of trash.
 - f. Proprietary devices
12. Ensure the ongoing protection of the 3.3-mile long earthen levee and the one-mile long inlet channel by adherence to the following:
- a. Perform regular inspections and regular maintenance, documenting all activities. Maintenance includes removing sediment from behind the levee and within the inlet channel, and the installation of a concrete erosion control structure to dissipate energy and armor the elbow in the inlet channel.
 - b. Develop and implement emergency pumping protocols.

6 WATER AND SEWER

6.1 INTRODUCTION

The Elsinore Valley Municipal Water District (EVMWD) is a public nonprofit agency that was created on December 23, 1950, under the Municipal Water District Act of 1911. EVMWD provides water, wastewater, and reclaimed water service to the City of Lake Elsinore, the cities of Canyon Lake and Wildomar, portions of the city of Murrieta, and unincorporated portions of Riverside County. EVMWD is a special district, whose powers include provision of public water service, water supply development and planning, wastewater treatment and disposal, and recycling. Currently, EVMWD has more than 35,000 water, wastewater, and agricultural service connections. EVMWD is a subagency of the Western Municipal Water District, a member agency of the Metropolitan Water District of Southern California (Metropolitan). The District's approximately 96 square mile service area includes the East Lake Specific Plan and Lake.

EVMWD owns most of the water rights to surface and well water in the East Lake Specific Plan area. The District and the City share water rights to reclaimed water that goes into the Lake daily from EVMWD's treatment plant on Chaney Avenue. However, approximately one million gallons (MG) of water per year are lost to evaporation due to the inadequate conveyance by open channel. Therefore, it is possible to divert 1 MG to the specific plan area if the channel is upgraded with a bypass pipe.

6.2 WATER

EVMWD obtains its potable water supplies from imported water from Metropolitan, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. It has access to groundwater from Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto- Colton and Riverside-North Basin. Almost all of the groundwater production that is used for potable use occurs in the Elsinore Basin. Imported water supply is purchased from the Metropolitan via Eastern Municipal Water District and Western Municipal Water District.

EVMWD's service area is broken into two divisions, the Elsinore Division and the Temescal Division (also known as Temescal Domestic Service Area). The division between the two valleys is approximately two miles north of Lake Elsinore, near the intersection of Love Lane and Temescal Canyon Road (where the Temescal Wash flows

north). The water system currently includes 41 pressure zones. Within these zones, there are approximately 3,618,000 feet (685 miles) of pipelines ranging in diameter from 4 inches to 42 inches, 73 storage reservoirs with an approximate total storage capacity of 93 million gallons (MG) and 51 booster pump stations. The District currently obtains its water from 12 groundwater wells, the Canyon Lake Water Treatment Plant (WTP), and imported water from Metropolitan through the Auld Valley and Temescal Valley Pipelines.

EVMWD's existing recycled water demands are supplied by tertiary-treated wastewater from the Regional WRF, Railroad Canyon WRF, and Horsethief WRF. In the effort to minimize the need for imported water, EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years.

The 2016 Water System Master Plan dated August 2016 was prepared for EVMWD. EVMWD's 2016 Recycled Water System Master Plan dated August 2016 was also prepared by MWH.

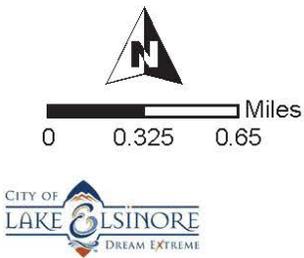
The East Lake Specific Plan is located within EVMWD's 1434 Pressure Zone. Water and water lines are scarce in the East Lake Specific Plan area. Existing water lines are located in Mission Trail, Corydon Road, Malaga and Diamond Drive. A line is stubbed at the southerly end of Diamond Drive for future extension. Because of the flat terrain, water reservoirs need to be off-site, or require booster stations.

Potential sources of additional water include:

- 1) Construction of a bypass pipe to convey water from the EVMWD Treatment Plant on Chaney Avenue to the East Lake Specific Plan area. With this pipe, the low flow of water within the current open channel shall be maintained, while diverting water equal to all or a portion of the water currently being lost by the existing conveyance channel.
- 2) Untreated water from the Lake could be used for sports track and field watering, irrigation of the golf course, parks, streetscapes and other landscaped areas. This concept effectively conserves fresh water supplies for domestic use while serving to replenish the groundwater supply.



**FIGURE 6-1
EVMWD WATER MAINS**



Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

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6.3 SEWER

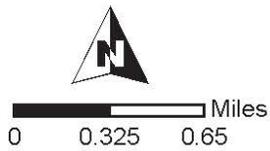
The EVMWD Sewer District provides service for the City of Lake Elsinore, the cities of Canyon Lake and Wildomar, portions of the city of Murrieta, and unincorporated portions of Riverside County. The “backbone” of the system consists of trunk sewers, generally 10 inches in diameter and larger, that convey the collected wastewater to EVMWD’s Water Reclamation Facilities (WRFs). EVMWD’s existing wastewater collection systems consist of approximately 406 miles of pipe (force mains and gravity sewers) up to 54 inches in diameter, 38 active lift stations and three WRFs.

EVMWD’s current service area is delineated into four separate collection systems (sewersheds). These are the Regional WRF, Railroad Canyon WRF, Horsethief WRF, and Southern collection systems. The flows conveyed in the Regional, Railroad Canyon, and Horsethief collection systems are treated by EVMWD’s Regional, Railroad Canyon, and Horsethief WRFs, respectively. Whereas wastewater discharged into the Southern collection system is conveyed through the Rancho California Water District’s (RCWD’s) wastewater collection system to the RCWD operated Santa Rosa WRF for treatment.

The EVMWD Wastewater Management Plan makes recommendations for improvements, such as gravity sewer mains, force mains, lift stations, and wastewater treatment facilities.

EVMWD also produces recycled water. Recycled water is used to irrigate parks, street medians, golf courses, and wildlife habitat and provide lake stabilization. It is the goal of EVMWD to build additional lines and expand recycled water services in order to free up water for additional residential uses.

Sewer service in the East Lake Specific Plan area is scarce. There is insufficient sewer capacity to meet the requirements of the specific plan. The Mission Trail trunk line may be experiencing surcharging at many manholes during peak flow conditions, according to EVMWD’s 2016 Sewer Master Plan. The study surmises that there is too much flow being sent to the trunk line along Mission Trail. The study suggests that the District’s Capital Improvement Plan address ways to divert flow from Mission Trail to a new regional lift station in the specific plan area that is capable of handling the amount of flow. The study suggests further that the Lakeshore/ELSP projects comprise a new lift station, parallel force mains, and roughly 24,200 feet of gravity main in the specific plan area, in order to address current and future capacity issues.



**FIGURE 6-2
EVMWD SEWER MAINS**

Prepared by:
City of Lake Elsinore GIS
April 13, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83
EVMWD: 2016 Sewer System Master Plan

The Summerly residential development has an interim sewer treatment “Package Plant” for its anticipated future residents, but it is not sized for other users. Summerly also added sewer lines within the major and collector street network for its development. These lines gravity flow to the northwest corner of the project, adjacent to Malaga. From there, a lift station pumps via a force main off-site northerly along the San Jacinto River to an existing interceptor line in Lakeshore Drive.

The 2016 Sewer System Master Plan Final Report dated August 2016 was prepared for EVMWD by MWH.

6.4 WATER AND SEWER DEVELOPMENT STANDARDS

- 1) All water and sewer lines shall be placed underground and shall comply with Elsinore Valley Municipal Water District (EVMWD) standards.
- 2) All water and sewer lines shall be maintained by EVMWD.
- 3) All water and sewer lines shall be adequately sized to service potential future growth, where appropriate.
- 4) The costs associated with the construction of over-sized lines to serve existing or future off-site developments shall be subject to reimbursement consistent and regulations of EVMWD.
- 5) Any design of off-site facilities, if required, shall be coordinated with the affected property owner(s) and EVMWD.
- 6) The design of all proposed water facilities shall provide sufficient fire protection as determined by the City of Lake Elsinore Fire Marshal.

7 PUBLIC SERVICES

7.1 POLICE SERVICES

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

Development within the East Lake Specific Plan shall incorporate "defensible space" design concepts within each individual development proposal. These defensible space design concepts include but are not limited to circulation for pedestrians, bicycles, vehicles, and police patrols, lighting of streets, walkways, parking areas and bikeways, visibility of doors and windows from the street and between buildings, and visual surveillance of open space areas. Crime prevention measures shall be also used during the individual site and building layout design.

7.2 LAKE PATROL

The Lake Elsinore Police Department manages the Lake Patrol with Marine Safety trained police officers who patrol the Lake, beaches, and lake-adjacent parks. Officers enforce boating rules and regulations on the Lake and assist stranded boaters. The Lake Patrol is augmented by a special group of volunteers known as Lake Elsinore Marine Search and Rescue (LEMSAR) who also patrol the Lake and assist with boating collisions and stranded vessels. LEMSAR volunteers are trained in first aid and CPR and must complete a U. S. Coast Guard auxiliary boating and safety course.

7.3 FIRE SERVICES

The City of Lake Elsinore contracts for fire services with the Riverside County Fire

Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE). The County of Riverside contracts with the State of California for fire protection. Public Resources Code (PRC) Section 4142 affords legal authority for CAL FIRE to enter into cooperative agreements with local government entities to provide fire protection services with the approval of the Department of General Services. All of the Riverside County fire stations are part of the Integrated Fire Protection System, under contract with the State. All calls for service are dispatched by the same County Fire 9-1-1 Center.

Battalion 2 in the Southwest Division of RCFD services the City. In addition to emergency and fire services, RCFD provides administration, personnel, finance, dispatch, fire prevention, hazardous materials control, training, emergency services, and arson investigation. Fire paramedics are located at each station. The City's four fire stations are as follows:

- Fire Station No. 10 (Elsinore), servicing the central area of the city, located on the northeast side of the lake at 410 W. Graham Ave.
- Fire Station No. 85 (McVicker Park), located to the north at McVicker Park, slightly east of the lake at 29405 Grand Avenue.
- Fire Station No. 94 (Canyon Hills), located in the southeast section of the City, at 22770 Railroad Canyon Road, east of the I-15.
- Fire Station No. 97 (Rosetta Canyon), located in the north section of the City on Rosetta Canyon Drive.

The following stations are located outside city limits:

- Lakeland Village Station No. 11.
- El Cariso Station No. 51.
- Wildomar Station No. 61.
- Rancho Capistrano Station No. 74.

Although the fire stations are operated by RCFD, CAL FIRE staffs firefighters and stores firefighting equipment at stations throughout the City, particularly during peak fire season. Both agencies respond to all types of emergencies, depending on the need and equipment available. Emergencies range from wildland fires, residential/commercial structure fires, automobile accidents, medical aid requests of all types, search and rescue missions, hazardous material spills, floods, earthquakes, and more. Standard response times are established by RCFD guidelines. The response time goal is to arrive at any

location within the City in seven minutes, with the intent to reduce that time to five minutes.

Since October 2003, fire paramedics are required at each station. These specially trained firefighters are equipped to respond to medical emergencies and ride on all calls. Their arrival on the scene can ensure the timely start of emergency medical treatment until an ambulance arrives for patient transport. Each fire engine carries nearly \$35,000 worth of state-of-the-art emergency medic equipment.

Station 94 will respond to calls from the East Lake area. It is equipped with one city Type 1 Fire Engine providing paramedic service. The distance from the station to the project area is approximately four and a half miles. Station 94 is staff 24 hours a day, 7 days a week, with a 3-person crew, including Paramedic Service. Developers in East Lake will be expected to provide for a proportional mitigation to fire service impacts via capital improvements and/or impact fees.

7.4 SCHOOLS

The Lake Elsinore Unified School District (LEUSD) serves the City of Lake Elsinore, the City of Canyon Lake, and a portion of the unincorporated County of Riverside including the Project Site. The LEUSD covers a 140 square mile area with a population of approximately 70,000. LEUSD has 24 schools including 14 elementary, four middle, and three high schools, a continuation school, an alternative education center, and an adult education program.

The LEUSD's schools that would likely serve the project area include Elsinore and Railroad Elementary School, Elsinore Middle School, and Elsinore High School. Depending on school capacity, these or other LEUSD schools will provide for the school needs of the East Lake Specific Plan. As residential development occurs, the property owner or developer will pay school fees as required by LEUSD and the State of California.

7.5 SOLID WASTE AND RECYCLING

Currently, CR&R, Inc. provides solid waste collection and hauling services within the City under contract with the City of Lake Elsinore. CR&R is responsible for trash disposal in the City of Lake Elsinore as well as in Temecula, Canyon Lake, and parts of the unincorporated County of Riverside. Residents are provided a 60-gallon trash container for garbage. Trash is taken to either a landfill within Riverside County or the Materials Recovery Facility (MRF). There are no active landfills in the City. Riverside County

Waste Management Department (RCWMD) manages the landfills used by the City of Lake Elsinore. Capacity levels of landfills within RCWMD's jurisdiction are calculated according to the system-wide capacity level. Landfills within their jurisdiction adhere to state guidelines, which specify that a minimum of 15 years of system-wide landfill capacity shall be provided.

RCWMD facilitates waste management services for Riverside County. These services are provided on a countywide basis, and each private or public entity determines which landfill or transfer station to use. Typically, this determination is made based on geographic proximity. The landfills typically used by the City of Lake Elsinore are the El Sobrante, Badlands, and Lamb Canyon Landfills. All three of the landfills are Class III municipal solid waste landfills.

A household hazardous waste is any waste generated by households that can cause illness or death or pose a threat to health or the environment when improperly stored, disposed, or otherwise managed. Establishment of permanent collection centers or periodic collection events at temporary locations are the most common methods for gathering household hazardous waste for disposal other than through the municipal garbage collection system. Through ongoing cooperation between the City of Lake Elsinore and the Riverside County Waste Management District, the Lake Elsinore Regional Permanent Household Hazardous Waste Collection Facility (PHHWCF) serves City and County residents. The PHHWCF is located at 521 North Langstaff Street within the City of Lake Elsinore.

7.6 ELECTRICITY AND NATURAL GAS

Southern California Edison and the Southern California Gas Company currently provide electrical power and natural gas respectively to the City of Lake Elsinore and the Project area. These services currently exist in Diamond Drive, Lakeshore Drive and Malaga Road.

7.7 LIBRARY SERVICES

The City of Lake Elsinore is part of the Riverside County Library System. Residents have access to 29 libraries and two bookmobiles. There are two libraries within city boundaries, including Lake Elsinore Library located on West Graham Avenue, northeast of the lake, and Lakeside Library on Riverside Drive, located northwest of the lake. The Canyon Lake Library is just outside the city boundary on Railroad Canyon Drive, and the Wildomar Library is just outside the project site at 34303 Mission Trail, Wildomar.

Library facilities in the project area are provided by the branch located at 600 West Graham Avenue in the City. All branches of the county library system are supported by volunteer nonprofit "Friends of the Library" organizations. Dues, used book sales, rental books and video and the sale of novelty items are the primary fundraising activities. Funds raised are used to support library programs and to supplement library resources.

The City does not directly fund or have any administrative relationship with the County library system. However, Section 16.34.060 in Chapter 16.34 (Required Improvements) of the Lake Elsinore Municipal Code requires that prior to the issuance of a building permit, the applicant pay fees for the purposes set forth in that section. Paragraph B of Section 16.34.060 describes the City's Library Mitigation Fee and states that "Upon the recommendation of the Community Services Director and the concurrence of the City Manager, an in-lieu fee for future construction of library improvements shall be paid to the City of Lake Elsinore to assure the necessary library facilities are provided the community. Such facilities are to meet the Riverside City/County Library standards. An in-lieu fee as established by resolution shall be paid to the City at the time of building permit issuance. That amount shall be determined by the Community Services Director and transmitted to the Community Development Department for collection." Therefore, all developers of new subdivisions, apartments, condominiums, fourplexes, triplexes, duplexes, mobile homes, and single-family residences within the ELSP will be required to pay the one-time library fee at the current established rate of \$150 per dwelling unit.

7.8 ANIMAL SERVICES

The City contracts with a private company called Animal Friends of the Valley (AFV) for all animal control services.

AFV also provides animal services to the cities of Murrieta and Temecula. AFV humane and animal services officers respond to calls from 8 a.m. to 5 p.m. Monday through Saturday, and respond to all emergencies to the above cities 24 hours per day. AFV is located at 33751 Mission Trail in Wildomar, and open to the public from 10 a.m. until 4 p.m. Monday through Saturday, with evening extended hours on Wednesdays until 7 p.m. The organization is dedicated to promoting humane care of animals through education and a proactive animal services program. The organization works to prevent animal suffering and to curb pet overpopulation.

7.9 TELECOMMUNICATIONS

Verizon provides the local landline telephone service, although long distance services may also be obtained from a number of other providers. In addition, a number of companies provide wireless or cell phone services. Time Warner Cable provides cable television and high-speed Internet.

7.10 MOSQUITO AND VECTOR CONTROL

The Northwest Mosquito and Vector Control District provides comprehensive vector control services to over 300 square miles and to more than 700,000 residents, including those within the City of Lake Elsinore. The District is governed by an eight-member Board of Trustees appointed by the respective city councils and Riverside County Board of Supervisors.

The District has a state-of-the-art laboratory staffed by trained scientists and researchers. The District conducts in-house research and collaborates with University of California and California State university scientists. The District library has the most recent scientific journals and books in stock. The District also provides public education and outreach to the community. The outreach program provides information to the residents about vectors and vector-borne diseases, how to reduce breeding sources on their property, and disseminates information regarding disease outbreaks and District activities.

Services provided by the District to the City include year-round surveillance of vector populations and vector-borne disease. The District also conducts regular routine inspections of all vector breeding sites, and applies the most environmentally compatible materials to eliminate immature and adult vectors. The District staff utilizes the latest specialized control equipment to treat a wide range of breeding sources.

7.11 PUBLIC SERVICES DEVELOPMENT STANDARDS

- 1) All utility distribution lines shall be placed underground. Utility distribution lines shall be installed concurrently wherever feasible.
- 2) Above-ground pad-mounted equipment shall not be placed within sidewalks nor block intersection visibility, and shall be properly screened with landscaping.
- 4) All development shall conform to or exceed California Green Building Code, Lake

Elsinore Municipal Code and any other local requirements for energy conservation.

- 5) The project proponent/developer(s) shall mitigate project-related public facility impacts through compliance with all applicable City of Lake Elsinore requirements including, but not limited to:
 - a) Payment of all applicable development impact fees and mitigation fees as required by the City of Lake Elsinore Municipal Code and other City-adopted fees.
 - b) Annexation into Community Facilities District No. 2015-1 (Safety) or such other Community Facilities District for Law Enforcement, Fire and Paramedic Services established at the time of such approval to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
 - c) Annexation into Community Facilities District No. 2015-2 (Maintenance Services) or such other Community Facilities District for Maintenance Services established at the time of such approval to fund the on-going operation and maintenance of the public right-of-way landscaped areas and parks to be maintained by the City and for street lights in the public right-of-way.
- 6) Commercial areas and multiple-family complexes shall contain covered enclosures for collection of recyclable materials.

8 ARCHITECTURAL GUIDELINES & DEVELOPMENT STANDARDS

8.1 ARCHITECTURAL CHARACTER

The architectural character of development within the East Lake Specific Plan is intended to be an eclectic blend of both traditional and modern styles that identify a particular area, center or residential neighborhood. This flexibility encourages merchant builders to design unique features that best accommodate their use, location and market base.

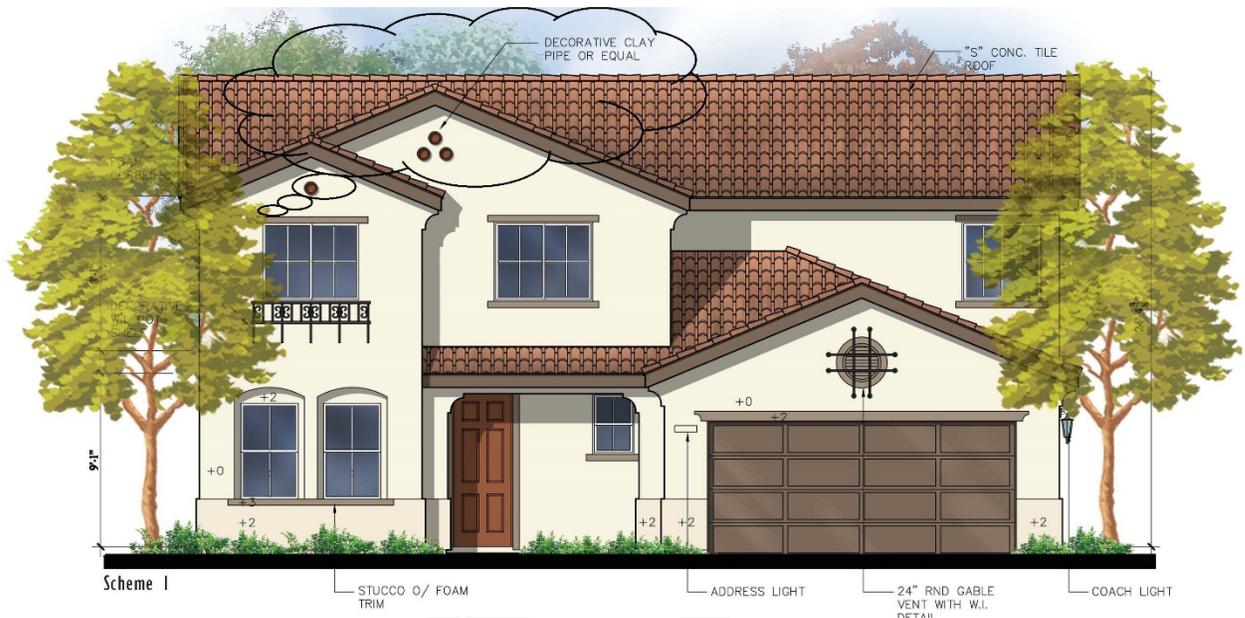
Architectural requirements establish the framework to achieve harmony and compatibility, particularly within residential neighborhoods. However, architectural expression and interpretation of design styles shall be proposed by the developer and approved through the City's Design Review process.

8.2 ARCHITECTURAL REQUIREMENTS

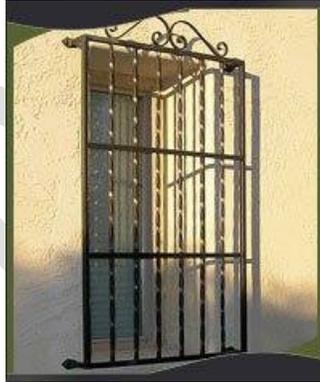
1. **City Branding** – Neighborhood entry monumentation shall include the City's "E" logo, the "City of Lake Elsinore Dream Extreme" banner, or other City of Lake Elsinore branding consistent with the City's approved Identity Standards Guide.
2. **Four-sided Architecture** – Buildings, including homes, shall provide enhanced elevations on all four sides. Where a side of a building, or a portion thereof is protected by fencing and is not visible from public view, a waiver of this requirement for that portion that is not visible may be granted by the Director of Community Development or designee during the City's Design Review process.

Enhancements may include, but are not limited to:

DECORATIVE PIPE VENTS



DECORATIVE WROUGHT IRON FIXTURES



SHUTTERS, WINDOW TRIM



ARCHED ENTRIES, WINDOWS OR WALLS



EXTERIOR WAINSCOTING



TALL VERTICAL WINDOWS



STONE OR BRICK VENEER



SIDING



TAPERED COLUMNS



WOOD CORBELS



WINDOW SURROUNDS



BUILT-UP EAVES



3. **Varied Roof Lines** – Buildings, or a series of buildings, shall provide varied rooflines, to break up the horizontal plane.
4. **Varied Front Yard Setbacks** – In residential neighborhoods, buildings shall use varying front setbacks that provide a non-linear street scene.

5. **Varied Building Plotting** – Identical buildings, with the same plan, style and color, shall not be plotted on adjacent lots nor directly across the street from one another.
6. **Corner Plotting** – Where feasible, corner lots shall have single-story buildings, or portions of the building that are single-story in design.
7. **Porches** – Front entry porches are encouraged and may encroach into front yard setbacks in order to provide “eyes on the street.”
8. **Patio Covers** – Patio covers are encouraged as protection from the southern California sun and heat, and are eligible to encroach into rear yard setbacks at the discretion of the Director of Community Development or designee.
9. **Side yard Returns** – Building side yard returns shall use decorative masonry or similar materials that match the building in texture and color. Wood fencing is prohibited.
10. **Screened Equipment** – Transformers, mechanical or electrical equipment shall be screened from public view, and so noted on landscape plans. All mechanical and electrical equipment associated with a residence shall be ground mounted.
11. **Front Yard Height & Material Limitation** – All walls or fences located in any front yard shall not exceed thirty-six inches (36”) in height with the exception that wrought-iron fences may be five feet (5’) in height. Chain link fencing is prohibited.

8.3 ARCHITECTURAL STYLES CURRENTLY APPROVED FOR SUMMERLY NEIGHBORHOODS

Portions of Summerly have already been constructed and/or Residential Design Reviews (RDRs) have been approved. Unless future RDRs or modifications to RDRs are proposed and approved, development in these neighborhoods shall adhere to their approved architectural style and conditions of approval, as follows:

Richmond-American's "Northstar" – RDR No. 2011-01 was approved on March 22, 2011 with three architectural styles:



Spanish



Ranch



Bungalow

Beazer's "Sunset Hills at Summerly" – RDR No. 2011-03 was approved on August 23, 2011 with three architectural styles:



Spanish

Traditional

Craftsman

"Daybreak at Summerly" by McMillin – RDR No. 2012-03 was approved on January 8, 2013 with three architectural styles:



Mission

Craftsman

Italian

"Meridian" by Ryland at Summerly – RDR 2013-03 was approved on August 13, 2013 with three architectural styles:



Bungalow

Monterey

Spanish

Meritage – RDR 2013-04 was approved on July 9, 2013 with three architectural styles:



Bungalow

European

European

Early California

Woodside – RDR No. 2014-02 was approved on July 8, 2014 with three architectural styles:



Spanish

Cottage

Italianate

Ryland – RDR No. 2014-04 was approved on July 8, 2014 with three architectural styles and treatments:



Spanish

Craftsman

Tuscan

Sunrise Springs by Ryland – RDR No. 2015-01 was approved on May 26, 2015 with three architectural styles and treatments:



Spanish

Bungalow

Monterey

“Claiborne at Summerly” by Van Daele Homes – RDR 2015-05 was approved on January 26, 2016 with three architectural styles and treatments:



Spanish

European Cottage

Craftsman.

Sea Country – RDR No. 2015-06 was approved on January 26, 2016 with three architectural styles and treatments:



Spanish

Cottage

Ranch

Woodside – RDR 2016-03 was approved on April 26, 2016 with three architectural styles and treatments:



Cottage

Ranch

Spanish

DRAFT

9 SUSTAINABILITY PLAN

9.1 INTRODUCTION

This chapter provides a framework for development that supports sustainable design practices within the East Lake Specific Plan. Included are strategies for energy conservation, programs to promote alternative modes of transportation, reducing solid waste through recycling and reuse, promoting water conservation including water efficient landscape and irrigation design, preserving open space and biological resources, and increasing public health through pedestrian and bicycle connectivity to parks and open spaces.

9.1.1 Relationship to City of Lake Elsinore Climate Action Plan

The City of Lake Elsinore adopted a Climate Action Plan (CAP) on December 13, 2011. The CAP is a strategy for Lake Elsinore to grow in a sustainable way that meets Greenhouse Gas (GHG) reduction goals while continuing to allow for public and private development and redevelopment that will keep Lake Elsinore a vibrant and livable community. The East Lake Specific Plan has incorporated a variety of measures throughout the plan to assist in reaching these goals.

9.1.2 Sustainability Guidelines

The Project includes opportunities to increase sustainability and minimize greenhouse gas emissions and reduce water and energy consumption, as well as decrease the impacts of construction activities and waste generation. Presented below is a list of sustainability measures that have been incorporated into the project including those that support the CAP goals.

9.1.2.1 Transportation & Land Use

- ❖ Class I and/or II bicycle paths are included on all streets wider than 75 feet, and within ½ mile of all uses within the project so that destinations can be reached conveniently by alternative methods of transportation rather than by use of motorized vehicles.

- ❖ All streets within the project include sidewalks on both sides to promote pedestrian access and connectivity between uses.
- ❖ Electrical service connections will be required at all loading docks in order to plug in refrigerated trailers and reduce idling time and emissions. Delivery and loading areas, and truck parking spaces will include signage as a reminder to limit idling of vehicles while parked to load and/or unload.
- ❖ A pre-construction meeting and information pamphlet will be prepared and distributed outlining the idling procedures for all construction vehicles.
- ❖ Adequate and well-lighted bicycle parking will be required near building entrances to promote cyclist safety, security, and convenience. Employers with over 30 full-time employees are encouraged to, provide facilities that promote bicycle commuting, such as locked bicycle storage, covered bicycle parking or indoor bicycle parking.

9.1.2.2 Energy

- ❖ Energy efficient lighting and control systems will be utilized as an integral part of lighting systems in all buildings. (CAP Measure E-1.3 and Development Standard 25.c: “All new construction shall be consistent with CalGreen Tier 1 energy-efficient building standards through either the performance based or prescriptive approach described in the California Green Building Code. Alternately, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15% requirement.”)
- ❖ Light colored “cool” roofs will be required for all new buildings. (CAP Measure E-1.2, and Development Standard 25.b: “Non-residential buildings constructed in the Specific Plan shall use roofing materials having solar reflectance, thermal emittance of Solar Reflectance Index (SRI) 3 or better, consistent with CalGreen Tier 1 values.”)
- ❖ Tree species will be chosen based on their large canopy characteristics at maturity, and will be strategically placed on the west and east portions of the site to shade paving areas and building elevations to minimize heat gain. (CAP Measure E-1.1 and Development Standard 24: “Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs and proper wall insulation.”)

- ❖ Canopies, awnings, and architectural shade structures are encouraged as part of the design guidelines. These design elements will be strategically sized to shade paving areas and building elevations and minimize heat gain.
- ❖ Locally sourced, salvaged and recycled materials will be considered for use throughout the landscape and hardscape design.
- ❖ High efficiency lighting, such as LED, will be utilized for traffic, street and other outdoor lighting. (CAP Measure E-3.2)
- ❖ Lighting levels for outdoor illumination will be required to meet the minimum standards required for safety. All exterior lighting will be required to be controlled by timers, and unless otherwise required, only lighting required for parking lot security and safety will be provided at night.
- ❖ Building construction in the project shall meet applicable standards for energy efficiency such as:
 1. Energy efficient heating and cooling systems;
 2. Energy efficient appliances, equipment, and HVAC control systems.
(CAP Measure E-1.3 and Development Standard 25.c: “All new construction shall be consistent with CalGreen Tier 1 energy-efficient building standards through either the performance based or prescriptive approach described in the California Green Building Code. Alternately, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15% requirement.”)

9.1.2.3 Solid Waste

- ❖ Individual developers of projects will be encouraged to reuse and recycle construction and demolition waste, including soil, vegetation (green waste), concrete, lumber, metal, and cardboard, to the extent feasible. (CAP Measure S-1.2, CAP Measure S-1.4 and Development Standard 25.e: “Development projects shall be required to divert, recycle or salvage at least 65% of non-hazardous construction and demolition debris generated at the site by 2020 (consistent with CalGreen Tier 1, Section A5.408.3.1). All construction and demolition projects shall be accompanied by a waste management plan for the project and a copy of the completed waste management report shall be provided to the Community Development Department upon completion.”)

- ❖ Individual developers of projects will be encouraged to locate interior and exterior storage bins for recyclables and green waste and adequate recycling containers in public areas.

9.1.2.4 Water

- ❖ Landscaping and irrigation design will meet requirements of the State Water Conservation in Landscaping Act (Government Code Section 65591 et. seq.) by complying with Lake Elsinore Municipal Code (LEMC) Chapter 19.08 (Water Efficient Landscape Requirements), adopted by the City of Lake Elsinore. (CAP Measure E-4.1)
- ❖ Landscaping will consist of native species selected for water-efficient characteristics and will include drought tolerant planting materials common to the region.
- ❖ Turf requiring irrigation will be discouraged and minimized throughout the project.
- ❖ Irrigation systems and devices will be water efficient and will include satellite soil moisture-based irrigation controls and systems.
- ❖ A purple pipe system will be constructed as part of the infrastructure for the project. Reclaimed water when available will be utilized for landscape irrigation of public and private landscaped areas when available.
- ❖ Watering of non-vegetated surfaces and washing down hard or paved surfaces, including but not limited to sidewalks, walkways, driveways, parking areas, tennis courts, patios or alleys, is prohibited except when necessary to alleviate safety or sanitary hazards, and then only by use of a handheld bucket or similar container, a handheld hose equipped with a positive self-closing water shut-off device, a low volume, high pressure cleaning machine equipped to recycle any water used, or a low volume high pressure water broom. (LEMC Section 19.08.130)
- ❖ Low-impact development practices will be implemented to the extent feasible, to maintain the existing hydrologic character of the drainage and manage and treat storm water to protect the environment.
- ❖ Buildings will be designed to be water-efficient and will include water-efficient fixtures and appliances. (CAP Measure E-4.2 and Development Standard 25.d: "Buildings constructed in the Specific Plan will comply with CalGreen Tier 1 indoor water conservation requirements. Indoor water conservation will be addressed and verified at the Design Review stage.")

9.1.2.5 Biological Resources

- ❖ The landscape palette should include a large number of native and climate adapted species in an effort to optimize biodiversity, to sequester carbon, and create habitat and minimize resource use (water, fertilizers, and pesticides/herbicides).
- ❖ The riparian corridor will be protected and enhanced, and will meet federal, state and regional regulations for habitat and species protection.
- ❖ Negotiations between the County of Riverside, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife in 2004 resulted in an agreement to preserve 770 acres of the “Back Basin” portion of the East Lake Specific Plan as open space. (“770 Plan”). In order to meet the requirements of the 770 Plan, the ELSP has designated Planning Area 5 and Planning Area 7 and smaller portions of other Planning Areas as Preservation/ Mitigation Areas. Compliance with the 770 Plan satisfies the MSHCP conservation requirements for the East Lake Specific Plan.
- ❖ Invasive species of plants, such as those indicated in the Riverside County Guide to California Friendly Landscapes and the California Invasive Plant Council, shall be avoided especially near parks, buffers, greenbelts, water bodies, and open spaces because of their potential to cause harm to environmentally sensitive areas. (LEMC Section 19.08.070)
- ❖ The natural hydrologic conditions will be incorporated into the design to the extent practicable.
- ❖ Storm water best management practices (BMPs) including vegetated bioswales, vegetated detention basins and pervious paving will be incorporated to the extent feasible into individual development sites and along streets. (Drainage Standard 11)

9.1.2.6 Public Health

- ❖ Open space and passive or active recreation opportunities have been incorporated into the design of the project. Walking trails will provide access to picnic areas and open greens that offer opportunities for exercise.
- ❖ Sidewalks have been included on both sides of all streets. Trails and sidewalks may also be included within the open spaces and utility easements. These

proposed improvements will make the project walkable and will provide connections to adjacent development.

9.1.3 California Green Building Code

California Green Building Standards Code (CALGreen Code) is Part 11 of the California Building Standards Code (Title 24, California Code of Regulations) and is the first statewide "green" building code in the United States. The purpose of the California Green Building Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resource efficiency
5. Environmental quality

The code establishes minimum green building standards for most projects. The Code is composed of several parts with the requirements of:

- ❖ Reducing water consumption by 20 percent, with voluntary goal standards for 30%, 35% and 40% reductions. Replacement of water fixtures with low flow fixtures when new additions are added after January 1, 2017. Dual flush toilets are required.
- ❖ Required diversion of 50 percent of construction waste from landfill, increasing voluntarily to 65% and 75% for new homes and 80% for commercial projects.
- ❖ Installation of low pollutant-emitting materials.
- ❖ Installation of separate water meters for nonresidential buildings' indoor and outdoor water use.
- ❖ Moisture-sensing irrigation systems for larger landscape projects.
- ❖ New construction to add future car charging stations.
- ❖ Mandatory inspections of energy systems (e.g., heat furnace, air conditioner and mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity and according to their design efficiencies.

- ❖ Requiring low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particle board.
- ❖ Reclaim grey water through filter system for grass, plants and trees; though not allowed for fruits or vegetables. Reuse of black water is not allowed.

All development projects within the East Lake Specific Plan will comply with the applicable requirements of the Green Building Code, as implemented by Title 15 of the City of Lake Elsinore Municipal Code.

9.1.4 Green Building Certification Systems

The East Lake Specific Plan encourages, but does not require, individual developers to consider the merits of certification through an established green building (sustainability) certification system, not only as a means to conserve energy but also to promote stewardship of the environment and green business practices. The following is a brief description of three of these established systems:

9.1.4.1 LEED

Leadership in Energy and Environmental Design (LEED) is an internationally recognized green building certification system developed by the United States Green Building Council (USGBC), providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The United States Green Building Council LEED system of environmental standards is currently the most recognized system of rating projects and construction. More information regarding this program can be found at <http://www.usgbc.org/leed>.

9.1.4.2 Green Globes® Certification

Green Globes® is a science-based building rating system that supports a wide range of new construction and existing building project types. Designed to allow building owners and managers to select which sustainability features best fit their building and occupants, Green Globes recognizes projects that meet at least 35% of the 1,000 available points. Environmental assessment areas that earn points are energy, indoor environment, site, water, resources, emissions and project/environmental management. The Green Globes program is administered in the United States by Green Building Initiative™, a nonprofit

organization and American National Standards Institute (ANSI) Standards Development Organization founded in 2004. The organization is the sole U.S. provider of the Green Globes® and federal Guiding Principles Compliance green building certification programs. Green Building Initiative states that benefits of Green Globes Certification help reduce operating costs, qualify for tax incentives, meet government regulations, attract and retain employees and increase property's marketability. More information regarding this program can be found at <http://www.thegbi.org/green-globes-certification>.

9.1.4.3 The Living Building Challenge™

The Living Building Challenge™ is an international sustainable building certification program created in 2006 by the non-profit International Living Future Institute. The Living Building Challenge™ is a building certification program advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today and acts to rapidly diminish the gap between current limits and end-game positive solutions.

The Challenge is comprised of seven performance categories called Petals: Place (Site), Water, Energy, Health & Happiness, Materials, Equity and Beauty. Petals are subdivided into a total of twenty Imperatives, each of which focuses on a specific sphere of influence. This compilation of Imperatives can be applied to almost every conceivable building project, of any scale and any location—be it a new building or an existing structure. It is considered to be more rigorous than green certification programs such as LEED. More information regarding this program can be found at <http://living-future.org/lbc>.

10 SPECIFIC PLAN ADMINISTRATION

The East Lake Specific Plan is designed as a 20+-year (Year 2040) blueprint for development. The Plan will be implemented through subsequent approval steps and phased development, based on a variety of factors including market demand, financing, absorption, etc. In order for implementation of the Plan to move forward in a proactive manner, implementation tools must include flexibility to respond to changing development conditions over time. The implementation program for the East Lake Specific Plan includes a financing and maintenance plan, subsequent development approval, procedures for Specific Plan minor modifications and revisions, and California Environmental Quality Act (CEQA) compliance. These components are described below.

10.1 GENERAL PROVISIONS

10.1.1 Administration

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

10.1.2 Non-Conforming Uses

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

10.1.3 Specific Plan Interpretations

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

shall be deemed final unless appealed.

10.1.4 Severability

If any provision of this Specific Plan is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect any other Specific Plan section, subsection, sentence, clause, or application which can be implemented without the invalid provision, and to this end the provisions of this Specific Plan are declared to be severable.

10.2 AFFORDABLE HOUSING

10.2.1 State-mandated Bonus and Incentive Program

The Lake Elsinore Municipal Code (LEMC) includes a bonus and incentive program that satisfies the City's obligations under Government Code Section 65915 et seq. (the "State Density Bonus Law"), as amended from time to time; for the production of housing affordable to a range of incomes, as well as for the creation of senior housing and for the provision of day care facilities. This existing bonus and incentive program allows a developer to receive additional development rights (e.g., density bonus, reduction in site development standards, modification of zoning code or architectural design requirements, reduction in the ratio of parking spaces required) in exchange for the provision of affordable housing. Applicants who seek such density bonuses for housing development within the East Lake Specific Plan (ELSP) shall comply with the provisions of the LEMC. Interpretation of the requirements, definitions, and standards for providing density bonuses and incentives for development within the ELSP shall be governed by the LEMC as it may be amended for time to time and shall be construed so as not to be inconsistent with the State Density Bonus Law.

10.3 PROJECT DEVELOPMENT APPLICATIONS

10.3.1 Project Development Processing Standards

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

1. No development shall occur or building permits shall be issued within the

adopted Specific Plan area until an application for the proposed development is submitted for review and is approved by the appropriate entity (as designated by Table 10-1, below) and is found to be consistent with the adopted Specific Plan. Criteria for review and approval of proposed development shall include, but not be limited to, conformance with:

- a. The Project's land use designation,
 - b. Specific Plan goals, policies, and development standards, and
 - c. The target intensity of development pursuant to the specified "development targets" in Chapter 2, Land Use Plan.
2. Development within the Specific Plan area shall require individual project review and analysis including General Plan and Specific Plan consistency and conformance with CEQA requirements. Some additional environmental analysis may be required as determined by the Community Development Director.
 3. Specific lotting designs and residential dwelling unit types for each planning area shall be determined at the time of individual implementing site design or subdivision proposals. Residential lot sizes, densities, and housing types may vary within each planning area, provided that the cumulative number of units allowed within the Specific Plan is not exceeded.
 4. Developers are encouraged to implement the design guidelines provided in Chapter 8 of this Specific Plan.
 5. Table 10-1, Implementation Actions/Approval Authority, clarifies the approving authority through the City of Lake Elsinore for various applications and actions.

10.3.2 Tentative Subdivision Maps

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

tract or parcel maps shall be consistent with the Specific Plan.

10.3.3 Design Review

The Design Review process within the Specific Plan area requires review and recommendation by the Planning Commission and approval by the City Council of detailed development plans for individual project development. The Design Review process is required to ensure that a proposed development complies with all applicable development regulations, design guidelines, and implementation requirements of the Specific Plan. A Design Review application shall be processed in accordance with the requirements and procedures set forth in the LEMC.

10.3.4 Conditional Use Permits

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

10.4 SPECIFIC PLAN AMENDMENTS AND MODIFICATIONS

10.4.1 Amendments to the Specific Plan

Changes to the Specific Plan which do not qualify as minor modifications under Section 6.4.2 of this Specific Plan require filing of a Specific Plan Amendment (SPA). The following are guidelines for the SPA process:

1. Specific Plan Amendments shall not require a concurrent General Plan Amendment unless it is determined by the City that the proposed amendment would substantively affect General Plan goals, policies, or programs for the East Lake Specific Plan area.
2. All Specific Plan Amendments shall be subject to the requirements of the CEQA and any applicable City of Lake Elsinore environmental guidelines.
3. Any amendment to the East Lake Specific Plan, even though it may affect only one portion of the Specific Plan, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

1. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to recommend to the City Council approval or denial of the proposed Specific Plan Amendment, or may recommend approval subject to modifications and conditions.
2. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council may approve, approve with modifications or conditions, or deny the proposed Specific Plan Amendment. If approved by the City Council, the proposed Specific Plan Amendment shall be adopted by ordinance.

3. Prior to approving or conditionally approving any Specific Plan Amendment, findings must be made by the Planning Commission and City Council. It must be determined that the Amendment:
 - a. Is consistent with the goals and policies of the Lake Elsinore General Plan and the East Lake Specific Plan;
 - b. Results in development of a desirable character which will be compatible with existing and proposed development within the East Lake Specific Plan;
 - c. Does not conflict with the goal of creating an environmentally-sensitive, sustainable community.

10.4.2 Minor Modifications to the Specific Plan

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

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

1. Determinations regarding issues, conditions, or situations which arise in the implementation of the Plan, and which are not addressed by the Specific Plan.
2. Determinations as to whether a use not listed in Section 2.4, *Land Use Descriptions & Development Regulations*, substantially complies with the applicable land use category and is therefore permitted within the Plan as either a permitted use, a use requiring approval of a Conditional Use Permit, or an accessory use or structure.
3. Additions, deletions and changes to the Specific Plan figures or text that

substantially comply with the intent of the Specific Plan.

4. Adjustments to the plans or tables contained in East Lake Specific Plan, which do not change the conceptual design for the Specific Plan and do not change the requirements for providing adequate infrastructure facilities.
5. Modification of development standards contained in Chapter 2, which do not change the conceptual design for the Specific Plan.
6. Development intensity transfers, including dwelling units and non-residential square footage between Planning Areas provided the overall development targets are not exceeded, and the transfers are limited to a maximum 25 percent increase in floor area or units for a particular Planning Area. A revised Table 2-2, East Lake Specific Plan Development Targets by Planning Area, exhibit shall be submitted with the application proposal.
7. Slight modifications to Specific Plan boundaries that respond to more accurate or recent data or actual on-site conditions, but which do not increase environmental impacts already assessed in the Project EIR.
8. Minor modifications to the architectural, landscape, or sustainability design guidelines necessary to respond to actual site conditions or to creative new design concepts.
9. Minor modifications to the sewer, water, grading and/or drainage plans that improve efficiency, are necessary to respond to final engineering design, or are required by the City Engineer.
10. Adjustments to individual Planning Area boundaries, provided the acreage of adjusted planning areas does not vary more than 10 percent from that stated in the Specific Plan.
11. Modifications of a similar nature to those listed above, which are deemed minor by the CDD, and which are in keeping with the intent of this Specific Plan.

10.4.2.1 Minor Modification Submittal Requirements

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

1. Name and address of the applicant.
2. Evidence that the applicant is the owner of the property involved or has authorization from the owner to make such application.
3. Location of subject property, including Assessor's Parcel Number(s).
4. Description of proposed facility, use, modification of use, or modification of Specific Plan figure, text, standard(s), or provision(s).
5. If deemed necessary by the CDD, a site plan and/or elevation illustrating the proposed use, development, structure(s), or modification(s) of the Specific Plan. Plans shall be submitted in a format acceptable to the CDD.
6. A written justification of the proposed modification identifying the pertinent portions of the Specific Plan that the proposal is in substantial conformance with. Specific reference should be made to the purpose for the Minor Modification, as described in section 6.4.2.
7. Such other information deemed necessary by the CDD to determine substantial conformance with the provisions of the Specific Plan.
8. Fees as determined by City Council Resolution for the processing of the application, including referral to the Planning Commission.

10.4.2.2 Minor Modification Findings and Procedures

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

1. Substantially conforms with the objectives and policy direction of the Specific Plan, and/or with the intent of applicable provisions if modifications to those provisions are being requested;
2. Will not adversely affect public health and safety; and
3. Will not adversely affect adjacent development areas.

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

1. If the Minor Modification request is submitted concurrently with an application for Design Review, Conditional Use Permit or subdivision, the determination shall be made in conjunction with the Design Review, Conditional Use Permit or subdivision process.
2. Where no Design Review, Conditional Use Permit or subdivision is involved, determination shall be made according to the following ministerial process:
 - a. Following receipt of an application, the CDD shall inform the applicant in writing within 30 calendar days that the application is complete or that additional information is needed to complete review;
 - b. Within ten business days of determining the application is complete, the CDD shall issue the Substantial Conformance determination;
 - c. Written notice of such determination shall be given to the applicant by mail within seven calendar days after the date of the determination.
 - d. The decision of the CDD shall be final on the expiration of 15 calendar days from and including the date of mailing of the notice of the decision unless a notice of appeal is filed by the applicant with the CDD within such time.

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

1. The applicant for the determination of Minor Modification may appeal the CDD's decision on the application by filing a written notice of appeal within 15 calendar days of the decision with the CDD, including an appeal fee, prior to the time the decision becomes final.

2. The Planning Commission shall consider the appeal within 30 calendar days of the filing of the appeal with the CDD, or as soon thereafter as possible.
3. The Planning Commission may affirm or modify the determination of Minor Modification by the CDD, and its decision shall be final unless appealed to the City Council.

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

1. The applicant for the determination of Minor Modification may appeal the Planning Commission's decision on the application by filing a written notice of appeal within 15 calendar days of the decision with the City Clerk, including an appeal fee, prior to the time the decision becomes final.
2. The City Council shall consider the appeal within 30 calendar days of the filing of the appeal with the City Clerk, or as soon thereafter as possible.
3. The City Council may affirm or modify the determination of Minor Modification by the Planning Commission, and its decision shall be final.

10.4.3 Specific Plan Interpretation

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

Table 10-1 Implementation Actions / Approval Authority

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

10.5 MAINTENANCE

Successful operation of maintenance districts and associations is important in ensuring appropriate long-term maintenance of Project sites. Maintenance of private/quasi-public open space and recreation facilities, private roadways, commercial circulation and common landscape areas, and residential common areas will be the responsibility of the residential and commercial associations that are formed within the Specific Plan area. Maintenance responsibilities for public parks, rights-of-way, open space, landscape areas, and street lighting, may be divided among Community Services Districts, Mello-Roos Community Facilities Districts, Landscape and Lighting Districts or other similar associations or districts. Anticipated maintenance responsibilities are further outlined in Table 10-2, Financing and Maintenance Plan.

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

10.6 FINANCING

10.6.1 Potential Funding Sources

Implementation and long-term maintenance of improvements within the East Lake Specific Plan are important considerations to ensure a successful development. Several strategies and tools are available for the financing of new development. It is anticipated that development of the East Lake Specific Plan area will require use of mechanisms including, but not limited to, those depicted in Table 10-2, Financing and Maintenance Plan, and further described below.

Table 10-2 Financing and Maintenance Plan

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

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

10.6.1.1 Mello-Roos Community Facilities Act of 1982

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

10.6.1.2 Special Assessment Districts

Special assessment districts, such as those permitted by the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, and the Lighting and Landscape Maintenance Act of 1972, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property.

One or more special assessment districts may be created for the East Lake Specific Plan project site to fund improvements such as landscaping and lighting, drainage improvements, or other infrastructure. The financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

10.6.1.3 Enhanced Infrastructure Financing District (EIFD)

The City of Lake Elsinore is studying the financial feasibility of creating an Enhanced Infrastructure Financing District ("EIFD") around Lake Elsinore to fund infrastructure projects and other public improvements in and around the Lake. The goals of the EIFD and the capital projects funded through the EIFD are:

- ❖ To improve Lake sustainability, including water quality, water levels, flood protection, and lake ecosystem;
- ❖ To enhance public access to and utilization of the Lake (e.g., access, circulation, water storage, recreation); and
- ❖ To support new public and private investment in land development around the Lake to create greater financial capacity for infrastructure investments in and around the Lake.

EIFDs provide a platform and vehicle for local governments to partner with one another to leverage available property tax increment revenues to finance critical infrastructure projects that are of mutual benefit to the participating agencies and their constituents. EIFDs may finance public capital facilities or other projects of community-wide significance that provide significant benefits to the EIFD territory or surrounding community. Projects may include, but are not limited to: highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities; sewage treatment and water reclamation plants and interceptor pipes; facilities for the collection and treatment of water for urban uses; flood control levees and dams, retention basins, and drainage channels; child care facilities; libraries; parks, recreational facilities, and open space; facilities for the transfer and disposal of solid waste, including transfer stations and vehicles; brownfield restoration and other environmental mitigation; the development of projects on a former military base; low and moderate income housing subject to affordability covenants and restrictions; acquisition, construction, or repair of industrial structures for private use; transit priority projects located within a transit priority project area; and projects that implement a sustainable communities strategy.

10.6.1.4 Impact Fees and Exactions

Impact fees and exactions are tools used to pay for new development when development results in an increased demand for services. These fees and exactions address the impacts that new development has upon of traffic infrastructure, and general government facilities such as city hall, public works facilities, community center, lakeside facilities, public works facilities, animal shelters and fire facilities. Other fees and exactions collected by the City include park capital improvement fund fees, library capital improvement fund fees, Multiple Species Habitat Conservation Plan (MSHCP) fees, transportation uniform mitigation fees (TUMF), Stephens' Kangaroo Rat Habitat Conservation Plan fees, and drainage improvement fees.

The fees are collected at either prior to the issuance of building permits, or prior to final inspection/the issuance of a certificate of occupancy. Because of the timing of collection, impact fee revenues are not available to assist with the construction of infrastructure early in the development process. Developers can receive credit against their impact fee assessments by funding and constructing public infrastructure as part of their overall development plan.

10.6.1.5 Developer Funding

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

10.6.2 Infrastructure Financing and Maintenance

1. Local storm drain system shall be funded and constructed by the developer or other mechanism acceptable to the City of Lake Elsinore.
2. Regional storm drain system and flood control improvements associated with the Project shall be funded and constructed by a Community Facilities District or other financing mechanism acceptable to the City of Lake Elsinore.
3. Backbone water facilities and infrastructure shall be owned, operated, and serviced by the Elsinore Valley Municipal Water District. The fair-share cost

of designing and constructing the water system shall be borne by the developer.

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

10.7 CEQA COMPLIANCE

10.7.1 Adoption of East Lake Specific Plan, Amendment No. 11

An Environmental Impact Report (EIR) was prepared by the City of Lake Elsinore in accordance with the provisions of the California Environmental Quality Act (CEQA: California Public Resources Code, Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.) to evaluate the potential environmental effects of the East Lake Specific Plan, Amendment No. 11. The EIR serves as an informational document intended for use by the City of Lake Elsinore decision-makers and members of the public in their consideration of this Specific Plan.

This EIR presents an analysis of the environmental effects of the adoption and implementation of Amendment No. 11; specifically evaluating the physical and land use changes from potential development that could occur. Additionally, the EIR sets out any required mitigation measures needed to minimize or eliminate identified project impacts. The EIR preparation effort includes the preparation and adoption of a Mitigation Monitoring and Reporting Plan (MMRP) in accordance with Section 21081.6 of CEQA and Section 15097 of the State CEQA Guidelines to ensure that the mitigation measures identified in an Environmental Impact Report are implemented.

10.7.2 Subsequent Individual Projects

The EIR serves as the required environmental documentation for this Specific Plan Amendment, the concurrent General Plan Amendment, and some individual development proposals within the Project area. The EIR addresses the development of East Lake Specific Plan at full buildout with the project impacts accounted for consistent with the many Planning Areas and taking into account that development will occur incrementally over a number of years.

The City intends to use the streamlining and tiering provisions of CEQA to the extent reasonably feasible so that future environmental review of subsequent development projects and public improvement projects can be carried out expeditiously and without the need for repetitive and redundant environmental review.

Thus, for some implementing development projects, the EIR will assist the City in making environmentally-informed decisions on those projects. When considering these implementing development proposals, the City may determine that the proposed development will not result in new impacts or require additional mitigation triggering the need for a subsequent EIR as discussed in Section 15162 of the State CEQA Guidelines.

In many cases, site-specific environmental issues will not be known until subsequent design occurs, leading to the preparation of later, project-level environmental documentation. When considering the applicability of the streamlining provisions under CEQA, the City will consider whether such subsequent projects may have impacts which are peculiar to that project or its site, whether the project may result in impacts which were not fully analyzed in the EIR, or which may result in impacts which are more severe than have been

identified in the EIR. Should any of these factors apply, more detailed project-level environmental review may be required.

As mentioned above, as detailed in Section 15162 of the CEQA Guidelines, subsequent EIRs may be required for projects within this Specific Plan if:

1. Substantial changes are proposed by the implementing project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the implementing project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The implementing project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the implementing project, but the implementing project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the implementing project proponents decline to adopt the mitigation measure or alternative.

In cases where some minor technical changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, the City may require the preparation of an addendum to the previously certified EIR. An addendum need not be circulated for public review

but can be included in or attached to the final EIR as described in Section 15164 of the CEQA Guidelines. The decision making body must consider the addendum and the final EIR prior to making a decision on the implementing project as updated by the addendum.

In other cases with more substantive minor technical changes or additions are necessary to make the previous EIR adequately apply to the implementing project in the changed situation (i.e. after years have passed or conditions/project have experienced minor change) and where provisions of Section 15162 are not triggered, the City may require a supplement to the EIR be prepared. A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR. The supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR. The decision making body must consider the supplement and the final EIR prior to making a decision on the implementing project as updated by the supplement.

11 DEFINITIONS AND ACRONYMS

11.1 DEFINITIONS

“Animal hospital” means a place where animals or pets are given medical or surgical treatment, and where the boarding of the same animals is limited to short-term periods incidental to the hospital care.

“Apartment unit” means one or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit not owned in fee simple.

“Assembly use” means a meeting, recreational, or social facility of a private or nonprofit organization primarily for use by a member or guests, including union halls, social clubs, fraternal organizations, and youth centers, and “places of religious assembly or institution” as defined in LEMC 17.08.160 (but not including schools as defined in LEMC 17.08.190).

“Automotive repair or service, including tire stores” means a facility providing repair services to automobiles, trucks, or motorcycles, including the sale and mounting of tires.

“Bar” means an establishment primarily serving alcoholic beverages by the drink to the general public, with the service of food incidental to the consumption of liquor. Includes pub, tavern, or cocktail lounge.

“Bed and breakfast residence” means a home where one family or manager is in permanent residence and from two to six guest rooms are rented for overnight lodging. Meals may be provided for compensation subject to applicable County Health Department regulations, and no provision for cooking in any individual room is made. More than six guest rooms shall be considered a hotel.

“Boardinghouse” means a building or portion thereof where sleeping facilities for three or more persons and meals are provided for compensation on a regular basis.

“CalGreen” means the California Green Building Standards Code (Part 11 of Title 24, California Code of Regulations).

“Car wash” means a permanent, self-service or full-service establishment that provides facilities for car washing.

“Cardroom” means an establishment duly licensed pursuant to Chapter 5.44 LEMC containing tables and other similar conveniences for card playing and the playing of such games as may be permitted under the provisions of Section 330 of the Penal Code of the State of California.

“Caretaker quarters” means a permanent residence that is provided as an accessory use to a nonresidential use, used as a residence for a caretaker and family for security purposes, or to provide 24-hour monitoring of the site or any person or thing on the site.

“Catering service” means a business that prepares food for consumption off premises.

“Check cashing service” means a place of business where one can cash a check for a fee.

“Cigar lounge” means an establishment where patrons may purchase and smoke cigars, upon written clearance from the State of California Department of Health.

“Condominium” means a building in which units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional basis, as generally described in Section 783 of the California Civil Code.

“Day care facility” means a facility that provides nonmedical care and supervision of minor children or elderly adults for periods of less than 24 hours; that does not qualify as a small or large family day care home; and that meets the licensing requirements of the State. Any establishment may provide child or adult day care as an accessory use that is not subject to additional permit requirements; provided, that the establishment offers such service only to its customers or employees, and only during the period when the customers or employees are visiting or working in the establishment.

“Day care, large family” means the use of a residential dwelling unit and the lot upon which it is located for the daytime care of seven to 12 children or elderly adults including any children or elderly adults who normally reside on the premises.

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

“Duplex” means a structure on a single residential lot of record containing two units for occupancy by two independent households. Each unit is totally separated from the other by an unpierced wall extending from ground to roof, or an unpierced ceiling and floor

extending from exterior wall to exterior wall, except for a common stairwell. Each unit contains its own cooking, sleeping and sanitary facilities and its own entrance.

“Financial institution” means a facility offering financial services such as a bank, credit union, savings and loan, or finance company.

“Food establishments” means the serving of food and beverages to patrons for compensation, including deli, sandwich, bakery (retail sales only), candy, coffee, ice cream, health food, cafe, or restaurant.

“Fortunetelling” means a business wherein the telling of fortunes, forecasting of future events, or furnishing of any information not otherwise obtainable by the ordinary process of knowledge, by means of any occult or psychic power, including but not limited to clairvoyance, clairaudience, cartomancy, psychometry, phrenology, tea leaves, augury, astrology, palmistry, handwriting analysis, telepathy, card reading, crystal gazing or magic of any kind or nature.

“Government facility” means any facility owned and operated by city, county, state or federal governments, regardless of the use.

“Gun and ammunition sales” means any premises or portions thereof used for the sale, vending, dealing, exchange or transfer of firearms and ammunition.

“Health, fitness or exercise club” means a facility, owned or operated by a corporation, association, person or persons, for a social, educational or recreational purpose, to which membership is required for participation.

“Home occupation” means a use conducted entirely within a dwelling and carried on by the inhabitant(s) thereof, which use is clearly incidental and secondary to the use of the structure for residential purposes and which does not alter the character thereof. By its very nature and scope the use does not adversely affect the activities, enjoyment or property values of the neighborhood.

“Hookah bar” means an establishment where patrons communally smoke flavored tobacco, upon written clearance from the State of California Department of Health.

“Hotel or motel” means a building or portion thereof, or a group of buildings, with access through a common entrance, lobby or hallway, to seven or more guest rooms that are designed and intended for paid overnight lodging on a short-term basis. The terms “hotel” and “motel” may be used interchangeably.

“Housing, permanent” includes apartments, condominiums, duplexes, triplexes, fourplexes, row houses, and townhouses.

“Kiosk for retail sales” means any portable, nonmotorized, nonwheeled, semipermanent structure used for the sale of retail goods, food, and/or beverages, and licensed by the City.

“Library” means a public, quasi-public or privately owned facility that is open to the public for the primary use of literary, musical, artistic or reference materials.

“Live/work unit” means buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

“Massage establishment” means any fixed place of business where any individual, firm, association, partnership, or corporation engages in, conducts, or permits massages or health treatments involving massage on the premises.

“Medical marijuana dispensary” means a facility where medical marijuana is provided to a qualified patient, a person with an identification card, or to a qualified, primary caregiver, all of whom are defined in the California Health and Safety Code Sections 11362.5 and 11362.7 et seq. as such sections may be amended from time to time.

“Medical office” means an establishment that provides medical services by medical professionals such as physicians, dentists, chiropractors, optometrists or other similar medical staff. Includes a clinic, medical or dental laboratory or pharmacy incidental to an office, dialysis center, outpatient surgicenter, or urgent care. In the mixed use zones, hours of operation limited to 7:00 a.m. until 10:00 p.m.

“Museum” means a building serving as a repository for a collection of natural, scientific or literary curiosities or objects of interest, or works of art, arranged, intended and designed to be used by the public for viewing. The sale of goods to the public as gifts may be included as an accessory use.

“Nightclub” means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are permitted. Includes discotheques and dance halls.

“Open air market” means an establishment for the sale of fresh agricultural produce and

related products, and licensed by the City.

“Park” means a noncommercial public outdoor recreational area that provides active or passive activities. Includes playgrounds.

“Parking facility” means an open, paved or otherwise surfaced area, or a structure, used for the parking and storage of vehicles, for free or for compensation or to accommodate patrons, customers or clientele of a business.

“Pawn shop” means an establishment that lends money at a specified rate of interest on articles of personal property left as security. Does not include gun sales unless a conditional use permit application is filed, reviewed, and approved by the Planning Commission.

“Personal service” means an establishment that offers services to its customers by an act or useful labor, including a barber shop, beauty salon, day spa, manicure, tailor, dry cleaning, laundromat, small appliance repair (household, television, stereo system, computer), watch and jewelry repair, shoe repair, tax preparation, travel agency, employment agency, ticket agency, copy center, printing, automobile rental (office only), computer rental, cyber cafe, or package, postal and mailbox service.

“Pet shop” means an establishment engaged in the retail sale of animals, pet supplies or grooming, including exotic animals, which are defined as not commonly domesticated in the United States or are wild by nature. No boarding of animals is permitted.

“Pharmacy” means an establishment where medications are dispensed by licensed pharmacists.

“Professional office” means an office used by persons who provide services that require a state license or certificate, such as accountants, architects, planners, engineers, surveyors, geologists, lawyers, designers, real estate agents, investment brokers, title and escrow offices, and business incubators, but does not include a veterinary office or kennel, nor any adult-oriented business.

“Recreation facility” means an establishment that provides entertainment activities or services for a fee or admission charge, including a bowling alley, electronic game arcades, billiard rooms, miniature golf, or indoor party center.

“Residential care facility” means, in accordance with Section 1502 of the Health and Safety Code, any family home, group care facility or similar establishment for 24-hour

nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

“Retail sale” means the selling of goods, wares or merchandise directly to the ultimate consumer or persons without a resale license. Establishments may include convenience mart, florist or flower shop, grocery, insurance, pharmacy, jewelry, apparel, gift, hobby, hardware, bookstore, stationery, art exhibit and gallery, sporting goods, bicycle and bicycle rental, toy, music store (including sale of instruments, records, tapes), vehicle parts (excluding repair and service), and antiques.

“Street vendor” means a portable, nonpermanent, wheeled, movable facility for the sale of retail merchandise or food and beverages from a wagon or pushcart by a vendor with a valid City business license.

“Studio/workshop” means a studio facility for the arts, crafts, photography, music and music recording, dance, gymnastics, aerobics, yoga, martial arts, cooking.

“Swap meet” means a building (indoor) or outdoor area in which stalls or sales areas are set aside, rented or otherwise provided, which are used by unrelated individuals to sell, trade, exchange, place on consignment, or swap articles that are either new, homemade, homegrown, old, antique, or obsolete. Includes flea market or farmers’ market.

“Tattoo” means an establishment that provides body art designs and service, including body piercing, for its customers; provided, that the business owner complies with all applicable requirements of the County Health Department, County Sheriff’s Department, and conditions of approval that shall include age restriction, full screening of service operations, hours of operation, and measures to control loitering and traffic at the site.

“Theater” means a building or portion thereof for the showing of motion pictures, or for dramatic, dance, musical or other live performances.

“Thrift store” means a for profit or nonprofit business that engages in the sale or resale of previously owned or used goods and merchandise.

11.2 ACRONYMS

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

- ❖ ADT Average Daily Traffic
- ❖ AFV Animals Friends of the Valley
- ❖ ANSI American National Standards Institute
- ❖ BMP Best Management Practice
- ❖ Cal Fire California Department of Forestry and Fire Protection
- ❖ Cal Green California Green Building Standards Code, Part 11 of the California Code of Regulations
- ❖ CAP Climate Action Plan
- ❖ CDD Community Development Director
- ❖ CDFW California Department of Fish and Wildlife
- ❖ CEQA California Environmental Quality Act
- ❖ CC&Rs Codes, Covenants, and Restrictions
- ❖ CUP Conditional Use Permit
- ❖ DG Decomposed Granite
- ❖ EIFD Enhanced Infrastructure Financing District
- ❖ EIR Environmental Impact Report
- ❖ ELSP East Lake Specific Plan
- ❖ ELZMDP East Lake Zone Master Drainage Plan
- ❖ EPA Environmental Protection Agency
- ❖ EVMWD Elsinore Valley Municipal Water District
- ❖ FAR Floor Area Ratio
- ❖ FEMA Federal Emergency Management Agency
- ❖ GC General Commercial
- ❖ GHG Greenhouse Gas
- ❖ GP General Plan

- ❖ HCOC Hydraulic Conditions of Concern
- ❖ LED Light-emitting diode
- ❖ LEED Leadership in Energy and Environmental Design
- ❖ LEMA Lake Elsinore Management Authority
- ❖ LEMC Lake Elsinore Municipal Code
- ❖ LEMP Lake Elsinore Management Project
- ❖ LID Low Impact Development
- ❖ LOMR-F Letter of Map Revision based on Fill
- ❖ MG Million gallons
- ❖ MMRP Mitigation Monitoring and Reporting Program
- ❖ MSHCP Western Riverside County Multiple Species Habitat Conservation Plan
- ❖ NPDES National Pollutant Discharge Elimination System
- ❖ OS Open Space
- ❖ PRC Public Resources Code
- ❖ RCA Western Riverside County Regional Conservation Authority
- ❖ RCFCWCD Riverside County Flood Control and Water Conservation District
- ❖ RCFD Riverside County Fire Department
- ❖ RDR Residential Design Review
- ❖ SAU Special Alternative Use
- ❖ SP Specific Plan
- ❖ SPA Specific Plan Amendment
- ❖ SRI Solar Reflectance Index
- ❖ TTM Tentative Tract Map
- ❖ TUMF Transportation Uniform Mitigation Fees
- ❖ USACE United States Army Corps of Engineers
- ❖ USGBC United States Green Building Council
- ❖ VTTM Vesting Tentative Tract Map
- ❖ WQMP Water Quality Management Plan

- ❖ WRF Water Reclamation Facility
- ❖ WTP Water Treatment Plant

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APPENDIX A

Consistency with the General Plan

The East Lake Specific Plan Amendment No. 11 has been prepared in order to provide a blueprint guide for approximately 3,000 acres in the back basin area of the City. The Amendment offers opportunities for developing action sports, tourism, commercial, recreation, residential, mixed use, preservation/mitigation, and other uses.

All specific plans are required by the Government Code to be consistent with the adopted General Plan of the jurisdiction within which the Project is located. The East Lake Specific Plan Amendment No. 11 is to be used as a means to implement the policies of the Lake Elsinore General Plan. It shall provide a link between the policies of the above documents and individual development proposals within the Specific Plan area. All subsequent subdivision and parcel maps, all public and private development projects, and discretionary permits within the Project area must be consistent with the East Lake Specific Plan Amendment No. 11.

The format of this analysis is as follows:

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

Table A-1, Consistency with the General Plan adopted December 2011

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Chapter 2	COMMUNITY FORM	
2.3.4	LAND USE GOALS AND POLICIES	
Goal CF 1	Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.	CONSISTENT. The ELSP emphasizes the active sports and open space/preservation components of the community, while also providing a wide range of residential and commercial uses. This unique mix offers recreational enjoyment for both residents and tourists visiting the City.
CF 1.1	Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities	CONSISTENT. The ELSP provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a golf course, motorsports, entertainment venues, hotels and restaurants. The ELSP preserves the San Jacinto River, Inlet Channel, and a 356-acre Wetland Mitigation Area, containing the existing U.S. Army Corps of Engineers’ man-made wetlands created as part of the Lake Elsinore Management Project, and promotes both biking and hiking trails. Residential neighborhoods have parks, skate park, clubhouse and pool amenities for residents.
CF 1.2	Encourage development of unified or clustered community level and neighborhood level commercial centers and discourage development of strip commercial uses.	CONSISTENT. The ELSP considers commercial development as a complimentary use with the Action Sports and Tourism uses. The Plan also anticipates commercial development in the mixed-use designations that encourage an

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		integrated combination of service commercial with residential development.
CF 1.3	Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments.	CONSISTENT. The ELSP provides opportunities for a full range of eating establishments that serve both residents and tourists.
CF 1.4	Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses.	CONSISTENT. The ELSP offers space for airport-related industrial uses within the Airport Overlay designation. Industrial uses are also permitted as accessory uses to active sports facilities, as well as within the Alternative Light Industrial Overlay portion of Planning Area 2. With adoption of the General Plan Amendment proposed with this specific plan, existing industrial uses along Corydon Avenue will join adjacent industrial development outside of the Plan as property designated for “Limited Industrial” land uses.
CF 1.5	Encourage the development of large planned industrial and/or professional office parks on large parcels.	NOT APPLICABLE. The ELSP is consistent with the land uses proposed in the General Plan for the East Lake District, which do not anticipate development of the uses suggested in this policy.
CF 1.6	Encourage development of institutions including hospitals and educational campuses and facilities.	NOT APPLICABLE. The ELSP is consistent with the land uses proposed in the General Plan for the East Lake District, which do not anticipate the development of uses suggested in this policy.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF-1.7	Encourage the use of paseos, green belts, linear parks, and trails within future developments.	CONSISTENT. The ELSP provides for a walkable development that incorporates pedestrian paths, hiking trails and bicycle lanes. The portion of the Murrieta Creek Trail within the Plan, and trails along the top of the Lake Elsinore Levee are components of the Lake Elsinore Regional Trail system.
CF 1.8	Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.	CONSISTENT. Development in the ELSP will generate jobs that will assist the City in achieving its jobs/housing balance target.
CF 1.9	Encourage rehabilitation and new construction to replace aging commercial facilities.	CONSISTENT. Very little commercial facilities exist within the ELSP. The Action Sports and Tourism focus of the Plan seeks to encourage new construction, and a transition of any aging facilities to new uses.
Goal CF 2	Establish and maintain the City as a year-round recreation destination.	CONSISTENT. Development of the ELSP will provide year-round action sports, recreational uses, and leisure activities for city residents and visitors.
CF 2.1	Encourage recreational uses including parks, beaches, marinas, motocross, soaring, skydiving, and a multipurpose trail within the City's rights of way.	CONSISTENT. The ELSP ensures that the City's "Action Sports Capital of the World" activities have a permanent location in the City.
CF 2.2	Consider the feasibility and encourage if feasible the development of a new pier near the end of Main Street to connect the lake with the Downtown area.	NOT APPLICABLE. Main Street is not within the boundaries of the ELSP. However, the ELSP does identify a connection to the Downtown area from its action sports venues.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 2.3	Consider the feasibility of development of geothermal resources such as a spa or bathhouse establishment in the Downtown area.	NOT APPLICABLE. The City’s Downtown area is outside the boundaries of the ELSP.
CF 2.4	Continue to evaluate the provision of public access to the lake and open space areas when making land use decisions.	CONSISTENT. The ELSP provides recreational access to the Lake and Inlet Channel.
CF 2.5	Encourage a pedestrian circulation route around the lake to improve public access to this amenity.	CONSISTENT. The ELSP incorporates a portion of the Murrieta Creek Trail and trails along the top of the Lake Elsinore Levee which are components of the Lake Elsinore Regional Trail system.
Goal CF 3	Establish a development pattern that preserves aesthetics and enhances the environmental resources of the City.	CONSISTENT. The ELSP includes design and landscape standards to ensure a high quality of development, with strong visual and physical relationships with the Lake, the City’s most important environmental resource.
CF 3.1	Upon availability of appropriate funding the City shall establish hillside grading standards that address unique natural features and encourage the sensitive treatment of hillsides in the site design and architecture of new construction.	NOT APPLICABLE. The back basin area covered by the ELSP is relatively flat, and new hillside grading standards are not required for development.
CF 3.2	Encourage new commercial and/or industrial developments to incorporate buffers which minimize the impacts of noise, light, visibility, or activity and vehicular traffic on residential uses and MSHCP conservation areas.	CONSISTENT. Areas designated for non-residential uses within the ELSP adjacent to residential or conservation uses are required to provide an open space buffer to separate land uses and mitigate impacts.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal CF 4	Develop a viable downtown area that preserves potentially significant historical structures and provides civic and cultural opportunities as well as a destination for shopping, meeting, and gathering for both tourists and residents.	NOT APPLICABLE. The City’s downtown area is not within the boundaries of the ELSP. However, the Plan’s design does provide for connectivity to the downtown from sports venues. Furthermore, the ELSP complements and contributes to a viable downtown by creating unique regional attractions. Because the two areas differ, tourists, shoppers, and residents will likely visit both.
CF 4.1	Encourage the historic registration of potentially significant historic buildings as identified in Section 4.7 of the General Plan.	NOT APPLICABLE. No known potentially significant historic buildings exist in the ELSP.
CF 4.2	Encourage the preservation, innovative reconstruction and reuse of historic buildings in and around the Historic District.	NOT APPLICABLE. No known potentially significant historic buildings exist in the ELSP.
CF 4.3	Consider locating additional civic, public, and cultural facilities and encourage both residential and commercial mixed uses, in and around the Main Street Overlay area.	NOT APPLICABLE, The Main Street Overlay Area is not within the boundaries of the ELSP. However, the Plan does include mixed-use development at its closest proximity.
CF 4.4	Encourage the revitalization of the Historic District through the revisions of the Historic Elsinore Architectural Design Guidelines and implementation of the Downtown Master Plan.	NOT APPLICABLE. The ELSP is not within the Historic District boundaries, and the Downtown Master Plan does not apply.
Goal CF 5	Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of	CONSISTENT. The ELSP provides opportunities for mixed-use development with walkability features located near bikeways and public transit services.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	greenhouse gas emissions, as detailed in the City’s Climate Action Plan.	
2.4.4	CIRCULATION GOALS AND POLICIES	
Goal CF 6	Optimize the efficiency and safety of the transportation system within the City of Lake Elsinore	CONSISTENT. The ELSP area is surrounded by existing major roadways on three of its boundaries. Development will provide the necessary right-of-way improvements pursuant to the ELSPA Traffic Impact Analysis, the EIR and the General Plan Circulation Element.
CF 6.1	The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Program projects.	CONSISTENT. Development in the ELSP area will comply with all City requirements related to the interconnection and coordination of traffic signals. The coordination of closely spaced signals is standard practice and will occur at the design stage. A Traffic Management Plan shall be prepared for event traffic, and implemented for applicable land uses. The Traffic Management Plan will also address coordination of traffic signals.
CF 6.2	Enforce and comply with proper intersection “sight distance” requirements as described by the Engineering Division.	CONSISTENT. The transportation network that serves the ELSP site is existing. Future development is subject to compliance with sight distance requirements established by the City.
CF 6.3	Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network.	CONSISTENT. The ELSP is an integrated, master-planned Project that maximizes shared spaces and minimizes access conflicts. The ELSP Traffic Study analyzes the existing

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		and proposed transportation network and makes recommendations about the proposed access points to minimize conflicts.
CF 6.4	Maintain the system of bike lanes and multi-use trails throughout the City. Encourage the implementation of the network of Class I, II, and III bike lanes in all development project through construction of the facility as described in the Bike Lane Master Plan and/or the Trails Master Plan.	CONSISTENT. The transportation network that serves the ELSP site is existing. The ELSP maintains existing bikeways in the Project area, including a Class II bike lane along Diamond Drive and a multi-use trail along the Lake. The Plan will connect internal bikeways to the citywide bikeway network.
CF 6.5	The City will monitor traffic and congestion on Grand Avenue and Corydon Street through the review of project-specific traffic studies, and apply mitigation measures to ensure that projected traffic does not exceed daily capacities as new development occurs in the area..	CONSISTENT. The EIR prepared for ELSPA 11 sets thresholds of significance for anticipated traffic from identified land uses, and identifies appropriate mitigation measures where required. If individual development projects exceed these thresholds, project-specific traffic studies will identify and describe traffic and congestion on all adjacent roadways, including Grand Avenue and Corydon Street; and will identify and apply any required development-level mitigation measures.
CF 6.6	As appropriate, coordinate City improvements with the efforts of the County and adjacent cities that provide a circulation network which moves people and goods efficiently to and from the City.	CONSISTENT. ELSP development is expected to extend Cereal Street to connect to the future extension of Bundy Canyon Road in the City of Wildomar; and plans the extension of Stoneman Avenue to Grand Avenue in the County of Riverside.
2.5.2	GROWTH MANAGEMENT GOALS AND POLICIES	

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal CF 7	Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.	CONSISTENT. The ELSP will provide unique recreational, leisure, shopping, and housing opportunities that will contribute to the quality of life in Lake Elsinore. The ELSP is consistent with the land uses proposed in the General Plan for the East Lake District, by retaining and updating the specific plan, as well as supporting existing industrial uses along Corydon Street.
CF 7.1	Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.	CONSISTENT. The ELSP offers opportunities for Mixed Use development in two of its Planning Areas.
2.7.3 PARKS AND RECREATION GOALS AND POLICIES		
Goal CF 8	Maintain an adequate quantity, quality, type, and distribution of parks and recreational facilities throughout the City that serve the current and future needs of residents and visitors.	CONSISTENT. The ELSP provides opportunities to develop a wide range of recreational facilities including motorsports, sporting events such as baseball, lacrosse and soccer, aerial sports such as sky diving, soaring and hang gliding, and water sports such as cable ski parks, boat racing and fishing. A City Skate Park already exists in the Serenity neighborhood, and the Summerly neighborhood includes neighborhood parks as well as a central pool and recreation facility.
CF 8.1	Continue to utilize the City of Lake Elsinore Parks and Recreation Master Plan as a guide for decision-making	CONSISTENT. The ELSP provides opportunities to development a wide-range of recreational facilities. Parks shall be included in the design

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	and implementation of the Parks and Recreation Program.	of future residential development projects.
CF 8.2	Ensure parkland and recreation facilities support new development through acquisition and/or dedication. Meet the requirement of the Park Capital Improvement Fund, Resolution No. 91.42 and the Quimby Act by acquiring five (5) acres of useable parkland per 1,000 population.	CONSISTENT. The ELSP provides opportunities to develop a wide-range of recreational facilities. Parks and/or payment of Park and Quimby fees shall be included in the design of future residential development projects.
CF 8.3	Explore the use of public-private partnerships, corporate sponsorships, and leasing agreements that provide for additional parks and recreational facilities, and other programs including cooperation with applicable school districts to allow joint use of facilities.	CONSISTENT. The originally proposed school site in the ELSP has been removed at the request of the Lake Elsinore Unified School District. However, should the District be interested in joint use of recreational facilities proposed in the ELSP, public-private partnerships, corporate sponsorships and leasing agreements should be pursued.
CF 8.4	Consider the addition of a centralized forum for community activities such as a convention center, amphitheater, cultural arts center, or waterfront promenade.	CONSISTENT. The ELSP provides opportunities for an entertainment venue with the capacity for 10,000 seats in either Planning Area 3 or 6.
CF 8.5	Continue to develop public beach lands and recreational facilities such as campgrounds, boat launch areas, and water access to the Diamond Stadium, to complement the state and county recreation system.	CONSISTENT. The ELSP recognizes the importance of the Lake and Santa Ana mountains as environmental features that help define the City. The importance of these features is highlighted by forming strong visual and physical relationships through the creation of view corridors and locating public areas adjacent to the Lake.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 8.6	Encourage the development of private recreational facilities within residential and mixed-use developments.	CONSISTENT. Private recreational facilities will be provided within the ELSP residential and mixed-use areas, in accordance with Municipal Code requirements.
CF 8.7	Ensure that recreation facilities are accessible to the elderly, children, and persons with disabilities as set forth in the Americans with Disabilities Act including increased wheelchair access, height variations on drinking fountains, and any other requirements necessary to service these individuals.	CONSISTENT. All development within the ELSP area will be consistent with the guidelines of the Americans with Disabilities Act.
Goal CF 9	Establish a primary trail network for equestrians and hikers.	CONSISTENT. The ELSP provides for biking and hiking trails. Additionally, the ELSP incorporates a portion of the Murrieta Creek Trail and trails along the top of the Lake Elsinore Levee, which are components of the Lake Elsinore Regional Trail system, and will connect directly to the internal onsite pedestrian circulation.
CF 9.1	Encourage public and private systems that interface with other existing and proposed trails (i.e., bikeways) assuring links with the City, County of Riverside, and state recreational facilities.	CONSISTENT. See response to Goal CF-9 above.
Chapter 3	PUBLIC SAFETY AND WELFARE	
3.2.3	AIR QUALITY GOALS AND POLICIES	
Goal PS 1	Continue to coordinate with the Air Quality Management District and the City's Building Department to reduce the amount of fugitive dust	CONSISTENT. Air quality impacts resulting from construction of the Project and ongoing operations are evaluated in the Project's EIR and

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	that is emitted into the atmosphere from unpaved areas, parking lots, and construction sites.	air quality analysis report. The EIR and air quality analysis identify mitigation measures that reduce fugitive dust to the extent feasible.
PS 1.1	Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES).	CONSISTENT. All development in the ELSP site will be fully compliant with the requirements of the NPDES.
Goal PS 2	Work with regional and state governments to develop effective mitigation measures to improve air quality.	CONSISTENT. The City has worked with regional and state agencies in the development of its Climate Action Plan. Development projects in the ELSP shall comply with the CAP strategies and measures.
PS 2.1	Support the SCAQMD in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 2.2	Support programs that educate the public about regional air quality issues, opportunities, and solutions.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, whenever feasible development projects in the ELSP will be encouraged to support applicable educational programs.
PS 2.3	Evaluate the purchase of alternative fuel vehicles for official City vehicles.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
3.3.3	HAZARDS/HAZARDOUS MATERIALS GOALS AND POLICIES	
Goal PS 3	Reduce the level of risk associated with the use, transport, treatment, and disposal of hazardous materials	CONSISTENT. Potential impacts resulting from the use, transport, treatment, and disposal of

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	to protect the community’s safety, health, and natural resources.	hazardous materials, are evaluated in the Project’s EIR. The Project is required to comply with Federal, State and local hazardous material requirements that ensure the protection of the community’s safety, health, and natural resources.
PS 3.1	Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan with necessary inspections per the Riverside County Hazardous Materials Handlers Program.	CONSISTENT. Where necessary, development projects in the ELSP shall comply with the Riverside County Hazardous Waste Management Plan.
PS 3.2	Require any proposed development within close proximity to an active and/or inactive landfill to complete a technical analysis that focuses on public safety and hazard issues. The analysis shall be prepared by a professional consultant.	NOT APPLICABLE. No active and/or inactive landfills are located in close proximity to the Project site.
PS 3.3	Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.	CONSISTENT. All development within the ELSP area will comply with applicable regulations regarding disposal of hazardous materials if any are used. See response to Goal PS 3.
PS 3.4	Continue operating household hazardous waste education and collection programs in collaboration with the Riverside County Department of Environmental Health.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 3.5	Evaluate new development on or adjacent to the Santa Ana Regional Interceptor (SARI) line requiring extensive subsurface components or	NOT APPLICABLE. The ELSP area is not on or adjacent to the SARI line.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs.	
3.4.1 WILDFIRE HAZARDS GOALS AND POLICIES		
Goal PS 4	Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management.	CONSISTENT. The ELSP site is not generally in an area that is subject to wildland fires. Some moderate fire hazard zones are identified along Lakeshore Drive and Mission Trail; one small site in Planning Area 8 is identified as within a high fire hazard zone. Development projects within the ELSP shall be conditioned to adhere to the latest fire management techniques, including the provision of Fuel Modification Zones onsite if deemed necessary by the Fire Marshall.
PS 4.1	Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.	CONSISTENT. Properties within the ELSP are subject to City-wide brush clearance requirements.
PS 4.2	Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.	CONSISTENT. Properties within the ELSP are subject to City-wide fuel modification requirements. Development shall be conditioned to provide fuel resistant building materials and construction, and plant fire resistant landscape species for erosion control.
PS 4.3	Establish fire resistant building techniques for new development such	CONSISTENT. All development within the ELSP area will comply

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	as non-combustible wall surfacing materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials and features, insulation without paper-facing, and automatic fire sprinklers.	with applicable building code requirements for fire resistance.
PS 4.4	Encourage programs that educate citizens about the threat of human wildfire origination from residential practices such as outdoor barbeques and from highway use such as cigarette littering.	CONSISTENT. Project developers within the ELSP, in cooperation with the City, will distribute information regarding the threat of human wildfire origination from residential practices when available.
3.5.10	FLOODING AND FLOODPLAINS GOALS AND POLICIES	
Goal PS 5	Minimize the risk of injury to residents and visitors and of property damage due to flooding.	CONSISTENT. Potential flooding hazards are evaluated in the Project’s EIR. The renovation of existing berms along the southern boundary of Planning Area 6 is proposed to protect properties against the 25-year storm event. Land uses proposed in areas subject to flooding are reviewed to prevent injury to residents and visitors.
PS 5.1	Continue to ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.	CONSISTENT. The Project will conform to all applicable provisions of the National Flood Insurance Program. See consistency discussion for Goal PS 6.
PS 5.2	Utilize the Capital Improvement Program for storm drainage projects and maintenance and improvement of local storm drain systems including channels, pipes, and inlets to ensure capacity for maximum runoff flows.	CONSISTENT. The City has prepared a Draft Master Drainage Program that includes the East Lake area. Costs of improvements and maintenance are proposed to be borne by the CIP as well as development project fees.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
3.6.11	SEISMIC ACTIVITY GOALS AND POLICIES	
Goal PS 6	Minimize risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geological hazards resulting from earthquakes and geological constraints.	CONSISTENT. Potential seismic impacts are evaluated in the Project’s EIR. The Site does not lie within the latest Alquist-Priolo Special Studies Zones. The Project will comply with City and state building and seismic safety requirements that reduce the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geological hazards.
PS 6.1	Encourage the pursuit of federal and state programs that assist in the seismic upgrading of buildings to meeting building and safety codes.	CONSISTENT. Development or redevelopment in the ELSP area will be required to meet current building and safety codes including seismic hazard protection.
PS 6.2	Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measures during permit review that may be implemented to minimize impacts in these areas.	CONSISTENT. See consistency discussion for Goal PS 6. The Geologic and Geotechnical Investigations report identified minor zones of potential soil liquefaction at depths below 25 feet. The report also analyzed the potential for seismically induced landslides and determined the site is not subject to this risk. The report concluded the ELSP site is suitable for the proposed development from a geologic and geotechnical engineering standpoint, provided the recommendations in the report are incorporated into the Project design and implemented during construction. The recommendations of the report will be integrated as necessary pursuant to the analysis

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		completed in the EIR and described in this Specific Plan.
3.7.30	NOISE GOALS AND POLICIES	
Goal PS 7	Maintain an environment for all City residents and visitors free of unhealthy, obtrusive, or otherwise excessive noise conditions.	CONSISTENT. Potential noise impacts are evaluated in the Project’s EIR and noise study. Proposed uses include noise-generating recreational events which may be significant noise producers. Such uses are proposed to be located away from noise-sensitive receptors. Residential areas shall be protected by appropriate noise mitigation measures to ensure noise standards are not exceeded, including open space buffers.
PS 7.1	Apply the noise standards set forth in the Lake Elsinore Land Use Noise Compatibility Matrix (General Plan Table 3-1) and Interior and Exterior Noise Standards (General Plan Table 3-2) when considering all new development and redevelopment proposed within the City.	CONSISTENT. Potential noise impacts are evaluated in the Project’s EIR and noise study. The noise study and EIR discuss the Lake Elsinore Land Use Noise Compatibility Matrix to determine if the Project is consistent with applicable noise standards.
PS 7.2	Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas.	CONSISTENT. See consistency discussions for Goal PS 7. Mixed use development standards are in place to ensure that noise and vibration impacts are minimized.
PS 7.3	Strive to reduce the transportation noise on the I-15.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 7.4	Consider estimated roadway noise contours based upon General Plan Figure 3.6 Noise Contours, when	CONSISTENT. See consistency discussion for Goal PS 7. The EIR and noise study evaluate noise contours along roadways in

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	making land use decisions along busy roadways throughout the City.	determining potential noise impacts related to the Project and necessary mitigation measures.
PS 7.5	Participate and cooperate with other agencies and jurisdictions in the development of noise abatement plans for highways.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
3.8.2 FIRE AND POLICE/LAW ENFORCEMENT GOALS AND POLICIES		
Goal PS 8	Provide efficient and effective public safety services for the community	CONSISTENT. Development within the ELSP shall contribute its fair share of impact fees to ensure public safety services.
PS 8.1	Continue to follow Riverside County Fire Department most current guidelines to achieve standard response times and staffing levels.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, development within the ELSP shall contribute its fair share of impact fees that include fees intended to offset increases in demand for fire services.
PS 8.2	Coordinate with the County of Riverside to provide adequate police services and staffing levels.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, development within the ELSP shall contribute its fair share of impact fees that offset increases in demand for police protection services
PS 8.3	Continue to provide Lake Patrol personnel who enforce boating rules and regulations, and perform rescue tactics.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, development within the ELSP shall contribute its fair share of impact fees that fund Lake Patrol protection services

Goal/Policy #	Goal/Policy Text	Consistency Analysis
PS 8.4	Promote the establishment of programs such as Neighborhood Watch and Crime-Free Multi-Housing in conjunction with law enforcement agencies to encourage community participation in the surveillance of neighborhoods.	CONSISTENT. Mixed use and multi-housing projects shall be reviewed by law enforcement to assure that their design facilitates law enforcement surveillance of neighborhoods. The establishment of community participation programs such as Neighborhood Watch and Crime-Free Multi-Housing in new housing projects shall be encouraged.
3.8.4 SCHOOLS GOALS AND POLICIES		
Goal PS 9	Encourage all school districts serving Lake Elsinore to provide school facilities that are adequate to service all students	CONSISTENT. A school facilities fee, which provides funding for school construction, has been authorized by Senate Bill (SB) 1287 to mitigate the potential increased demand for school facilities associated with an increased number of residences. Residential development in the ELSP is subject to fees associated with public school service based on size of residential units and as established by the school district in accordance with SB 1287. Present City policy requires that verification of payment of school fees be made prior to the issuance of building permits. Additionally, a portion of the property taxes generated by the project would be allocated to the school district.
PS 9.1	Encourage the establishment and development of a trade school, junior college, and/or four-year college campus within the City boundaries.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. Furthermore, the Skylark Airfield is permitted by an approved

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		Conditional Use Permit on that portion of the ELSP designated for airport land uses. Schools and colleges would generally be considered an incompatible use in proximity to the airfield.
PS 9.2	Continue cooperation between school districts and the City to provide joint use of recreational facilities.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, see the response to Policy CF 8.3.
3.8.6	LIBRARIES GOALS AND POLICIES	
Goal PS 10	Encourage the County of Riverside’s County/City Public Library System to provide adequate library facilities for City residents.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, the development in the ELSP project will be subject to development impact fees, which include those intended to fund new and expanded library facilities.
3.8.8	ANIMAL SERVICES GOALS AND POLICIES	
Goal PS 11	Provide high quality animal control services to ensure timely response and effective control that protect both citizens and animals.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 11.1	Continue to foster and participate in the operation of a regional animal control facility through participation in the South Western Communities Financing Authority.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 11.2	Continue to develop an educational program in conjunction with Animal Friends of the Valley regarding animal control services including spay and neuter programs.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. Project developers will cooperate with the City in distributing information regarding animal control services.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
3.8.10	UTILITIES GOALS AND POLICIES	
Goal PS 12	Ensure that adequate electrical, natural gas and telecommunications systems are provided to meet the demand of new and existing development.	CONSISTENT. Development and redevelopment in the ELSP shall be conditioned for the provision of all utilities to their site. Additionally, the ELSP will be phased to ensure existing and planned infrastructure will be in place to support the Project. Development will be subject to applicable service connection and development impact fees, which will pay for infrastructure and services that support the Project.
PS 12.1	Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to service residents and businesses.	CONSISTENT. Development and redevelopment in the ELSP shall be conditioned for the provision of all utilities to their site.
PS 12.2	Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential or non-residential development or specific plans, to ensure the projected electric loads for these projects are factored into SCE's load forecasts for the community.	CONSISTENT. The ELSP document will contain recommendations for development in this area, including coordination with utility agencies serving the site.
PS12.3	Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies.	CONSISTENT. Development projects in the ELSP shall be subject to land use planning review, including the efficient use of energy.
3.8.12	TRASH AND RECYCLING GOALS AND POLICIES	

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal PS 13	Encourage the City’s franchise trash hauler(s) to provide and expand service for the collection, storage, transportation, recovery, and disposal of solid waste to meet the needs of the City.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 13.1	Request the City’s franchise trash hauler(s) to establish long-term solid waste management plans that include goals for recycling and source reduction programs.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
PS 13.2	Request that the City’s franchise trash hauler(s) provide a public education program in recycling and source reduction techniques for homes, businesses, and construction.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. However, Project developers will be encouraged to cooperate with the City in distributing information regarding recycling and source reduction techniques affecting construction, residential and business users.
3.8.14	TELECOMMUNICATIONS GOALS AND POLICIES	
Goal PS 14	Encourage the pursuit of state of the art Information Technology	CONSISTENT. Development in the ELSP will be encouraged to provide telecommunications access in residences and buildings.
PS 14.1	Encourage the use of information technology as a communication tool to improve personal convenience, reduce dependency on non-renewable resources, take advantage of ecological and financial efficiencies of new technologies.	CONSISTENT. Development in the ELSP will be encouraged to provide telecommunications access in residences and buildings.
PS 14.2	Maintain and update the City’s website with information about current events and issues, key	NOT APPLICABLE. This policy provides direction to the City and website maintenance procedures has

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	leadership figures, community involvement opportunities, and educational tools such as solid waste management techniques and emergency preparedness programs.	been established. It does not apply to the ELSP. However, development in the ELSP, particularly those that provide recreational events, shall be encouraged to promote their activity schedules and job applications on the City's website.
Chapter 4	RESOURCE PROTECTION AND PRESERVATION	
4.2.5	BIOLOGICAL RESOURCES GOALS AND POLICIES	
Goal RP 1	Identify and conserve important biological habitats where feasible while balancing the economic growth and private property right interests of the City, its residents, and landowners.	CONSISTENT. Potential impacts to biological impacts are evaluated in the Project's EIR and biological reports. Additionally, the ELSP has designated approximately 770 acres in the back basin for preservation/conservation per an agreement with the Regional Conservation Authority, the State Department of Fish and Wildlife and the federal Army Corps of Engineers.
RP 1.1	The City shall continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan, the LEAPS program, and the Implementing Agreement; with a strategy that focuses on quality assemblage of conservation acreage. The City shall work toward the lower end of the conservation acreage range as promised by the County during the adoption of the MSHCP by the City.	CONSISTENT. Development in the ELSP is subject to MSHCP fees, which will be paid pursuant to City requirements.
RP 1.2	Evaluate the installation of barrier fencing or other buffers between MSHCP Conservation Areas and proposed public and private land	CONSISTENT. Potential impacts to biological impacts are evaluated in the Project's EIR and biological reports. The Biological Resources

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	uses that may be incompatible with the Conservation Areas in order to minimize illegal/unauthorized public access, domestic animal predation, or dumping in the Conservation Areas while not impeding wildlife movement.	Assessment, prepared by PCR Services Corporation identifies Project design features and best management practices, including the use of fencing to minimize potential effects. Land use buffers of open space are already designed into the Project .
RP 1.3	The City’s Conceptual Reserve Design shall be developed in accordance with Section 3.2.3 of the MSHCP as amended, and may rely upon the flexibility permitted by the MSHCP where appropriate in conducting the Reserve Assembly Accounting set for in Section 6.7 of the MSHCP.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
RP 1.4	Encourage revegetation with native plants compatible with natural surrounding habitat where soils have been disturbed during construction, and discourage plants identified in the MSHCP as unsuitable for conservation areas.	CONSISTENT. The ELSP provides landscaping guidelines that encourage the use of native, non-invasive plants.
RP 1.5	The City shall coordinate with the Regional Conservation Authority to have that agency acquire native habitat areas as permanent open space and allow public trail access where appropriate.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
RP 1.6	The City shall establish a plan for a trail network intended for active or passive use within public open space areas and traversing around and through MSHCP Conservation areas where compatible with guidelines set	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. The ELSP incorporates a portion of the Murrieta Creek Trail and trails along the top of the Lake Elsinore Levee which are components the Lake

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	<p>forth in the MSHCP and City Council MSHCP policies.</p>	<p>Elsinore Regional Trail, that will connect directly to the internal onsite pedestrian circulation system. The trail, sidewalk, and other pedestrian circulation systems in the ELSP provide connectivity to MSHCP Conservation areas along Lake Elsinore.</p>
<p>RP 1.7</p>	<p>The City shall require all new trails, trailheads, conservation signage, interpretive centers, and maintenance facilities established within MSHCP Conservation areas to follow the Guidelines for the Siting and Design of Trails and Facilities, as set forth in Section 7.4.2 of the MSHCP.</p>	<p>CONSISTENT. Development in the ELSP that may include a trail, interpretive center or maintenance facilities within the MSHCP area shall be conditioned to follow MSHCP Guidelines.</p>
<p>RP 1.8</p>	<p>The City shall consult with the Regional Conservation Authority (RCA) and adjacent jurisdictions to ensure proper adherence to MSHCP guidelines and to allow for a maximum level of regional interconnection of trails systems. The City shall modify or add to the regional interconnections and linkages based on new biological analysis brought forward during the CEQA and LEAP processes..</p>	<p>NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. The proposed ELSP multi-use and pedestrian trail systems provide multiple interconnections with other trails in the City, and is consistent with the City’s Trails and Bikeways Plan.</p>
<p>Goal RP 2</p>	<p>Protect sensitive plant and wildlife species residing or occurring within the City.</p>	<p>CONSISTENT. Impacts to sensitive plant and wildlife species are evaluated in the Project’s EIR and biological reports. Focused surveys of sensitive plant and wildlife species that may occur onsite will be completed and mitigation measures will be identified to achieve this goal’s purpose to the extent feasible.</p>

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 2.1	Biological resources analyses of proposed projects shall include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Game but not covered by the MSHCP.	CONSISTENT. Impacts to sensitive plant and wildlife species that are officially listed as threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game are evaluated in the Project’s EIR and biological reports.
RP 2.2	Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural native habitat containing 80% or more native plant species. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged	CONSISTENT. In compliance with the MSHCP, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will be prepared to address proper mitigation to ensure the replacement of any lost functions and values for any on-site riparian areas lost due to development projects. The mitigation may include enhancement of existing riparian areas and/or creation of new riparian areas.
RP 2.3	The City shall encourage the development of a Native Tree Planting and Maintenance Program that presents guidelines for selecting and locating trees to support wildlife, improve air and water quality, and reduce energy consumption.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
4.3.4	OPEN SPACE GOALS AND POLICIES	
Goal RP 3	Provide an open space layout within the City that will enhance the recreational and visual experiences of all City residents and visitors.	CONSISTENT. The ELSP provides recreational and passive open space that will enhance the recreational experiences of the future residents on the site, as well as other City residents and visitors. Additionally, the ELSP will form strong visual and physical relationships with the lake, an important environmental resource to the City through the creation of view corridors and locating public areas adjacent to the lake. The ELSP incorporates area dedicated to the continuation of the Lake Elsinore Regional Trail, which will connect directly to the internal on-site pedestrian circulation.
RP 3.1	Maximize the MSHCP conservation areas and other open space that is available for public use.	CONSISTENT. See consistency discussion for Goal RP 3..
RP 3.2	The City shall ensure that passive and active open space uses are incorporated into development areas.	CONSISTENT. The ELSP provides for development that incorporates active and passive open space with a wide range of recreational facilities in the form of trails, golf course, motocross, entertainment venues, ball fields, mixed uses, and residential communities.
RP 3.3	Development on steep slopes in public or private property shall require contour grading.	CONSISTENT. No grading on steep slopes is anticipated in the ELSP. However, should contour grading be required, development shall be conditioned to provide it.
RP 3.4	Preserve the City’s visual character, in particular the surrounding	CONSISTENT. The ELSP development standards preserve the visual character of the back basin

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	hillsides, which topographically define the Lake region.	and its views of the Lake. Particular attention is made to the number of stories of commercial buildings to protect the privacy of single family residents, and to protect views of the Lake.
4.4.3 WATER RESOURCES GOALS AND POLICIES		
Goal RP 4	Improve water quality and ensure the water supply is not degraded as a result of urbanization of the City.	CONSISTENT. The ELSP provides standards that aid in water conservation and the prevention of water pollution. The Project will be required to employ best management practices (BMPs) to protect water quality. Additionally, the ELSP, Amendment No. 11 calls for drought tolerant landscaping and other water conserving measures to reduce the water demand associated with the project.
RP 4.1	Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required federal National Pollutant Discharge Elimination System (NPDES) standards.	CONSISTENT. Prior to the approval of a development project, a Water Quality Management Plans shall be designed, submitted for review and approved, to address pollutant discharge generated by the project.
RP 4.2	Support public education and awareness programs to reduce pollutant discharges into the drainage system.	CONSISTENT. The Project will cooperate with the City to distribute education materials when available. The Project's WQMP will incorporate educational materials regarding water quality that will be provided to commercial tenants and residential owners.
RP 4.3	Require Best Management Practices through project conditions of	CONSISTENT. The Project will be required to employ best

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	approval for development to meet the federal NPDES permit requirements.	management practices (BMPs) to protect water quality.
RP 4.4	The City shall utilize the 1998 North American Vertical Datum to be consistent with the national standard for mean sea level, which would increase the measurement of the mean sea level for Lake Elsinore by approximately 2.4 feet.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
4.5.3 MINERAL RESOURCES GOALS AND POLICIES		
Goal RP 5	Balance the importance of conserving mineral resource areas that have been determined to be significant, the need for extracted materials for local construction, and the potential impacts and conflicts that may result.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. No known mineral resources are located in the ELSP.
RP 5.1	The City shall consider the public benefits in allowing extraction activities of mineral resources when making land use decisions.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
RP 5.2	The City shall require mined property to be left in a condition suitable for reuse in conformance with the General Plan land use designations and the California Surface Mining and Reclamation Act (SMARA).	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. No known mineral resources are located in the ELSP.
RP 5.3	The City shall encourage the reuse and recycling of existing aggregate construction material for new residential, commercial and industrial development.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP. No known mineral resources are located in the ELSP.
4.6.8 CULTURAL AND PALEONTOLOGICAL RESOURCES GOALS AND POLICIES		

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal RP 6	<p>Preserve, protect, and promote the cultural heritage of the City and surrounding region for the education and enjoyment of all City residents and visitors, as well as for the advancement of historical and archeological knowledge.</p>	<p>CONSISTENT. Development in the ELSP is subject to the provisions of CEQA. The EIR for this Project includes a Cultural and Paleontological Resources Assessment prepared by Duke CRM, January 2017, which evaluated potential impacts to historical and cultural resources in the Project area. In accordance with the Assessment’s findings, the City adopted mitigation measures that preserve, protect and promote the City’s cultural heritage in an appropriate manner.</p>
RP 6.1	<p>Encourage the preservation of significant archaeological, historical, and other cultural resources located within the City.</p>	<p>CONSISTENT. See the Response to Goal RP-6.</p>
RP 6.2	<p>The City shall consult with the appropriate Native American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places).</p>	<p>CONSISTENT. SB 18 applies to all specific plans and specific plan amendments. In accordance with the City’s procedures, the City has notified Native American tribes as directed by SB 18, as well as in accordance with AB 52 requirements. The City has consulted with those tribes that have requested consultation.</p>
RP 6.3	<p>When significant cultural/archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts</p>	<p>CONSISTENT. Development projects within the ELSP shall be conditioned to comply with this policy.</p>

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	<p>or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.</p>	
RP 6.4	<p>If archeological excavations are recommended on a project site, the City shall require that all such investigations include Native American consultation, which shall occur prior to project approval.</p>	<p>CONSISTENT. Development projects within the ELSP shall be conditioned to comply with this policy.</p>
Goal RP 7	<p>Support state-of-the-art research designs and analytical approaches to archeological and cultural resource investigations while also acknowledging the traditional knowledge and experience of the Native American tribes regarding Native American culture..</p>	<p>CONSISTENT. The Cultural and Paleontological Resources Assessment completed for the Project site by Duke CRM, January 2017, used the latest investigation and analysis techniques consistent with City policies.</p>
RP 7.1	<p>Consult with California Native American tribes prior to decision-making processes for the purpose of preserving cultural places located on</p>	<p>CONSISTENT. The City consulted with the applicable California Native American tribes who requested consultation consistent</p>

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	land within the City’s jurisdiction that may be affected by the proposed plan. In accordance with State or Federal requirements.	with Senate Bill 18 and Assembly Bill 52. These consultations occurred prior to approval of ELSP, Amendment No. 11.
RP 7.2	Continue to identify, document, evaluate, designate, and preserve the cultural resources in the City.	CONSISTENT. See response to Goal RP 6.
RP 7.3	Continue to update a citywide inventory of cultural resources in conformance with state standards and procedures while maintaining the confidentiality of information as required by law.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
RP 7.4	Support the permanent curation of archaeological artifact collections by universities or museums or appropriate tribal facilities.	CONSISTENT. Development projects within the ELSP shall be conditioned to comply with this policy.
RP 7.5	Increase opportunities for cultural heritage tourism by promoting the history of Lake Elsinore to attract cultural heritage travelers while maintaining the confidentiality of Native American sites, places and other information as required by law..	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
Goal RP 8	Preserve paleontological resources occurring within the City.	CONSISTENT. Potential impacts to paleontological resources are evaluated in the Project’s EIR. A cultural and paleontological report has been prepared, which does not identify paleontological localities in the Project area or within a radius of one mile. Nevertheless, mitigation measures incorporated in the EIR will be applied to the Project to protect paleontological resources should they be found during construction.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 8.1	For development in areas delineated as “High” or “Undetermined” potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.	CONSISTENT. Potential impacts to paleontological resources are examined in the Project’s EIR and cultural and paleontological report. A cultural and paleontological report has been prepared by a certified archaeologist, who has performed a literature search and survey. Appropriate mitigation measures have been set forth in the EIR.
4.7.3 HISTORICAL PRESERVATION GOALS AND POLICIES		
Goal RP 9	Assure the recognition of the City’s heritage through preservation of the City’s significant historical sites and structures.	NOT APPLICABLE. The ELSP site is not considered a significant historical site and does not have significant historical structures to preserve.
RP 9.1	Require the developer to obtain a professional, qualified historian to conduct a literature search and/or survey for any project that entails demolition or modification of an existing structure that may be of historical value in relation to the City’s cultural heritage.	CONSISTENT. Potential impacts to archeological, historical, and other cultural resources are examined in the Project’s EIR and cultural and paleontological report.
RP 9.2	Apply the General Plan “Historic Elsinore Design Standards” to the Lake Elsinore historic district, as defined in the City zoning ordinance.	NOT APPLICABLE. The ELSP does not lie within the Historic District.
RP 9.3	Work with the Lake Elsinore Historical Society to create and periodically update a historic register of structures and other landmarks valuable to the cultural heritage to the City.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 9.4	Where historic structures that do not possess a meaningful association with the immediate surroundings are identified within the City, the City shall consider allowing relocation of the structure to an appropriate site.	NOT APPLICABLE. No structures in the ELSP area have been identified as significant architectural, historical, or cultural buildings.
RP 10	Encourage the preservation, protection, and restoration of historical and cultural resources.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP.
RP 10.1	Continue to implement the Historic Preservation Guidelines that guide historic preservation efforts as set forth in the Historic Elsinore Design Guidelines and the Downtown Master Plan.	NOT APPLICABLE. The ELSP does not lie within the Historic District or within the boundaries of the Downtown Master Plan.
RP 10.2	Integrate historic and cultural resources in land use planning processes where feasible to avoid conflict between the preservation of historic resources and alternative land uses.	NOT APPLICABLE. No structures in the ELSP area have been identified as significant architectural, historical, or cultural buildings.
RP 10.3	All City-owned sites designated as historical resources should be maintained in a manner that is consistent with the U. S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.	NOT APPLICABLE. No structures in the ELSP area have been identified as significant architectural, historical, or cultural buildings.
RP 10.4	Encourage owners of historic resources to utilize federal incentives including Federal Rehabilitation Tax Credits, facade and conservation easements, and to coordinate with the State Historic Preservation Office.	NOT APPLICABLE. No structures in the ELSP area have been identified as significant architectural, historical, or cultural buildings.
4.8.3	AESTHETIC GOALS AND POLICIES	
Goal RP 11	Provide and maintain a natural and built environment that is visually	CONSISTENT. The ELSP provides standards and guidelines for

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	<p>pleasing to City residents and visitors.</p>	<p>attractive development. Development is encouraged to form strong visual and physical relationships with the Lake and mountains through the creation of view corridors and locating public areas adjacent to the Lake.</p>
<p>RP 11.1</p>	<p>For new developments and redevelopment, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on the site, whether naturally-occurring or planted, into the landscape design.</p>	<p>CONSISTENT. Where appropriate and feasible from biological and financial standpoints, existing mature trees and other substantial vegetation located on-site will be preserved through replanting or in-situ.</p>
<p>RP 11.2</p>	<p>Maintain and improve the quality of existing landscaping in parkways, parks, civic facilities, rights-of-ways, and other public open areas.</p>	<p>CONSISTENT. Existing landscaping in parkways and parks will be maintained and improved.</p>
<p>RP 11.3</p>	<p>Where appropriate, encourage new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands.</p>	<p>CONSISTENT. Development within the ELSP will be encouraged to design landscaping with native and/or non-invasive plants particularly in close proximity to conservation areas. Landscape designs shall also include drought tolerant species and energy efficient irrigation.</p>
<p>RP 11.4</p>	<p>Incorporate the City’s identification symbol into street signage, planters, benches, public buildings, City vehicles, streetscape furnishings, and other appropriate applications.</p>	<p>CONSISTENT. Development in the ELSP will be encouraged to utilize the City’s “Dream Extreme” logo or the City’s “E” logo, wherever appropriate.</p>
<p>RP 11.5</p>	<p>Support a high level of Code Enforcement to encourage neighborhood beautification and to maintain property values and quality of life.</p>	<p>NOT APPLICABLE. The policy directs the City to fund Code Enforcement. Development within the ELSP shall follow standards that beautify the area.</p>

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 11.6	Coordinate with agencies to screen, landscape and otherwise obscure or integrate public utility facilities, including electric power substations, domestic water and irrigation wells, switching and control facilities.	CONSISTENT. Developers in the ELSP shall cooperate with the City in its efforts to meet this objective.
RP 11.7	Promote and facilitate the placement of public art that creates a unique setting and enhances a cultural and aesthetic character throughout the City.	CONSISTENT. Development in the ELSP shall cooperate with the City in its efforts to meet this objective.
Goal RP 12	Preserve valued public views throughout the City.	CONSISTENT. The ELSP will form strong visual and physical relationships with the Lake and mountains through the creation of view corridors and locating public areas adjacent to the Lake.
RP 12.1	Encourage development designs and concepts that provide public views of Lake Elsinore and local ridgelines, through proper siting, building design and landscape design.	CONSISTENT. See consistency discussion for Goal RP 12.
RP 12.2	Encourage the dedication of open space in hillside development proposals to preserve and enhance view opportunities from transportation corridors and surrounding development.	CONSISTENT. Although the ELSP does not include hillsides, the ELSP vicinity includes over 770 acres dedicated to open space.
RP 12.3	Encourage new development and redevelopment to incorporate views of Lake Elsinore from roadways and other public spaces that provide residents and tourists with scenic vistas to the water, marinas, and lakeshore activities.	CONSISTENT. The hotels proposed in several Planning Areas of the ELSP are limited to a maximum height of 45-feet, specifically to retain views of Lake Elsinore.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 12.4	Establish a series of community gateways and entry statements to promote the visual character of the Districts.	CONSISTENT. The ELSP encourages entry monumentation into the East Lake District. Furthermore, action sports venues shall incorporate the City’s “Dream Extreme” logo where feasible.
RP 12.5	Consider petitioning Caltrans to take control of portions of the SR-74 corridor, in order to promote signage and landscaping that enhance and preserve the corridor’s aesthetic setting.	NOT APPLICABLE. This policy provides direction to the City; it does not apply to the ELSP because the SR-74 is not within nor adjacent to it.
Goal RP 13	Minimize activities, development, and landform modification that could distract viewers from the City’s visual character.	CONSISTENT. Development standards within the ELSP were included to improve the City’s visual character.
RP 13.1	Discourage extractive activity from being conducted in highly visible areas and require reclamation of these mining areas. If such uses must occur in visible areas, the City shall require extensive visual screening with landscaping and/or fencing.	NOT APPLICABLE. No mineral resources have been identified nor extractive activities proposed onsite. Grading may require some excavation; however, the existing topography will not be significantly modified as a result of the Project.
RP 13.2	Discourage extractive uses or development that entails excessive light and glare visible from private and public viewpoints.	CONSISTENT. No extractive activities are proposed onsite. Attention to night lighting of other development activities shall be required so that excessive light and glare are shielded or otherwise minimized.
RP 13.3	Require grading plans for any hillside development to include specifications for revegetation and new planting to minimize hillside scarring.	CONSISTENT. Hillside grading is not anticipated to occur in the ELSP, However, revegetation will be required where necessary during the review and approval of grading plans.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
4.9.2	SUSTAINABLE ENVIRONMENT GOALS AND POLICIES	
RP Goal 14	Reduce greenhouse gas emissions from all activities within the City boundaries to support the State’s efforts under AB-32 and to mitigate the impact of climate change on the City, State, and world.	CONSISTENT. The ELSP development standards include energy conservation guidelines that will improve energy efficiency in the Project’s development, which will also result in fewer greenhouse gases emissions.
RP 14.1	By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990-levels consistent with AB 32.	NOT APPLICABLE. This policy directs the City to establish targets for reduction of greenhouse gas emissions; it does not apply to the ELSP. See the discussion in RP Goal 14.
RP 14.2	Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions) and new development (City discretionary actions).	NOT APPLICABLE. This policy directs the City, and does not directly apply to the ELSP. However, the City has approved a Climate Action Plan, which provides thresholds applicable to all land uses.
RP 14.3	The City shall strive to increase public awareness of climate change and climate protection challenges.	NOT APPLICABLE. This policy directs the City; it does not apply to the ELSP.
RP 14.4	The City will participate in the Sustainable Communities Strategy/Regional Blueprint Planning effort to ensure that local plans are consistent with the Regional Plan.	NOT APPLICABLE. This policy directs the City; it does not apply to the ELSP.
EAST LAKE DISTRICT PLAN		
5.3.3	OVERALL DISTRICT GOAL	
Goal EL 1	Integrate the future residential and commercial development with the recreational and open space land use	CONSISTENT. The ELSP creates the blueprint for active sports and recreation, entertainment, mixed-use, preservation and residential

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	framework to create a cohesive master planned community.	uses, creating a vibrant master-planned community.
EL 1.1	Through the project and CEQA processes require adequate noise buffers between residential, commercial and active recreational facilities such as the airstrip and motocross.	CONSISTENT. The ELSP includes open space buffers between residential and non-residential uses, and between preservation and non-preservation uses. The Project EIR includes a Noise Study that determines noise thresholds for each Planning Area.
EL 1.2	Through the project and CEQA processes implement an efficient street system in order to accommodate proposed development and recreational uses.	CONSISTENT. The circulation system in the ELSP is designed to move event crowds from the active sports venues and onto adjacent roadways that head north to Riverside, south towards San Diego, east towards Palm Springs and west towards Orange County. Residential streets move local traffic with minimal congestion in and out of neighborhoods. Retail uses take access from both existing and proposed major roadways.
EL 1.3	Through the project and CEQA processes provide a variety of recreational opportunities in concert with the City’s image as a recreational “Dream Extreme” destination.	CONSISTENT. The purpose of ELSP Amendment No. 11 is to ensure that the City’s “Action Sports Capital of the World” activities have a permanent location in the City. The ELSP provides opportunities for action sports, tracks, fields, concert venues, and retail uses that complement the existing skydiving, hang-gliding, motocross and golfing destinations already on site.
EL 1.4	Through the project and CEQA processes strive to balance the recreational needs of local residents	CONSISTENT. The ELSP has two existing single-family neighborhoods, Serenity and

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	and visitors with the regional and local need for housing.	Summerly. Additionally, mixed-use development is encouraged in two Planning Areas. The ELSP offers the opportunity for 3,640 total residential units.
EL 1.5	Through the project and CEQA processes incorporate open space as an integral component of the overall community.	CONSISTENT. The ELSP provides a minimum of 770 acres of open space preservation, and 29 acres of neighborhood parks integrated into the Serenity and Summerly communities.
5.4.1	URBAN DESIGN GOALS AND POLICIES	
Goal EL 2a	Preserve the open space and recreational character of the area while developing the master planned community according to the goals and objectives of the East Lake Specific Plan and the goals and policies of the East Lake District Plan.	CONSISTENT. The ELSP retains existing open space uses, the golf course, and other recreational facilities. New active sports development will enhance the recreational character of the back basin.
Goal EL 2b	Establish a community with a unique sense of place within the context of surrounding development in the East Lake District’s master planned society.	CONSISTENT. The ELSP seeks to be a unique destination for local active sports enthusiasts and visitors.
EL 2.1	Preserve MSHCP wetlands and other valuable environmental resources in the area consistent with the East Lake Specific Plan.	CONSISTENT. The preservation of over 770-acres of open space is based upon an agreement with the Regional Conservation Agency that administers the MSHCP. Included in this acreage is the 356-acre wetlands that comprise Planning Area 5.
EL 2.2	Through the project and CEQA processes require the dedication of the wetland areas and important	CONSISTENT. Development in the ELSP shall be required to pay their fair share of preservation land and/or MSHCP fees.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	habitat to the Elsinore Area preserve of the MSHCP.	
EL 2.3	Through the project and CEQA processes require development to create bikeway and pedestrian links between the build community and open space or recreational areas, to provide direct access from the East Lake District and surrounding community.	CONSISTENT. Each development project shall meet the ELSP Bike and Hiking Trails standards in order to achieve this policy.
EL 2.4	Through the project and CEQA processes require development to create a comprehensive community image that is reflected in its land use, architectural, and landscape elements.	CONSISTENT. Each development project shall meet the ELSP Development Standards in order to achieve this policy.
5.5.1	TRANSPORTATION AND CIRCULATION GOALS AND POLICIES	
Goal 3	Enhance pedestrian circulation, particularly between higher density residential and commercial areas and active or passive recreational facilities. Develop a trail system that will join parks and recreational areas, schools, and commercial activity centers in the District and link to the surrounding community including the Ballpark District.	CONSISTENT. The ELSP provides a Bike and Hiking Trail System designed to connect bike lanes and trails to those outside the back basin. Bike lanes and hiking trails internal to the ELSP connect local residents to commercial services and recreational facilities.
EL 3.1	Through the project and CEQA processes incorporate strong linkages to the surrounding activities including Diamond Stadium located in the neighboring Ballpark District into development design.	CONSISTENT. The ELSP encourages the active sports venues to incorporate the City’s “Dream Extreme” logo and to be a part of the destination sporting events in the City.
EL 3.2	Through the project and CEQA processes integrate and align future roadways with the built circulation	CONSISTENT. The ELSP has designed a circulation system with major roadways capable of

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	infrastructure in order to provide for efficient use of land and traffic movement,	transporting attendees to/from action sports venues efficiently.
EL 3.3	Conduct necessary studies in coordination with Riverside County and Caltrans to make the Olive Street/I-15 undercrossing an interchange to enhance circulation in the District.	NOT APPLICABLE. This policy directs the City; it does not apply to the ELSP.
5.6.1	PARKS AND RECREATION GOALS AND POLICIES	
Goal EL 4	Provide an open space and recreational network visually and physically integrated to development areas and provide a balance between development and the conservation and preservation of areas with unique environmental or aesthetic value.	CONSISTENT. The ELSP provides over 770 acres of preservation areas into its plan in accordance with an agreement between the City and the Regional Conservation Authority. The Plan balances this use with unique recreational opportunities in an appropriate setting that benefits local residents and attracts visitors to the City.
EL 4.1	Support the enhancement of usable recreational networks throughout the East Lake District by ensuring that connections between such community elements as open space, parks, schools, recreational facilities and the residential and commercial areas are required during the development and CEQA processes.	CONSISTENT. The ELSP enhances existing recreational facilities, and has designed appropriate buffers to existing and proposed residential and preservation uses.
EL 4.2	Encourage the enhancement of existing facilities such as the airstrip and motocross that are critical to the continuation of extreme sport activities	CONSISTENT. The ELSP offers opportunities for continuation of the airstrip and motocross uses and allows other extreme sport facilities to develop within the area.
EL 4.3	Through the project and CEQA processes require recreational	CONSISTENT. The ELSP ensures that the City’s “Action Sports

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	activities oriented to local residents and visitors.	Capital of the World” activities have a permanent location in the City. The ELSP allows activities oriented to local residents and visitors including trails, golf course, motocross, entertainment venues, and ball fields.
EL 4.4	Through the project and CEQA processes require an open space and park system to satisfy the active and passive recreational needs of the community.	CONSISTENT. The ELSP provides opportunities to develop a wide range of recreational facilities including motorsports, sporting events such as baseball, lacrosse and soccer, aerial sports such as sky diving, soaring and hang gliding, and water sports such as cable ski parks, boat racing and fishing. A City Skate Park already exists in the Serenity neighborhood, and the Summerly neighborhood includes neighborhood parks as well as a central pool and recreation facility.
EL 4.5	The southern shoreline of Lake Elsinore within the East Lake District shall be preserved for public access and enjoyment.	CONSISTENT. The ELSP preserves the Lake levee located at the southern shoreline of Lake Elsinore.

APPENDIX B
Approval Documents

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APPENDIX C

Mitigation Monitoring and Reporting Program

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