



NICHOLS RANCH

SPECIFIC PLAN NO. 2018-01

CITY OF LAKE ELSINORE

PUBLIC REVIEW DRAFT | MARCH 19, 2019



NICHOLS RANCH

SP NO. 2018-01

CITY OF LAKE ELSINORE

PUBLIC REVIEW DRAFT: MARCH 15, 2019

Applicant:

NICHOLS RD. PARTNERS, LLC
25555 Maitri Road
Corona, CA 92883
Contact | Eric Werner
Phone | 951 277 3900

Prepared by:

T&B PLANNING, INC.
17542 East 17th Street | Suite 100
Tustin, CA 92780
Contact | Joel Morse
Phone | 714 505 6360 x 105
Job Number | 928-007

Engineer:

K&A ENGINEERING, INC.
357 N. Sheridan Street | Suite 117
Corona, CA 92880
Phone | 951 279 1800 x 114

Landscape Architect:

SJA, INC.
31726 Rancho Viejo Road | Suite 201
San Juan Capistrano, CA 92675
Phone | 949 276 6500

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CHAPTER I | INTRODUCTION

A. PROJECT SUMMARY

Nestled in the foothills of Lake Elsinore, the NICHOLS RANCH Specific Plan is a 72.5-acre master-planned community which preserves Stovepipe Creek in its natural state, while establishing residential, commercial and recreational uses. In recognition of the City's need for both housing and employment opportunities, NICHOLS RANCH establishes a complete community, combining 168 single-family homes, with a 14.5-acre commercial center, 8.3 acres of parks and 7.8 acres of open space. Located just east of Interstate 15 (I-15) along the south side of Nichols Road, the community is well positioned to successfully serve the residents of NICHOLS RANCH and surrounding neighborhoods with a commercial center.

The NICHOLS RANCH Specific Plan blends the natural and built environment by placing six (6) residential neighborhoods north and south of Stovepipe Creek, which traverses the center of the community. The residential neighborhoods within NICHOLS RANCH accommodate single-family homes on minimum 4,500 square foot lots with four (4) distinct architectural themes, combined with an informal concept characteristic of the rural, hilly inland valleys, to establish a strong sense of place and reinforce the relaxed semi-rural character of the City of Lake Elsinore.

The commercial center within NICHOLS RANCH is located along I-15 and establishes opportunities for commercial retail, professional offices, restaurants, and hospitality uses to create sales and bed tax revenue for the City while providing these services to the residents of NICHOLS RANCH, the City of Lake Elsinore, as well as visitors of the City.

NICHOLS RANCH preserves the natural drainage course and riparian habitat within Stovepipe Creek, which provides residents with scenic vistas, a natural backdrop to the Linear Park, and reinforces the relaxed character of the community.

NICHOLS RANCH also offers residents a modern southern California outdoor lifestyle and recreational amenities by providing a 6.5-acre public Linear Park, 1.8-acre Neighborhood Park, and 1.3 acres of natural open space. The public Linear Park may provide a looped decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead overlooking Stovepipe Creek. The Neighborhood Park may include tot lots, a decomposed granite trail, and picnic benches.

The overall architectural theme of the NICHOLS RANCH community is drawn from the historic architectural styles used throughout southern California, including Spanish, Mediterranean, Craftsman, and Monterey styles. A cohesive landscape concept enhances the NICHOLS RANCH architectural theme and creates a sense of community identity for residents and visitors.

NICHOLS RANCH includes a vehicular circulation system to provide access to the residential neighborhoods and the commercial center, and water quality/detention basin land uses to ensure storm water runoff flows are treated and safely conveyed through the site. A summary of the land uses within the NICHOLS RANCH community is provided in Table I-1, *Nichols Ranch Specific Plan - Land Use Summary*.

Table I-1 NICHOLS RANCH SPECIFIC PLAN - LAND USE SUMMARY

RESIDENTIAL					
PA	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUS
1	Low-Medium Residential	6.7	1-6 du/ac ¹	5.1 du/ac ¹	34
2	Low-Medium Residential	2.1	1-6 du/ac	5.2 du/ac	11
3	Low-Medium Residential	5.9	1-6 du/ac	5.4 du/ac	32
4	Low-Medium Residential	6.0	1-6 du/ac	5.2 du/ac	31
5	Low-Medium Residential	3.8	1-6 du/ac	5.8 du/ac	22
6	Low-Medium Residential	6.8	1-6 du/ac	5.6 du/ac	38
RESIDENTIAL SUB-TOTAL		31.3	--	5.4	168
NON-RESIDENTIAL					
PA	LAND USE	ACRES	MAXIMUM FLOOR AREA RATIO		
7	General Commercial	14.5	0.40	--	--
8	Recreational (Linear Park)	6.8	--	--	--
9	Open Space	1.0	--	--	--
10	Recreational (Neighborhood Park)	1.9	--	--	--
11	Open Space	0.6	--	--	--
12	Public Institutional (Drainage Basin)	4.4	--	--	--
13	Public Institutional (Drainage Basin)	1.1	--	--	--
14	Floodway	2.9	--	--	--
15	Floodway	2.7	--	--	--
	Circulation	5.3	--	--	--
NON-RESIDENTIAL SUB-TOTAL		41.2	--	--	--
PROJECT TOTAL		72.5	--	2.3	168

Notes:

1. du/ac = dwelling units per acre

B. PROJECT LOCATION AND SETTING

NICHOLS RANCH is located within the City of Lake Elsinore in western Riverside County. As shown on Figure I-1, *Regional Map*, Lake Elsinore is located west of the City of Canyon Lake and the City of Menifee, northwest of the City of Wildomar, and south of the City of Corona and unincorporated areas of Riverside County. As shown on Figure I-2, *Vicinity Map*, regional access to the NICHOLS RANCH community is primarily provided via State Route 91 (SR-91), located approximately 15 miles to the north, and Interstate (I-15), located approximately 0.40 mile to the west of the community. Primary access to the community is provided from Nichols Road, an Urban Arterial (120' right-of-way), via "A" Street, a local roadway (60' right-of-way), and from "B" Street, a local roadway. Secondary access to NICHOLS RANCH is provided from the southeast via "B" Street from El Toro Road.

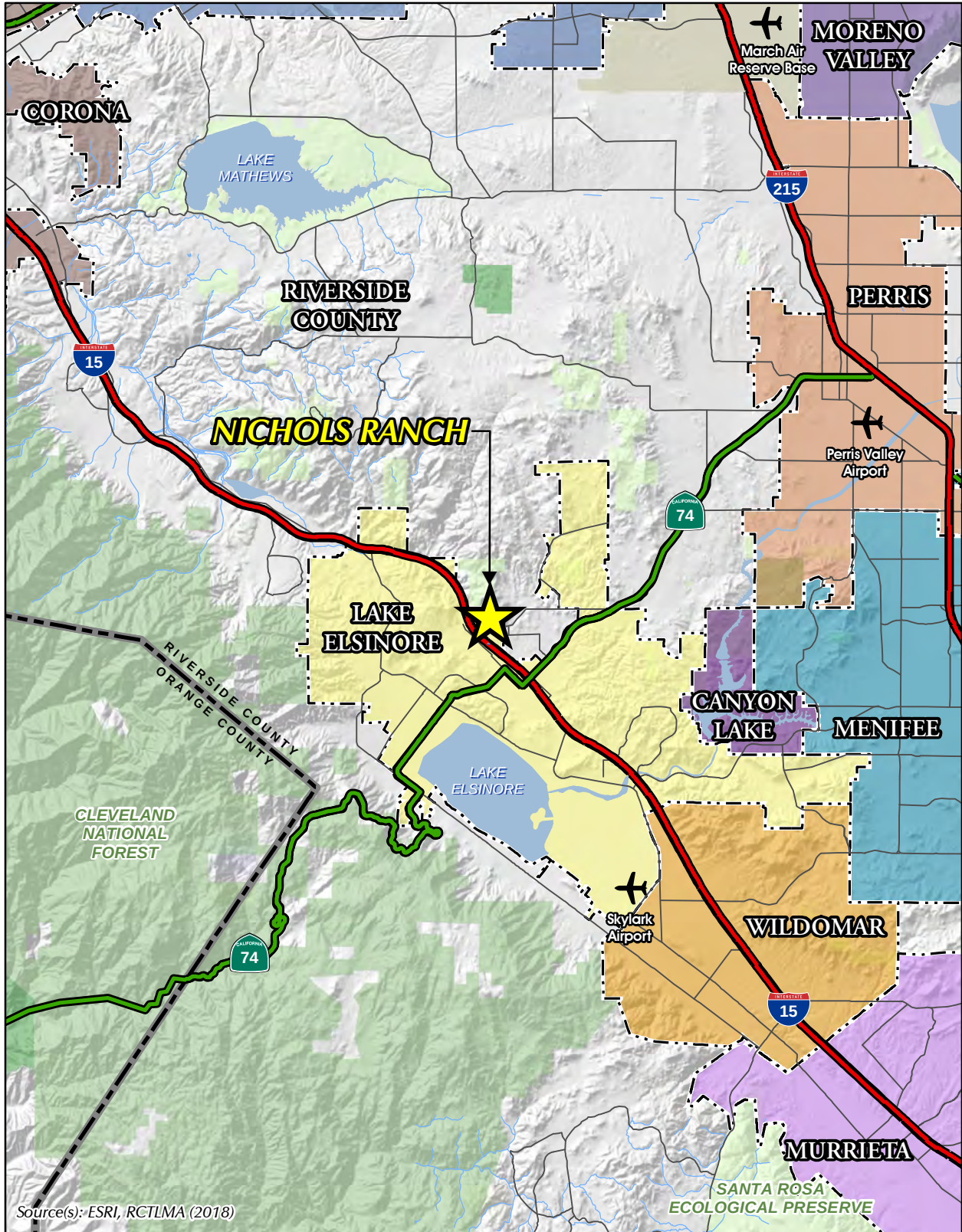
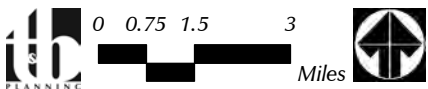


FIGURE I-1



REGIONAL MAP

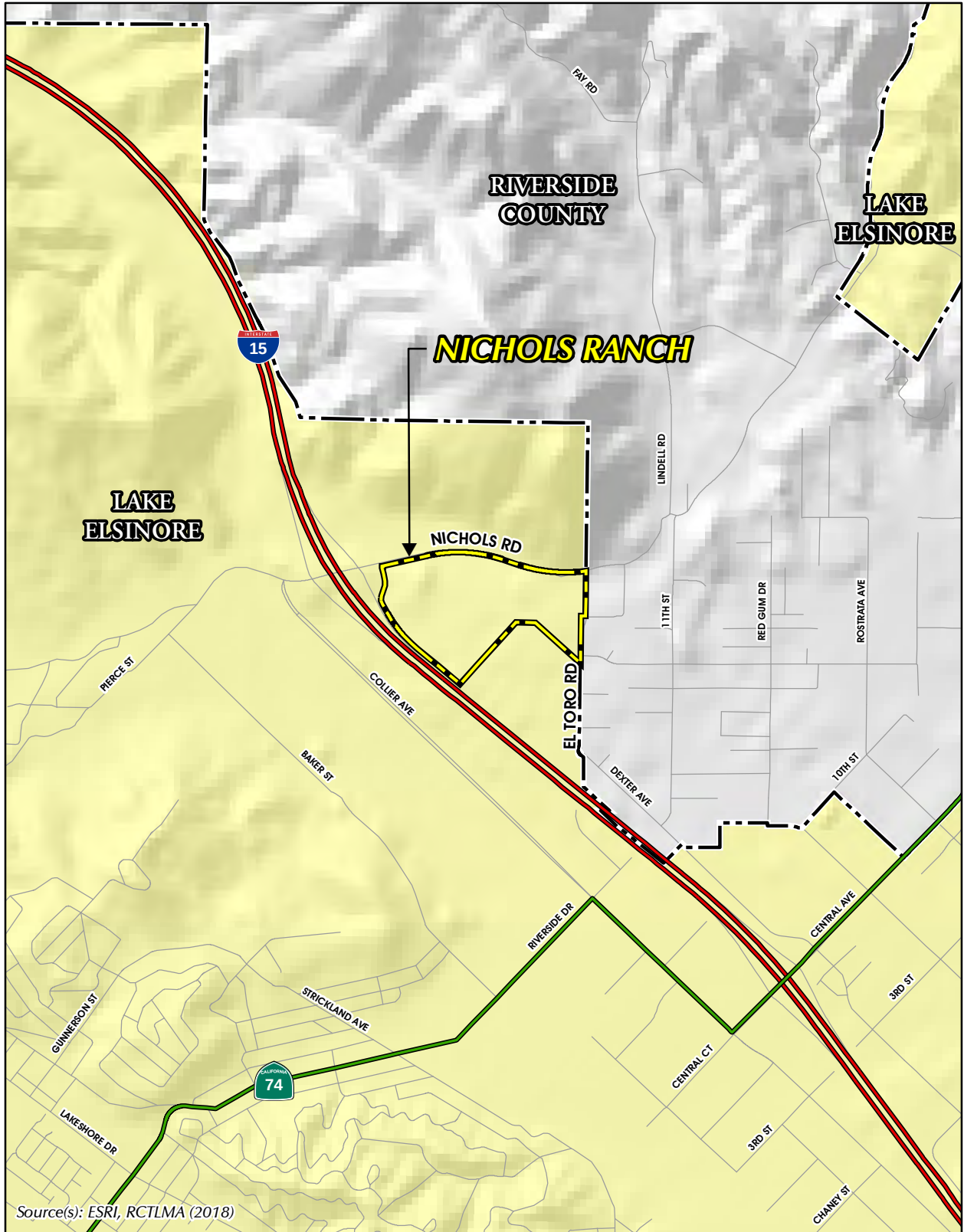


FIGURE I-2



VICINITY MAP

The City of Lake Elsinore has historically been a residential and recreational region but is developing with commercial uses. As depicted on Figure I-3, *USGS Topographic Map*, NICHOLS RANCH is located within the rolling foothills of Lake Elsinore and consist of vacant land and Stovepipe Creek, which traverses the center of the community, and to the south and southeast of the steep, hilly terrain of the Alberhill Ranch Specific Plan and unincorporated areas of Riverside County.

1. SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure I-1, *Surrounding Development*, a mixture of rural residential, single-family residential, the Alberhill Ranch Specific Plan, Temescal Canyon High School, and commercial uses lie adjacent to the NICHOLS RANCH Specific Plan boundary. Established single-family residential neighborhoods designated by the General Plan as Low Density Residential are located to the east and southeast respectively of NICHOLS RANCH. The Temescal Canyon High School is located immediately south of NICHOLS RANCH designated by the General Plan as Public Institutional. The Alberhill Ranch Specific Plan is located directly north of the NICHOLS RANCH Specific Plan border and consists of land used for mining activities designated by the Specific Plan as Commercial-Specific Plan (C-SP). Interstate 15 abuts a portion of the western boundary of NICHOLS RANCH with the existing Lake Elsinore Outlet Center, located on the far side of I-15. The land uses within the NICHOLS RANCH Specific Plan complement and are provided to serve the existing community and residents within NICHOLS RANCH. The General Commercial uses within NICHOLS RANCH buffer the Residential, and Recreational within the community from I-15 and serves as a transition from I-15 to the Low Density Residential uses east of the community.

C. DOCUMENT PURPOSE

Authorized by California Government Code §65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. As such, this document provides the City of Lake Elsinore with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the City's adopted General Plan.

The NICHOLS RANCH Specific Plan establishes standards for the development of a residential master-planned development with general commercial uses, open space, recreation, and public institutional uses within the City of Lake Elsinore. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping, and building arrangements as future tentative maps and site plans are proposed to implement the Specific Plan.

All future implementing actions (development plans, tract maps, site plans, and other similar entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable City regulations, unless directed by the Community Development Director. Furthermore, all regulation, condition, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

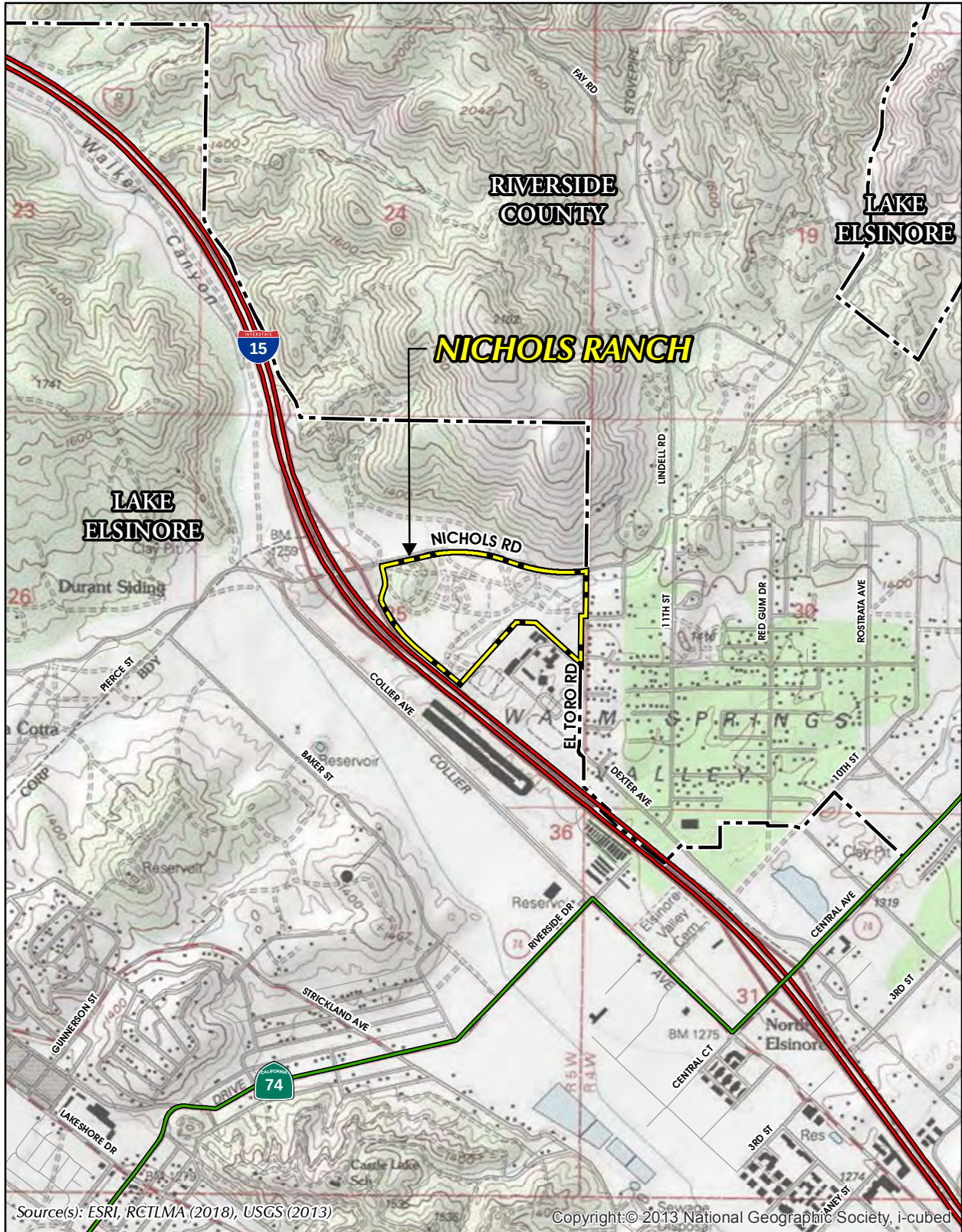


FIGURE I-3



USGS TOPOGRAPHIC MAP



FIGURE I-4



SURROUNDING DEVELOPMENT

D. SPECIFIC PLAN FORMAT

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

- The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area of that will be needed to service the specific plan area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the City of Lake Elsinore General Plan. The NICHOLS RANCH Specific Plan is consistent with, and results in the implementation of, applicable goals and policies of the General Plan by providing a balanced mix of residential, commercial, open space, and recreational uses that maintain a healthy transition from mining activities in the area. A thorough discussion of the NICHOLS RANCH Specific Plan's consistency with applicable General Plan policies is provided in the NICHOLS RANCH Specific Plan Environmental Impact Report (ER No. 2018-03 / SCH No. 2018051051). By functioning as a regulatory document, the NICHOLS RANCH Specific Plan provides a means of implementing and detailing the City's General Plan and tailoring its policies to the subject property. In this regard, all future development plans or other entitlement application are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable City regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provisions of utilities. The NICHOLS RANCH Specific Plan also ensures that new development meets or exceeds City standards for environmental protection, infrastructure, site planning, and aesthetic quality.

E. PLANNING APPROACH

The NICHOLS RANCH Specific Plan was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the City, land planners, civil engineers, environmental resource specialists, historians, landscape architects, geotechnical specialists, hydrology specialists, and real estate market analysts. This team worked together to create a comprehensive development plan for the approximately 72-acre site that is consistent with the planned and proposed future land uses of surrounding property and responds to development and population trends of the City of Lake Elsinore. The team also took great care to ensure that the development plan is consistent with the recommendation and requirements set forth by the City of Lake Elsinore General Plan. These efforts resulted in a plan for NICHOLS RANCH that helps to fulfill the residential, commercial, recreational, and infrastructure needs of the area, in an efficient, orderly, and aesthetically attractive manner.

F. SPECIFIC PLAN GOALS

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, City General Plan goals, and local community goals were all considered during the planning process. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan, planning and development goals for the community have been established and supported by extensive analysis. With these specific goals in mind, the following goals have been established for the NICHOLS RANCH Specific Plan:

- To provide a Specific Plan consistent with the Goals, Policies and Objectives of the City's General Plan;
- To provide high-quality housing opportunities designed to be marketable and accessible to all economic segments within the City of Lake Elsinore;
- To provide for commercial uses to ensure land use diversity, and provide convenient retail options for residents of the City and increase the sales tax base of the City;
- To provide recreational uses for residents within NICHOLS RANCH and the surrounding neighborhoods;
- To provide value in the community through creative design techniques to complement the views of the surrounding hills;
- To preserve the natural habitats and natural drainage courses within Stovepipe Creek and provide residents with a visual and recreational centerpiece;
- To integrate the community with the character of the surrounding community and establish development that results in logical, coordinated growth; and
- To provide design guidelines for architecture, landscaping, color palette, paving, walls, fencing, signage, and entry treatments that reinforce the identity of the community.

SPECIFIC PLAN | CHAPTER II

CHAPTER II | SPECIFIC PLAN

A. LAND USE PLAN

1. DEVELOPMENT CONCEPT

NICHOLS RANCH is a master-planned community featuring 168 single-family homes, a commercial center, and recreational land uses, as shown on Figure II-1, *Specific Land Use Plan*. The residential neighborhoods within NICHOLS RANCH accommodate single-family homes on minimum 4,500 square foot lots with four (4) distinct architectural themes, combined with an informal concept characteristic of the rural, hilly inland valleys, to establish a strong sense of place and reinforce the relaxed semi-rural character of the City of Lake Elsinore.

The NICHOLS RANCH Specific Plan provides for the development of a maximum of 168 single-family homes, at an overall project density of 2.3 dwelling units per acre, consistent with the semi-rural character of the surrounding area. The NICHOLS RANCH Specific Plan features a 14.5-acre commercial center located at Nichols Road and Interstate 15 which provides for commercial retail, professional offices, restaurants, and hospitality uses at a maximum Floor Area Ratio (FAR) of 0.40 in the aggregate.

The commercial center complements the residential components of the community by providing the residents of NICHOLS RANCH and surrounding neighborhoods with commercial retail options that would be accessible without the use of an automobile. Additionally, the commercial uses will contribute to the long-term economic vitality of the City by generating sales and bed tax revenue, as well as providing local employment.

Stovepipe Creek traverses diagonally through the community, in a northeast to southwest direction and will remain undisturbed (except for one necessary road crossing) to preserve the natural riparian habitat and facilitate the drainage patterns of stormwater originating on and off-site. The community's residential neighborhoods are situated around the 6.5 acres of Stovepipe Creek, to preserve the riparian area, natural habitat, and drainage course. An additional 1.3 acres of Open Space functions as a buffer between developed areas and the preserved portions of Stovepipe Creek, and provides residents with passive recreational opportunities.

NICHOLS RANCH offers residents of the community and the City of Lake Elsinore, recreational opportunities by providing a 6.5-acre public Linear Park and 1.8-acre Neighborhood Park. The public Linear Park may provide a looped decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead overlooking the natural view of Stovepipe Creek. The Neighborhood Park may include tot lots, a decomposed granite trail, seating areas, and picnic benches.

The NICHOLS RANCH community contains 5.5 acres of drainage/water quality basin land uses, which capture, temporarily detain and convey stormwater runoff. In addition, the detention/water quality basins include water quality treatment capabilities as appropriate, to provide for the removal of water-borne pollutants from stormwater that is discharged from the NICHOLS RANCH community. These areas are landscaped to provide an aesthetic amenity for the community.

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The design of NICHOLS RANCH includes a network of sidewalks to encourage walking as part of a healthy lifestyle and to ensure that residents have safe and convenient pedestrian connections between the neighborhoods, parks, and commercial center. NICHOLS RANCH includes a vehicular network of roadways that connect the community to each of the on-site community features as well as to the surrounding road network.

An overview of the land uses within the NICHOLS RANCH Specific Plan is summarized in Table II-1, *Detailed Land Use Summary*.

Table II-1 DETAILED LAND USE SUMMARY

RESIDENTIAL					
LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUs
Low-Medium Density Residential	1	6.6	1-6 du/ac ¹	5.2 du/ac ¹	34
Low-Medium Density Residential	2	2.1	1-6 du/ac	5.2 du/ac	11
Low-Medium Density Residential	3	5.9	1-6 du/ac	5.4 du/ac	32
Low-Medium Density Residential	4	6.0	1-6 du/ac	5.2 du/ac	31
Low-Medium Density Residential	5	3.7	1-6 du/ac	5.9 du/ac	22
Low-Medium Density Residential	6	6.8	1-6 du/ac	5.6 du/ac	38
RESIDENTIAL SUBTOTAL		31.1	--	5.4 du/ac	168
NON-RESIDENTIAL					
LAND USE	PLANNING AREA	ACRES	MAXIMUM FLOOR AREA RATIO	--	--
General Commercial	7	14.5	0.40	--	--
Recreational (Linear Park)	8	6.5	--	--	--
Open Space	9	1.0	--	--	--
Recreational (Neighborhood Park)	10	1.8	--	--	--
Open Space	11	0.3	--	--	--
Public Institutional (Drainage Basin)	12	1.1	--	--	--
Public Institutional (Drainage Basin)	13	4.4	--	--	--
Floodway	14	3.2	--	--	--
Floodway	15	3.3	--	--	--
Circulation	--	5.3			
NON-RESIDENTIAL SUBTOTAL		41.4	--	--	--
SPECIFIC PLAN TOTAL		72.5	--	2.3	168

Notes:

1. du/ac = dwelling units per acre

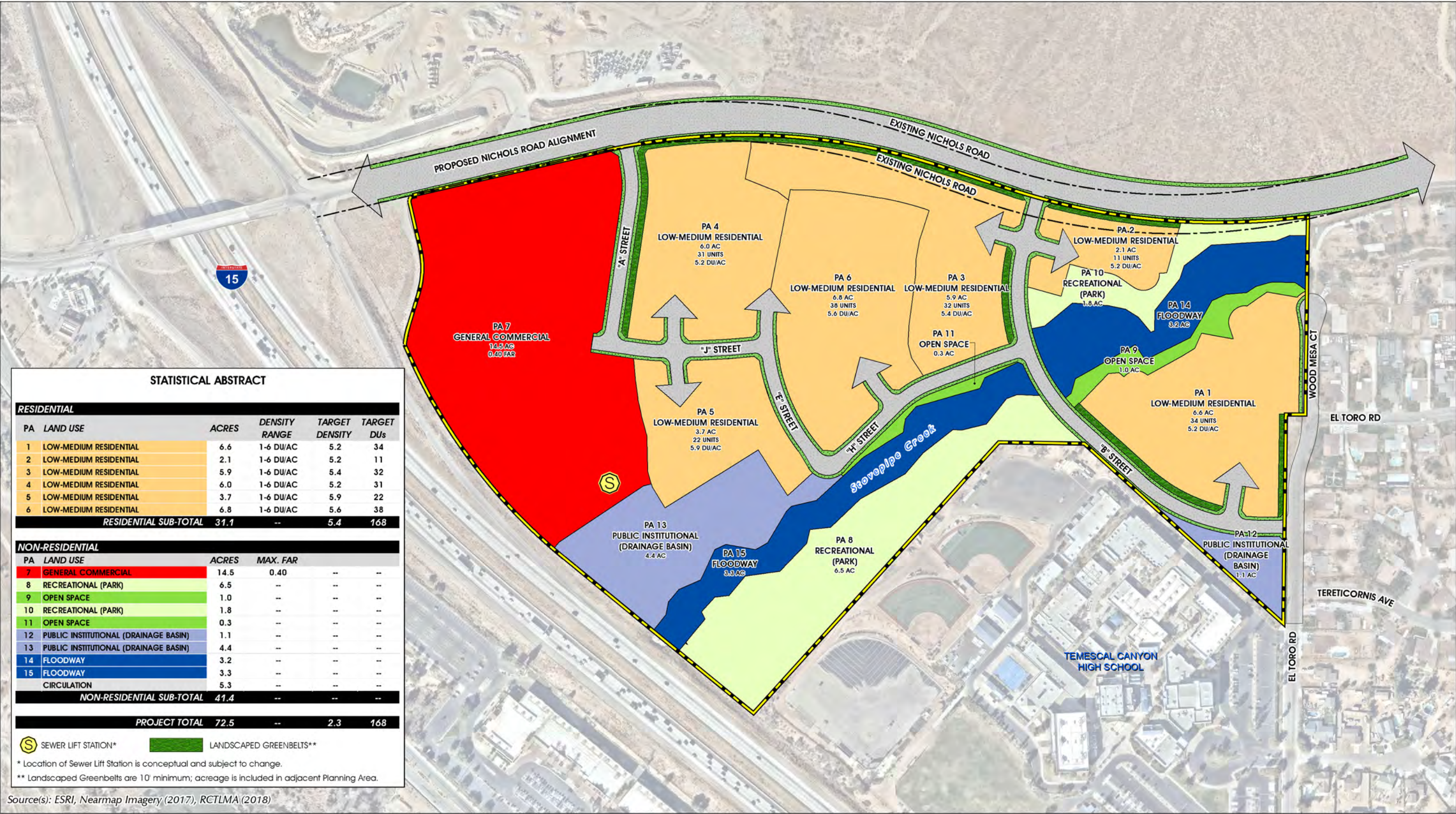


FIGURE II-1



SPECIFIC PLAN LAND USE PLAN

2. LAND USE PLAN DESIGNATIONS

a. Residential

The NICHOLS RANCH community features 168 single-family homes with two lot sizes and four architectural styles for homeowners seeking variety. Overall, the NICHOLS RANCH Specific Plan provides for a maximum of 168 homes designated as Low-Medium Density Residential, on approximately 31.1 acres at an overall project density of 2.3 dwelling units per acres (du/ac). Neighborhoods within Planning Areas 1 through 6 accommodate single-family homes on minimum 4,500 square foot lots. Residential neighborhoods are discussed in detail in Section III, *Development Plans and Standards*, and Section IV, *Design Guidelines*.

b. General Commercial

A 14.5-acre commercial center at an aggregate maximum FAR of 0.40 is provided within Planning Area 7, located in the western portion of the NICHOLS RANCH community, immediately east of Interstate 15. The commercial center provides residents of NICHOLS RANCH and the residents of surrounding neighborhoods with accessible local shopping, for daily or periodic needs and allows for a wide range of businesses, such as retail stores, restaurants, and other specialty stores. The commercial center also provides employment opportunities for the residents of NICHOLS RANCH and the City of Lake Elsinore, and accommodates the hospitality needs of visitors to the City. Additionally, the commercial center contributes to the long-term economic vitality of the City by generating sales and bed tax revenue.

The general commercial uses are described in detail in Section III, *Development Plans and Standards*, and Section IV, *Design Guidelines*.

c. Open Space and Recreational

A total of 9.6 acres of the NICHOLS RANCH community are reserved for Open space and Recreational land uses, and a brief description is provided below:

- **Linear Park:** The public Linear Park within Planning Area 8 is located on 6.5 acres adjacent to the south side of Stovepipe Creek, and provides residents with recreational amenities that may include, but are not limited to, a looped decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead overlooking the natural view of Stovepipe Creek.
- **Neighborhood Park:** The Neighborhood Park within Planning Area 10 is located on 1.8 acres and provides residents in the northern neighborhoods of NICHOLS RANCH with recreational amenities which may include, but are not limited to, tot lots, a decomposed granite trail, seating areas, and picnic benches in close proximity to their homes.
- **Open Space:** NICHOLS RANCH provides 1.3 acres of natural open space (Planning Areas 9 and 11) buffering the neighborhoods from Stovepipe Creek. The open space areas also facilitate the natural stormwater drainage process.

Recreational facilities, open space, and associated amenities are discussed in greater detail in Section II.C, *Open Space and Recreation Plan*, Section III, *Development Plans and Standards*, and Section IV, *Design Guidelines*.

d. Floodway

A total of 6.5 acres within Planning Areas 14 and 15 are designated as Floodway to preserve the natural riparian area and drainage course of Stovepipe Creek. Stovepipe Creek is restricted from access and use and remains largely undisturbed (except for a single road crossing and the outlet facilities for the water quality/detention basin within Planning Area 13) to respect the natural environment and preserve the natural drainage pattern of the watershed.

A detailed description of the community's floodway is discussed in Section III, *Development Plans and Standards*, and Section IV, *Design Guidelines*.

e. Public Institutional

NICHOLS RANCH provides 5.5 acres of water quality facilities (Planning Areas 12 and 13) including detention basins designed to control stormwater volumes and water quality basins to improve the quality of stormwater prior to release downstream.

Planned water quality management facilities are described in detail in Section II.D, *Drainage and Water Quality Plan*, Section III, *Development Plans and Standards*, and Section IV, *Design Guidelines*.

f. Circulation

NICHOLS RANCH provides for the construction of approximately 5.3 acres of roadways, with the primary roadway, Nichols Road, linking the community to I-15 to the west and communities to the east. There are three (3) vehicular entrances to the community; two entrances along Nichols Road with the third entrance along El Toro Road. Within the NICHOLS RANCH community, local traffic is accommodated by local roads that are 60 feet in width. A detailed description of the community's on-site and off-site circulation improvements are discussed in Section II.B, *Circulation Plan* and Section IV, *Design Guidelines*.

3. LAND USE DEVELOPMENT STANDARDS

To ensure the efficient, quality implementation of the land uses within or planned for NICHOLS RANCH, development standards have been created for each land use type. These standards are discussed in Section III, *Development Plans and Standards*, to facilitate the efficient implementation of planned developed of the community. The community-wide land use development standards are as follows:

1. The NICHOLS RANCH Specific Plan area shall be developed as a master planned community containing Low-Medium Density Residential land uses, along with Commercial, Floodway, Open Space, Recreational, Public Institutional, and Circulation land uses on 72.5 acres, as illustrated on Figure II-1, *Specific Land Use Plan* and on the individual Planning Area figures (Figures III-4 through III-9). A target number of homes is specified for each residential planning area, although the final number of units may rise or fall provided that the maximum density for the Planning Area designation is not exceeded. In no case shall the total number of homes within NICHOLS RANCH exceed 168. In no case shall the Floor Area Ratio (FAR) of commercial uses within Planning Area 7 exceed 0.40 in the aggregate.
2. The land uses and development standards of the NICHOLS RANCH Specific Plan are established in Section III, *Development Plans and Standards*, and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, design reviews, and/or conditional use permits. Where the Specific Plan Zoning and Development Standards are silent, the City's Municipal Code shall be the required standard.
3. Standards related to signage, landscaping, parking, and other design elements shall conform to the Design Guidelines contained within the Specific Plan (Section IV), or if the Specific Plan is silent, with the City's Municipal Code, other applicable City of Lake Elsinore Ordinances, or as approved by the Community Development Director.
4. All project lighting shall be in accordance with the lighting standards set forth in Section IV, *Design Guidelines*, of this Specific Plan and with applicable City of Lake Elsinore standards, or as approved by the Community Development Director.
5. Except as modified by this Specific Plan or as approved by the Community Development Director, development of the property shall be in accordance with the mandatory requirements of all City of Lake Elsinore ordinances, except as modified by this Specific Plan or as approved by the Community Development Director.
6. No portion of the Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development, shall be considered to be part of the adopted Specific Plan.
7. Common areas identified in the Specific Plan shall be owned and maintained as follows:

- A permanent master maintenance organization (Homeowner's Association and/or Commercial Property Owner's Association), shall be established for the Specific Plan area prior to, or concurrent with the recordation of the Final Map, to assume ownership and maintenance responsibility for all common open space, private streets, trails, water quality management facilities, and landscaped areas that are not under the maintenance responsibility of the City of Lake Elsinore, or another public organization. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, a neighborhood association may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - Unless otherwise provided for in these standards, common areas shall be conveyed once they are approved and accepted by the maintenance organization.
 - The maintenance organization(s) shall be established prior to, or concurrent with, the recordation of the Final Map. The ownership and maintenance responsibility shall be identified for each open space lot at the time tentative subdivision maps are filed.
8. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the Community Development Department, Planning Division verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
 9. An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, design review, specific plan amendment, or any land use application required to implement this Specific Plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for the implementing project.
 10. Lots created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the development standards of the Specific Plan zone herein applied to the property, or as approved by the Community Development Director.
 11. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle), or as approved by the Community Development Director.
 12. Final development densities for each Planning Area shall be determined through the appropriate development application and shall be within the density range shown for each Planning Area in Table II-1, *Detailed Land Use Summary*, or as approved by the Community Development Director.

13. Final development unit count for each Planning Area shall be within the range of units calculated using the density range shown for each Planning Area in Table II-1, *Detailed Land Use Summary*, or as approved by the Community Development Director.
14. Final development acreages for each Planning Area shall be within 15% range of the acreage shown for each Planning Area in Table II-1, *Detailed Land Use Summary*, or as approved by the Community Development Director.
15. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract map, or as approved by the Community Development Director:
 - Circulation for pedestrians, vehicles, and police patrols.
 - Lighting of streets, parking areas, and walkways (excluding soft surface trails).
 - Visibility of doors and windows from the street and between buildings, where practical.
 - Fencing heights and materials (which are developer's responsibility).
16. It is anticipated that maintenance associations, if formed, will be established as follows:

The Homeowner's Association and/or Commercial Property Owner's Association shall be charged with the unqualified right to assess the owners of individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The Homeowner's Association and/or Commercial Property Owner's Association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
17. Construction of certain public facilities and infrastructure requirements (such as sewer and water lines, and roadways, among others) may be financed through an assessment district (AD), or a community facilities district (CFD). Financing of public facilities through a CFD may substitute for the payment of fees that would have financed those public facilities.
18. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the City's Municipal Code, subject to approval by the Riverside County Fire Department.
19. All lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution and shall be in accordance with Section 17.112.040 (Lighting) of the City's Municipal Code and other applicable City of Lake Elsinore standards, or as approved by the Community Development Director.

B. CIRCULATION PLAN

1. VEHICULAR CIRCULATION PLAN

a. Description

The roadway concept for NICHOLS RANCH is illustrated on Figure II-2, *Conceptual Circulation Plan*. As shown, the community's roadway network includes roadways to meet the vehicular needs of residents and visitors of the NICHOLS RANCH community by providing safe, efficient, and direct access to the residential neighborhoods, parks, and commercial center. Nichols Road provides primary access to the NICHOLS RANCH community and links the community to regional roadway networks, such as Interstate 15 (I-15). Smaller local roads provide access to neighborhoods and link the community to commercial areas.

Access to NICHOLS RANCH is provided via Nichols Road abutting the community to the north community and El Toro Road along the southeast boundary of the community. Primary access into NICHOLS RANCH is provided via "A" Street and "B" Street directly from Nichols Road with secondary access provided via "B" Street from El Toro Road.

The Vehicular Circulation Plan includes the roadway sizes and classification described below and illustrated on Figure II-3, *Roadway Cross-Sections*.

- **Nichols Road (120' ROW):** Nichols Road is an Urban Arterial Highway and provides connectivity between NICHOLS RANCH to off-site existing local roadways and Interstate 15. The Nichols Road right-of-way is 120 feet wide and the ultimate improvements will include a 14-foot wide raised median and 41 feet curb-to-curb. The NICHOLS RANCH Specific Plan is responsible for the following improvements to Nichols Road:
 - **Nichols Road Section #1** includes half-width improvements of the ultimate right of way for the south side of Nichols Road, from the western project boundary to approximately 150 feet east of "B" Street. Improvements to this section of Nichols Road include the southerly curb and gutter, 41 feet of paving on the southerly side, 6-foot wide sidewalk, and 6-foot wide landscaped parkway.
 - **Nichols Road Section #2** includes partial improvements within the south side of the Nichols Road ROW, from approximately 150 feet east of "B" Street to approximately 465 feet east of "B" Street (eastern boundary of PA 2) as the roadway transitions from half-width of the ultimate right of way, to an interim two-lane roadway. Improvements to this section of Nichols Road include the southerly curb and gutter, 6-foot wide sidewalk, and 6-foot wide landscaped parkway.
 - **Nichols Road Section #3 (Interim Roadway):** A two-lane roadway, 30 feet in width, within the southern half of the Nichols Road ROW, from approximately 465' east of "B" Street (eastern boundary of PA 2) to the eastern boundary of the NICHOLS RANCH Specific Plan, where it will join existing Nichols Road.

- **Local Roads (60' ROW):** Local Roads consist of a 60-foot wide right-of-way, which includes 40 feet curb-to-curb, with a 6-foot wide sidewalk adjacent to the curb and 4-foot wide landscaped parkway on both sides of the street. Local Roads provide local access to and internal connectivity between the residential neighborhoods, commercial uses, recreational uses, and open space of NICHOLS RANCH. Parking is permitted on both sides of Local Roads, except no parking is permitted along "A" Street or "B" Street, because these two roads serve as the community's backbone streets.
- **El Toro Road and Wood Mesa Court (60' ROW):** El Toro Road and Wood Mesa Court are existing Modified Local Roads that abut the eastern boundary of the NICHOLS RANCH community and provide access to the community via "B" Street. In all conditions, the right of way is 60 feet wide.
 - **El Toro Road** abuts the southeast boundary of the community and consists of a 60-foot right-of-way with 40 feet curb-to-curb and parking on both sides of the street. The NICHOLS RANCH Specific Plan is responsible for improvements to El Toro Road west of the County of Riverside's boundary, which consists of a 6-foot wide sidewalk and 10-foot wide landscaped parkway. The 6-foot wide sidewalk along the westerly side of El Toro Road is only provided south of the "B" Street and El Toro Road intersection; no sidewalk is provided north of the "B" Street and El Toro Road intersection. The easterly side of El Toro Road is within the County of Riverside's boundary and is owned and maintained by the County.
 - **Wood Mesa Court** abuts the eastern boundary of the community and consists of a 60-foot right-of-way with 40 feet curb-to-curb and parking on both sides of the street. The NICHOLS RANCH Specific Plan shall only construct the westerly side of the street, limited to a 10-foot wide landscaped parkway and construction to complete the remaining cul-de-sac bulb. No sidewalk is being constructed on the westerly side of Wood Mesa Court. The easterly side of Wood Mesa Court is within the County of Riverside's boundary and is owned and maintained by the County.

b. Vehicular Circulation Development Standards

1. The on-site circulation system depicted on Figure II-2, *Conceptual Circulation Plan*, shall serve as the preliminary roadway plan for implementing development. The illustrated, on-site roadway improvements and sidewalk improvements may be phased in accordance with this plan.
2. Landscape requirements for roadways within the Specific Plan shall be in accordance with the streetscape treatments as depicted in Section IV, *Design Guidelines*.
3. Major public roadway improvements may be financed through an assessment district, community facilities district, or similar financing mechanism.

4. Roadways within the Specific Plan boundary are modifications to the City's standards. As a requirement of the implementing subdivisions for the Specific Plan, the roadways are subject to approval and modification by the City Engineer.
5. The project shall comply with the conditions and requirements set forth by the City Engineer.
6. Intersection spacing and/or access openings are designed as modifications to the City's Municipal Code, or as approved by the City Engineer.
7. Any landscaping within public road rights-of-way will be maintained by the Homeowners' Association, City of Lake Elsinore, or other similar maintenance entity.
8. Streets with cul-de-sacs are allowed a maximum length of up to 660 feet.

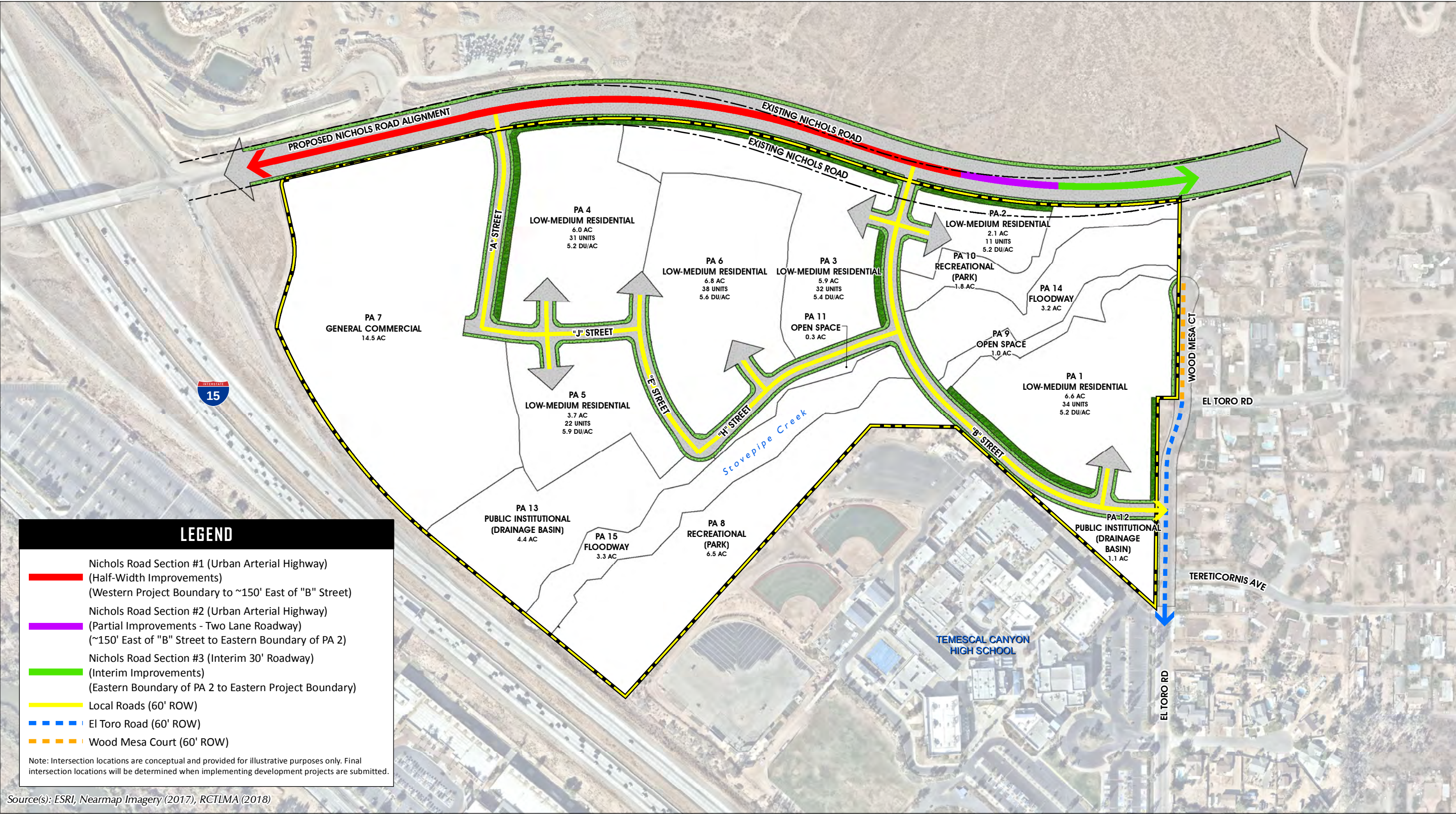
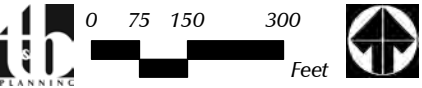


FIGURE II-2



CONCEPTUAL CIRCULATION PLAN

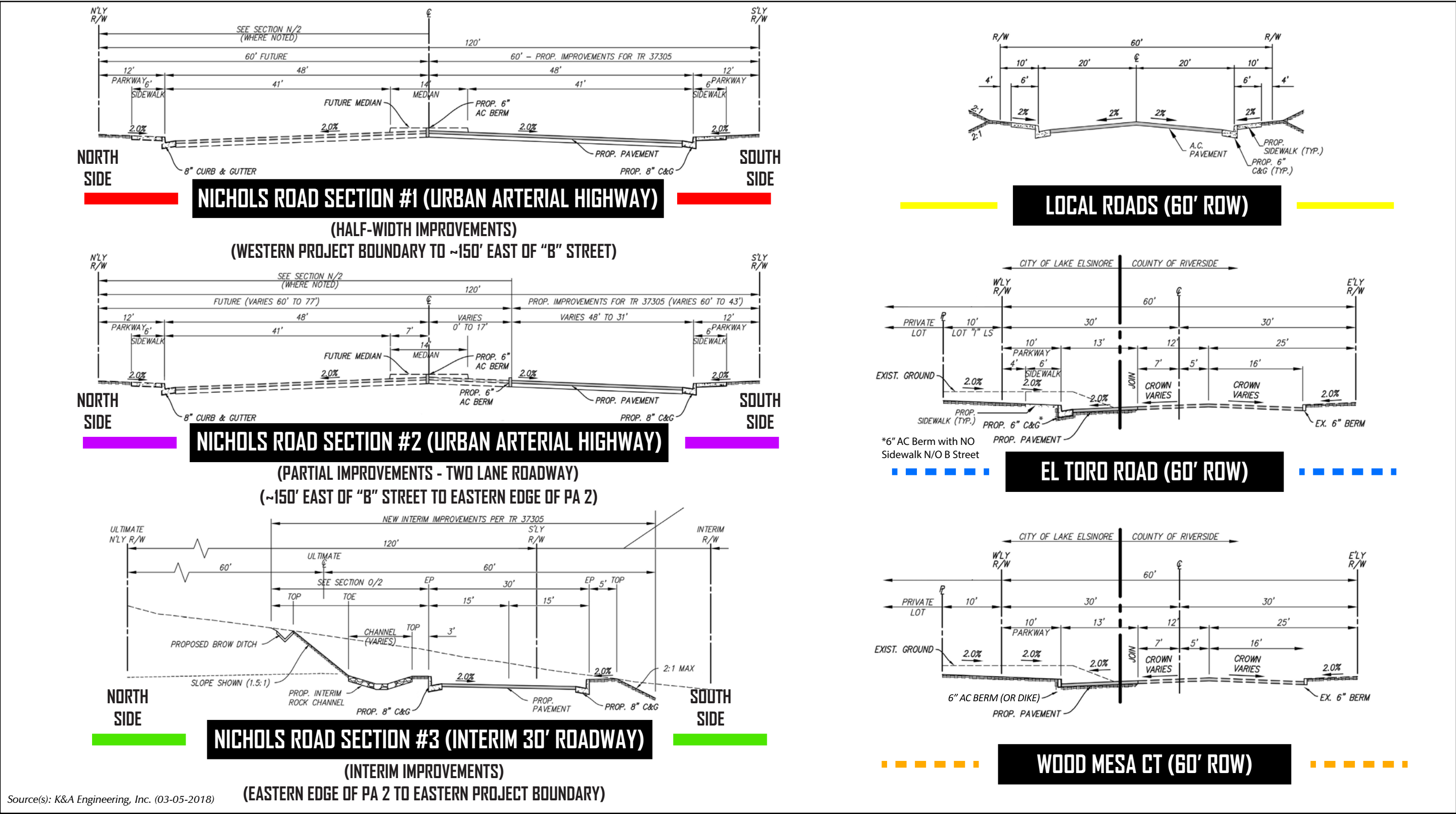


FIGURE II-3

ROADWAY CROSS-SECTIONS

2. NON-VEHICULAR CIRCULATION PLAN

a. Description

NICHOLS RANCH contains a comprehensive sidewalk system, which connects each of the residential neighborhoods to one another, as well as to the parks, open space and commercial center. The non-vehicular circulation system encourages residents to walk anywhere within the community thereby avoiding the need to use vehicles.

C. OPEN SPACE AND RECREATION PLAN

1. DESCRIPTION

An important element of the NICHOLS RANCH community is the *Open Space and Recreation Plan*. The community features a 6.5-acre Linear Park and a 1.8-acre Neighborhood Park totaling 8.3 acres of recreational uses. The NICHOLS RANCH Specific Plan respects the natural terrain and designates 1.3 acres as Open Space and 6.5 acres as Floodway, to preserve and protect Stovepipe Creek, as shown on Figure II-4, *Conceptual Open Space and Recreation Plan*. An overview of the land uses and acreages are summarized in Table II-2, *Open Space and Recreation Plan Summary*.

Table II-2 OPEN SPACE AND RECREATION PLAN SUMMARY

PLANNING AREA	LAND USE	ACRES
RECREATIONAL		
8	Recreational (Linear Park)	6.5
10	Recreational (Neighborhood Park)	1.8
RECREATIONAL SUBTOTAL		8.3
OPEN SPACE		
9	Open Space	1.0
11	Open Space	0.3
14	Floodway (Stovepipe Creek)	3.2
15	Floodway (Stovepipe Creek)	3.3
OPEN SPACE AND FLOODWAY SUBTOTAL		7.8
OPEN SPACE, FLOODWAY, AND RECREATIONAL TOTAL		16.1

The NICHOLS RANCH Specific Plan provides recreational opportunities for the residents of the NICHOLS RANCH community and for the residents within the surrounding neighborhoods. The homes within the NICHOLS RANCH neighborhoods are within walking distance of the Linear Park and Neighborhood Park.

As shown on Figure II-4, NICHOLS RANCH includes approximately 7.8 acres of Open Space and Floodway land uses, which includes the natural drainage channels and natural riparian habitat areas of Stovepipe Creek. The natural open space areas within Planning Areas 9 and 11 serve as buffers between the residential neighborhoods and Stovepipe Creek.

A detailed description of the specific Open Space and Recreational amenities provided within NICHOLS RANCH is provided below:

a. Linear Park

A 6.5-acre Linear Park located within Planning Area 8 runs parallel to Stovepipe Creek to provide NICHOLS RANCH residents with recreational amenities that may include, but are not limited to, a looped decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead overlooking Stovepipe Creek. A parking lot is provided at the entrance of the Linear Park for residents and guest of NICHOLS RANCH to park their cars. The Linear Park will be owned and maintained by the City of Lake Elsinore.

b. Neighborhood Park

A 1.8-acre Neighborhood Park is located within Planning Area 10 to provide residents in the northern neighborhoods of NICHOLS RANCH with recreational amenities in close proximity to their homes which may include, but are not limited to, tot lots, a decomposed granite trail, seating areas, and picnic benches. The Neighborhood Park will be owned and maintained by the Homeowners' Association.

c. Open Space

NICHOLS RANCH provides 1.3 acres of natural open space (Planning Areas 9 and 11) which preserve and protect the natural riparian habitat and provide a buffer between Stovepipe Creek and the residential neighborhoods. The Open Space areas will be owned and maintained by the Homeowner's Associations.

d. Floodway

A total of 6.5 acres within Planning Areas 14 and 15 is designated Floodway to preserve the natural riparian areas and drainage courses of Stovepipe Creek, which traverses NICHOLS RANCH in a northeastern to northwestern direction. Stovepipe Creek is restricted from access and use and remains undisturbed (except for a single road crossing and the outlet facilities for the water quality/detention basin within Planning Area 13) to respect the natural environment and preserve the natural drainage pattern of the watershed. Stovepipe Creek may be owned and maintained by the Homeowner's Associations or a Regional Conservation Authority (RCA).

2. PARK LAND DEDICATION

In accordance with the City of Lake Elsinore's General Plan and the State Quimby Act, residential development projects must provide 5.0 acres of usable park land per 1,000 residents. As described in Section II.A, *Land Use Plan*, the NICHOLS RANCH Specific Plan provides for the development of 168 detached single-family homes. Using the City's persons per household rate from the California's Department of Finance Population Housing Estimates, NICHOLS RANCH may be home for up to 611.5 residents (168 homes x 3.64 person per household = 611.5), which corresponds to a park land requirement of 3.1 acres [(611.5 residents/1,000 residents) x 5.0 acres= 3.1 acres]. The NICHOLS RANCH community provides a total of 8.3 acres of usable parkland, which satisfies the park land dedication requirements of the City of Lake Elsinore and the State Quimby Act.

3. OPEN SPACE AND RECREATION DEVELOPMENT STANDARDS

- a. Any open space or park areas not directly associated with a particular neighborhood will be the responsibility of an Homeowners' Association, the City of Lake Elsinore, or a similar public agency for maintenance.
- b. All recreational facilities will be landscaped, and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting, in accordance with Table IV-1, *Community Plant Palette*.
- c. Landscaping within open space and recreational areas shall be further governed by Section IV, *Design Guidelines*, of this Specific Plan.
- d. Landscaping within open space and recreational areas shall confirm to the standards set forth by the City of Lake Elsinore's Municipal Code Chapter 19.08 (Water Efficient Landscape Requirements).

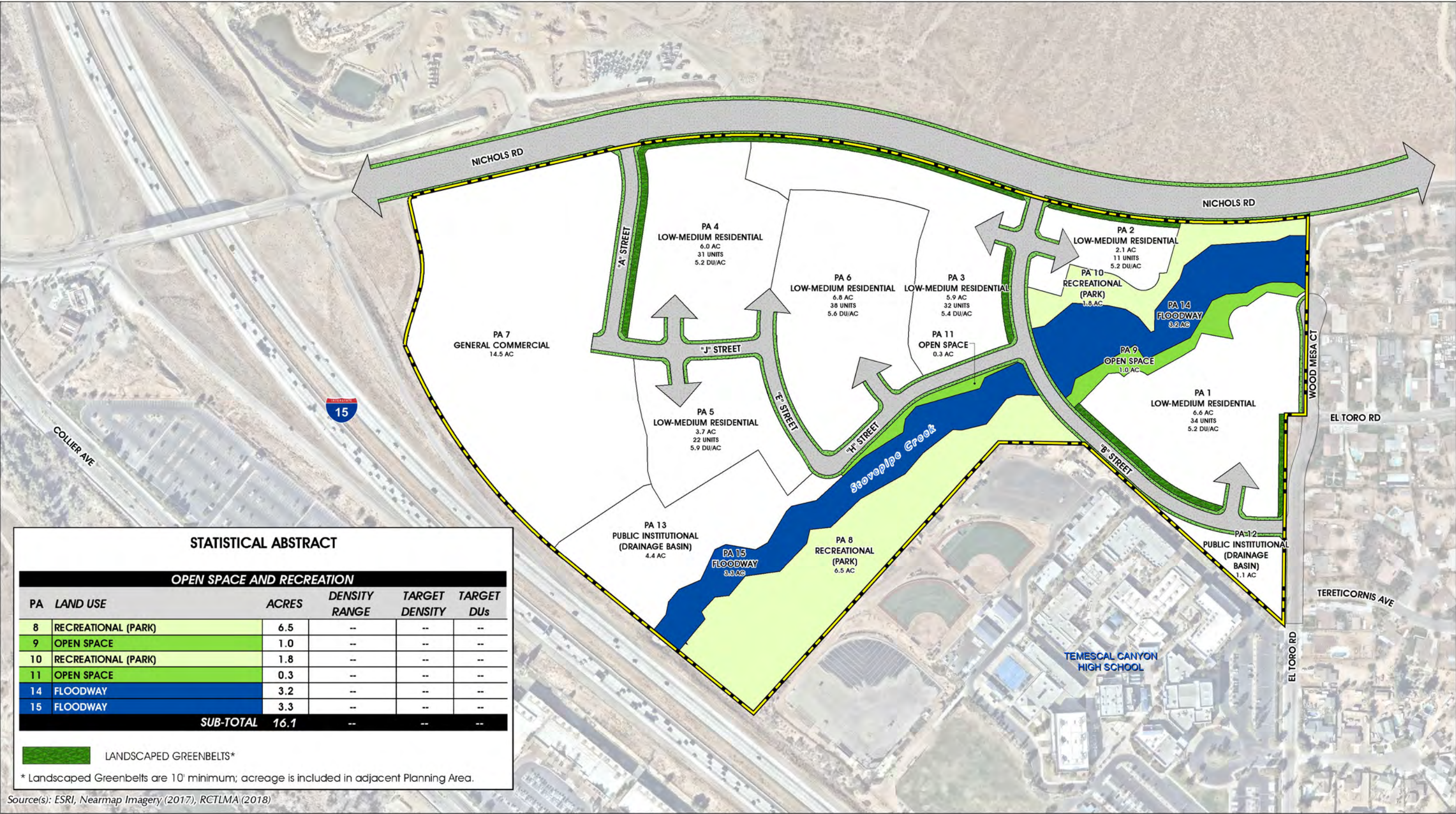


FIGURE II-4



CONCEPTUAL OPEN SPACE AND RECREATION PLAN

D. DRAINAGE AND WATER QUALITY PLAN

1. DRAINAGE AND WATER QUALITY PLAN DESCRIPTION

The NICHOLS RANCH Specific Plan is located east of Interstate 15 and is bisected by Stovepipe Creek. The Creek is fed by a watershed approximately 840 acres in size, and discharges under I-15 in a 6'x14' concrete box structure, which is owned and maintained by CALTRANS. Stovepipe Creek enters the NICHOLS RANCH community at the northeast corner with an existing 100-year flow of approximately 918 cfs through a structure consisting of two 24-inch pipes and a spillway constructed as part of the adjacent residential neighborhood located to the east of NICHOLS RANCH.

The water quality management facilities within NICHOLS RANCH are designed to improve the quality of stormwater runoff leaving the developed portions of the site by providing design features for removal of sediment and other water borne pollutants. Drainage facilities are designed and installed in accordance with the requirements of the City of Lake Elsinore. Water quality measures comply with the Santa Ana Region NPDES Permits and with the requirements of the City of Lake Elsinore. Water quality during construction of the Specific Plan implementing projects is managed through the preparation and execution of a Storm Water Pollution Prevention Plan (SWPPP). Post construction water quality is managed through the Site-Specific Water Quality Management Plan (WQMP).

As shown on Figure II-5, *Conceptual Drainage Plan*, the NICHOLS RANCH Specific Plan provides for the passage of Stovepipe Creek flows through the site and maintains the current discharge via the CALTRANS box structure at the I-15 Freeway. One arched culvert crossing of the Creek is proposed to facilitate construction of "B" Street which connects Nichols Road to El Toro Road. The on-site storm drain system intercepts and conveys on-site runoff from NICHOLS RANCH and discharges these flows into one of the two detention/water quality basins within Planning Areas 12 and 13.

The detention/water quality basins within Planning Area 13, adjacent to the I-15 Freeway, consist of two enhanced sand filter basin treatment BMP's, which discharge into a peak flow detention basin that provides peak flow mitigation and then discharges into Stovepipe Creek near the CALTRANS box culvert.

The detention/water quality basin within Planning Area 12 at the southeast corner of NICHOLS RANCH, consists of an enhanced sand filter treatment BMP and includes capacity for peak flow mitigation and then discharges through a parkway drain into an existing storm drain in El Toro Road.

Off-site runoff from the north of Nichols Road is intercepted along the north side of the Nichols Road improvements in a rock/rip rap channel and flows are contained within the mine site properties located on the north side of Nichols Road.

There are two existing 24-inch CALTRANS culverts located to the west, adjacent to the commercial Planning Area 7. A local storm drain system is planned for Planning Area 7 which will direct peak storm flows to the two 24-inch culverts under I-15, while the "first flush" water quality flows are to be routed for treatment to the water quality basin within Planning Area 13.

2. DRAINAGE AND WATER QUALITY DEVELOPMENT STANDARDS

- a. All local on-site storm drain facilities within the public right of way, or public easements, shall be maintained by the City of Lake Elsinore and shall be designed in accordance with the standards and requirements of the City.
- b. The City of Lake Elsinore will provide maintenance for the arched culvert crossing of Stovepipe Creek at “B” Street.
- c. The detention/water quality basins within Planning Areas 12 and 13 shall be maintained by the City of Lake Elsinore.
- d. NICHOLS RANCH is responsible for complying with the Santa Ana Region NPDES Permits in effect at the time of discretionary review as warranted based on the nature of development and/or activity. These Permits include:
 - i. General Permit-Construction
 - ii. MS4 Permit
 - iii. DeMinimus Discharge Permit
- e. Grading and drainage improvements shall conform to the California Building Code. Grading of the site shall be designed so as to protect all building pads from the 100-year storm event and to convey off-site runoff safely through the site.
- f. Phasing of the Specific Plans infrastructure facilities shall conform to Section II.I.1, *Phasing Plan* and Figure II-11, *Conceptual Phasing Plan*. Specifically, construction of drainage infrastructure facilities shall be timed to adequately service the Planning Areas in each state of development.

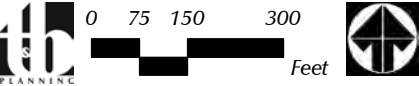
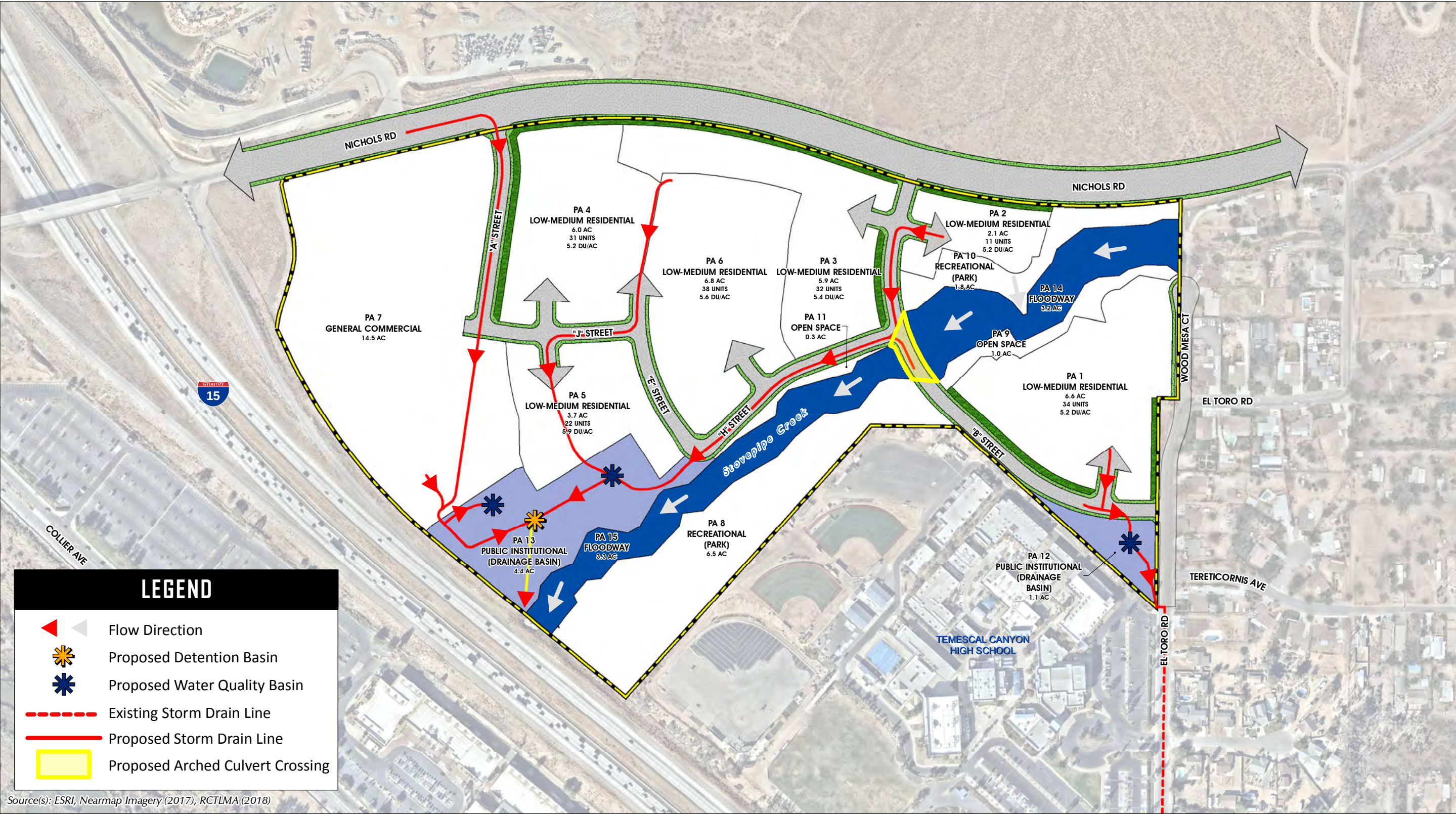


FIGURE II-5

CONCEPTUAL DRAINAGE PLAN

E. MASTER WATER PLAN

1. WATER PLAN DESCRIPTION

Domestic water services for the NICHOLS RANCH Specific Plan are provided by the Elsinore Valley Municipal Water District (EVMWD) and the Specific Plan is located within EVMWD's 1601 Pressure Zone.

As shown on Figure II-6, *Conceptual Water Plan*, Temescal Valley High School and the surrounding residential community are served by an existing EVMWD water system consisting of a 16-inch main located in El Toro Road, which extends from the south to Nichols Road and connects to an existing 10-inch main extending south from two existing reservoirs (El Toro No. 1 and No. 2) north of Nichols Road. Other smaller water lines distribute water throughout the existing community.

As illustrated on Figure II-6, NICHOLS RANCH constructs a new 20-inch water main within Nichols Road, extending easterly from the northwestern corner of NICHOLS RANCH, to the existing 16-inch main at the intersection of El Toro Road. This connection to the existing water system along with another connection to the existing 16-inch main in El Toro Road at "B" Street, will create a looped system to provide adequate water service and fire protection for NICHOLS RANCH.

As shown on Figure II-6, the on-site domestic water system consists of an 8-inch water main within "B" Street, and 8-inch water mains to distribute water for domestic use, landscape irrigation, and fire protection within the residential Planning Areas. A 12-inch water main in "A" Street connects to the 20-inch water main within Nichols Road and provides the commercial center within Planning Area 7 with water service and fire protection.

The NICHOLS RANCH Specific Plan does not provide recycled water infrastructure because EVMWD has indicated that it does not have any existing, or proposed, recycled water facilities in this area and has not required installation of such facilities within the community.

2. WATER DEVELOPMENT STANDARDS

- a. All water lines shall be placed underground.
- b. All water facilities will be designed and installed in accordance with the requirements of EVMWD.
- c. The water distribution system shall provide adequate flows for fire protection in accordance with the requirements of the County of Riverside Fire Department.
- d. Phasing of the Specific Plans infrastructure facilities shall conform to Section II.I.1 *Phasing Plan* and Figure II-11, *Conceptual Phasing Plan*.

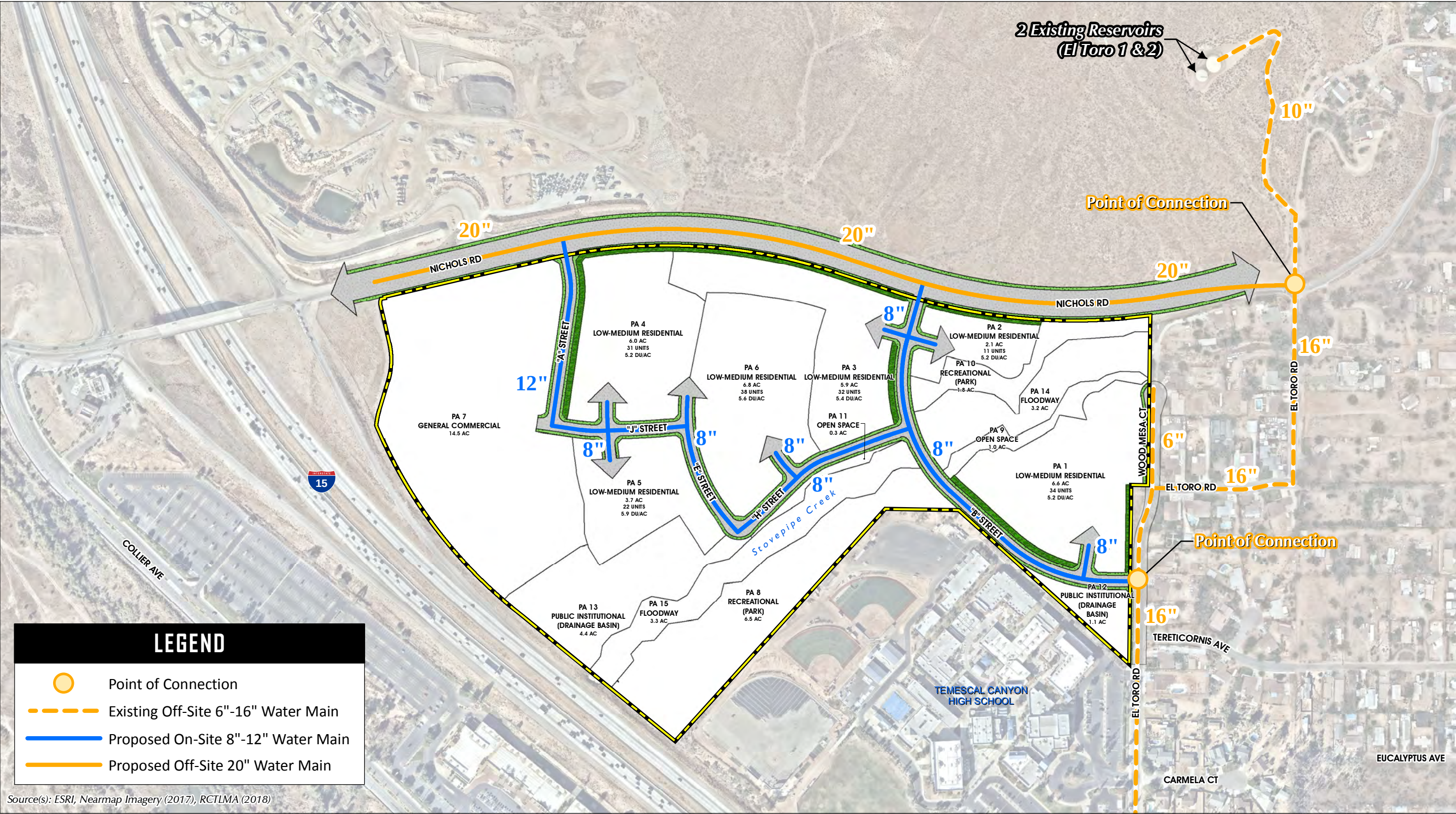


FIGURE II-6

CONCEPTUAL WATER PLAN

F. MASTER SEWER PLAN

1. SEWER PLAN DESCRIPTION

Sewer services for the NICHOLS RANCH Specific Plan are provided by the Elsinore Valley Municipal Water District (EVMWD). An existing gravity sewer main system, downstream of the NICHOLS RANCH Specific Plan, conveys flows to EVMWD's Regional Water Reclamation Facility (WRF) located on Treleven Avenue adjacent to the Lake Elsinore Outlet Channel. There are two options for providing sewer facilities for the NICHOLS RANCH community. The design of the sewer facilities will be determined during the review of implementing projects for the community.

a. SEWER PLAN OPTION #1

As shown on Figure II-7, *Conceptual Sewer Plan (Option #1)*, Sewer Plan Option #1 anticipates that wastewater generated by development on the north side of Stovepipe Creek generally flows from east to west within 8-inch sewer lines, to the Sewer Lift Station located at the south end of the Planning Area 7. Flows from this sewer lift station then are lifted in a 4-inch force main northerly to "J" Street and then easterly within lines located in "J", "E", and "H" Streets, and ultimately to "B" Street. This 4-inch force main then continues southerly in "B" Street across the arched culvert over the Stovepipe Creek and then south to "B" Street, where the wastewater enters an 8-inch gravity sewer. The 8-inch gravity sewer in "B" Street also serves the homes in Planning Area 1. The gravity sewer in "B" Street carries flows to an existing 8-inch line located at the intersection of "B" Street and El Toro Road. The existing downstream sewer system conveys flows south towards the Regional WRF on Treleven Avenue, located southeast of NICHOLS RANCH.

EVMWD has indicated that the Regional WRF has the capacity to fully serve the development of the NICHOLS RANCH Specific Plan. EVMWD has also indicated the downstream sewer system is adequate to serve the NICHOLS RANCH Specific Plan.

b. SEWER PLAN OPTION #2

An alternative conceptual sewer plan is provided and is depicted on Figure II-8, *Conceptual Sewer Plan (Option #2)*. The alternative sewer plan eliminates the sewer lift station proposed at the southern portion of Planning Area 7 and instead designs the entire on-site sewer system as a gravity flow.

Under Sewer Plan Option #2, the on-site development south of Stovepipe Creek gravity flows within lines constructed by the project in "B" Street and El Toro Road to the southeast corner of the NICHOLS RANCH, where it discharges into the existing 8-inch sewer line within El Toro Road.

In Option #2, the on-site development north of Stovepipe Creek generally flows from east to west in 8-inch gravity sewer lines within "H", "E," and "J," Streets until it reaches the southwest corner of Planning Area 7. The 8-inch gravity sewer line is then extended to the western boundary of the project site and connected to a new 12-inch gravity line under the I-15 Freeway, (using jack and bore construction), to the

west side of the I-15 Freeway. This 12-inch off-site sewer line is then extended further west through the parking/drive areas of the existing Lake Elsinore Outlet Mall, to join and discharge into, the existing 12-inch sewer main in Collier Avenue. The existing 12-inch sewer main in Collier Avenue becomes a 30-inch sewer main southerly of the connection point and then discharges into an existing sewer lift station (Pump Station No. 1). EVMWD has indicated that this existing sewer lift station may need to be upgraded in order to properly serve the flows from the NICHOLS RANCH Specific Plan.

Flows from this sewer lift station are conveyed in the existing 10-inch force main on Collier Avenue south to the existing 18-inch gravity sewer main located at the intersection of Collier Avenue and Riverside Avenue, and then flows are conveyed south and the west to the Regional WRF.

2. SEWER DEVELOPMENT STANDARDS

- a.** All sewer lines and facilities shall be placed underground.
- b.** All sewer lines and facilities will be designed and installed in accordance with the requirements of EVMWD.
- c.** The location of the Sewer Lift Station is conceptual and may be relocated and/or made large or smaller in accordance with the requirements of EVMWD.
- d.** Phasing of the Specific Plan's infrastructure facilities shall conform to Section II.I.1, *Phasing Plan* and Figure II-11, *Conceptual Phasing Plan*.

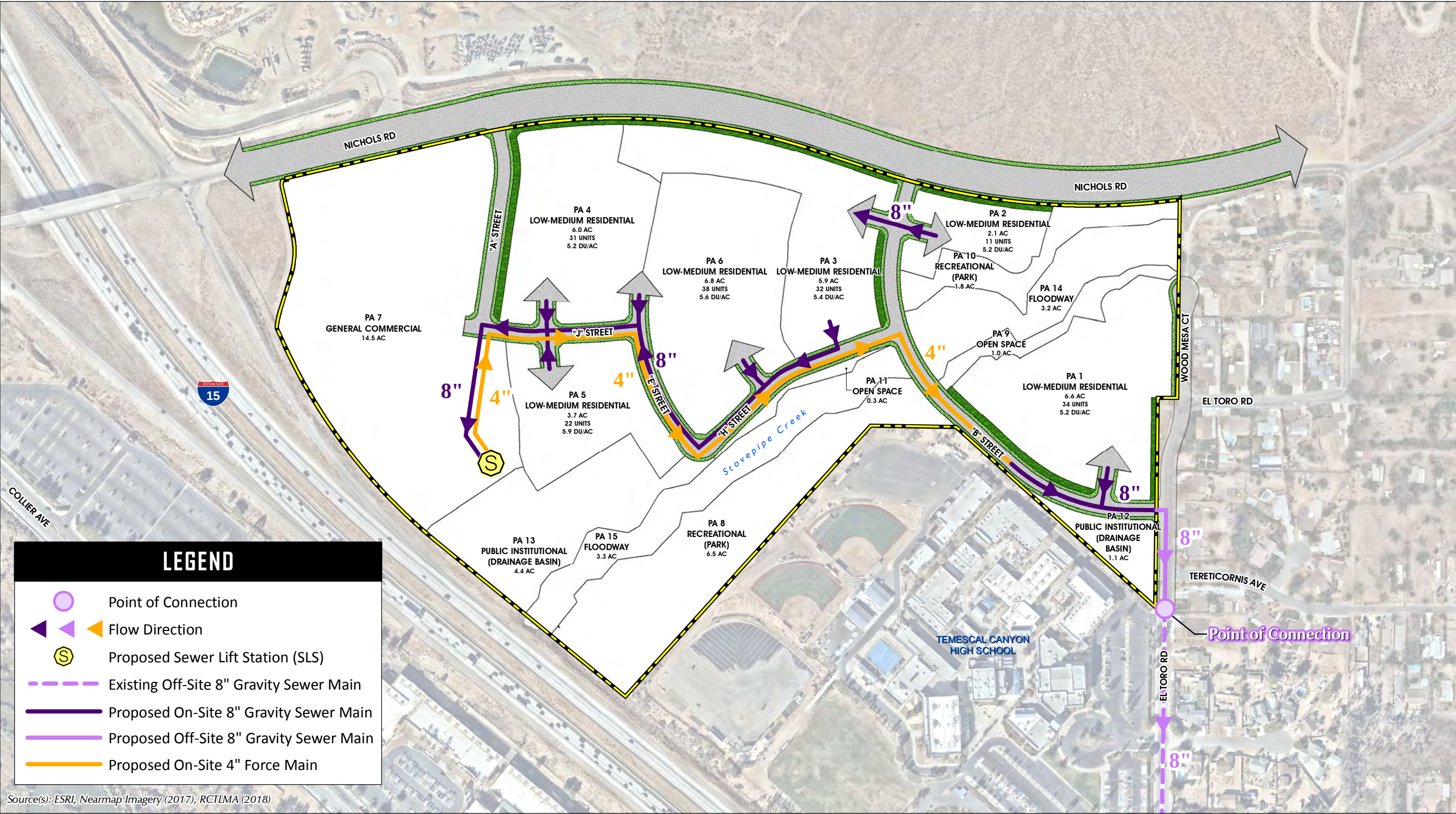
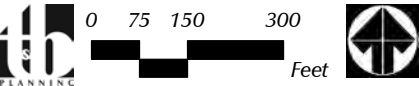


FIGURE II-7

CONCEPTUAL SEWER PLAN (OPTION #1)



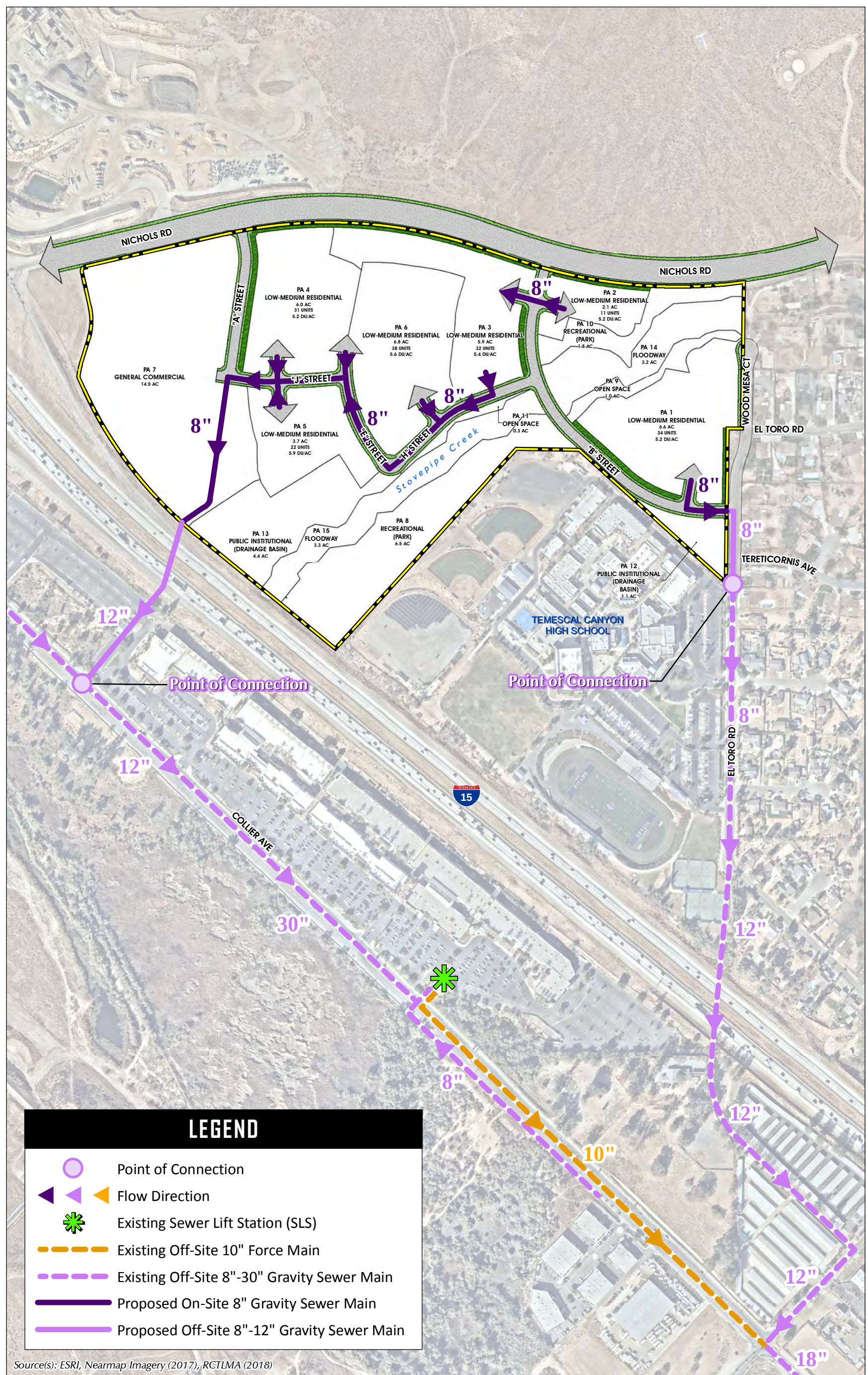


FIGURE 11-8

G. GRADING PLAN

1. DESCRIPTION

The NICHOLS RANCH Specific Plan property is currently vacant and undeveloped. However, a large area of the northern portion of the NICHOLS RANCH property was mass graded in conjunction with the Reclamation Plan for the Nichols Road Quarry (Permit No. RP2006-1AR2). The balance of the site, including Stovepipe Creek, is generally in its natural condition.

The grading of the NICHOLS RANCH development consists of standard residential grading for the 168 residential lots and adjacent streets along with a mass grading for the commercial uses anticipated for Planning Area 7, and minimal localized grading for the development of the park within Planning Area 8. Figure II-9, *Conceptual Grading Plan* shows the proposed mass grading of commercial Planning Area 7 as well as the mass grading of the residential neighborhoods and on-site roadways.

The grading generally follows the existing drainage patterns and the grading design boundaries for a nearly balanced rough graded condition with a raw cut of approximately 198,000 cubic yards (cy), a raw fill of approximately 217,000 cy with an estimated import requirement of approximately 19,000 cy. These imported materials are anticipated to be obtained from the existing mining site located immediately to the north of Nichols Road.

Site grading follows the recommendations of the geotechnical engineer and shall be conducted in accordance with the requirements of the City of Lake Elsinore. Grading within Stovepipe Creek shall be avoided except at the arched culvert crossing at “B” Street and the outlet facilities for the main water quality/detention basin within Planning Area 13. Encroachment into the “Waters of the US” and/or the “Waters of the State” that are associated with Stovepipe Creek shall be properly permitted with the appropriate resource agencies as necessary. All grading shall be conducted in accordance with the NPDES requirements.

It is anticipated that the proposed grading operations shall be conducted in three phases. These phases would include:

- Phase 1: Grading for the southeastern portion of NICHOLS RANCH (Planning Area 1) and “B” Street.
- Phase 2: Grading of the balance of the residential neighborhoods (Planning Areas 2 through 6) on the north side of Stovepipe Creek, along with Nichols Road and the mass grading of the commercial area within Planning Area 7.
- Phase 3: Grading of Planning Area 7 once a final commercial site plan has been approved for this area.

2. GRADING DEVELOPMENT STANDARDS

- a. All grading activities shall conform to the requirements of the City of Lake Elsinore, the Conceptual Grading Plan and shall implement any grading related mitigation measures.
- b. Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on site soils conditions and slope stability and will include appropriate measures for erosion and dust.
- c. All grading plans shall include an erosion control plan that shall address the techniques and measures to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process. In accordance with NPDES requirements a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for the project and implemented during the construction process.
- d. Where cut and/or fill slopes are created higher than three feet in height, detailed landscaping and irrigation plans shall be approved by the City of Lake Elsinore.
- e. Retaining walls required to implement the grading shall be reviewed and approved by the City of Lake Elsinore and shall be permitted separately from the grading plans.

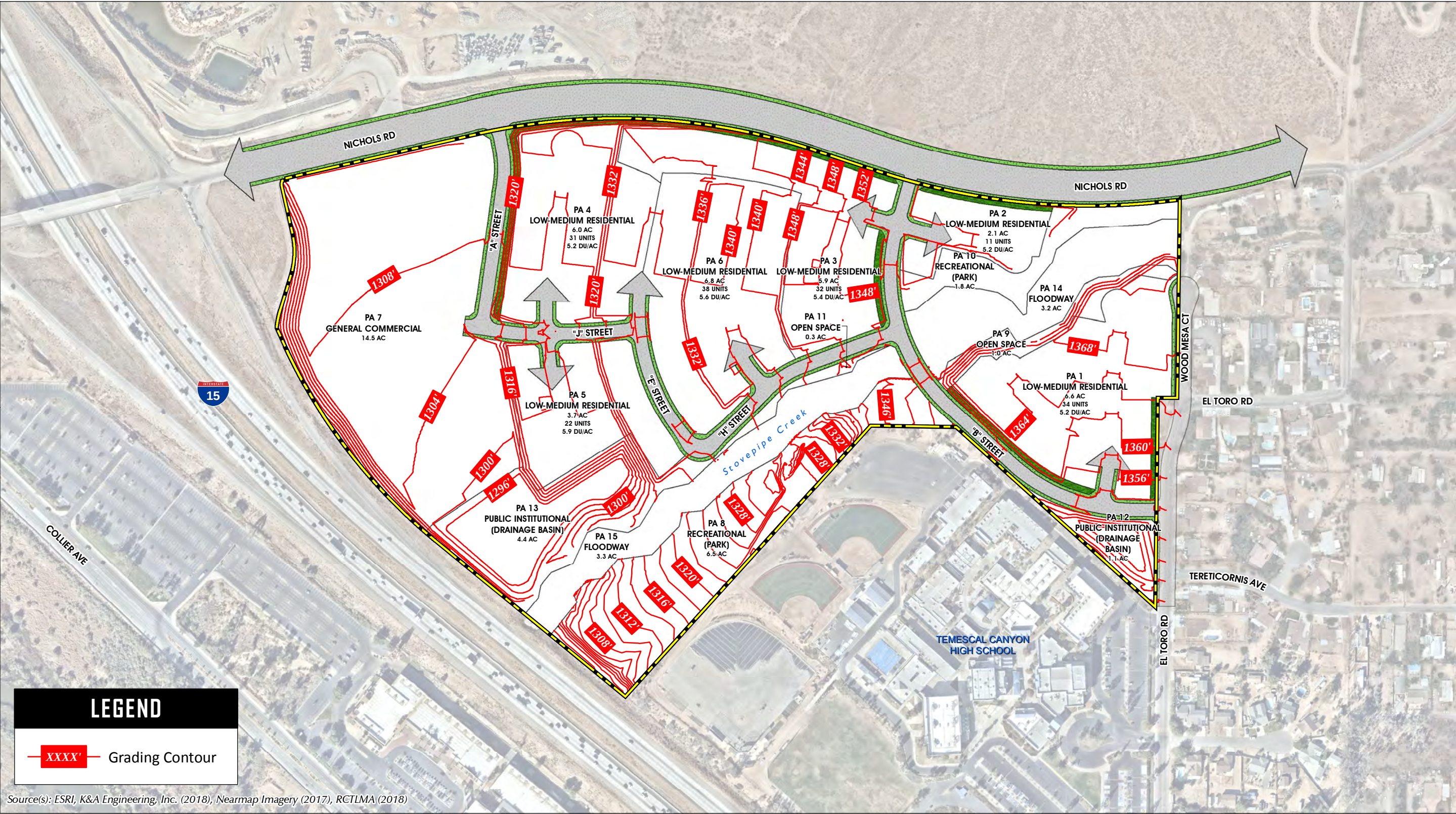
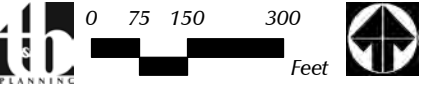


FIGURE II-9



CONCEPTUAL GRADING PLAN

H. MASTER FIRE PROTECTION PLAN

Pursuant to the City of Lake Elsinore General Plan (Figure 3.1, *Wildfire Susceptibility Map*), the southern half of the NICHOLS RANCH Specific Plan is located within the “Very High” wildfire risk zone, with the northern half of the site located within the “High” wildfire risk zone. Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of the community’s homes and other structures from fire hazards. The FPP creates a plan that provides this protection while at the same time creating a smooth visual transition from the natural vegetation which may be located to the homeowner’s front, side, and/or rear landscapes.

Fuel modification zones within NICHOLS RANCH exist along the open space areas (PAs 9 and 11) and Stovepipe Creek where they abut residential and commercial development areas. Fuel modification planting shall be in accordance with the Riverside County Fire Department standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots that are within Planning Areas adjacent to open space will be developed in accordance with the FPP to provide adequate buffering and fuel modification zones consistent with Riverside County Fire Department standards. Fuel modification zones will be provided where the conditions outlined below exist, as per City standards and Riverside County Fire Department standards.

1. URBAN-WILDLAND INTERFACE

For projects located within areas of very high and high wildfire risk, measures designed to manage areas of “urban-wildland interface” are critical.

In order to adequately protect structures adjacent to open space areas and Stovepipe Creek, there must be sufficient “defensible space” between the dwelling and the fuel associated with the open land. A total of one-hundred feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitations, alternative protection measures will be implemented to help protect the homes from wildfire. These protection measures will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include measures consisting of, but not limited to, non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

2. FUEL MODIFICATION ZONES

Below are the descriptions and required treatments for the three Fuel Modification Zones (FMZ) within NICHOLS RANCH. All Fuel Modification Zone distances are measured horizontally and are depicted on Figure II-10, *Conceptual Fire Protection Plan*. Fuel Modification Zones #1, #2, and #3 together, are sufficient to mitigate direct flame contact and the radiant heat effects of a worst-case wildland fire with 40-foot flame lengths.

a. Fuel Modification Zone #1 (Homeowner Maintained)

Fuel Modification Zone #1 is homeowner maintained within individual lots and shall be free of all combustible construction and materials. Zone #1 is generally located within the rear yard and side yards of the homes within residential Planning Areas that are in close proximity to Stovepipe Creek. It is an irrigated zone surrounding the building pad and is measured from the exterior walls of the building or from the most distal point of a combustible projection. It provides the best protection against the high radiant heat produced by a wildfire and also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure and minimum 10-foot setbacks between buildings and trees. Landscaping in this zone shall be in accordance with Table IV-1, *Community Plant Palette*, and Table IV-2, *Prohibited Plant List*, in Section IV, *Design Guidelines*.

b. Fuel Modification Zone #2 (Homeowners' Association Maintained)

Fuel Modification Zone #2 is Homeowners' Association maintained and consist of landscaping and manufactured slopes that shall be irrigated and fire resistant. Zone #2 is generally located in landscaping areas outside of homeowner lots, starting from the lot parcel line extending outwards, parks, roadway landscaping, and manufactured slopes. This zone shall be planted with fire resistant shrubs, trees, and groundcovers and shall be irrigated and maintained by the Homeowners' Association year-round. Landscaping in this zone shall be in accordance with Table IV-1, *Community Plant Palette*, and Table IV-2, *Prohibited Plant List*, in Section IV, *Design Guidelines*.

c. Fuel Modification Zone #3 (City Maintained)

Fuel Modification Zone #3 is City maintained and consist of thinning treatment to ensure that areas in this zone are free of any dead and dying combustible vegetation. Zone #3 is generally located within the detention/water quality basins and manufactured slopes within Planning Area 13. This zone is a non-irrigated area and must be maintained yearly prior to fire season to clear out any dead, dying, and invasive material. Landscaping in this zone shall be in accordance with Table IV-1, *Community Plant Palette*, and Table IV-2, *Prohibited Plant List*, in Section IV, *Design Guidelines*.

d. Special Fire Protection Feature

Special Fire Protection Features are required for a few homes within residential Planning Areas 1, 2, and 5 because they do not meet the minimum 100-foot fuel treatment setback. For any home or building that is located less than 100 feet from Stovepipe Creek, 6' Neighborhood Walls are required to limit any actual radiant fire that may start in the creek area. No combustible landscaping within five (5') feet of the structure is allowed, no trees are allowed on these residential lots. Landscaping in this zone shall be in accordance with Table IV-1, *Community Plant Palette*, and Table IV-2, *Prohibited Plant List*, in Section IV, *Design Guidelines*.

3. FIRE PROTECTION PLAN STANDARDS

- a. The Riverside County Fire Department shall review and approve the final Fire Protection Plan.
- b. Once the Fire Protection Plan is implemented, the Fuel Modification Zones shall be maintained in a manner consistent with the Plan.
- c. No grading or FMZ shall extend outside Specific Plan property boundaries. No off-site grading or fuel modification shall occur on private property without written consent of the offsite property owner.
- d. Where necessary, interim (temporary) FMZs will be established onsite between early or intermediate-phase homes and the adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.
- e. Any landscaping introduced into parkways and slopes adjacent to native habitat within open space areas shall conform to the landscaping prohibitions outlined in Table IV-1, *Community Plant Palette*.

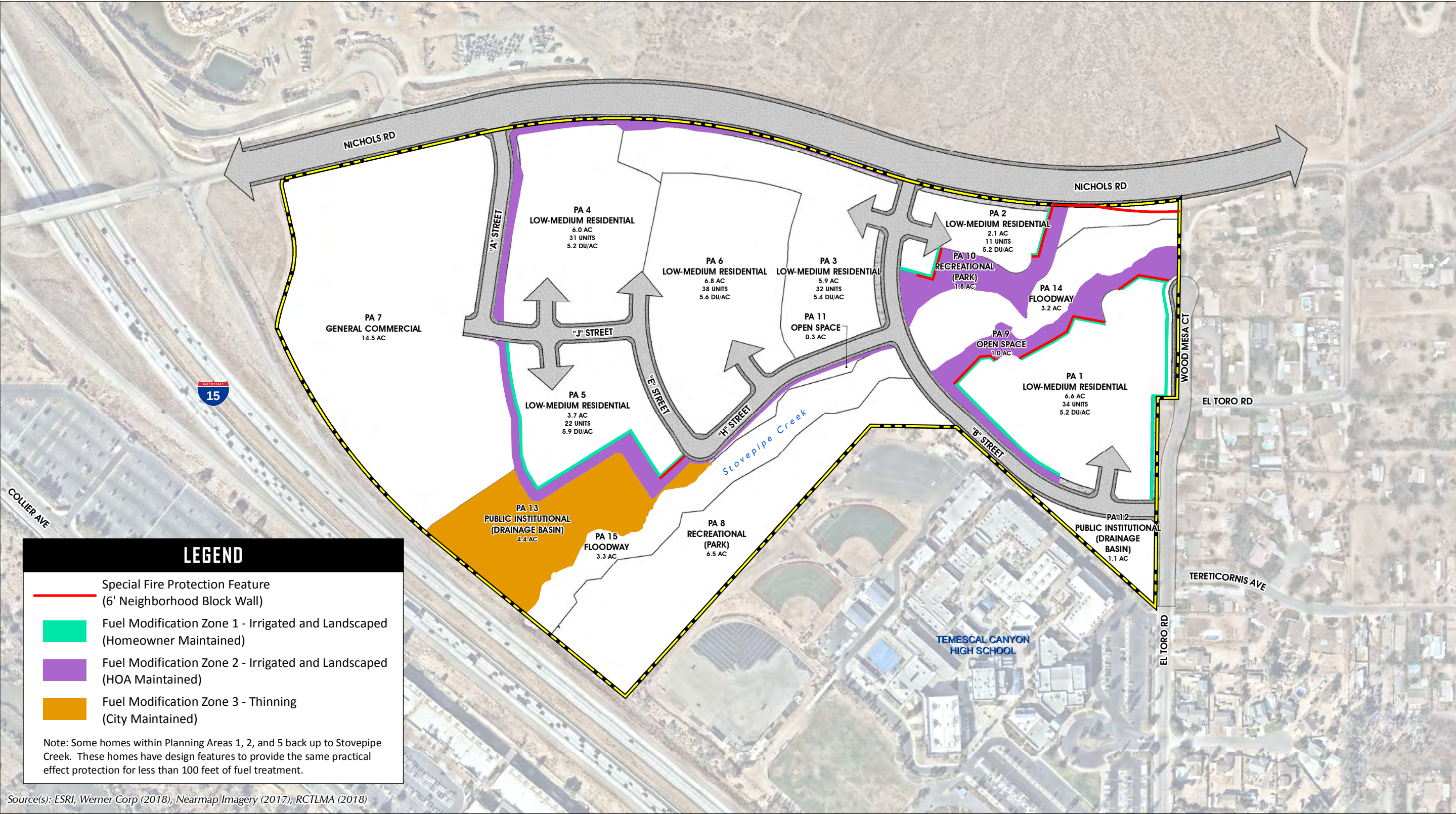
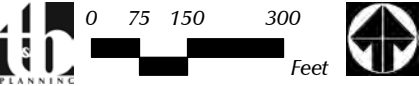


FIGURE II-10



CONCEPTUAL FIRE PROTECTION PLAN

I. IMPLEMENTATION

1. PHASING PLAN

The NICHOLS RANCH Specific Plan is designed for development in three phases, as shown on Figure II-11, *Conceptual Phasing Plan*. Planning Areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development to provide adequate access to and from the NICHOLS RANCH community and ensure public health. Phasing for the grading may occur in a single phase, which would result in grading of the entire Specific Plan area, or may occur in up to three phases.

a. Sewer and Water Phasing

An agreement with the water and sewer purveyor or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.

The sewer lift station within Planning Area 7, if required, will be constructed in conjunction with Phase 2.

b. Circulation Phasing

1. The project phasing shall ensure that the following provision is met:

- Planning Areas which are dependent on adjacent Planning Areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to tentative map approval.

c. Project Phasing Standards

1. Prior to approval of any Final Map or Site Plan for implementing development, improvement plans for the respective landscaped areas and/or plans to mitigate environmental impact, shall be submitted to the City Planning Division for approval. The improvement plans shall include:

- Final Grading Plan
- Irrigation Plans (certified by a landscape architect)
- Fence Treatment Plans
- Special Treatment/Buffer Area Treatment Plans
- Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)

2. An interim connection of “B” Street to existing Nichols Road shall be provided with Phase 1. Nichols Road shall be improved in conjunction with Phase 2, as described in Section II.B, *Circulation Plan*.
3. Each Planning Area, as applicable, shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
4. Construction of the development permitted herein, including recordation of Final Maps, may be done progressively in stages, provided that vehicular access, facilities, and infrastructure are constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of this project’s Phasing Program.

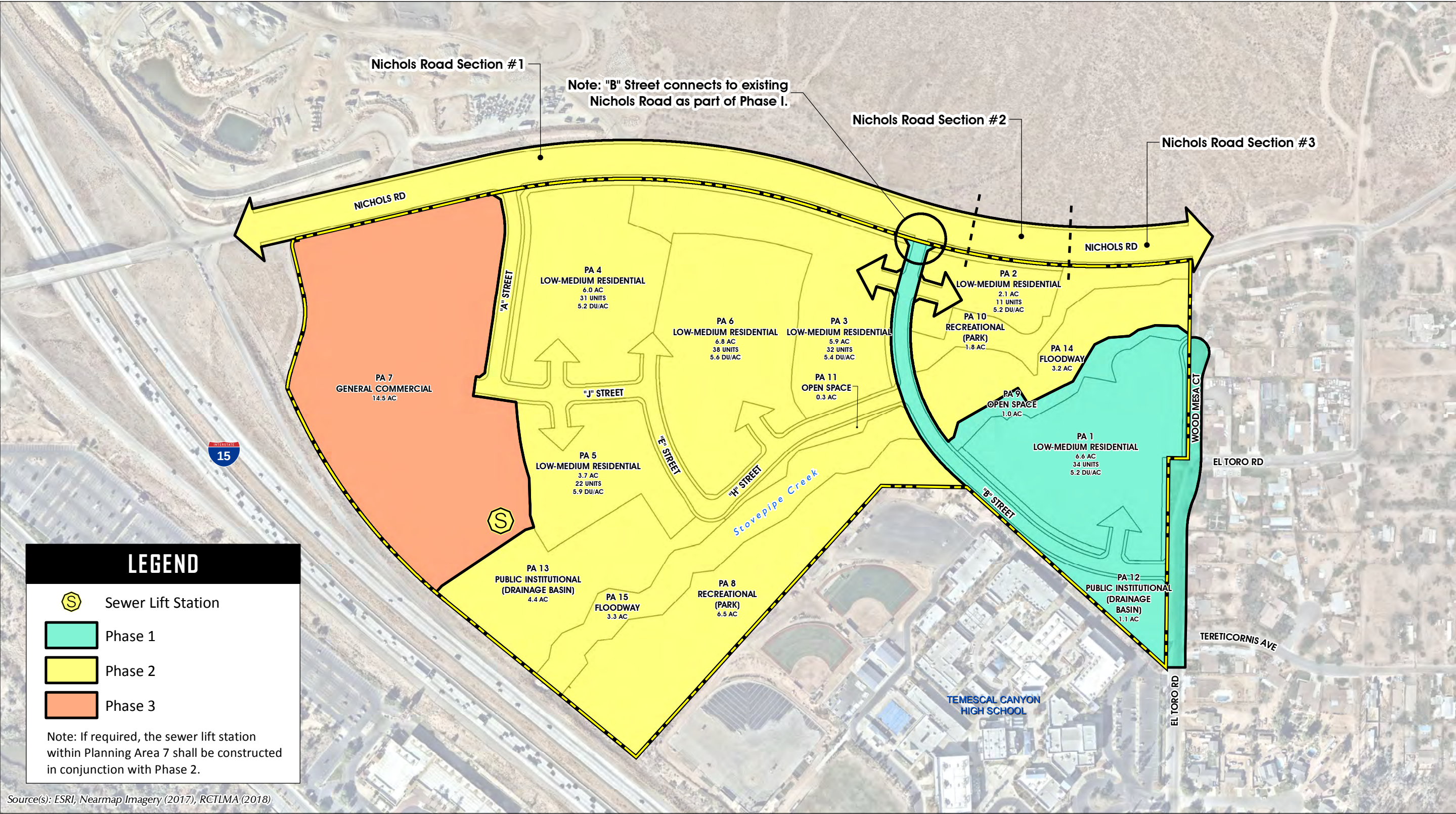
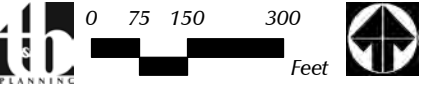


FIGURE II-11



CONCEPTUAL PHASING PLAN

2. MAINTENANCE PLAN

Successful operation of maintenance districts and home owner associations are important in maintaining quality in a master planned community such as NICHOLS RANCH. The City of Lake Elsinore, or functional equivalent, are responsible for maintaining public roadways and associated landscaped parkways. The maintenance responsibilities for other common community facilities may be divided among a Homeowners' Association (HOA), Neighborhood Associations, Commercial Property Owners Association (POA), Community Service District (CSD), Landscape Maintenance District (LMD) and/or other similar maintenance entities, not specifically identified herein. Maintenance responsibilities shall be identified at the Final Map or Plot Plan stage in concert with appropriate agencies. See Table II-3, *Maintenance Plan*, and Figure II-12, *Conceptual Maintenance Plan*, for a summary of maintenance responsibilities.

Table II-3 MAINTENANCE PLAN

	HOMEOWNERS OR NEIGHBORHOOD ASSOCIATION	COMMERCIAL PROPERTY OWNERS ASSOCIATION	CITY OF LAKE ELSINORE	OTHER SERVICE ENTITY	COUNTY OF RIVERSIDE
Common Open Space (Including common area slopes)	✓				
Natural Open Space /Stovepipe Creek	✓			✓	
Parks	✓		✓		
Landscaped Parkway – Within Public ROW	✓		✓		
Landscaped Parkway – Within Local Roads	✓				
Monumentation and Hardscape Elements	✓				
Public Sewer/Water				✓	
Storm Drains/Drainage – Within Public ROW			✓		
Water Quality Management Facilities			✓		
Sidewalks – Within Public ROW			✓		✓
Street Lighting			✓		
Street Sweeping			✓	✓	
Streets (Public)			✓		✓
Private Driveways (within Commercial PA 7)		✓			
Manufactured Slopes	✓	✓	✓		
Fuel Modification Zones	✓	✓	✓		

a. Homeowners' Association

A Homeowners' Association shall be formed to maintain landscaped parkway and slope areas, as well as open space not directly associated with a particular neighborhood. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, which would assume ownership and maintenance responsibility for all open space, park sites, and landscape areas. Areas of responsibility may include open space, project signage, private recreation facilities, storm drains and drainage structures, and landscape areas located along the project roadways.

b. Open Space and Parks

Any open space or park areas not directly associated with a particular neighborhood will be the responsibility of a Homeowners' Association, the City of Lake Elsinore, or a similar public agency for maintenance.

c. Project Roadways

All project roadway streets will be designed and constructed to standards acceptable to the City of Lake Elsinore. El Toro Road and Wood Mesa Court will be owned and maintained by the County of Riverside. Landscaped Parkways within public roads and local roads will be maintained either by a Homeowner's Association, the City of Lake Elsinore, or other maintenance entity.

d. Stormwater Drainage Facilities

Stormwater drainage facilities will be maintained by a variety of maintenance entities. The City of Lake Elsinore shall maintain the water quality and detention basins in Planning Areas 12 and 13, for flood control purposes; however, the landscaping within these areas shall be maintained by the entity that is responsible for maintenance of common open space areas. Stormwater conveyance facilities within on-site public streets shall be maintained by the City of Lake Elsinore, while stormwater conveyance facilities within private driveways in Planning Area 7 shall be maintained by the Commercial Property Owners Association (POA). Stormwater drainage facilities located within parks shall be maintained by the entity that is responsible for maintaining the respective park.

e. Fuel Modification Zones

Fuel Modification Zones #1, #2, and #3 will be maintained by a variety of maintenance entities. Fuel Modification Zone #1 areas are maintained by Homeowners and are generally located along the rear yards and side yards of homes within residential Planning Areas that are in close proximity to Stovepipe Creek. Fuel Modification Zone #2 areas are maintained by the Homeowners' Association and are generally located in landscaping areas outside of homeowner lots, and include parks, roadway landscaping, and manufactured slopes. Fuel Modification Zone #3 areas are maintained by the City and are generally located within the detention/water quality basins and manufactured slopes within Planning Area 13.

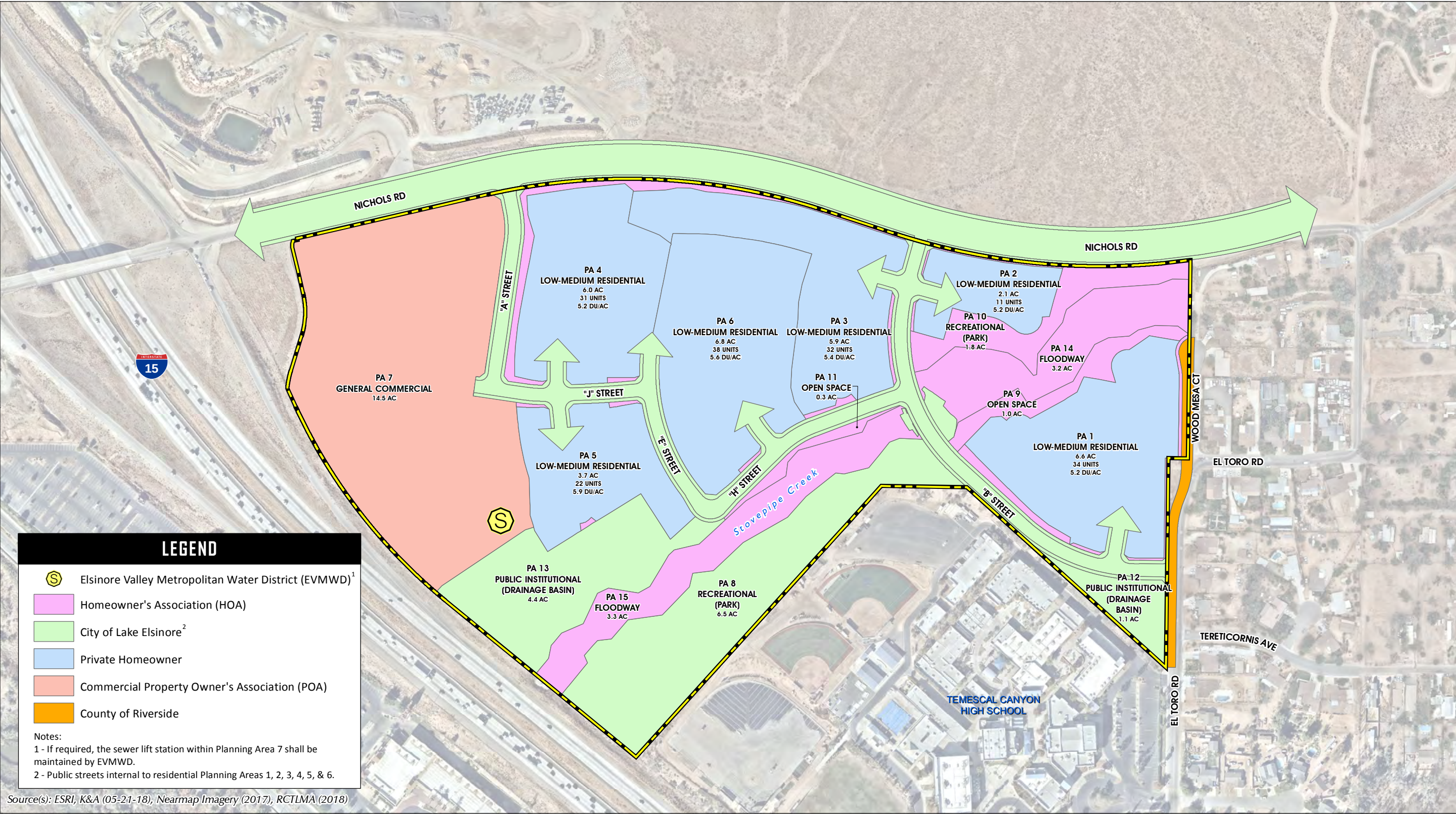
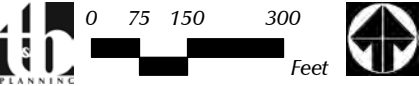


FIGURE II-12



CONCEPTUAL MAINTENANCE PLAN

DEVELOPMENT PLANS AND STANDARDS | CHAPTER III

CHAPTER III | DEVELOPMENT PLANS AND STANDARDS

Planning Areas within the NICHOLS RANCH Specific Plan were formed on the basis of logical separate units of development. Criteria considered in this process included an assessment of the constraints within the Specific Plan boundaries, including the location of the site and natural drainage courses. Planning standards have been established for each individual Planning Area to ensure that development of the individual residential neighborhoods and commercial center are consistent with the quality and vision of NICHOLS RANCH Specific Plan community, and ensure that development of the community respects surrounding off-site land uses.

The Plotting Diagram graphics presented in this section (Figure III-1 and Figure III-2) illustrate the development standards and provide information regarding the zoning requirements for the commercial center and residential product type, respectively, within the community. The Planning Area graphics presented in this section (Figure III-3 through Figure III-8) are derived from the Specific Land Use Plan for the NICHOLS RANCH community (Figure II-1). This section addresses Planning Standards for each Planning Area, such as, but not limited to permitted uses, development standards such as permitted housing product types, lot size, setback and building separation and vehicular access points. The Planning Standards for each Planning Area also provide references to relevant graphics, including graphics that depict desired architecture and landscaping elements contained throughout this Specific Plan.

The zoning provisions within the Specific Plan establish use restrictions and development standards for each Planning Area. These use restrictions and development standards should be used in conjunction with the Specific Plan's Planning Standards for each respective Planning Area. Where the Specific Plan Zoning and Development Standards are silent, the City of Lake Elsinore Municipal Code (LEMC) shall be the required standard. A summary of the land uses and densities provided for each Planning Area within the NICHOLS RANCH Specific Plan is summarized in Table II-1, *Detailed Land Use Summary*.

A. COMMERCIAL DEVELOPMENT STANDARDS

Design of Planning Area 7 (Commercial) within NICHOLS RANCH is an essential component of the Land Use Plan. Development criteria are provided to address setback, building height, and building placement for this commercial area. Figure III-1, *Plotting Diagram with Development Standards - General Commercial*, and Table III-1, *Development Standards – General Commercial*, provides development standards for the commercial area within NICHOLS RANCH. Additional Design Guidelines for Planning Area 7 can be found in Section IV, *Design Guidelines*.

Table III-1 DEVELOPMENT STANDARDS – GENERAL COMMERCIAL

DEVELOPMENT STANDARDS	GENERAL COMMERCIAL
BUILDING SETBACKS (MINIMUM)	
FRONT SETBACK TO PARKING AREA	10'
REAR SETBACK FROM PUBLIC RIGHT-OF-WAY	10'
SIDE SETBACK FROM PUBLIC RIGHT-OF-WAY	10'
INTERIOR SIDE SETBACK	10'
OTHER	
MAXIMUM FLOOR AREA RATIO	0.40
MINIMUM LOT AREA ¹	20,000 S.F.
MAXIMUM BUILDING HEIGHT	55'
PARKING REQUIREMENTS ²	Refer to LEMC Chapter 17, <i>Parking Requirements</i>
MINIMUM GAS STATION SETBACK FROM RESIDENTIAL LOT	85'

Notes:

¹ Minimum lot area shall be 20,000 S.F. If a lot has shared parking and access, lot area shall be a minimum of 5,000 S.F.

² Commercial uses shall adhere to the City's parking space requirements, as specified in LEMC Chapter 17, Parking Requirements.

The specific development standards which are not addressed in this document shall revert to the appropriate City code and/or regulation.

1. PURPOSE

To allow for the development of retail commercial, office, and light industrial uses within NICHOLS RANCH that are relatively free of nuisance and do not handle hazardous materials.

2. PERMITTED USES

These uses below operate in compliance with the purpose, intent, and standards of this land use designation; maintain an exterior environment relatively free from odor, dust, smoke, gas, noise, vibration, and hazardous materials.

1. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
2. Administrative or executive offices of any type of business.
3. Antique shops and auction galleries.
4. Apparel stores.
5. Appliance stores.
6. Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.
7. Art and craft galleries or studios.
8. Bicycle shops.
9. Bowling alleys.
10. Business colleges and professional schools.
11. Cabinet shops and furniture manufacture.
12. Car washes.
13. Children's indoor play center.
14. Civil engineering and testing firms.
15. Convenience stores and mini-marts.
16. Day care centers.
17. Departments stores.
18. Drive-through or drive-in establishments including, but not limited to, restaurant, retail, and financial institutions.
19. Drug stores and prescription pharmacies.
20. Eating/Drinking Establishments that have less than 25% of area allocated to alcohol sales or 50% of gross receipts.
21. Employment agencies, travel agencies, and airline ticket agencies.
22. Equipment sales, repair, and leasing.

PERMITTED USES (CONTINUED)

23. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
24. Floor covering shops.
25. Florists.
26. Food hall or food court.
27. Furniture and major appliance sales.
28. Gas stations, including those with automatic carwashes.
29. General merchandise stores.
30. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
31. Hardware stores.
32. Health and exercise clubs including indoor sports court facilities.
33. Hobby supply stores.
34. Home furnishing sales including floor coverings, draperies, lighting fixtures, paint and wallpaper sales, etc.
35. Home improvement centers.
36. Hotels and motels.
37. Industrial supply businesses.
38. Industrial kitchens including catering, wholesale bakeries, commissary kitchens, specialty food packaging and/or processing shops, and flight kitchens
39. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.
40. Jewelry stores.
41. Light manufacturing compatible with other permitted commercial uses.
42. Manufacture and maintenance of signs and advertising structures.
43. Martial arts studios.
44. Bookstores and newsstands.
45. Medical complexes including medical, dental, health-related services, and 24-hour urgent care; excluding any housing for persons aged, infirm, or ill.
46. Microbreweries.
47. Mini-storage or mini-warehouses and service.
48. Motor vehicle, motorcycle and recreational vehicle sales and service.
49. Music stores including sales of instruments, records, and tapes.

PERMITTED USES (CONTINUED)

50. Oculists, opticians, and optometrists.
51. Office supply and stationery stores.
52. Offices for on-site management and leasing, provided they shall be directly related to and involved with the property on which they are located.
53. Personal service establishments including barber shops, beauty shops, dry cleaning and tailors.
54. Pet supply and grooming shops.
55. Photography studios.
56. Places of religious assembly or institution.
57. Private Schools (Kindergarten through Sixth Grade).
58. Psychiatry and psychology.
59. Quick copy and printing establishments.
60. Recreational vehicle storage yards.
61. Restaurants and eating places.
62. Restaurants and eating places with outside eating areas.
63. Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts.
64. Schools and studios for arts, crafts, photography, music, and dance.
65. Secondhand and thrift shops.
66. Service establishments including small appliance repair, watch and jewelry repair, and shoe repair.
67. Skating rinks.
68. Soils engineering and testing firms.
69. Sporting goods stores.
70. Theaters.
71. Toy shops.
72. Tutoring center.
73. Upholstering shops.
74. Veterinary clinics.
75. Wholesale distribution and wholesale retail sales.
76. Wine bars.
77. Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

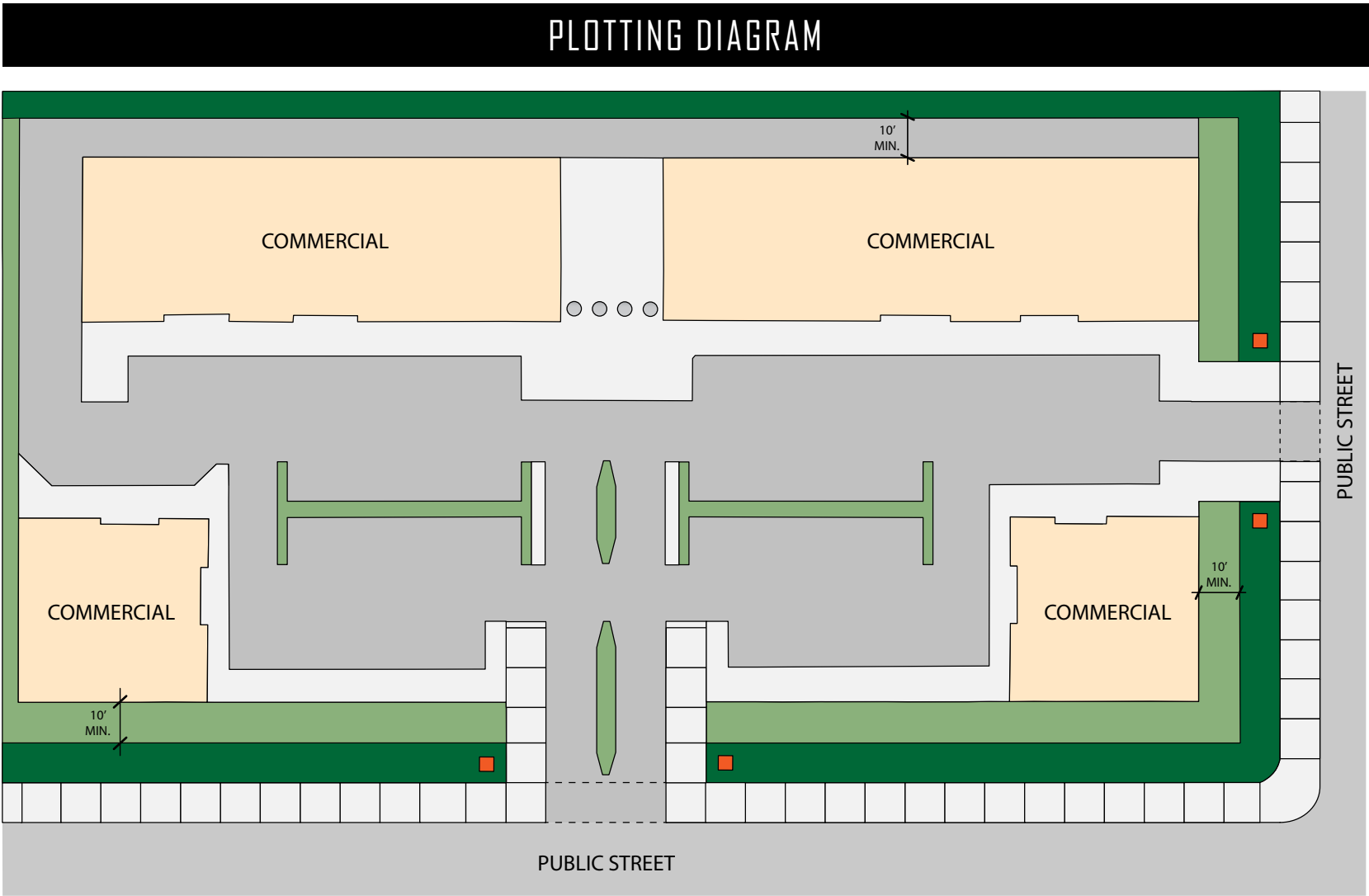
3. USES PERMITTED WITH CONDITIONAL USE PERMIT

It is recognized that certain uses, while similar in characteristics to "Permitted Uses", could potentially impact neighboring areas and, therefore, require additional review and consideration. The following uses may be permitted and subject to approval of a Conditional Use Permit pursuant to Chapter 17 Zoning, Conditional Use Permits of the LEMC.

1. Bars or cocktail lounges; not in conjunction with a restaurant.
2. Day spa, wellness and massage center.
3. Eating/Drinking Establishments that have greater than 25% of area allocated to alcohol sales or 50% of gross receipts.
4. Farmers market
5. Game arcades including any establishment having five or more mechanical or electronic games of chance, skill, or entertainment, whether as the primary use or in conjunction with another business but excluding vending machines dispensing a product for sale.
6. Micro-breweries and micro-distilleries with onsite tasting rooms.
7. Office condominiums.
8. 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.
9. Other uses where the Planning Commission determines that the proposed use is substantially the same in character and intensity as the above-listed conditionally permitted uses.

4. DESIGN REVIEW

No building permits shall be issued for the construction of any building or structure in Planning Area 7: General Commercial until the applicant has obtained design review approval pursuant to the provisions of Chapter 17 Zoning, Design Review of the LEMC.



*This exhibit is provided for illustrative purposes only. Please refer to the approved Zoning Ordinance for the development standards in effect for this use.

LEGEND	
Bollard (Optional)	Common Area Landscaping
Monument (Optional)	Landscaped Parkway
Building	Street/Parking
	Sidewalk

DEVELOPMENT STANDARDS - GENERAL COMMERCIAL	
DEVELOPMENT STANDARDS	GENERAL COMMERCIAL
BUILDING SETBACKS (MINIMUM)	
FRONT SETBACK TO PARKING AREA	10'
REAR SETBACK FROM PUBLIC RIGHT-OF-WAY	10'
SIDE SETBACK FROM PUBLIC RIGHT-OF-WAY	10'
INTERIOR SIDE SETBACK	10'
OTHER	
MAXIMUM FLOOR AREA RATIO	0.40
MINIMUM LOT AREA ¹	20,000 S.F.
MAXIMUM BUILDING HEIGHT	55'
PARKING REQUIREMENTS ²	Refer to LEMC Chapter 17, Parking Requirements
MINIMUM GAS STATION SETBACK FROM RESIDENTIAL LOT	85'

Notes:
¹ Minimum lot area shall be 20,000 S.F. If a lot has shared parking and access, lot area shall be a minimum of 5,000 S.F.
² Commercial uses shall adhere to the City's parking space requirements, as specified in LEMC Chapter 17, Parking Requirements.

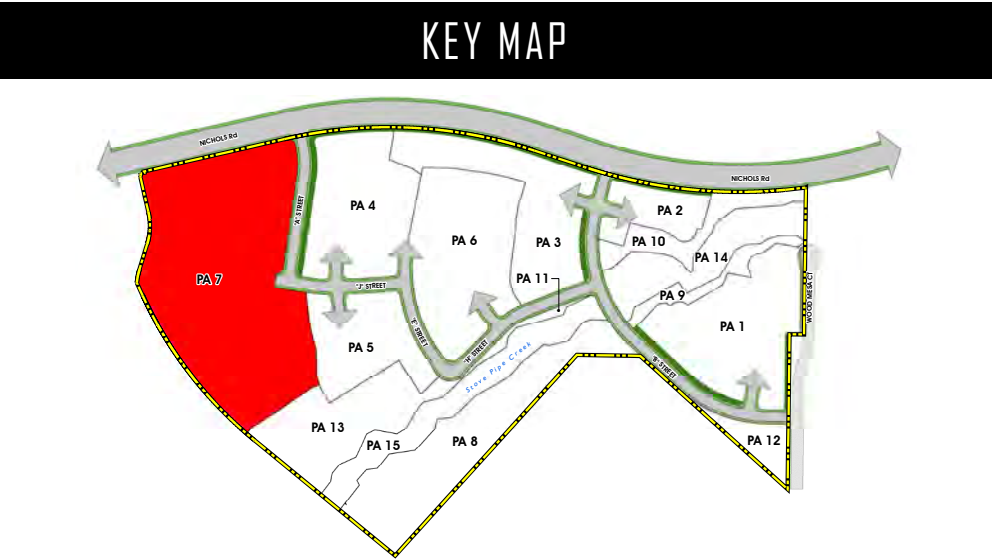


FIGURE III-1

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - GENERAL COMMERCIAL

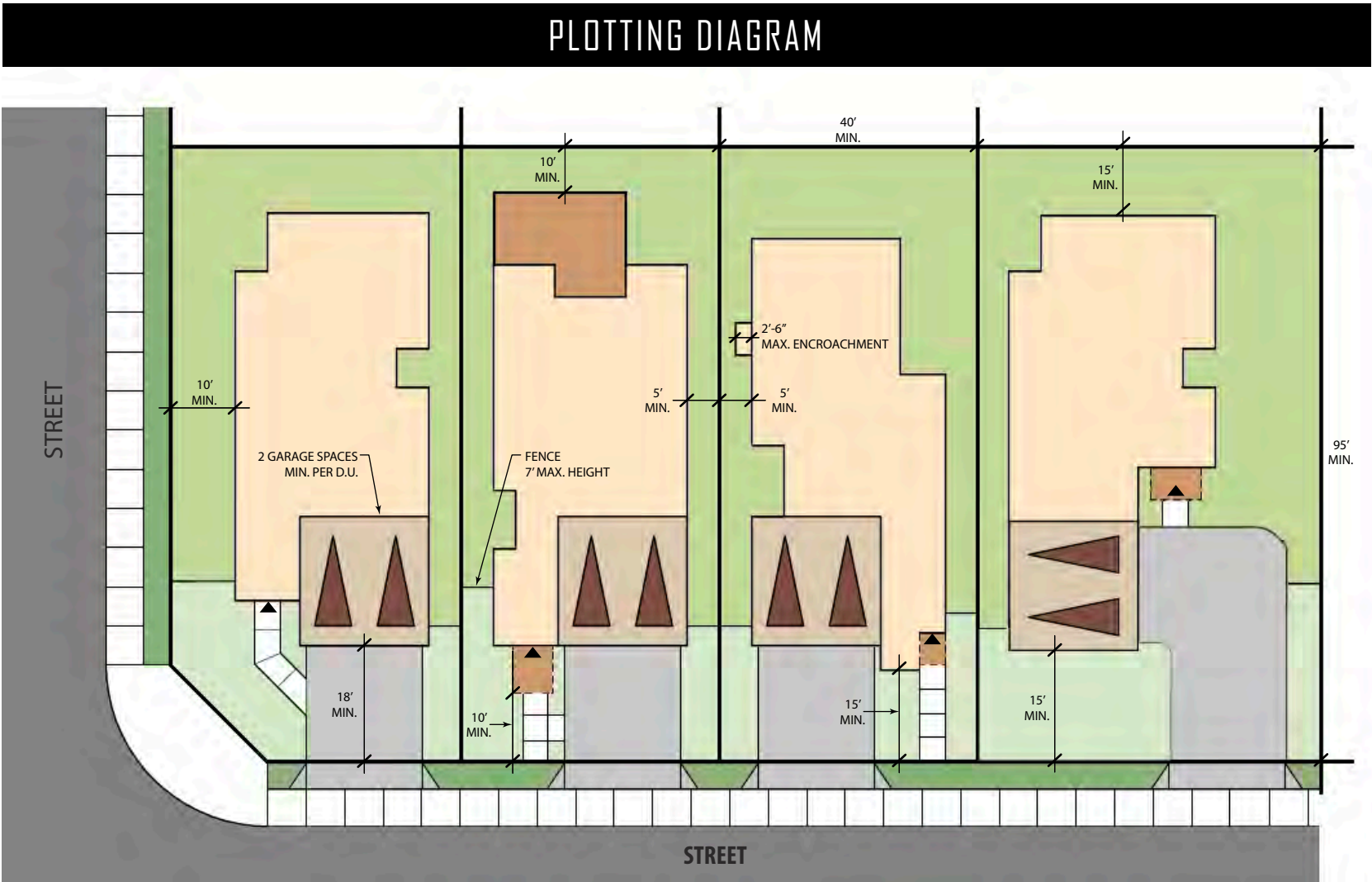
A. RESIDENTIAL DEVELOPMENT STANDARDS

Design of residential neighborhoods within NICHOLS RANCH is an essential component of the Land Use Plan. Development criteria are provided for the residential product type to address setback, lot coverage, and building placement. Table III-2, *Development Standards – Low-Medium Density Residential*, and Figure III-2, *Plotting Diagram with Development Standards – Low-Medium Density Residential*, and illustrates this residential product type and provides development standards regarding the placement of residential lots within the community. Figure III-2 contains a plan view of the typical residential product type, with a corresponding table that lists the Design Criteria for that product.

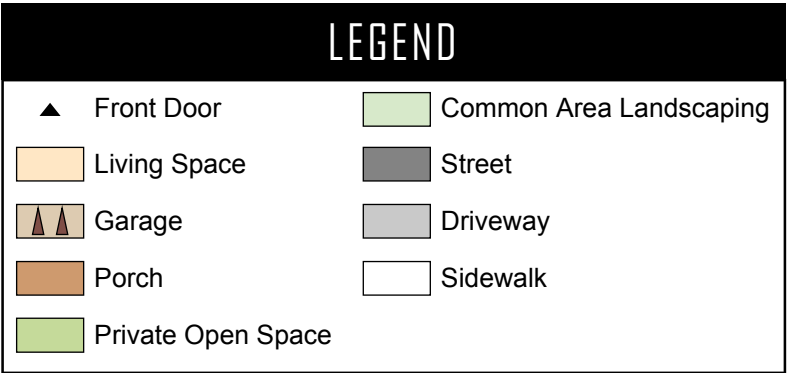
Detached single family homes on minimum 4,500 square foot lots are permitted within Planning Areas 1 through 6. While these Planning Areas provide for traditional, front-loaded housing product types; it is expected that the creative use of varied setbacks, single-story elements, porches, courtyards and other innovative neighborhood design techniques will create a visually interesting, pedestrian friendly, street scene and a unique neighborhood character. Traditional detached homes also feature landscaped semi-private outdoor space (front yards and front porches) and private outdoor space (rear patios, rear yards) to encourage outdoor living and community interaction.

Table III-2 DEVELOPMENT STANDARDS – LOW-MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS	LOW-MEDIUM DENSITY RESIDENTIAL
TYPICAL LOT (MIN.)	
LOT SIZE	4,500 S.F.
LOT WIDTH	40'
LOT DEPTH	95'
FRONTAGE ON KNUCKLES OR CUL-DE-SACS	35'
LOT COVERAGE (MAX.)	70%
FRONT SETBACKS (MIN.)	
LIVING AREA	15'
PORCH	10'
FRONT- ENTRY GARAGE	18'
SIDE-SWING GARAGE	15'
SIDE SETBACKS (MIN.)	
INTERIOR SIDE	5'
CORNER LOT	10'
REAR SETBACKS (MIN.)	
LIVING AREA (FROM REAR PROPERTY LINE)	15'
PORCH/COVERED PATIO/CALIFORNIA ROOM	10'
OTHER	
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM SIDE YARD ENCROACHMENT (ARCHITECTURAL PROJECTIONS, FIREPLACES, MEDIA NICHES, AC UNITS, POTSHELVES, ETC.)	2'-6"
PARKING REQUIREMENT	Refer to LEMC Chapter 17 Zoning, <i>Parking Requirements</i>



**This exhibit is provided for illustrative purposes only. Please refer to the approved Zoning Ordinance for the development standards in effect for this use.*



DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARDS	LOW-MEDIUM DENSITY RESIDENTIAL
TYPICAL LOT (MIN.)	
LOT SIZE	4,500 S.F.
LOT WIDTH	40'
LOT DEPTH	95'
FRONTAGE ON KNUCKLES OR CUL-DE-SACS	35'
LOT COVERAGE (MAX.)	70%
FRONT SETBACKS (MIN.)	
LIVING AREA	15'
PORCH	10'
FRONT- ENTRY GARAGE	18'
SIDE-SWING GARAGE	15'
SIDE SETBACKS (MIN.)	
INTERIOR SIDE	5'
CORNER LOT	10'
REAR SETBACKS (MIN.)	
LIVING AREA (FROM REAR PROPERTY LINE)	15'
PORCH/COVERED PATIO/CALIFORNIA ROOM	10'
OTHER	
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM SIDE YARD ENCROACHMENT (ARCHITECTURAL PROJECTIONS, FIREPLACES, MEDIA NICHES, AC UNITS, POTSHELVES, ETC.)	2'-6"
PARKING REQUIREMENT	Refer to LEMC Chapter 17 Zoning, Parking Requirements

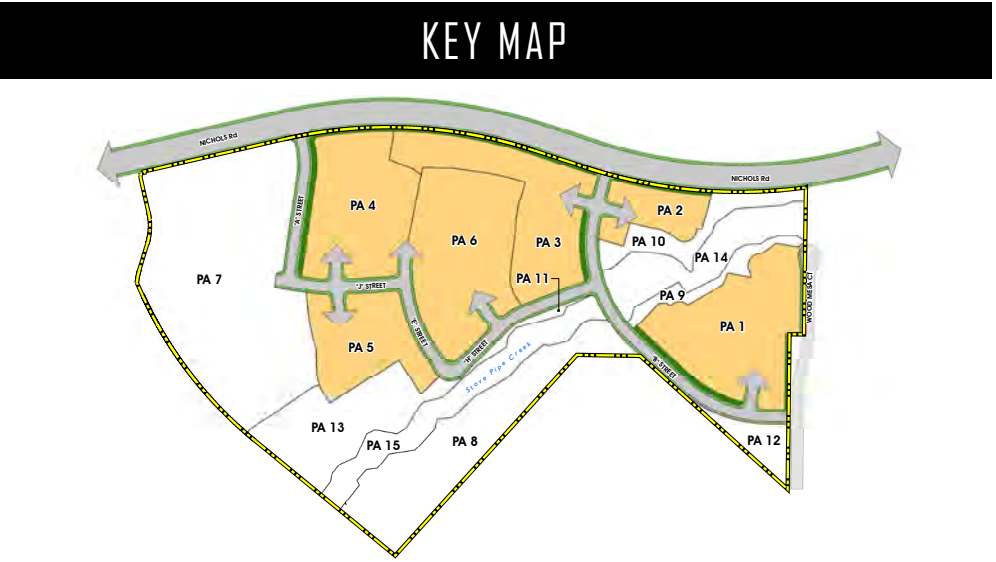


FIGURE III-2

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - LOW-MEDIUM DENSITY RESIDENTIAL

B. PLANNING AREA DEVELOPMENT STANDARDS

1. PLANNING AREAS 1 THROUGH 6: LOW-MEDIUM DENSITY RESIDENTIAL

a. Description

The NICHOLS RANCH Specific Plan provides for a maximum of 168 homes on approximately 31.1 acres at an overall project density of 2.3 dwelling units per acre (du/ac). The Low-Medium Residential Density designation of these Planning Areas permit a density range of 1.0-6.0 du/ac on minimum 4,500 square-foot lots. Figures III-3 through III-6 were derived from the Specific Plan Land Use Plan and provide references to relevant graphics which depict desired architecture and landscaping elements discussed elsewhere in this Specific Plan.

Vehicular access to Planning Areas 1 through 6 is provided via “B” Street and local roads. Pedestrian access is provided via sidewalks on local roads. The homes within Planning Areas 1 through 6 are within a 5-minute walking distance to the Linear Park within Planning Area 8 and the Neighborhood Park within Planning Area 10.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Planning Areas 1 through 6 shall comply with Development Standards for Low-Medium Residential Density, located in Section III.B.1.

c. Planning Standards

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Plotting Diagram with Development Standards – Low-Medium Density Residential*.
2. Fuel modification treatments shall be provided within Planning Areas 1 through 6, as shown on Figure II-10, *Conceptual Fire Protection Plan*.
3. Landscaping shall occur as depicted in Figure IV-6, *Conceptual Master Landscape Plan*.
4. Roadway landscape treatments shall be provided along Nichols Road and local roads, as shown on Figure IV-10, *Nichols Road Streetscape*, and Figure IV-11, *Local Road Streetscape*.
5. Neighborhood entry monuments may be provided at the entrances of residential Planning Areas as illustrated on Figure IV-9, *Conceptual Neighborhood Entry Monumentation*.
6. Landscaped transitions shall be provided along the portions of Planning Areas 1 through 6 that abut commercial uses, roadways, basins, recreational areas, and natural open space, as shown on *Figures IV-16 through IV-22*.
7. Trails and sidewalks within NICHOLS RANCH shall be constructed as delineated in Figure II-2, *Conceptual Circulation Plan*.
8. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14,

Conceptual Wall and Fence Plan, and Figure IV-15, Wall and Fence Details.

9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

2. PLANNING AREA 7: GENERAL COMMERCIAL

a. Description

As shown on Figure III-7, Planning Area 7 is designated as General Commercial and would accommodate 14.5 acres of retail uses that would serve the residents of NICHOLS RANCH and the surrounding communities. A variety of commercial and hospitality uses (at an aggregate maximum Floor Area Ratio (FAR) of 0.40) including, but not limited to, retail sales, gas station, fast food restaurants, sit-down restaurants, professional offices, and hotels. The commercial uses would contribute to the long-term economic base of the City by generating sales taxes and transient occupancy (bed) tax revenue, provide opportunities for local employment, and accommodate the hospitality needs of visitors to the City.

Vehicular access to Planning Area 7 is provided from Nichols Road and “A” Street, and via local roads. Pedestrian access is provided via sidewalks on Nichols Road and local roads. The homes within NICHOLS RANCH are in close proximity to the commercial center within Planning Area 7.

Additional standards related to architecture and landscaping are provided below.

b. Land Use and Development Standards

Planning Area 7 shall comply with Development Standards for General Commercial, located in Section III.A.1.

c. Planning Standards

1. Site plan concepts for allowed commercial uses within this Planning Area are depicted in Figure III-1, *Plotting Diagram with Development Standards - General Commercial*.
2. Landscaping shall occur as depicted in Figure IV-6, *Conceptual Master Landscape Plan*.
3. Commercial signage may be provided at the entrance along Nichols Road and “A” Street.
4. Landscaped transitions shall be provided along the portions of Planning Area 7 that abut residential uses, roadways, and I-15, as shown on *Figures IV-16, IV-23, and IV-24*.
5. Roadway landscape treatments shall be provided along Nichols Road and local roads, as shown on Figure IV-10, *Nichols Road Streetscape*, and Figure IV-11, *Local Road Streetscape*.
6. Trails and sidewalks within NICHOLS RANCH shall be constructed as delineated in Figure II-2, *Conceptual Circulation Plan*.
7. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14, *Conceptual Wall and Fence Plan*, and Figure IV-15, *Wall and Fence Details*.
8. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.

9. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

3. PLANNING AREAS 8 (LINEAR PARK) AND 10 (NEIGHBORHOOD PARK): RECREATIONAL

a. Description

Planning Area 8 (Linear Park)

As shown on Figure III-8, Planning Area 8 is designated as Recreational for the development of a 6.5-acre public Linear Park, which provides residents with recreational amenities that may include, but are not limited to, a looped 10-foot wide decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead. The trailhead within the Linear Park provides natural, aesthetic views of Stovepipe Creek for the residents of NICHOLS RANCH and the surrounding communities within the City of Lake Elsinore.

Vehicular access to Planning Area 8 is provided from “B” Street via El Toro Road and Nichols Road. Pedestrian access is provided via sidewalks on local roads. A parking lot is provided at the entrance of the Linear Park for residents and guests of NICHOLS RANCH to park their cars. The homes within NICHOLS RANCH are walking distance from the public Linear Park within Planning Area 8.

Planning Area 10 (Neighborhood Park)

As shown on Figure III-4, Planning Area 10 is designated as Recreational for the development of a Neighborhood Park on 1.8 acres. The Neighborhood Park provides the residents of NICHOLS RANCH with recreational amenities in close proximity to their homes which may include, but are not limited to, tot lots, a half circle seating area, picnic benches, and an ADA compliant decomposed granite trail.

Vehicular access to Planning Area 10 is provided via local roads within Planning Area 2. Pedestrian access is provided via sidewalks on local roads. The homes within NICHOLS RANCH are walking distance from the Neighborhood Park.

Additional standards related to architecture and landscaping are provided below.

b. Planning Standards

1. Site plan concepts for the Planning Area 8 Linear Park are depicted in Figure IV-12, *Conceptual Linear Park Plan (PA 8)*.
2. Site plan concepts for the Planning Area 10 Neighborhood Park are depicted in Figure IV-13, *Conceptual Neighborhood Park Plan (PA 10)*.
3. Landscaped transitions shall be provided along the portions of Planning Area 10 that abuts residential uses, as shown on Figure IV-19, *Interface #4 – Residential to Open Space*.
4. Fuel modification treatments shall be provided within Planning Areas 1 through 6 that abut recreational and open space uses, as shown on Figure II-10, *Conceptual Fire Protection Plan*.
5. Landscaping shall occur as depicted in Figure IV-6, *Conceptual Master Landscape Plan*.
6. Roadway landscape treatments shall be provided along local roads, as shown on Figure IV-11, *Local Road Streetscape*.

7. Trails and sidewalks within NICHOLS RANCH shall be constructed as delineated in Figure II-2, *Conceptual Circulation Plan*.
8. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14, *Conceptual Wall and Fence Plan*, and Figure IV-15, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

4. PLANNING AREAS 9 AND 11: OPEN SPACE

a. Description

As shown on Figure III-3 and Figure III-8, Planning Area 9 (1.0-acre) and Planning Area 11 (0.3 acres) are designated as Open Space for the preservation of natural open space. These open space areas along the boundaries of Stovepipe Creek create a buffer between residential uses and the Creek to help preserve the natural drainage channels and the natural riparian habitat.

Additional standards related to architecture and landscaping are provided below.

b. Planning Standards

1. Landscaping shall occur as depicted in Figure IV-6, *Conceptual Master Landscape Plan*.
2. Fuel modification treatments shall be provided within Planning Areas 1 through 6, as shown on Figure II-10, *Conceptual Fire Protection Plan*.
3. Landscaped transitions shall be provided along the portions of Planning Area 9 and 11 that abut residential uses, as shown on Figure IV-19, *Interface #4 – Residential to Open Space*.
4. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14, *Conceptual Wall and Fence Plan*, and Figure IV-15, *Wall and Fence Details*.
5. Trails and sidewalks within NICHOLS RANCH shall be constructed as delineated in Figure II-2, *Conceptual Circulation Plan*.
6. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
7. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

5. PLANNING AREAS 12 AND 13: PUBLIC INSTITUTIONAL

a. Description

As shown on Figure III-3 and Figure III-8, Planning Areas 12 and 13 are designated as Public Institutional for the development of a 1.1-acre detention/water quality basin within Planning Area 12 and two detention/water quality basins on 4.4 acres within Planning Area 13. Stormwater flows generated from within the community are conveyed to the detention/water quality basins within Planning Areas 12 and 13 via the community's storm drain system and provide peak flow mitigation before being discharged into Stovepipe Creek or into an off-site parkway drain within El Toro Road. The water quality management facilities are designed to improve the quality of stormwater runoff leaving NICHOLS RANCH by providing design features to allow the removal of sediment and other water borne pollutants.

Planning Areas 12 and 13 will not be accessible to community residents; therefore, no vehicular or pedestrian access is provided to these Planning Areas. Landscaping and fencing is provided along the perimeter of Planning Areas 12 and 13 to visually buffer the detention/water quality basins from the residential neighborhoods and roadways within NICHOLS RANCH.

Additional standards related to architecture and landscaping are provided below.

b. Planning Standards

1. Landscaping shall occur as depicted in Figure IV-6, *Conceptual Master Landscape Plan*.
2. Roadway landscape treatments, as shown on Figure IV-11, *Local Road Streetscape*, shall be provided along local roads.
3. Landscaped transitions shall be provided along the portions of Planning Area 13 that abut residential uses, as shown on Figure IV-18, *Interface #3 – Residential to Detention/Water Quality Basin*.
4. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14, *Conceptual Wall and Fence Plan*, and Figure IV-15, *Wall and Fence Details*.
5. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
6. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

6. PLANNING AREAS 14 AND 15: FLOODWAY (STOVEPIPE CREEK)

a. Description

As shown on Figure III-4 and Figure III-3, Planning Areas 14 (3.3 acres) and 15 (3.2 acres) are designated as Floodway for the preservation of the 6.5 acres of Stovepipe Creek. Planning Areas 14 and 15 preserve the natural riparian area and natural drainage courses of Stovepipe Creek, which traverses NICHOLS RANCH in a northeastern to southwestern direction. Stovepipe Creek is restricted from access and use and remains undisturbed (except for a single road crossing and the outlet facilities for the water quality/detention basin within Planning Area 13) to respect the natural environment and preserve the natural drainage pattern of the watershed. Stovepipe Creek serves as the centerpiece of the NICHOLS RANCH community and reinforces the relaxed character of the community.

b. Planning Standards

1. Walls and fencing within NICHOLS RANCH shall be constructed as delineated on Figure IV-14, *Conceptual Wall and Fence Plan*, and Figure IV-15, *Wall and Fence Details*.
2. Please refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Specific Land Use Plan	II.G: Grading Plan
II.B: Circulation Plan	II.H: Master Fire Protection Plan
II.C: Open Space and Recreation Plan	II.I: Implementation
II.D: Drainage and Water Quality Plan	II.I.1: Phasing Plan
II.E: Master Water Plan	II.I.2: Maintenance Plan
II.F: Master Sewer Plan	

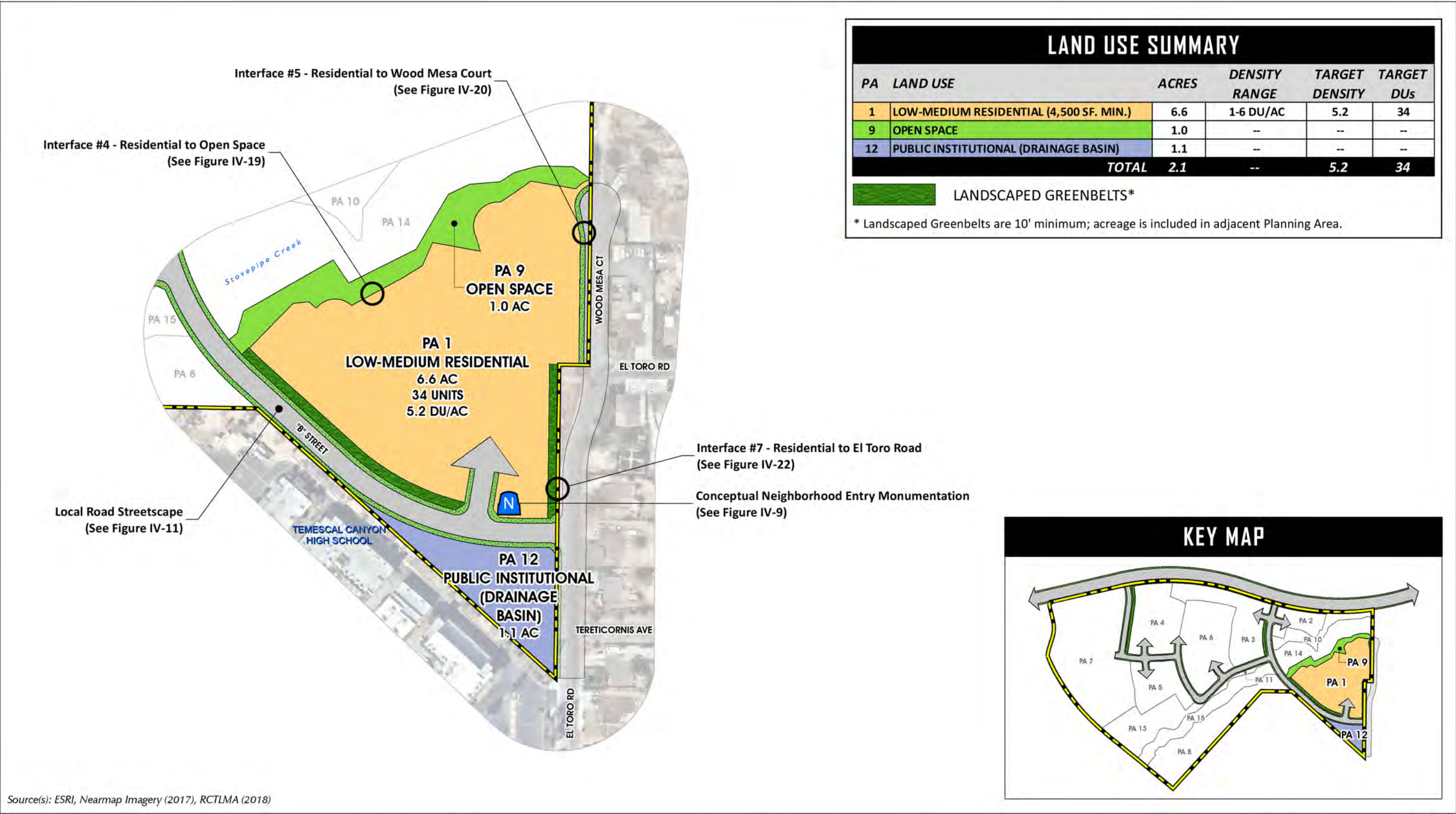
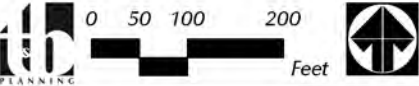
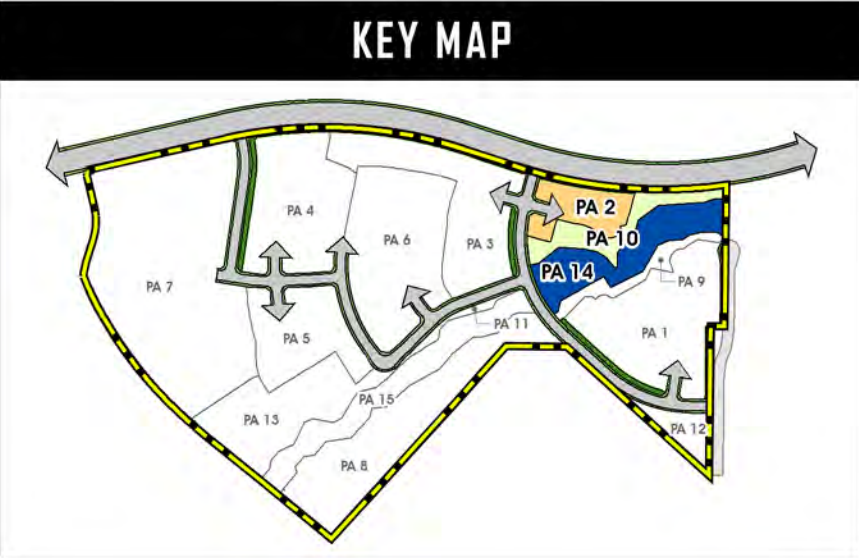
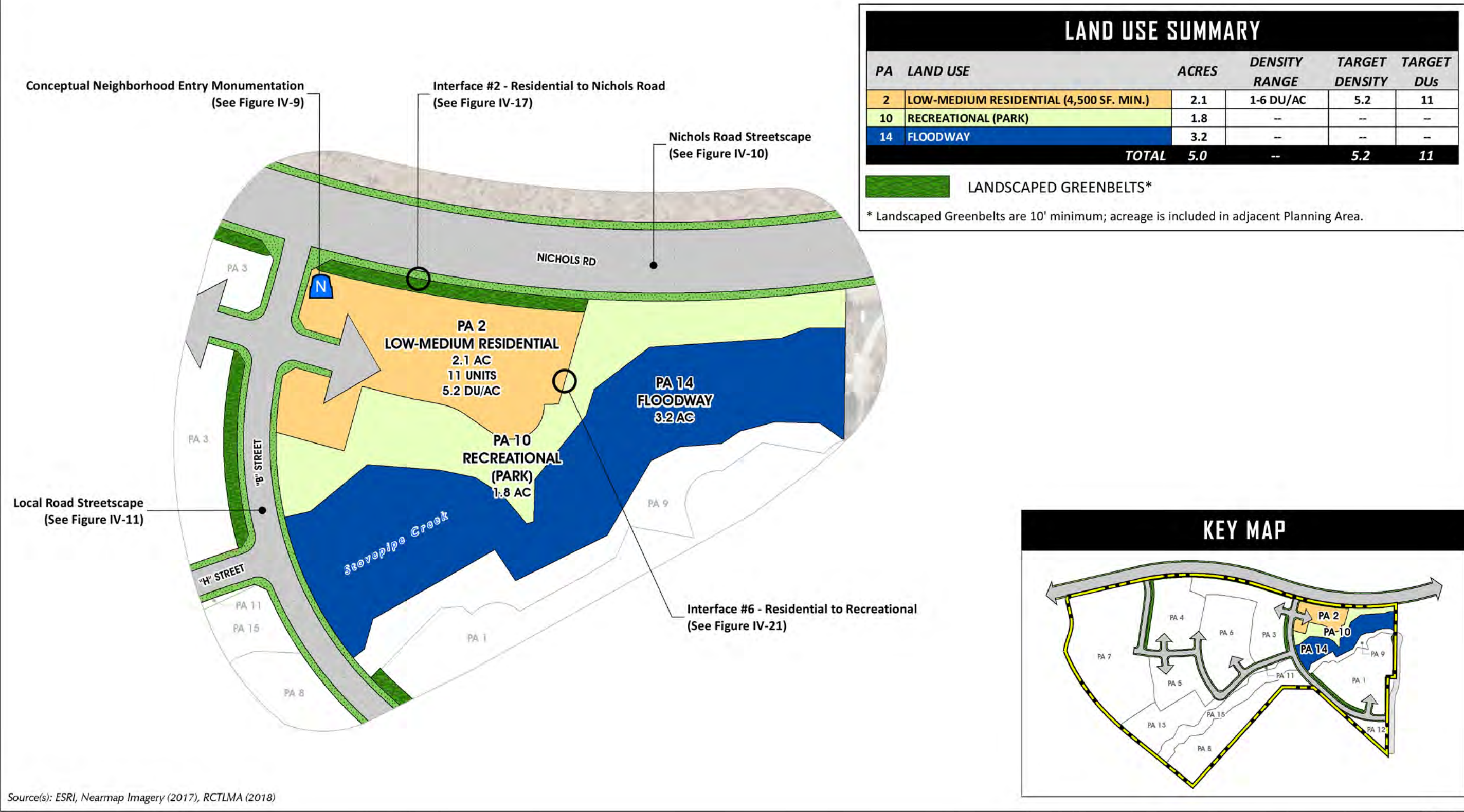


FIGURE III-3

PLANNING AREAS 1, 9, AND 12





Source(s): ESRI, Nearmap Imagery (2017), RCTLMA (2018)

FIGURE III-4

PLANNING AREAS 2, 10, AND 14



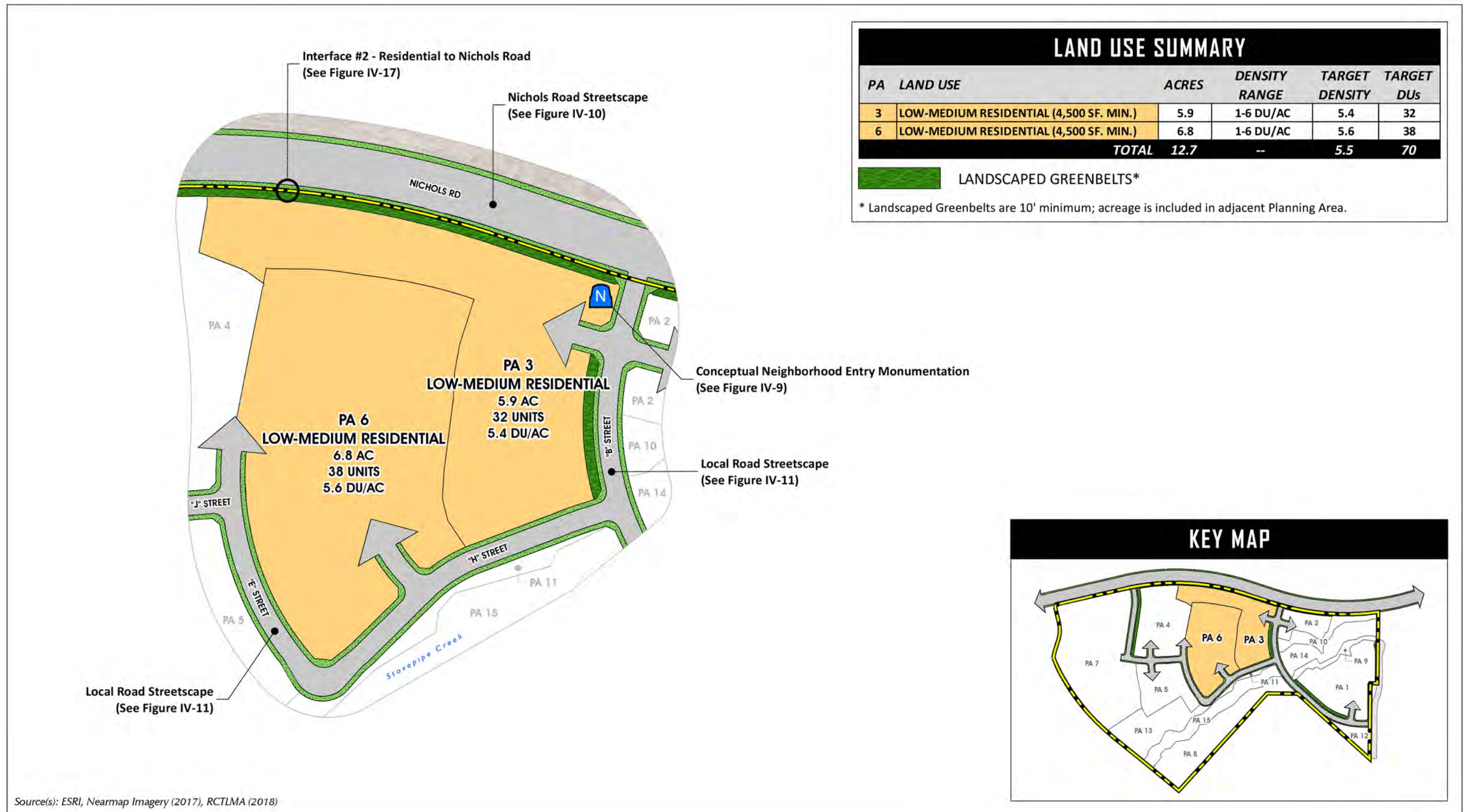


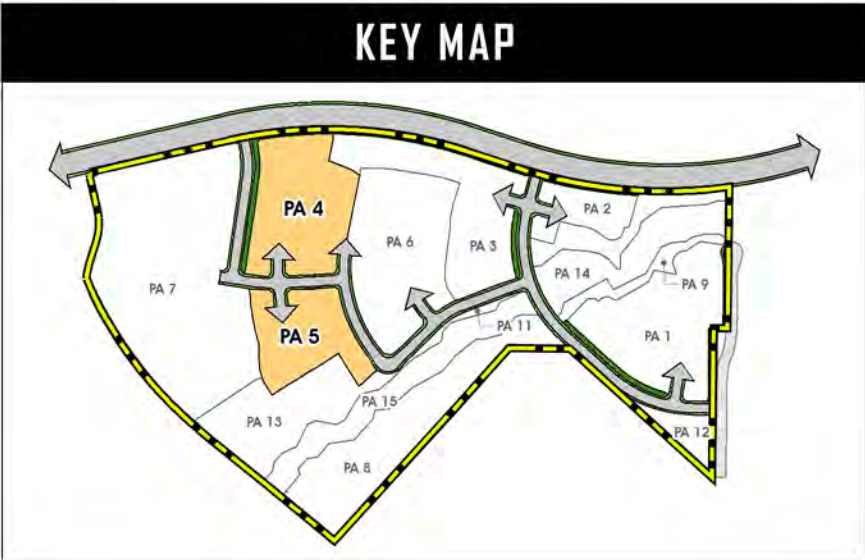
FIGURE III-5



LAND USE SUMMARY					
PA	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUs
4	LOW-MEDIUM RESIDENTIAL (4,500 SF. MIN.)	6.0	1-6 DU/AC	5.2	31
5	LOW-MEDIUM RESIDENTIAL (4,500 SF. MIN.)	3.7	1-6 DU/AC	5.9	22
TOTAL		9.7	--	5.5	53

 LANDSCAPED GREENBELTS*

* Landscaped Greenbelts are 10' minimum; acreage is included in adjacent Planning Area.



Source(s): ESRI, Nearmap Imagery (2017), RCTLMA (2018)

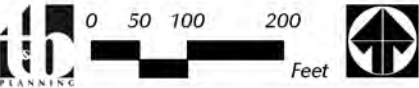


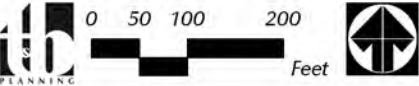
FIGURE III-6

PLANNING AREAS 4 AND 5



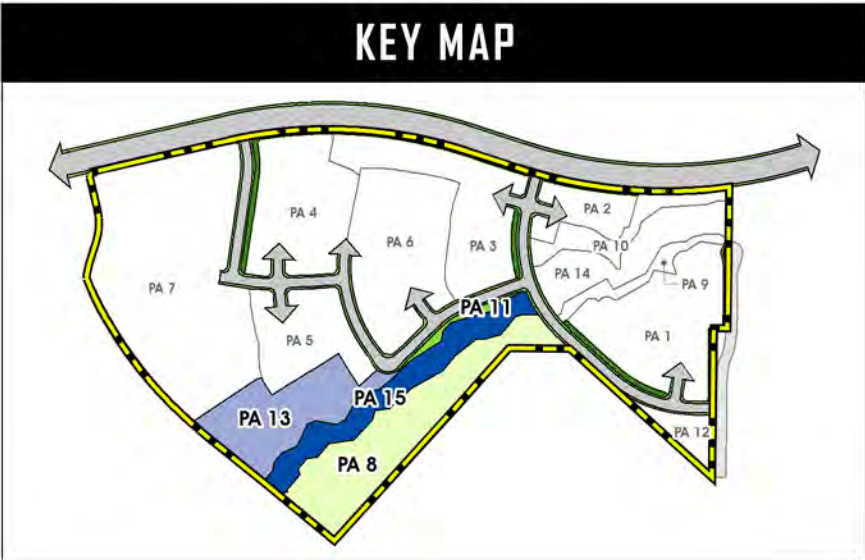
FIGURE III-7

PLANNING AREA 7





LAND USE SUMMARY					
PA	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUs
8	RECREATIONAL (PARK)	6.5	--	--	--
11	OPEN SPACE	0.3	--	--	--
13	PUBLIC INSTITUTIONAL (DRAINAGE BASIN)	4.4	--	--	--
15	FLOODWAY	3.3	--	--	--
TOTAL		14.5	--	--	--



Source(s): ESRI, Nearmap Imagery (2017), RCTLMA (2018)

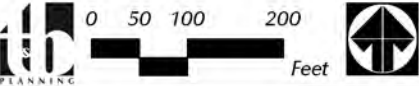


FIGURE III-8

PLANNING AREAS 8, 11, 13, AND 15

DESIGN GUIDELINES | CHAPTER IV

CHAPTER IV | DESIGN GUIDELINES

A. PURPOSE AND INTENT

The NICHOLS RANCH Design Guidelines establish both principles and standards for the design and development of a diverse, highly livable master planned community that complements the character and physical landscape of the City of Lake Elsinore. The Design Guidelines addresses site planning, architecture, and landscaping to provide for a high-quality, thematically cohesive and aesthetically pleasing environment within the NICHOLS RANCH community.

More specifically, these Design Guidelines:

- Provide clear direction to decision makers, builders, engineers, landscape architects and other professionals regarding the design theme and intent of this Specific Plan, thereby reducing the potential for misinterpretation during Specific Plan implementation;
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing reasonable flexibility in design;
- Address commercial and residential architectural design thematic elements, landscape design thematic elements and materials, and community elements such as trails, walls, fencing, and parks;
- Provide continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community;
- Create diverse, attractive and livable neighborhoods that are responsive to local needs;
- Reinforce the community's theme with consistent architectural styles and appropriate landscaping; and
- Establish a strong sense of community with shared community spaces, parks, monumentation, and quality architectural designs.

The Design Guidelines provided within this Specific Plan are a living document and are intended to be flexible. As such, they are subject to modification over time so as to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends, community desires and the marketplace, as well as significant changes on properties adjacent to NICHOLS RANCH. However, it is critical to the community's long-term design integrity that these guidelines are followed in a manner consistent with the stated design theme in order to create a unified concept and provide opportunities for diversity and visual interest, which are key components in successful communities throughout Southern California.

The photographs, sketches, and other graphic representations provided in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. The design components presented in this document are provided for informational purposes and are to be used as a guide in identifying the desired design composition for NICHOLS RANCH. These design components are provided as a palette of character, materials and colors defining elements that should be reflected in future design proposals, and, therefore, the community's design character can be maintained without necessarily providing an exact re-creation of the graphic representations included in this document.

B. SUMMARY

These guidelines are comprised of elements that define the design concept, physical character, and visual theme of the NICHOLS RANCH community. The principal components of this section include *Residential Design Guidelines*, *Commercial Design Guidelines*, and *Landscaping Design Guidelines*.

The *Residential* and *Commercial Design Guidelines* address site planning and architectural elements of the residential neighborhoods and commercial center to provide a basis for decisions regarding the community's built environment. Specific elements and considerations of the built environment addressed within the *Residential* and *Commercial Design Guidelines* include: site planning, building layout, building mass and scale, architectural theme and details, and building materials and color. By defining these elements, assurance is provided that the homes and commercial buildings constructed in NICHOLS RANCH will have a distinctive identity and be consistent with the overall community theme.

The *Landscape Design Guidelines* provide landscape principles and standards to ensure that plant materials, streetscapes, monumentation, community walls and fences, parks, and other amenities establish, communicate and enhance the community's overall design theme. Furthermore, the *Landscape Design Guidelines* commit NICHOLS RANCH to an environmentally sensitive design by establishing a water-efficient plant palette and include principles for the design of an efficient irrigation system. The *Landscape Design Guidelines* unite the community's residential, commercial, recreational, open space, and water quality basin land uses under a common design vocabulary.

C. COMMUNITY THEME

The community design theme for NICHOLS RANCH is used to create a consistent, comprehensive overall community theme, which reinforces the historic architectural styles, with a relaxed rural community character emphasized with vibrant colors. Utilizing four architectural styles and a choice of two lot sizes, NICHOLS RANCH community draws its overall thematic and aesthetic inspiration from two sources: a contemporary interpretation of historical Southern California architectural prototypes and the relaxed landscape feel reminiscent of early California's rural communities. The NICHOLS RANCH community offers its residents a living environment in which portions of the site are devoted to preservation of Stovepipe Creek, natural open space, and recreational space. The landscape concept is characterized by colorful plantings of native and water-efficient vegetation interspersed with local natural hardscape materials.

These Design Guidelines create a community theme that embraces, reflects, and enhances the character of the area, and sets the tone for new growth in the City of Lake Elsinore.

D. RESIDENTIAL DESIGN GUIDELINES

1. ARCHITECTURAL STYLES

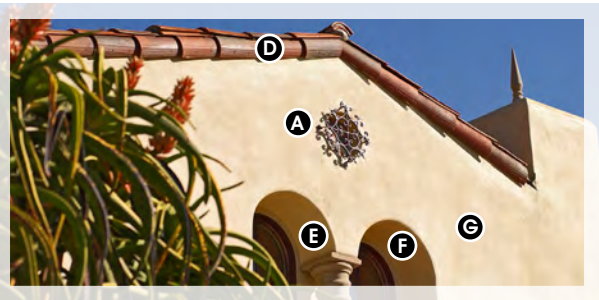
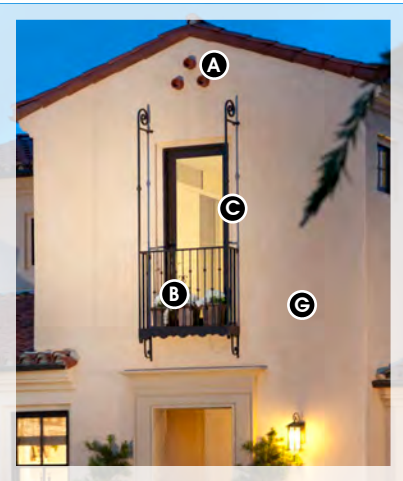
The architectural styles of the residential homes within NICHOLS RANCH reinforce the community's theme and reflect the architectural themes and styles prevalent in historically agricultural areas of Southern California. The selected architectural styles for NICHOLS RANCH include Spanish, Mediterranean, Craftsman, and Monterey. These complementary architectural styles provide a wide range of architectural variation, appealing to a variety of potential homeowners and creating visually interesting street scenes. Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets are to be at a level equal to or exceeding the homes and neighborhoods within the City of Lake Elsinore. The design goal of NICHOLS RANCH is to achieve contemporary interpretations of historical styles, rather than exact recreations. As such, these Design Guidelines are intended to present images of key features and details representative of the selected architectural styles that should be incorporated into the homes within NICHOLS RANCH. The building materials and detail materials historically used for each of the architectural styles can be replaced by modern materials designed to represent the historic material types. For example, stone veneer to represent solid stone, wood or plastic products to represent solid wood, etc. Use of natural materials and textures as architectural accents is encouraged; however, high-quality and visually complementary manufactured materials also can be used.

a. Spanish

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low-slung haciendas of the interior plains, the Spanish style emerged as a response to a wonderful climate, similar to southern California. The Spanish style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches especially above doors, porch entries and main windows (see Figure IV-1, *Residential Architecture – Spanish*). Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carved stonework or cast ornaments and patterned tile accents.

b. Mediterranean

Popular during the 1920's and 1930's in coastal resort areas of California and Florida, this architectural style originates from the coastal villas of Spain and France along the Mediterranean. The Mediterranean style is distinguished with symmetrical massing with low-pitched hipped roofs and red terra cotta tiles that extend out creating little to no eaves (see Figure IV-2, *Residential Architecture – Mediterranean*). Windows and doorways are recessed and arched to simulate the appearance of thick walls. The walls are lightly textured to smooth with white to light-earth colored stucco. Open-air arched verandas complement the outdoor living spaces allowing for cool breezes.



SPANISH STYLE

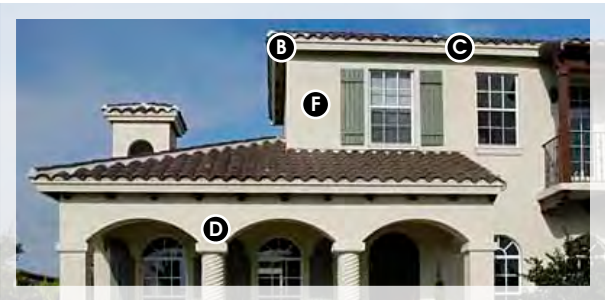
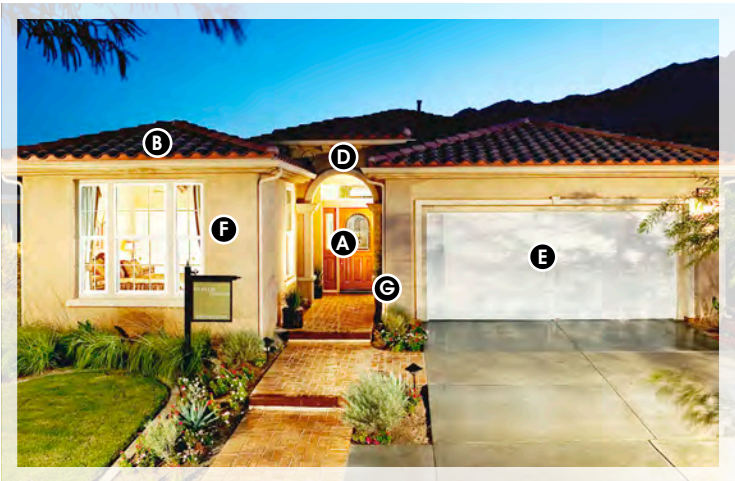
Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low slung haciendas of the planes, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform massings intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents.

KEY ELEMENTS

- A Window and gable accents
- B Iron or Wood balconies and rails
- C Use of terra cotta or decorative ironwork
- D Simple hip, gable, and shed forms
- E Deeply recessed windows and doors
- F Arched verandas, doorways, and window frames
- G Smooth stucco and sand finish

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.

FIGURE IV-1



MEDITERRANEAN STYLE

Popular during the 1920's & 1930's in coastal resort areas of California and Florida, this architectural style originates from the coastal villas of Spain and France along the Mediterranean. With key design elements from Italianate and Spanish style architecture, Mediterranean style is distinguished with symmetrical massing with low-pitched hipped roofs and red terra cotta tiles that extend out creating little to no eaves. Windows and doorways are recessed and arched to simulate the appearance of thick walls. The walls are lightly textured to smooth with white to light-earth colored stucco. Open-air arched verandas compliment the outdoor living spaces allowing for cool breezes.

KEY ELEMENTS

- A** Recessed windows and doors
- B** Low-pitched hipped terra cotta tiled roofs
- C** Little to no eaves
- D** Arched verandas, doorways, and window frames
- E** Symmetrical massing
- F** White to light-earth colored stucco finish
- G** Balconies accented with wrought iron rails or stone.

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.



c. **Craftsman**

The Craftsman style is inspired by the Arts and Crafts Movement of the latter part of the 19th century, a philosophy that stresses honesty of form, materials, and workmanship. The Craftsman style is expressed through the use of natural materials with an artful attention to detail, favoring applied decoration rather than a straight-forward expression of the structure (see Figure IV-3, Residential Architecture - Craftsman). Natural woods, shingles, earth tone color, brick, stone river rock, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations chimneys, and railing to set a unifying theme for the home. The Craftsman design focuses on the harmony of indoor and outdoor life. Porches are prominent features that cover the length of the front elevation, sometimes wrapping onto the sides. These asymmetrical, gabled works of art are a large part of Southern California's architectural heritage.

d. **Monterey**

In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish influences with Colonial designs from the East Coast. Their search eventually led to the emergence of the Monterey style. This style was perfected in Monterey, California and can be traced back to as early as the mid-19th Century. It's most commonly seen as a simple two-story form with front to back gable roofs and a long-cantilevered wood balcony across part of the upper flow (see Figure IV-4, *Residential Architecture - Monterey*). However, single story examples use similar forms and broad porches in lieu of the balcony expression. Made of simple stucco and timber with wood siding in the gables, these homes can have either shake or barrel tile roofs.

2. **ARCHITECTURAL DESIGN ELEMENTS**

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these Design Guidelines to require that all of the identified design components and elements be incorporated into the final building designs. Rather, these guidelines serve as a "palette" of character defining elements that can be used in home designs. Builders, and their architects and planners, are encouraged to utilize creativity and imagination when developing exciting design proposals for NICHOLS RANCH.

a. **Varied Plotting**

Streets should vary in their architectural character to create a sense of individual ownership and personality. When unified by landscape elements, this variety results in quality neighborhoods. Varying front yard setbacks along the street by two (2') or three (3') feet creates a less rigid feel throughout the community. The lots throughout the community vary in depth, deeper setbacks are considered on the deeper lots.



CRAFTSMAN STYLE

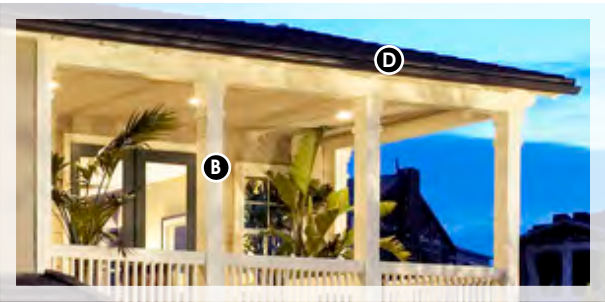
Inspired by the Arts and Crafts Movement of the latter part of the 19th century, a philosophy that stresses honesty of form, materials, and workmanship. The style is expressed through the use of natural materials with an artful attention to detail, favoring applied decoration rather than a straight-forward expression of the structure. Natural woods, shingles, earth tone color, brick, stone river rock, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations chimneys, and railing to set a unifying theme for the home. The Craftsman design focuses on the harmony of indoor and outdoor life. Porches are prominent features that cover the length of the front elevation, sometimes wrapping onto the sides. These asymmetrical, gabled works of art are a large part of Southern California’s architectural heritage.

KEY ELEMENTS

- A** Low-pitched gable roofs, deep overhangs
- B** Deep, broad porch with tapered wood columns
- C** Expressive structural elements such as rafters, brackets, braces, and columns
- D** Stone accents
- E** White or Brown tone trim
- F** Asymmetrical massing and window and door composition

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.

FIGURE IV-3



MONTEREY STYLE

In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish influences with Colonial designs from the East Coast. Their search eventually led to the emergence of the Monterey style. This style was perfected in Monterey, California and can be traced back to as early as the mid 19th Century. It's most commonly seen as a simple two story form with front to back gable roofs and a long cantilevered wood balcony across part of the upper flow. However, single story examples use similar forms and broad porches in lieu of the balcony expression. Made of simple stucco and timber with wood siding in the gables, these homes can have either shake or barrel tile roofs.

KEY ELEMENTS

- A** Stucco, brick, and wood siding elements
- B** Cantilevered wood balconies
- C** Rectangular windows with shutter
- D** Low-pitched gable roofs with clay tile roofing
- E** Recessed windows and doors
- F** Lighter to moderate earth tones
- G** Smooth stucco and sand finish

Note: A minimum of two key elements shall be incorporated into each home that utilizes this architectural style.

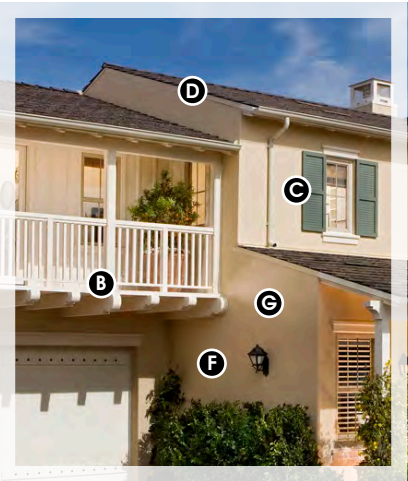
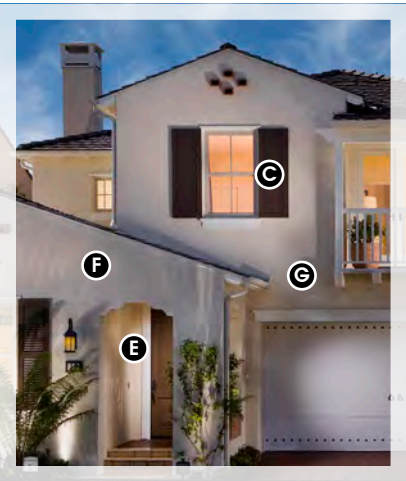


FIGURE IV-4

b. **Corner Lots**

All corner lots shall be five (5') feet wider than the typical lot width for any series of houses. Side yard fencing at corner lots shall not come any further forward than the midpoint of the home allowing the side of the home to have partial frontage to the side street. Corner lots should contain a single-story element on the corner street side to reduce the massing on the street.

c. **Plan Mix and Variation**

No plan should be plotted side by side or directly across from each other with the same elevation. Residential Planning Areas shall provide three different floor plans and three different architectural styles, at a minimum. Each floor plan and architectural style shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. In any case where a developer owns multiple Planning Areas, the developer may use the same three different floor plans and three different model types throughout those owned Planning Areas. Sufficient color schemes must be provided within the neighborhoods to encourage diversity among the homes on a single local street.

d. **Architecture Forward**

Homes should be designed to have a minimum five (5') feet offset from the garage door to the front of the architecture or porch, which shall be in front of the garage.

e. **Massing and Scale**

Massing and Scale are fundamental principles that ensure individual elevation elements relate to one another in a balanced and aesthetically pleasing way. They are also critical when trying to understand building to building spatial relationships and how best to form spaces between buildings to the comfort and delight of homeowners and their guests.

1. **Massing**

- Height plays a critical role in the perception of a building's mass, the higher a continuous volume climbs unbroken, the more oppressive that mass becomes to neighboring structures. As such, special care should be taken to breakdown the elevation's mass wherever possible through minimized height. Side elevations on single family homes can be particularly troublesome as they are ordinarily long, flat, and high. To solve this problem, varied floor plans can be designed to minimize the "canyon" affect between units. Neighboring homes having different elevation styles will also help mitigate this issue.
- Roof design affects the perceived mass of a building. Hip/shed roofs fall away from you while gables continue the verticality of a wall plane, sometimes much higher. Minimizing the visual impact of similar building silhouettes can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs. The inclusion of hip roof forms will further improve both the variety along the street and the spatial concerns between buildings.

- Porches, verandas, and loggia elements can break down a building's mass and create greater dimensional and visual interest. Different styles permit designers to sculpt these spaces in different ways, according to historical precedent. This allows several homes in a row to have a "porch" element, yet each maintains a distinctive look.
- Courtyards have less of an effect on a building's mass but anchor a building into the landscape visually, making it an appropriate solution as well.
- Each neighborhood is encouraged to plot a minimum of 25% single story homes.

2. Scale

Scale is important in that elements of a building's composition need to be in balance, as do buildings sited next to one another. That is to say, one element of a building shouldn't be so dominant as to "out-weight" other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot. The styles selected here have well established precedents to work from, so avoiding scale problems should not be difficult.

f. Garage Doors

All garage doors and side gates for each home shall be of consistent design with the architecture of the home.

E. COMMERCIAL DESIGN GUIDELINES

1. SITE PLANNING CHARACTERISTICS

The design and relationship between structures, public spaces, and the pedestrian environment plays an important role in creating an innovative commercial center with a welcoming, positive atmosphere. The layout of the commercial center not only influences the shopping, dining, hospitality, and/or social experience of users of the center, but also how passersby on nearby roadways view the community. As such, the design of building sites within the commercial center is an essential component of the NICHOLS RANCH land use plan.

Buildings within the commercial center should be oriented in a manner that is complementary to the community's overall layout (including streets) and architectural composition and compatible with nearby development. In addition, the commercial center should be designed in a manner that is considerate of its visibility from public viewing areas. The commercial center is visible to vehicles traveling on Interstate 15, which is highly beneficial to the businesses located within the commercial center; however, the public prominence of these structures as viewed from this roadway requires that special care be taken to ensure these buildings are visually appealing and sited in a manner that reduces the perceived mass of structures. Structures along the western portion of the commercial site should be oriented toward Interstate 15. Alternatively, building facades should include articulation and detailing that creates visual interest when viewed from Interstate 15. Buildings shall be clustered together to create gathering places with site amenities, and to facilitate efficient vehicular and pedestrian access.

The principles and guidelines are not intended to restrict taste or preference, but are designed to avoid harsh contrasts and to foster harmonious development throughout the NICHOLS RANCH community. Commercial buildings should be designed as a complementary addition to the overall theme established throughout the community and should acknowledge and respect existing nearby structures and public spaces. Dramatic departures in form, scale, and architectural style are not permitted.

2. ARCHITECTURAL STYLE

The goal of the Commercial Design Guidelines is to promote visual compatibility and individuality within the NICHOLS RANCH community. These guidelines do not promote rigid adherence to style descriptions but assist in the design direction and quality of the end product. Achieving variety and diversity in commercial architecture is a key objective for NICHOLS RANCH. The intent of this Specific Plan is to provide a framework which can integrate construction over time, while maintaining maximum flexibility to accommodate a wide variety of uses. For inspiration, NICHOLS RANCH has embraced compatible architectural styles that have historical precedence in Southern California and throughout the world and are capable of contemporary interpretation and variation in a modern urban “Village” environment (see Figure IV-5, *Conceptual Commercial Architecture*). The intent is to avoid “stage-front” architecture, while encouraging the application of detail and materials authentic to the spirit and character of the style. The concept for commercial architecture is to keep with the residential architectural themes which are proposed for the residential community of NICHOLS RANCH. These styles include Craftsman, Monterey, Spanish, Mediterranean, and Contemporary.

3. DESIGN PRINCIPLES

- a. Design features, such as special architectural treatments, perimeter and interior landscaping, and buffering of parking lots/loading zones should be incorporated into the project design to minimize any potential conflict between commercial uses and any abutting residential areas.
- b. Free-standing buildings are encouraged to be grouped around a common focal point or design feature.
- c. Open areas should be large enough to be usable, but not so large as to appear empty. Fifteen feet to thirty feet in width is generally appropriate.
- d. Continuity should be maintained through the use of unified or complementary pedestrian amenities, landscaping and similar design features.
- e. Alternative paving and bollards should be used to provide for separation of pedestrian and vehicular circulation within the same right-of-way.
- f. Buildings should be oriented towards public spaces and should not back onto planned amenities such as parks, open space, water features, etc.
- g. Landscaping should be installed between the street and/or edge of sidewalk and the building to soften the massing and provide a pedestrian scale to walkways where appropriate.



Source(s): Bickel Group Architecture (06-28-2018)

FIGURE IV-5



CONCEPTUAL COMMERCIAL ARCHITECTURE

- h. Landscaping should be installed between the street and/or edge of sidewalk and the building to soften the massing and provide a pedestrian scale to walkways where appropriate.
- i. A combination of the following accent features should be incorporated into the project entries: standard ornamental landscaping, landscaped medians, architectural monuments, accent lighting, decorative walls, and/or enhanced paving.
- j. Common outdoor plazas should include shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping or public art.
- k. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project.
- l. The areas between buildings should be definable and purposely designed shapes, not simply left over spaces between buildings.

4. BUILDING PLOTTING CONCEPTS

- a. Buildings should be oriented to take best advantage of arterial and highway visibility.
- b. When planning the interior vehicular circulation and parking, a hierarchy should be developed to help with traffic flow.

5. STREETSCENE

- a. To allow for comfortable pedestrian spaces, the project should provide adequate separation between parking and storefronts.
- b. The distance along the face of the building should be varied to provide visual interest.
- c. Loading zones should be site planned to avoid exposure to adjacent streets and residential zones.
- d. Incorporating walls and fences can also be used to help screen areas.
- e. Exterior storage areas and trash enclosures should be planned in such a manner to minimize the exposure of such elements.
- f. Parking areas should be planned in such a manner to allow for landscaping or low, decorative walls or a combination thereof.
- g. Entries to service and delivery areas should be separated from parking areas where possible.

6. BUILDING DESIGN, MASS, AND SCALE

- a. Architecture should be comprised of simple and distinct masses. Masses should be expressed with clean, sharp edges and corners. A simple hierarchy should be established among the various masses.
- b. Commercial buildings should be designed as a complementary addition to the overall theme established throughout the community.
- c. Dramatic departures in form, scale, and style should not be permitted. Buildings should be designed to create smooth transitions in scale through the use of low and mid-rise building forms or through the use of terraced elevations.

- d. Buildings should be designed to locate high activity uses, such as restaurants and entertainment facilities, adjacent to major pedestrian ways.
- e. Outdoor uses are strongly encouraged along pedestrian ways, as well as providing the highest level of detail and interest at ground level.
- f. Arcades, canopies, awnings, and trellises are encouraged to define pedestrian ways to and to offer protection from the elements.
- g. Architectural elements and accessories should be provided on the building mass, including but not limited to, arcades, balconies, towers, colorful banners, and decorative lighting features.
- h. Roof lines should to be articulated with shorter elements to reduce building mass. Occasional sloped roof forms should be introduced over special areas and special functions to create visual interest.

7. BUILDING MATERIALS AND COLORS

- a. The commercial areas are an integral part of the overall community. The materials and colors should be compatible with the surrounding development. Color is intended to act as a primary theme conveying element, and should be reflective of the architectural style.
- b. Building materials should be durable and convey a sense of permanence. The textural and material quality of building's facade is important. Traditional materials including stone, brick, concrete, precast concrete, metal, block, and stucco should be used creatively to provide a sense of permanence. Combined with architectural details, landscape, and hardscape, the buildings can create a sense of connectivity to the pedestrian-oriented streetscene.
- c. Exterior building materials should be of natural character that would reflect the rural character of the surrounding environment. Contemporary materials are acceptable if they are compatible with the surroundings and are used for creating interest.
- d. Color is intended as a primary theme element of the community consistent with indigenous elements of the environment. Accents are encouraged which are lighter or darker to highlight the character of the structure. Bright and non-earth tone colors are not encouraged except as accents.

8. ROOF FORM AND MATERIALS

- a. All roof material should ensure continuity in texture, color, and character to the architectural styles.
- b. The design should create interesting building masses by varying rooflines and by maximizing offsets to roof planes where possible. Combining single-story elements with two-story elements is encouraged.
- c. Flat roofs with parapet walls are acceptable but should also be used in combination with simple pitched gable, hip or shed roof forms.
- d. Mechanical equipment on roofs should be screened from view of highway, roadways and residential homes with materials consistent with those of the building.

9. WINDOWS AND DOORS

- a. Recessed doors, windows and wall openings emphasizing massive wall thickness are characteristic

elements of the allowed architectural styles. Fully recessed door and window openings are encouraged as well as embellished framing treatments of both to add articulation to the wall surface.

- b. Consideration should be taken to relate interior building design to pedestrian spaces through generous use of glazing in doors and windows.
- c. Other enhancements which are encouraged are: recessed windows and doors to create shade and wall articulation, arched windows and doorways, decorative treatments, accent trim or tile at doorways, banded windows to emphasize the horizontal, glazing which follows roof pitch, canvas awnings with complementary accent colors, and wrought iron accents.
- d. Silver or gold window or door frames, reflective glass or awnings, and metal awnings are all discouraged.

10. PARKING/VEHICULAR CIRCULATION

- a. Parking lots should generally be placed away from the street, preferably behind buildings.
- b. Adequate areas for maneuvering, loading, and emergency vehicle access should be accommodated on site.
- c. Parking areas should be arranged to minimize conflicts with commercial loading activities.
- d. Commercial loading and parking should generally be located to the side and rear of buildings with the exception of handicap and short-term parking lots which may be sited between the street and building entrances.

11. SERVICE, LOADING, AND EQUIPMENT AREAS

- a. Storage for supplies, merchandise, and similar materials should be prohibited on the roofs of any buildings.
- b. Service, loading, and storage areas should be separated from pedestrian and private automobile circulation.
- c. Service areas, loading docks, and equipment areas should be screened from views either by locating these uses within a building or by screening them with landscaping, walls, fences, or other architectural treatments.

12. OUTDOOR LIGHTING

- a. All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas should be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property.
- b. Low intensity, energy conserving night-lighting is preferred.
- c. No freestanding lighting fixtures should exceed 30 feet in height.
- d. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area.
- e. No specific design is prescribed and variations in treatments should be allowed; however, light fixtures

and standards should be coordinated along public rights-of-way and within individual districts.

- f. Parking lot lighting should provide adequate illumination for the safety of visitors while minimizing glare into adjacent property and uses.
- g. Energy conservation, safety, and security should be emphasized during the designing and siting of project lighting.
- h. Light standards should blend architecturally with buildings, pedestrian areas, other hardscape elements, and street furniture. Non-decorative wall-pacs and light standards should not be permitted.
- i. Color schemes for signage should relate to other signs and graphics within the development in order to achieve a coordinated sense of identity.
- j. Parking areas should use lighting standards and fixtures that are consistent with and a continuation of the character of the development and structures.
- k. Exposed neon should not be permitted. All neon tubes should be hidden from view.

13. REFUSE CONTAINERS AND STORAGE

- a. Refuse enclosures and equipment should be easily accessed by service vehicles with enclosures and equipment located within a building's facade or within a screened enclosure.
- b. The enclosure's design should reflect the architectural style of adjacent buildings and use similar, high-quality materials.
- c. Landscaping or trellis work should screen enclosures visible from a street or connecting walkway and should be permanently maintained.
- d. Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.
- e. Cart storage areas should be integrated within the initial building and site design. Large freestanding enclosures or unscreened "cart corrals" are not encouraged but should be allowed if they are constructed as a permanent structure and architecturally consistent and include landscape treatment such as vines or planters.
- f. Outdoor storage areas should be located away from the street, behind or to the side of buildings. In addition to locating storage areas away from streets, walls should be used to screen stored materials.
- g. Trash enclosures shall be designed in compliance with Title 24 California Building Code or NPDES standards to prohibit the collection of stormwater within enclosures.
- h. Locked gates/door shall be provided and designed for trash enclosures in compliance with Title 24 California Building Code standards.

F. LANDSCAPE DESIGN GUIDELINES

These *Landscape Design Guidelines* articulate the various landscape design components of NICHOLS RANCH's thematic identity. The community's rural, Southern California landscape theme complements the historical character and physical setting of the Lake Elsinore area through the use of lush, colorful, water-efficient plants and trees planted at focal points throughout the community. In addition, careful thought and attention has been given to integrating structural and aesthetic elements, such as monumentation, streetscapes, walls, and fencing to reinforce the landscape theme and help create a balanced community that evokes the feel of Lake Elsinore's rural and relaxed lifestyle.

The landscape concept components create a sense of community identity that links the residential neighborhoods with the commercial center, Stovepipe Creek, and the recreational components of the NICHOLS RANCH community. As identified on Figure IV-6, *Conceptual Master Landscape Plan*, the community's thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and trails. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places, such as the commercial center, Linear Park, and Neighborhood Park. Irrigation, root barriers, and pruning within the NICHOLS RANCH community shall adhere to the applicable standards of the Lake Elsinore Municipal Code.

The landscape concept is implemented through major thematic community elements listed below and discussed in more detail on the following pages.

- | | |
|---|--|
| ☐ PLANT PALETTE | ☐ RECREATIONAL AMENITIES |
| ☐ MONUMENTATION | ☐ WALL AND FENCES |
| ☐ STREETSCAPES | ☐ LANDSCAPE INTERFACES |

These *Landscape Design Guidelines*, when taken with the companion *Residential and Commercial Architectural Design Guidelines*, establish a community identity that acknowledges the history of the City of Lake Elsinore area in a contemporary vernacular, while being visually appealing, and sensitive to the environment.

Although a great deal of specific design information is provided in these *Landscape Design Guidelines*, there will at times be a need for interpretation of the intent of the guidelines in keeping with the spirit of the overall community theme. When interpreting these guidelines to meet certain parcel-specific or user-identity requirements, opportunities for creativity and visual interest are encouraged. However, it is critical that such opportunities be implemented in manners consistent with the core elements of the overall theme described in this Specific Plan in order to ensure a cohesive and unified community-wide landscape concept.

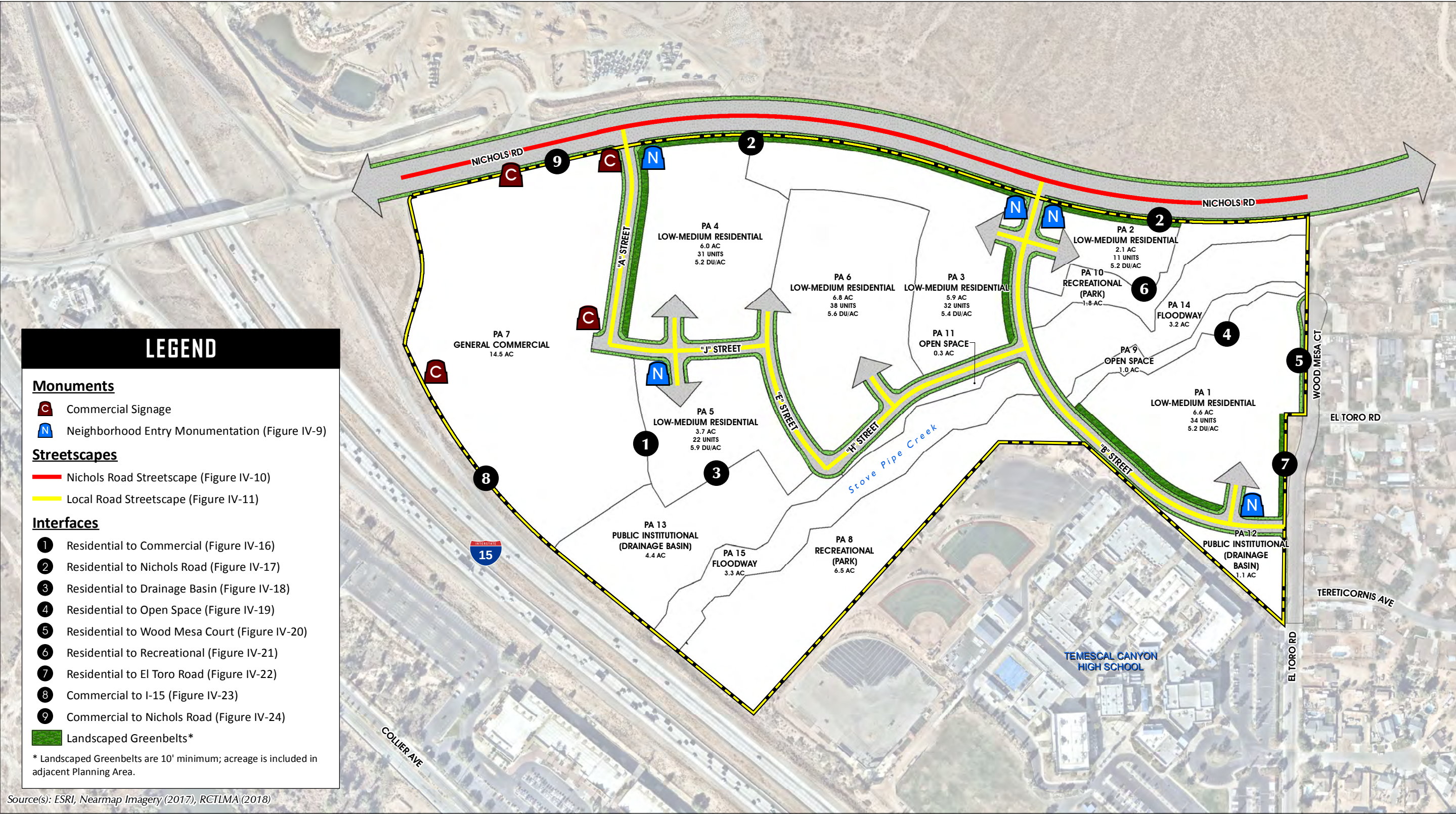
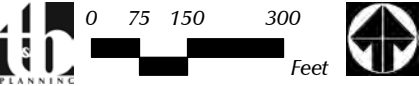


FIGURE IV-6



CONCEPTUAL MASTER LANDSCAPE PLAN

1. PLANT PALETTE

The Plant Palette for NICHOLS RANCH was selected to complement and enhance the setting of the community, while ensuring the conservation of water resources and the preservation of Stovepipe Creek. The Plant Palette complements the community's relaxed, rural setting and accentuates the community's architectural styles and design elements (hardscape, monumentation, walls and fences, etc.).

To ensure the conservation of water resources and to alleviate long-term maintenance concerns, the Plant Palette for NICHOLS RANCH is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate.

Table IV-1, *Community Plant Palette*, provides a base plant palette which includes a list and photo examples for the NICHOLS RANCH community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the NICHOLS RANCH community theme. Plant selection for specific areas of the community shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

Table IV-2, *Prohibited Plant List*, identifies plants strictly prohibited from use within the NICHOLS RANCH. These plants are prohibited in order to protect the native habitats within and surrounding the NICHOLS RANCH community from these invasive non-native species and for fire protection. These plants are highly flammable and should be avoided when planting within the first 50 feet adjacent to a structure.

Photos of selected plants from the plant palette can be found in Figure IV-7 and Figure IV-8, *Community Plant Palette Photos*.

Table IV-1 COMMUNITY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	LANDSCAPE CATEGORY
TREES		
Albizia julibrissin	Silk Tree	On Site
Arbutus 'Marina'	Marina Strawberry Tree	Accent / Background
Brachychiteon populneus	Bottle Tree	On Site
Cercidium floridum	Palo verde	
Cercis canadensis	Eastern Redbud	Accent
Cercis occidentalis	Red Bud	
Chitalpa tashkentensis	Chitalpa	Street Tree / On Site
Citrus spp.	Citrus	Theme
Feijoa sellowiana	Feijoa	Accent
Heteromeles arbutifolia	Toyon	Background
Jacaranda mimosifolia	Jacaranda	On Site
Koelreuteria paniculata	Goldenrain	On Site

BOTANICAL NAME	COMMON NAME	LANDSCAPE CATEGORY
Lagerstroemia indica	Crape Myrtle	
Lagerstroemia x fauriei	Crape Myrtle	Street Tree / On Site
Laurus nobilis 'saratoga'	Bay Laurel	Accent
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Accent
Magnolia spp.	Magnolia	On Site
Olea europea	Olive	
Olea europaea - fruitless varieties	Fruitless Olive	Theme
Pinus eldarica	Afghan Pine	Background
Pistacia chinensis	Chinese pistache	On Site
Pittosporum angustifolium	Willow Pittosporum	Slopes / On Site
Platanus acerifolia	London Plane	Street Tree
Platanus racemosa	California Sycamore	Street Tree
Prunus cerasifera	Purple Leaf Plum	
Pyrus calleryana	Evergreen Pear	
Quercus agrifolia	Coast Live Oak	On Site
Quercus virginiana	Southern Live Oak	Street Tree
Rhus lancea	African Sumac	On Site
Tristania conferta (Lophostemon)	Brisbane box	On Site
Ulmus parvifolia	Chinese elm	On Site
Yucca gloriosa	Spanish dagger	On Site

SHRUBS

Abelia 'Edward Goucher'	Pink Abelia	
Aeonium spp.	Aeonium	Accent
Agapanthus africanus	Lily of the Nile	
Agave spp.	Agave	Accent / Protected
Aloe arborescens	Torch Aloe	Accent / Protected
Aloe petricola	Stone Aloe	Accent / Protected
Alyogyne huegelii	Blue hibiscus	Background
Anigozanthos spp.	Kangaroo paw	Foreground / Accent
Arbutus u. 'Compacta'	Compact Strawberry Tree	Background
Baccharis 'Starn P.P.#11240 Thompson'	Thompson Baccharis	Midground / Foreground
Bougainvillea 'Barbara Karst'	Bougainvillea	Accent / Protected / Slopes / Vines
Briza media	Quaking grass	Midground / Foreground
Buxus microphylla japonica	Dwarf boxwood	Foreground
Caesalpinia gilliesii	Bird of Paradise Bush	Background
Chamaerops humilis	Mediterranean Fan Palm	Accent
Cistus purpureus	Purple Rock Rose	Midground

BOTANICAL NAME	COMMON NAME	LANDSCAPE CATEGORY
Cistus salviifolius	Rock Rose	Parkway Ground Cover
Cotoneaster 'Lowfast'	Bearberry Cotoneaster	Parkway Ground Cover
Cotyledon spp.	Varies	Varies
Crassula spp.	Varies	Varies
Dianella silver streak	Flax lilly	Foreground
Dietes bicolor	Fortnight lilly	Midground / Foreground
Echium fastuosum	Pride of Madeira	Midground / Slope
Elaeocarpus decipiens	Japanese blueberry	Background
Euonymus microphyllus	Boxleaf euonymous	Foreground
Festuca mairei	Blue Fescue	Midground / Foreground
Furcraea gigantea	Mauritius Hemp	Accent / Protected
Gaura lindheimeri	Gaura	Accent
Genista hispanica	Spanish Broom	Accent
Grewia occidentalis	Lavender star flower	Espalier
Helictotrichon sempervirens	Blue oat grass	Accent / Midground
Heteromeles arbutifolia	Christmas Berry	Background / Accent
Hemerocallis spp.	Day Lily	Foreground
Hesperaloe parviflora	Red yucca	Accent / Foreground
Lantana m. 'alba'	White lantana	Slopes / Midground
Lavendula stoechas 'otto quast'	Spanish Lavender	Foreground
Leucophyllum f. 'green cloud'	Texas Ranger	Background
Ligustrum japonicum	Japanese Privet	Background
Mahonia aquifolium	Oregon Grape	Midground
Myoporum p. 'Putah Creek'	Putah Creek Myoporum	Parkway Ground Cover
Myrtus communis 'compacta'	Dwarf myrtle	Border
Nandina domestica	Heavenly Bamboo	Background / Midground / Foreground
Nassella tenuissima	Mexican feather grass	Midground
Photinia fraserii	Red photinia	Background
Pittosporum tobira	Japanese Pittosporum	Background / Midground
Pyracantha spp.	Firethorn	Foreground / Slopes / Vines
Rhamnus californica	Coffeeberry	Background / Midground
Rhaphiolepis spp.	India hawthorne	Varies
Rosa spp.	Roses	Midground / Foreground / Accent
Sedum spp.	Sedum	Varies
Senecio mandraliscae	Blue Chalk Sticks	Parkway Ground Cover
Sesleria autumnalis	Autumn moor grass	Foreground / Parkway & Median Border
Trachelospermum jasminoides	Star Jasmine	Foreground

BOTANICAL NAME	COMMON NAME	LANDSCAPE CATEGORY
Westringia f. 'Wynyabbie Gem'	Coast Rosemary	Midground
Xylosma congestum 'compacta'	Xylosma	Background
GROUND COVER		
Bougainvillea spp.	Bougainvillea	Groundcover/Vines
Festuca ovina glauca	Blue Fescue	Groundcover
Myoporum p. 'Putah Creek'	Putah Creek Myoporum	Parkway Ground Cover
Oenothera berlandieri 'Siskiyou'	Evening Primrose	Groundcover
Pelargonium peltatum	Ivy-Leaf Geranium	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Trachelospermum Jasminoides	Star Jasmine	Groundcover
Verbena spp.	Verbena	Groundcover
VINES		
Rosa Banksiae	Lady Bank's Rose	Vine
Hardenbergia-violacea	Lilac vine	Vine
Distictus buccinatoria 'rivers'	Royal trumpet vine	Vine
TURF VARIETIES		
Marathon III sod	Tall fescue	Cool Season
Paspalum sod (overseeded)	Seashore paspalum	Warm Season
Buchloe dactyloides 'Buffalo Bill' sod	Buffalo Grass	Warm Season

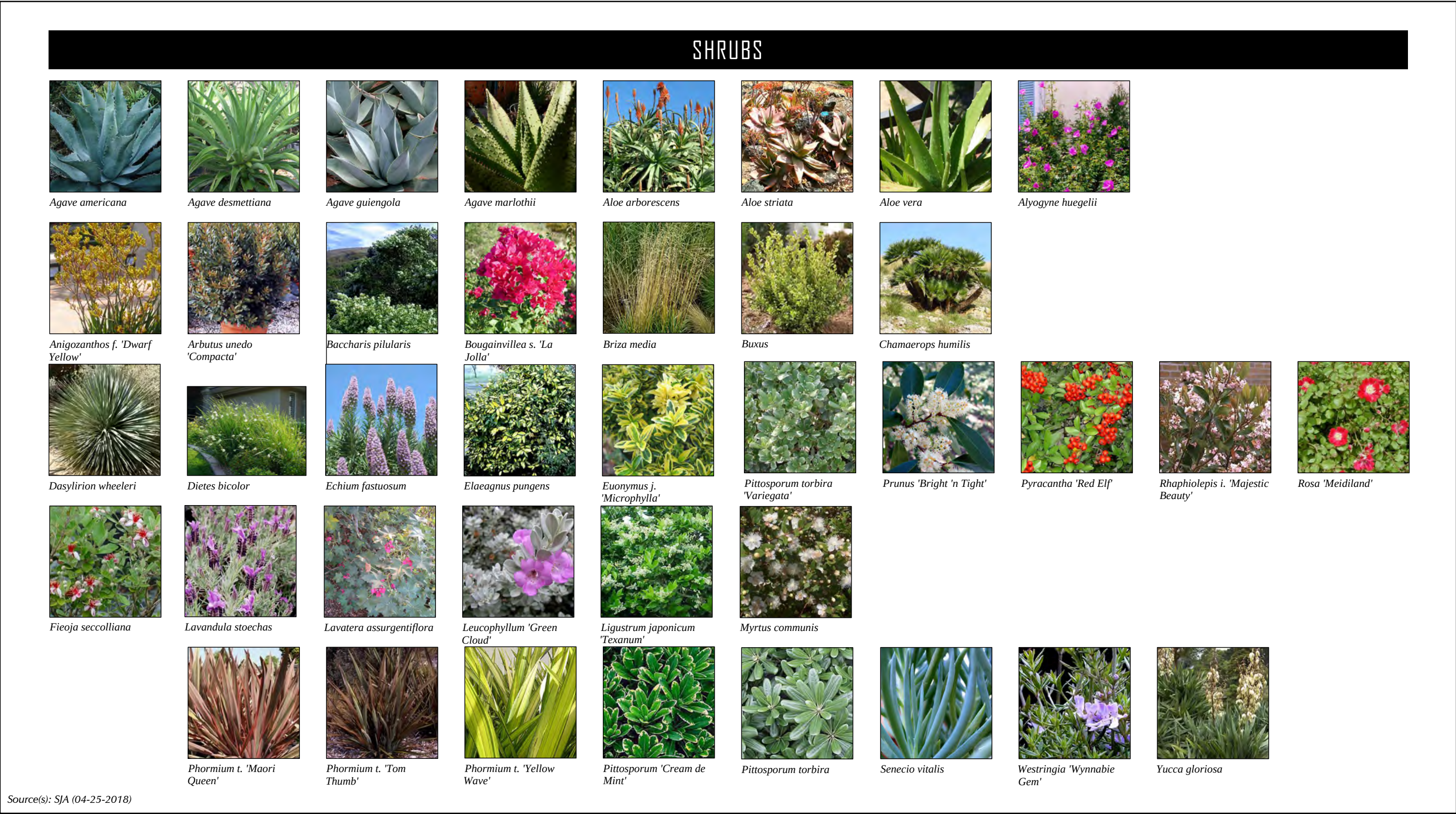
Table IV-2 PROHIBITED PLANT LIST

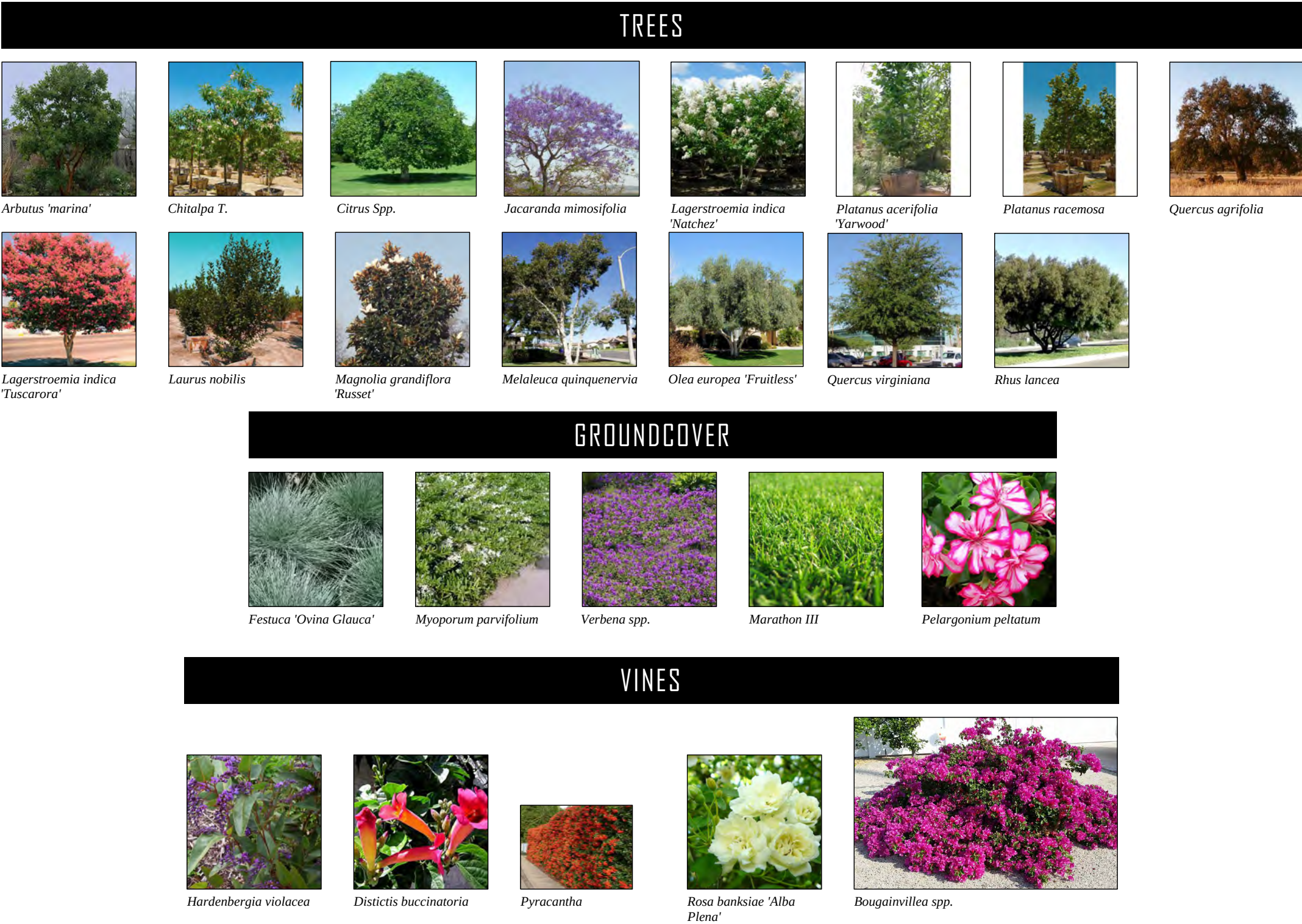
BOTANICAL NAME	COMMON NAME
Abies species	Fir Trees
Acacia species	Acacia (trees, shrubs, groundcovers)
Adenostoma sparsifolium	Red Shanks
Adenostoma fasciculatum	Chamise
Agonis juniperina	Juniper Myrtle
Anthemis cotula***	Mayweed, Stinking Chamolile
Araucaria species	Monkey Puzzle, Norfolk Island Pine
Arctostaphylos species	Manzanita
Artemesia californica	California Sagebrush
Arundo donax	Giant Cane
Bambusa species	Bamboo
Brassica species	Mustard
Callistemon species	Bottlebrush
Calocedrus decurrens	Incense Cedar
Cardaria draba	Hoary Cress, Perennial Peppergrass
Ceanothus species	Ceanothus
Cedrus species	Cedar
Chamaecyparis species	False Cypress
Cinnamomum species	Camphor Tree
Cirsium vulgare	Wild Artichoke
Conyza Canadensis***	Horseweed
Coprosma pumila	Prostrate Coprosma
Cortaderia selloana	Pampas Grass
Cotoneaster lacteus	Cotoneaster
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leylandii Cypress
Cupressus forbesii	Tecate Cypress
Cupressus glabra	Arizona Cypress
Cupressus macrocarpa	Monterey Cypress
Cupressus sempervirens	Italian Cypress
Cynara cardunculus***	Artichoke Thistle
Cytisus species	Scotch Broom, French Broom, etc.
Dodonea viscosa	Hopseed Bush
Elaeagnus angustifolia	Russian Olive
Elaeagnus pungens	Silverberry
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalyptus

BOTANICAL NAME	COMMON NAME
Gensita species***	Broom
Heterotheca grandiflora	Telegraph Plant
Jubaea chilensis	Chilean Wine Palm
Juniperus species	Junipers
Lactuca serriola***	Prickly Lettuce
Larix species	Larch
Lonicera japonica	Japanese Honeysuckle
Miscanthus species	Eulalia Grass
Muehlenbergia species	Deer Grass
Nicotiana species	Tree Tobacco
Palmae species	Palms
Pennisetum setaceum	Fountain Grass
Picea species	Spruce Trees
Pickeringia Montana	Chaparral Pea
Pinus species	Pines
Podocarpus species	Fern Pine
Pseudotsuga menziesii	Douglas Fir
Ricinus communis	Castor Bean
Rosmarinus species	Rosemary
Salsola australis***	Russian Thistle, Tumbleweed Sage
Salvia species	Sage
Schinus molle	California Pepper
Schinus terebinthifolius	Brazilian Pepper
Silybum marianum***	Milk Thistle
Spartium junceum	Spanish Broom
Tamarix species	Tamarisk
Taxodium species	Cypress
Taxus species	Yew
Thuja species	Arborvitae
Trachycarpus fortunei	Windmill Palm
Tsuga species	Hemlock
Ulex europea	Gorse
Urtica urens***	Burning Nettle
Washingtonia species	California/Mexican Fan Palm

Note:

*** Highly Invasive





Source(s): SJA (04-25-2018)

2. MONUMENTATION

To identify the NICHOLS RANCH Specific Plan area, the commercial center and the individual neighborhoods within the community, a hierarchy of entry statements are provided as described in the following text and exhibits. It is the intent of these entry statements to both identify the community, and to establish a theme consistent with the overall design concept for the community. Careful consideration has been given to the design of community entries. The design intent is two-fold: to create distinctive visual gateways into the community announcing that NICHOLS RANCH is a special place to live; and to provide an entry statement emphasizing the relaxed, rural character and unique nature of the site. Monument signage should be compatible with the character of the community but flexible enough to respond to the individual contexts. Logos, type styles, and color schemes should be consistent throughout the area being identified. The monumentation concepts complement and reinforce the general landscape and architectural theme of the community and to provide a prominent reminder of the quality and distinctiveness of NICHOLS RANCH. The entry settings are comprised of a blending of natural hardscape materials, signage and landscaping which introduce the theme of the community. The location of entry monumentation is depicted on Figure IV-6, *Conceptual Master Landscape Plan*.

3. COMMERCIAL SIGNAGE

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

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

- a. Sign types shall be limited to project identification, company and building identification, direction, temporary “for sale and lease” signs, multi-tenant monuments, freeway tenant pylons, and freeway tenant pylon with digital sign board.
- b. Signs shall be permitted to project above any roofline.
- c. Signs shall be compatible with the building and applicable area in terms of color, material, and placement.
- d. Building and company identification signs shall be low to the ground or attached to building facades.
- e. All ground mounted signs shall be well integrated into site landscaping.

- f. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings.
- g. A Commercial Master Sign Program shall be prepared and approved by the City of Lake Elsinore. The Commercial Master Sign Program shall provide adequate and appropriate project, building, freeway pylon, and tenant identification for the anticipated variety of building sizes, designs, and uses.

2. NEIGHBORHOOD ENTRY MONUMENTATION

Neighborhood entry monumentation is provided within the NICHOLS RANCH community to welcome residents to neighborhoods at the entry points of residential Planning Areas. As shown on Figure IV-9, *Conceptual Neighborhood Entry Monumentation*, neighborhood entry monuments may include an iron community logo, outdoor iron lantern, double arto Spanish tile cap with stacked cantilever and a low smooth stucco wall and cap to match the pilasters. The trees, shrubs, and groundcovers planted in the background of the neighborhood entry monumentation are in accordance with the plants listed in Table IV-1, *Community Plant Palette*.

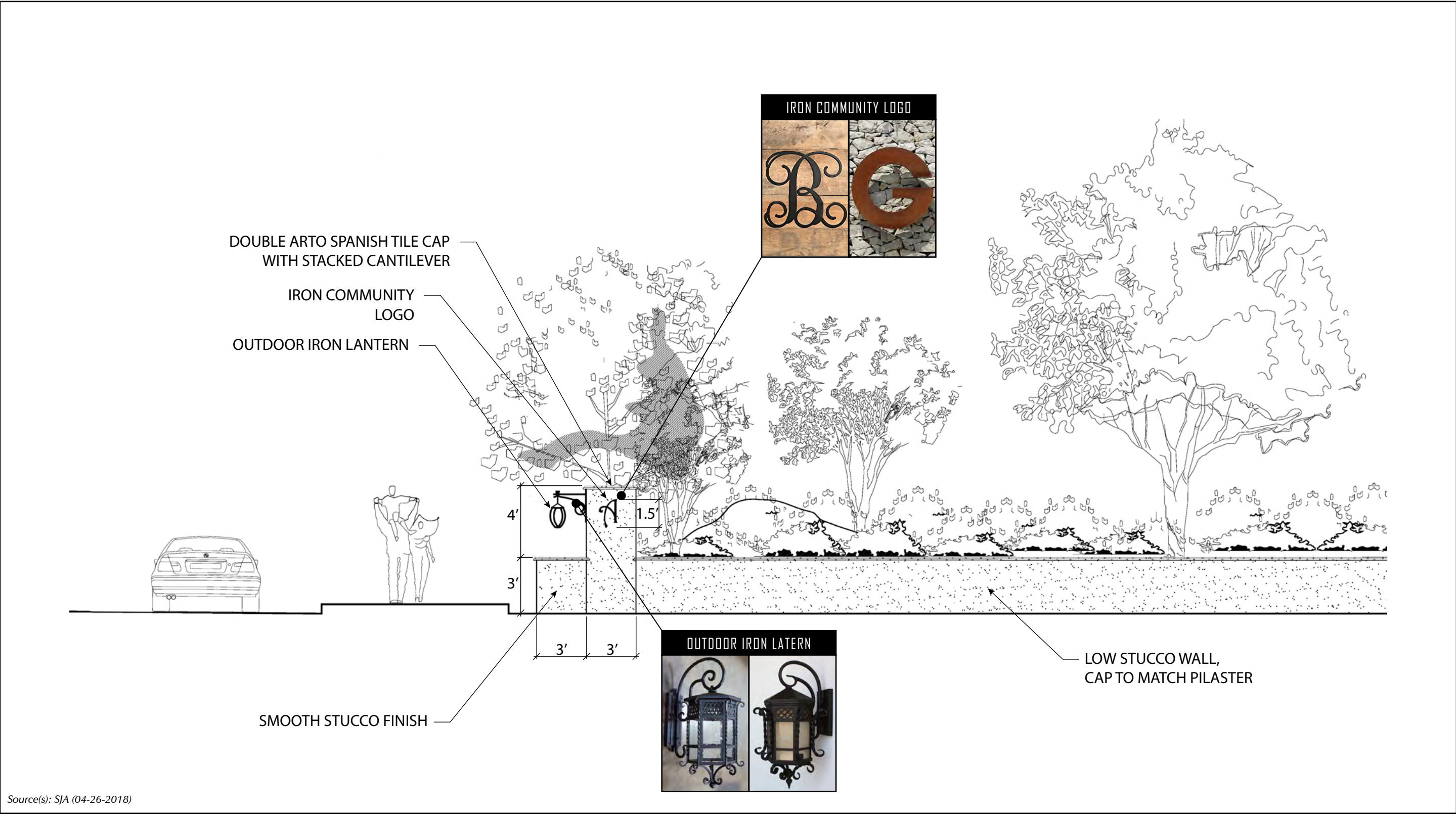


FIGURE IV-9

3. STREETSCAPES

Roadway streetscapes within NICHOLS RANCH are critical in enhancing the circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The streets are visually reinforced by each roadway's parkway and landscaping. Nichols Road contains larger parkways and are more extensively landscaped; in contrast, local roads are planned with slightly narrower parkways and less prominent landscaping. Streetscapes throughout the community should be planted with a combination of street trees, shrubs, and large masses of groundcovers. The landscaping plant palette for streetscapes links the roadways to the rest of the community by providing continuity throughout the entire community using the Community Plant Palette. In addition, streetscapes serve functional purposes, including screening undesirable views from public view. Landscape treatments include elements such as sidewalks, groundcovers, and parkway trees to enhance the roadways. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees in accordance with Table IV-1, *Community Plant Palette*.

In all instances, a line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the community.

a. Nichols Road Streetscape (120' R.O.W.)

Nichols Road is an Urban Arterial Highway and provides primary access, as well as local access, and serves as the entry road into the NICHOLS RANCH community from Interstate 15. The ultimate full width improvements to Nichols Road are illustrated on Figure IV-10, *Nichols Road Streetscape*, however, the NICHOLS RANCH Specific Plan is only responsible for half-width and partial improvements to Nichols Road, as described in Section II.B, *Circulation Plan*. The ultimate right-of-way width for Nichols Road is 120-feet, and is comprised of 41-feet of paving in each direction, a 14-foot wide landscaped median, a 6-foot wide landscaped parkway and a 6-foot wide curb-adjacent sidewalk on both sides of the street. The landscaped median is planted with evergreen median trees, medium flower shrubs, and ornamental grasses. A 30-foot wide landscape easement, outside of the Nichols Road right-of-way, is provided to buffer Nichols Road from the adjacent residential homes. The landscape easement is landscaped with drought tolerant slope planting and informal groupings of evergreen and deciduous trees. Landscaping is not provided along Nichols Road Section #3 (Interim 30' Roadway).

b. Local Road Streetscape (60 R.O.W.)

Local Roads provide access from Nichols Road and El Toro Road to the individual neighborhoods, commercial center, and recreational areas within the NICHOLS RANCH community. As shown on Figure IV-11, *Local Road Streetscape*, the overall right-of-way width for Local Roads are 60-feet, comprised of 40 feet of paving (curb-to-curb), 8-foot wide parking lanes on both sides of the street, a 6-foot wide curb adjacent sidewalk and a 4-foot wide landscaped parkway on both sides of the street. Local Roads are landscaped with street trees and drought tolerant shrub planting. Parking is not permitted along "A" Street and "B" Street because these two Local Roads serve as the community's backbone streets.

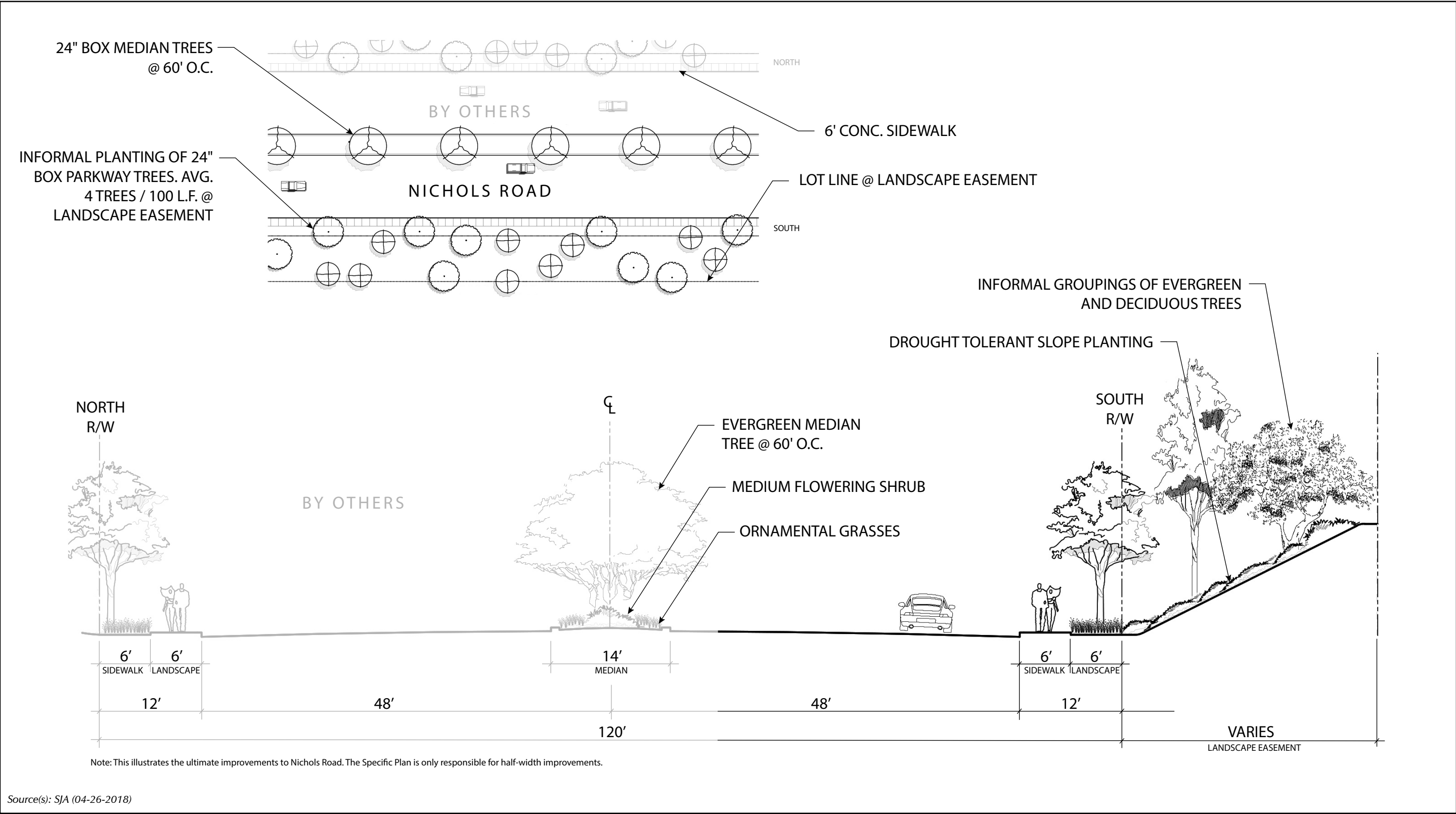


FIGURE IV-10



NICHOLS ROAD STREETSCAPE

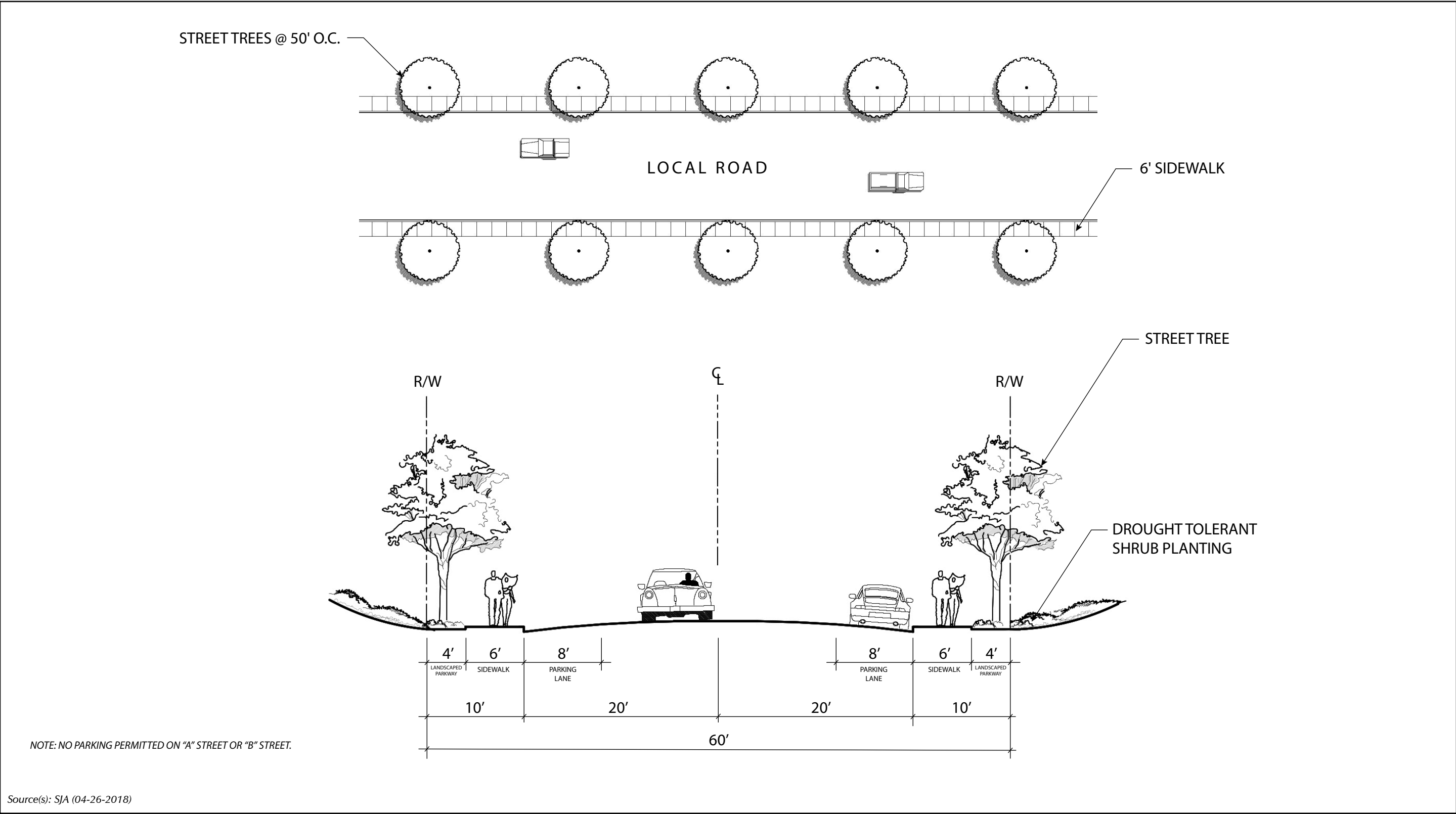


FIGURE IV-11



LOCAL ROAD STREETScape

4. RECREATIONAL AMENITIES

Critical to the image of NICHOLS RANCH community is the quality of the public spaces and their integration into the neighborhood fabric. Recreational and open space amenities increase opportunities for NICHOLS RANCH and all Lake Elsinore residents to enhance their quality of life through outdoor activities. NICHOLS RANCH features both a Linear Park and Neighborhood Park as a means of providing outdoor recreation and are fundamental to the appeal and success of the community. The sidewalks provided throughout the community connect the residential neighborhoods to the 6.5-acre Linear Park located within Planning Area 8 and the Neighborhood Park in PA 10.

a. Linear Park (Planning Area 8)

As shown on Figure IV-12, *Conceptual Linear Park Plan (PA 8)*, a 6.5-acre Linear Park located within Planning Area 8 runs parallel to Stovepipe Creek to provide NICHOLS RANCH residents with recreational amenities that may include, but are not limited to, a 10-foot wide looped decomposed granite trail with par-course fitness stations that lead west to an elevated trailhead overlooking Stovepipe Creek. A parking lot is provided at the entrance of the Linear Park for residents and guests of NICHOLS RANCH to park their cars. Other design features may include concrete light bollards, a boulder retaining wall, park entry pilasters, and native meadow grasses. Landscaping and a three (3') and six (6") inch tall three rail fence is provided along the northern boundary of the Linear Park to provide park users with safety and separation from Stovepipe Creek.

b. Neighborhood Park (Planning Area 10)

As shown on Figure IV-13, *Conceptual Neighborhood Park Plan (PA 10)*, a 1.8-acre Neighborhood Park is located within residential Planning Area 10 to provide residents in the northern portion of NICHOLS RANCH with recreational amenities in proximity to their homes. This Neighborhood Park may include recreational amenities, but not limited to, a tot lot, a decomposed granite trail, half circle seating area, and picnic benches. Landscaping and a six (6') foot tall view fence is provided along the southern boundary of the Neighborhood Park to provide park users with safety and separation from Stovepipe Creek.

c. Open Space (Planning Areas 9 and 11)

NICHOLS RANCH provides 1.3 acres of natural open space (Planning Areas 9 and 11) bordering the neighborhood within Planning Area 1 and Stovepipe Creek. The open space areas preserve the natural riparian habitat and serve as a buffer between the Stovepipe Creek and the residential neighborhoods, and also provides residents with passive recreational opportunities.

d. Stovepipe Creek (Planning Areas 14 and 15)

A total of 6.5 acres within Planning Areas 14 and 15 is designated Floodway to preserve the natural riparian areas and drainage courses of Stovepipe Creek, which traverses NICHOLS RANCH in a northeastern to northwestern direction. Stovepipe Creek remains undisturbed (except for a single road crossing and the outlet facilities for the water quality/detention basin within Planning Area 13) to respect the natural environment and preserve the natural drainage pattern of the watershed. Stovepipe Creek provides residents scenic vista, a natural backdrop to the Linear Park, and reinforces the relaxed character of the community.

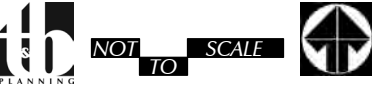
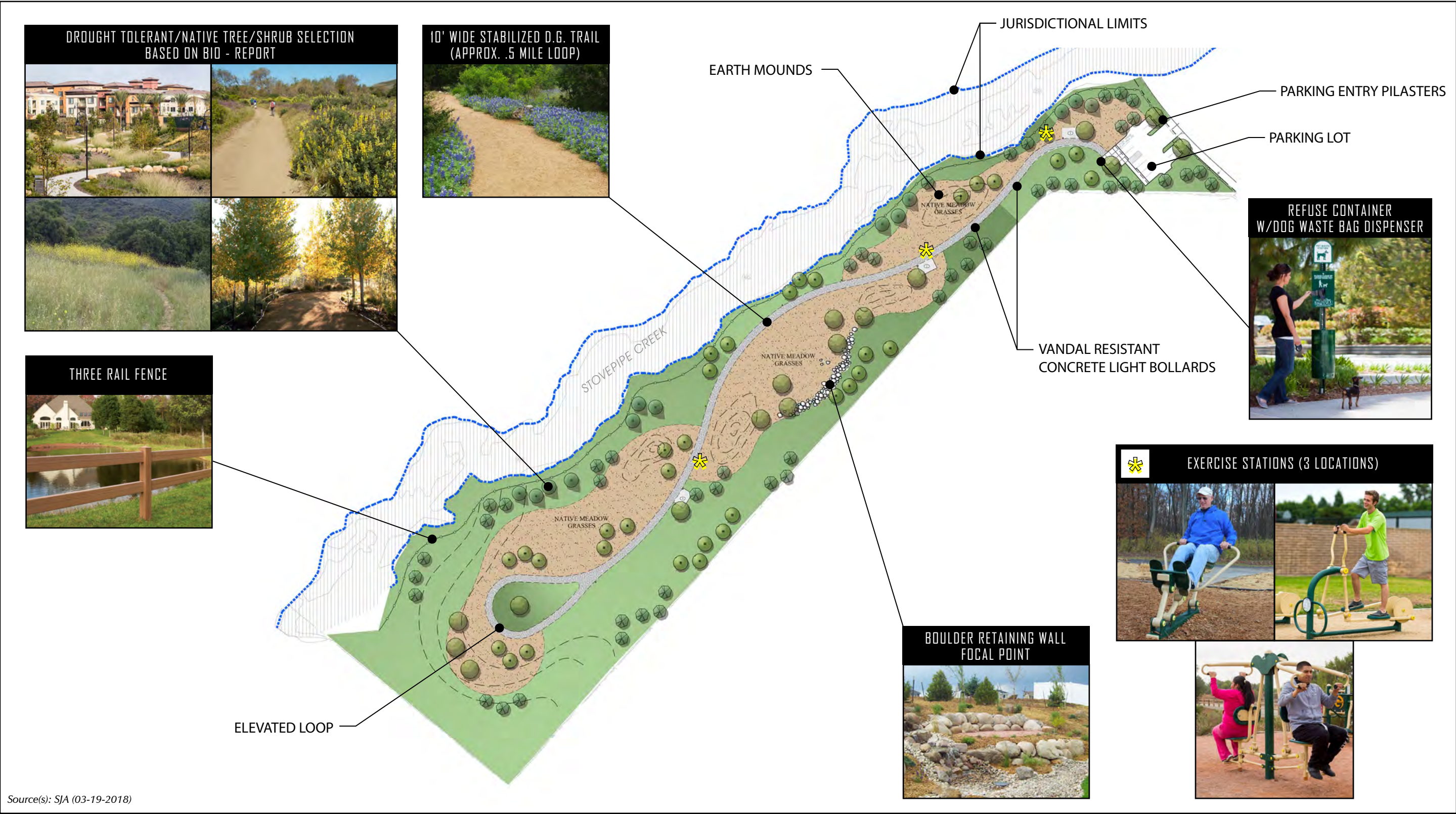
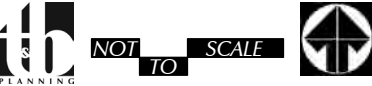


FIGURE IV-12

CONCEPTUAL LINEAR PARK PLAN (PA 8)



FIGURE IV-13



CONCEPTUAL NEIGHBORHOOD PARK PLAN (PA 10)

5. WALLS AND FENCES

Walls and fences for the NICHOLS RANCH community are predominantly located around the perimeter of each residential planning area where they interface with roads, parks, detention/water quality basins, other recreational areas, or off-site land uses, as illustrated on Figure IV-14, *Conceptual Wall and Fence Plan*. The walls and fencing within the NICHOLS RANCH community are major visual elements and have been carefully designed to complement the overall theme. Where walls and fencing are necessary, they shall be designed to create a sense of community space, increase privacy, and security, provide noise attenuation, fire protection, and act as a buffer between neighborhoods or different land uses.

Walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Variety in materials, design, and height is encouraged.

The five (5) types of walls and fencing used within the NICHOLS RANCH community are described below and conceptually depicted on Figure IV-15, *Wall and Fence Details*.

- **Neighborhood Wall:** Neighborhood Walls are generally located in residential Planning Areas 1 through 6 to provide homes with privacy and security from roads and the commercial center. Neighborhood Walls also provide certain homes within Planning Areas 1, 2, and 5 that are less than 100 feet away from Stovepipe Creek with special mitigation and fire protection. These Neighborhood Walls have a maximum height of six (6) feet and include four (4) inch high split face caps. Neighborhood Walls within residential lots along Nichols Road shall be a minimum eight (8) feet in height. The Neighborhood Walls should be earth-toned in order to complement the community's landscape theme. 16-inch square split face pilasters are provided at lot lines or change of fence type. Neighborhood Walls create a sense of community space, increase privacy and security, and screen neighborhoods from public roadways, the commercial center, basins, parks, and off-site land uses.
- **View Fence:** View Fences are generally located at the perimeters of detention/water quality basins. These View Fences preserve scenic views while maintaining security for residents and visitors of the community. View Fences have a maximum height of six (6) feet and are constructed of tubular steel 5/8" pickets and 1" x 2" top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.
- **Three Rail Fence:** Three Rail Fences are generally located at the perimeter of the Linear Park within Planning Area 8, the Neighborhood Park within Planning Area 10, and natural open spaces. These fences preserve scenic views while maintaining security for residents and visitors of the community. Three Rail Fences have a maximum height of three (3) feet and six (6) inches and are constructed of 2" x 6" tan concrete rails and 5" x 5" tan concrete posts with chamfered caps.

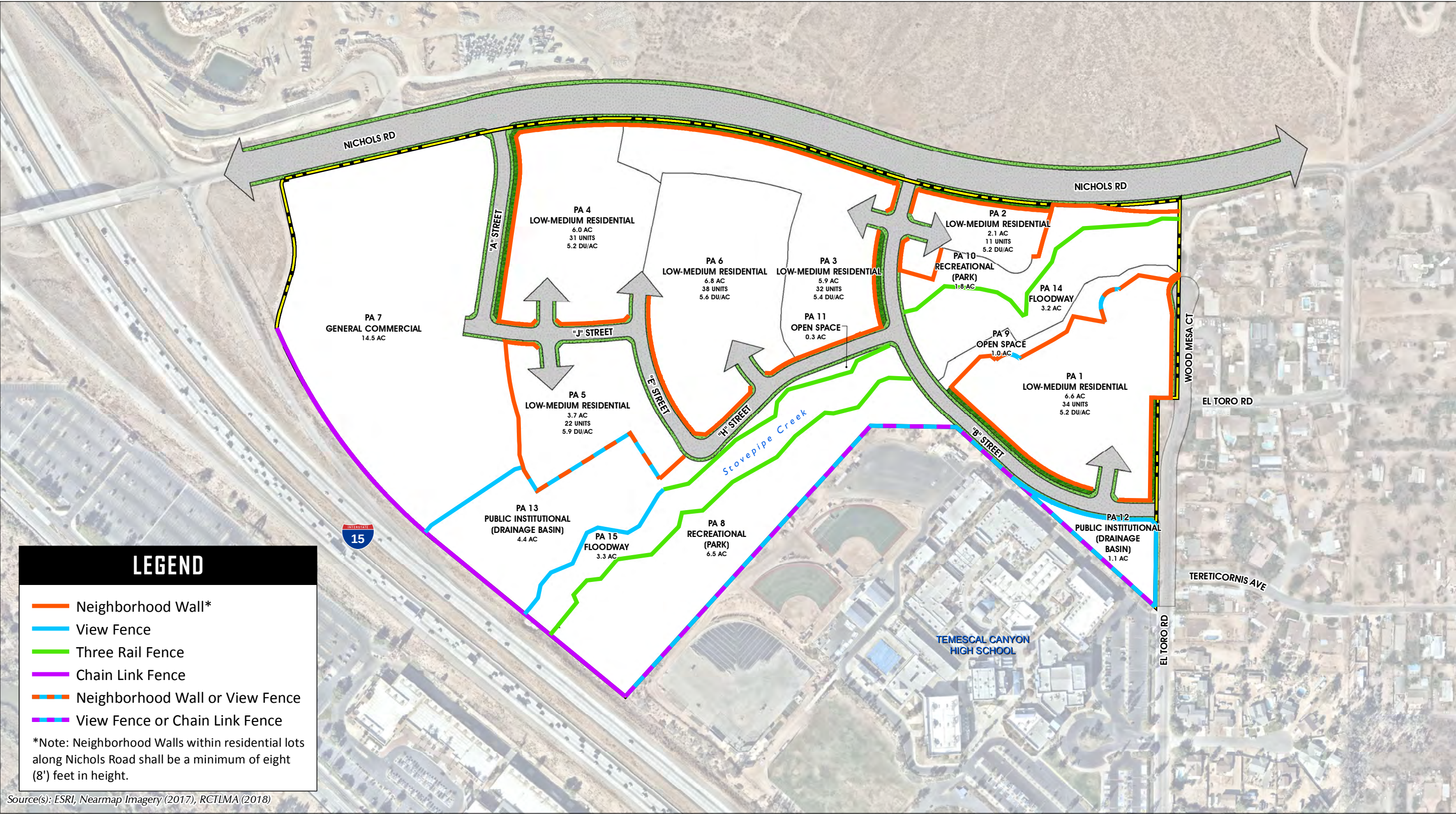
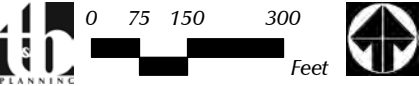


FIGURE IV-14



CONCEPTUAL WALL AND FENCE PLAN

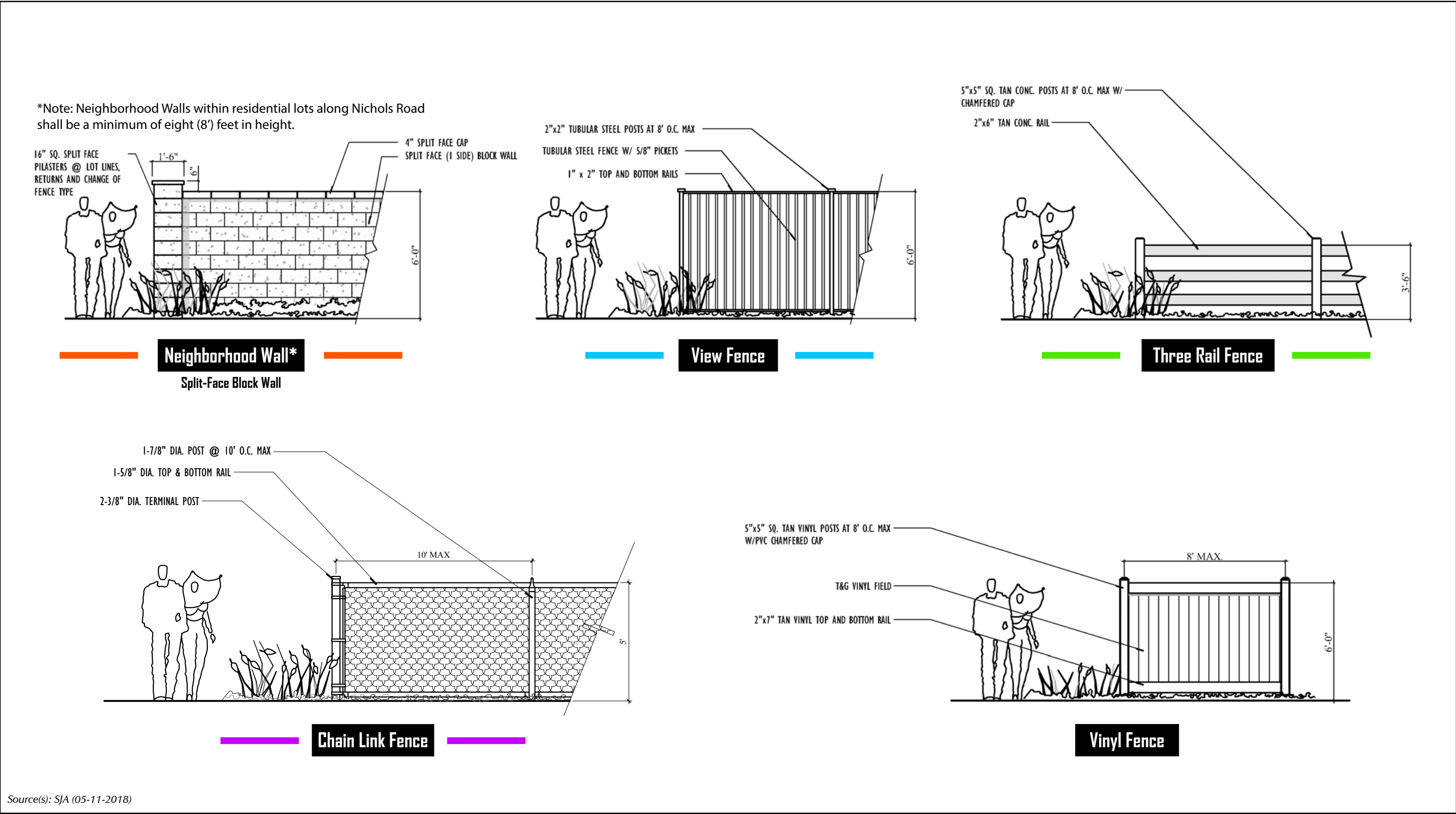


FIGURE IV-15



WALL AND FENCE DETAILS

- **Vinyl Privacy Fence:** Vinyl Privacy Fences are generally located between residential lots to provide residents with privacy. Vinyl fences have a minimum height of six (6) feet, a tongue and groove vinyl field, 5" x 5" square tan vinyl posts with a maximum height of eight (8) feet, PVC chamfered caps, and 2" x 7" tan vinyl top and bottom railings.
- **Chain Link Fence:** Chain Link Fences are generally located on the southwestern and southern boundaries of NICHOLS RANCH, which abut Interstate 15. Chain Link Fences have a maximum of five (5) feet and include 1-5/8" diameter top and bottom rails, 2-3/8" diameter terminal posts, and 1-7/8" diameter posts at maximum intervals of 10 feet.

6. LANDSCAPE INTERFACES

NICHOLS RANCH contains nine (9) distinct landscape interfaces, or edge treatments, which provide a visually interesting and practical buffer along the border of adjacent land uses. The general location of each of these landscape interfaces is depicted on Figure IV-6, *Conceptual Master Landscape Plan*. Each of these landscape interfaces are discussed in detail below.

a. Interface #1 – Residential to Commercial

Figure IV-16, *Interface #1 – Residential to Commercial*, illustrates the interface condition where residential land uses are directly adjacent to the commercial center. This interface condition occurs between the commercial center within Planning Area 7 and residential Planning Area 5. In this condition, a 6-foot tall Neighborhood Wall separates the adjacent homes from the commercial center. A manufactured slope at the perimeter of the commercial center serves as a transition between the residential homes and commercial center. The perimeter of the commercial center abutting residential lots shall be landscaped in accordance with Table IV-1, *Community Plant Palette*.

b. Interface #2 – Residential to Nichols Road

Figure IV-17, *Interface #2 – Residential to Nichols Road*, illustrates the interface condition where residential land uses are directly adjacent to Nichols Road. This interface condition occurs between Nichols Road and residential Planning Areas 2, 3, and 4. In this condition, a minimum 8-foot tall Neighborhood Wall and landscape easement serve as a physical and visual buffer between Nichols Road and the adjacent homes. The landscape easement consists of manufactured slopes planted with trees, shrubs, and groundcovers in accordance with Table IV-1, *Community Plant Palette*. A 6-foot wide landscaped parkway is provided within the Nichols Road ROW to serve as an additional buffer between Nichols Road and the adjacent homes.

c. Interface #3 – Residential to Detention/Water Quality Basin

Figure IV-18, *Interface #3 – Residential to Detention/Water Quality Basin*, illustrates the interface condition where residential land uses are directly adjacent to detention/water quality basins. This interface condition occurs between residential Planning Area 5 and the detention/water quality basin within Planning Area 13. In this condition, a 6-foot tall Neighborhood Wall and manufactured slope at the

perimeter of the detention/water quality basin serves as a physical buffer between the basin and adjacent homes. The perimeter of the detention/water quality basin abutting residential lots shall be landscaped in accordance with Table IV-1, *Community Plant Palette*. As shown on Figure II-10, *Conceptual Fire Protection*, a few homes within residential Planning Area 5 do not meet the minimum 100-foot fuel treatment setback from Stovepipe Creek and require 6-foot Neighborhood Walls to limit any radiant fire that may start in the creek area.

d. Interface #4 – Residential to Open Space

Figure IV-19, *Interface #4 – Residential to Open Space*, illustrates the interface condition where residential land uses are directly adjacent to natural open space areas. This interface condition occurs between residential Planning Area 1 and the natural open space within Planning Area 9. In this condition, a 6-foot tall Neighborhood Wall or View Fence along with a retaining wall separates residents from the natural open space and Stovepipe Creek. The natural open space within Planning Area 9 serves as a visual and physical buffer between the homes in Planning Area 1 and Stovepipe Creek. As shown on Figure II-10, *Conceptual Fire Protection*, a 6-foot tall Neighborhood Wall is required for homes within residential Planning Area 1 that do not meet the minimum 100-foot fuel treatment setback from Stovepipe Creek to limit any radiant fire that may start in the creek area.

e. Interface #5 – Residential to Wood Mesa Court

Figure IV-20, *Interface #5 – Residential to Wood Mesa Court*, illustrates the interface condition where residential land uses are directly adjacent to Wood Mesa Court. This interface condition occurs between residential Planning Area 1 and Wood Mesa Court immediately east of NICHOLS RANCH. In this condition, a 6-foot tall Neighborhood Wall and 10-foot wide landscaped greenbelt serves as a visual and physical buffer between the homes within Planning Area 1 and Wood Mesa Court. The landscaped greenbelt consists of trees, shrubs, and groundcovers in accordance with Table IV-1, *Community Plant Palette*. A 10-foot wide landscaped parkway is provided within the Wood Mesa Court ROW to serve as an additional buffer between Wood Mesa Court and the adjacent homes.

f. Interface #6 – Residential to Recreational

Figure IV-21, *Interface #6 – Residential to Recreational*, illustrates the interface condition where residential land uses are directly adjacent to the Neighborhood Park. This interface condition occurs between residential Planning Area 2 and the Neighborhood Park within Planning Area 10. In this condition, a 6-foot tall Neighborhood Wall and manufactured slope within the perimeter of the Neighborhood Park serves as a visual and physical buffer between the park and adjacent homes. A Three Rail Fence is provided in between the Neighborhood Park and Stovepipe Creek to provide safety and restrict access into the creek area. The perimeter of the Neighborhood Park abutting residential lots shall be landscaped in accordance with Table IV-1, *Community Plant Palette*. As shown on Figure II-10, *Conceptual Fire Protection*, a few homes within residential Planning Area 1 do not meet the minimum 100-foot fuel treatment setback from Stovepipe Creek and require 6-foot Neighborhood Walls to limit any radiant fire that may start in the creek area.

g. Interface #7 – Residential to El Toro Road

Figure IV-22, *Interface #7 – Residential to El Toro Road*, illustrates the interface condition where residential land uses are directly adjacent to El Toro Road. This interface condition occurs between residential Planning Area 1 and El Toro Road immediately east of NICHOLS RANCH. In this condition, a 6-foot tall Neighborhood Wall and 10-foot wide landscaped greenbelt serves as a visual and physical buffer between the homes within Planning Area 1 and El Toro Road. The landscaped greenbelt consists of trees, shrubs, and groundcovers in accordance with Table IV-1, *Community Plant Palette*. A 4-foot wide landscaped parkway is provided within the El Toro Road ROW to serve as an additional buffer between El Toro Road and the adjacent homes.

h. Interface #8 – Commercial to I-15

Figure IV-23, *Interface #8 – Commercial to I-15*, illustrates the interface condition where commercial land uses are directly adjacent to Interstate 15. This interface condition occurs between the commercial center within Planning Area 7 and Interstate 15 to the west of NICHOLS RANCH. In this condition, a manufactured slope maintained by the Commercial Property Owner's Association and existing chain link fence at the toe of the slope is provided to serve as a transition between the commercial center and Interstate 15. As an interim condition for the manufactured slopes, large cobble rocks would be provided, as permitted by the approved Reclamation Plan. However, once reclamation is completed, the ultimate manufactured slope shall be landscaped in accordance with Table IV-1, *Community Plant Palette*.

i. Interface #9 – Commercial to Nichols Road

Figure IV-24, *Interface #9 – Commercial to Nichols Road*, illustrates the interface condition where commercial land uses are directly adjacent to Nichols Road. This interface condition occurs between the commercial center within Planning Area 7 and Nichols Road to the north. In this condition, a manufactured slope along the perimeter of the commercial center is provided to serve as a transition between the commercial center and Nichols Road. The manufactured slope shall be landscaped in accordance with Table IV-1, *Community Plant Palette*. A 6-foot wide landscaped parkway is provided within the Nichols Road ROW to serve as an additional buffer between Nichols Road and the commercial center.

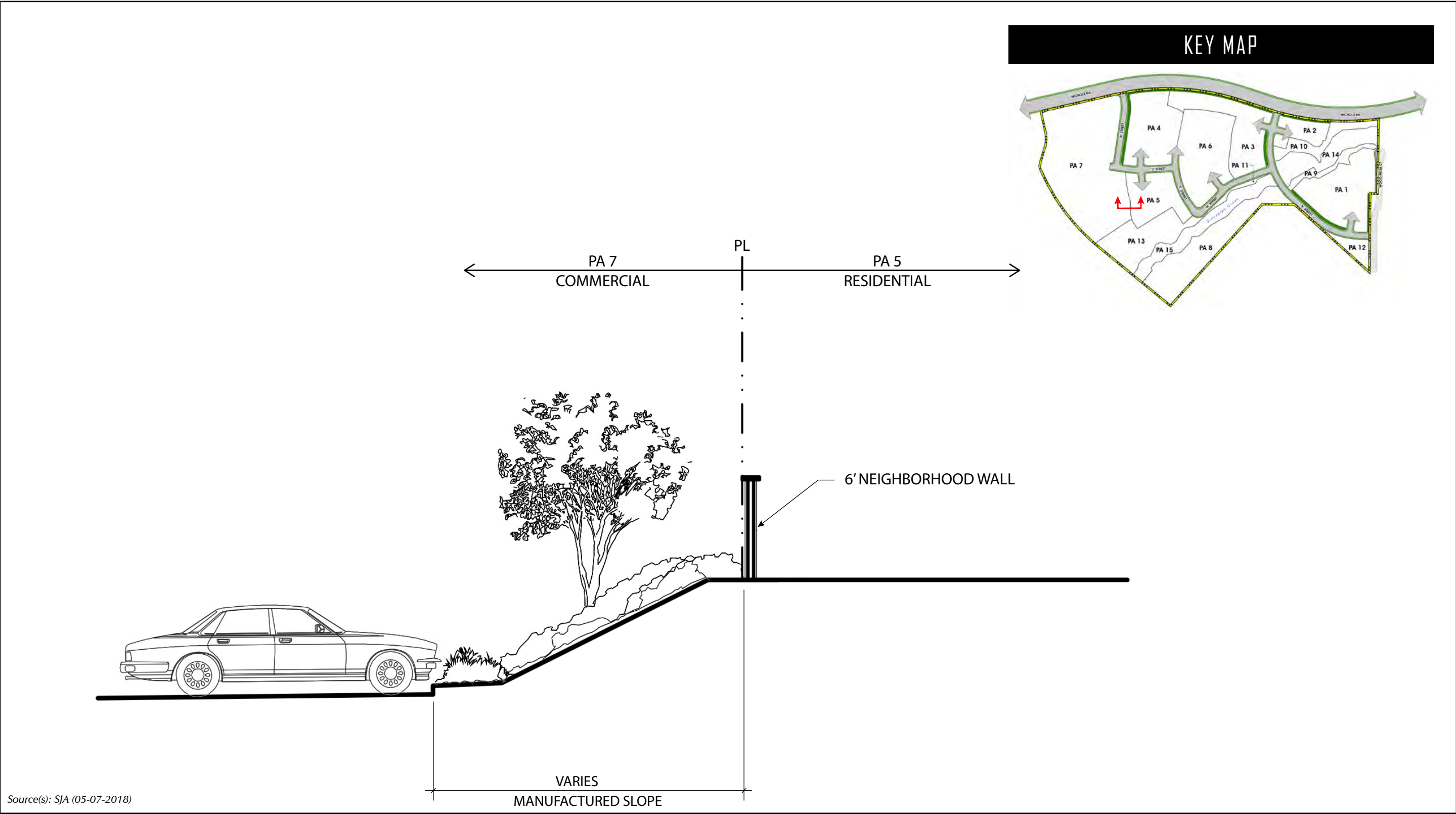


FIGURE IV-16



INTERFACE #1 - RESIDENTIAL TO COMMERCIAL

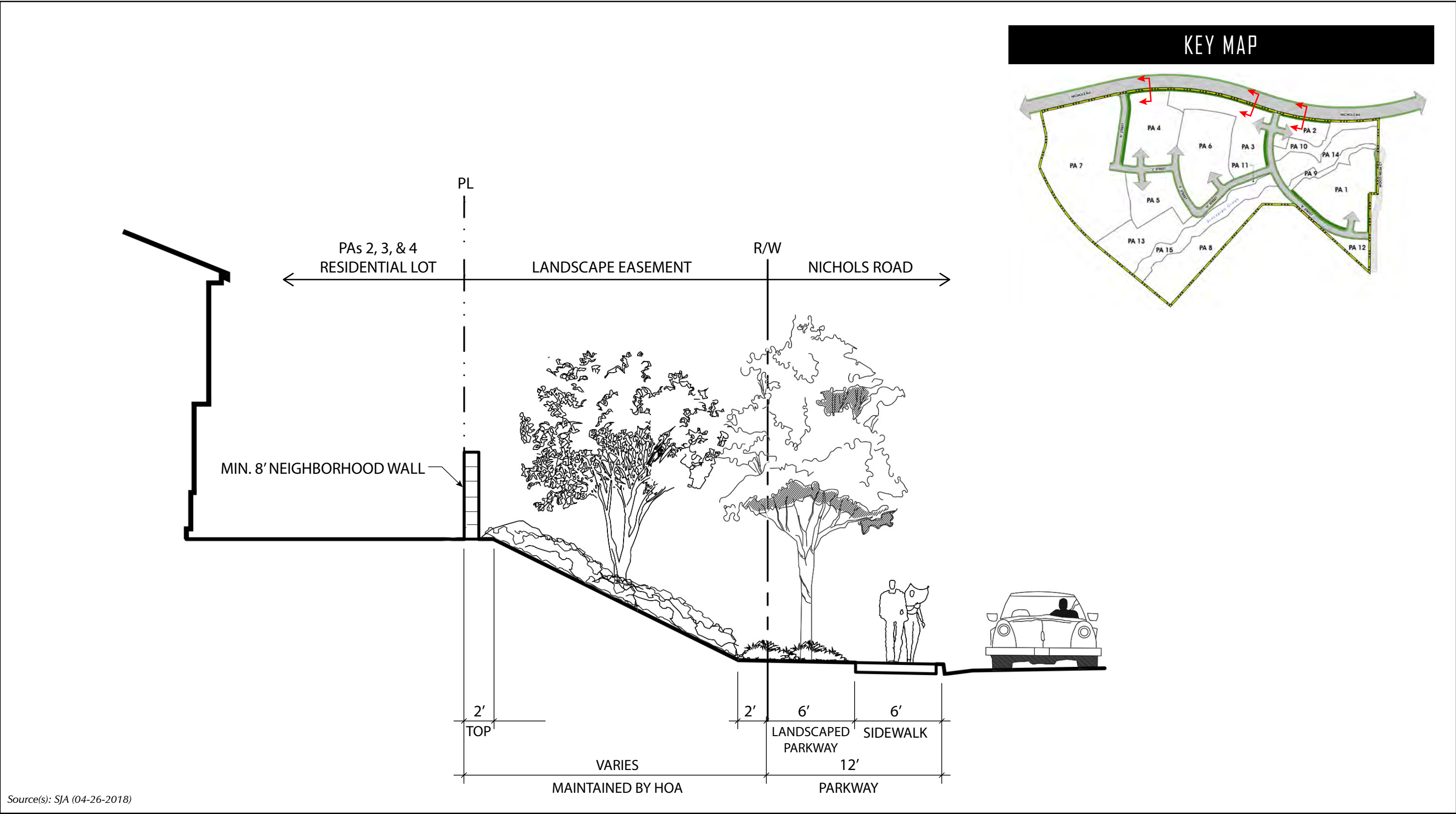
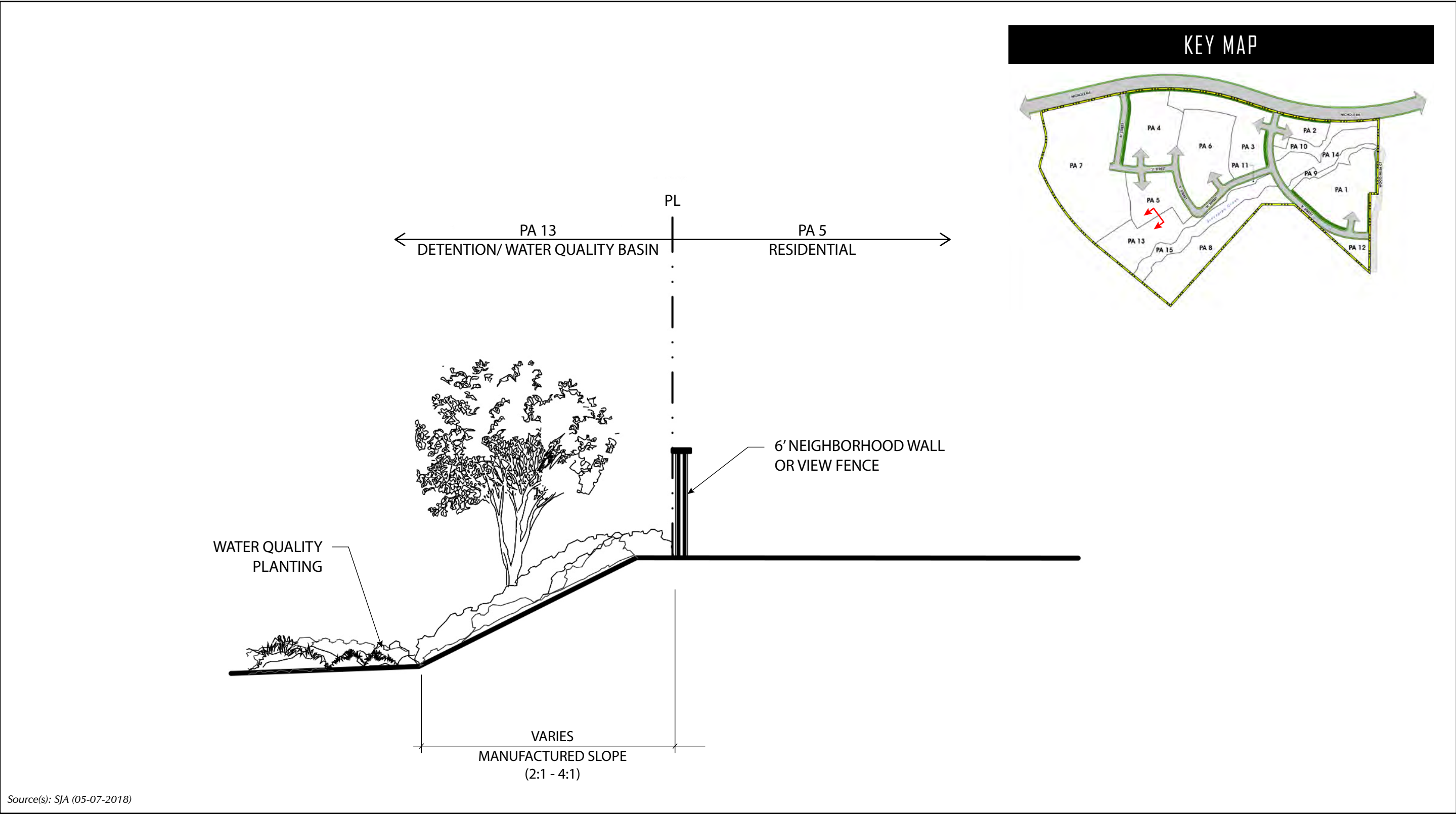
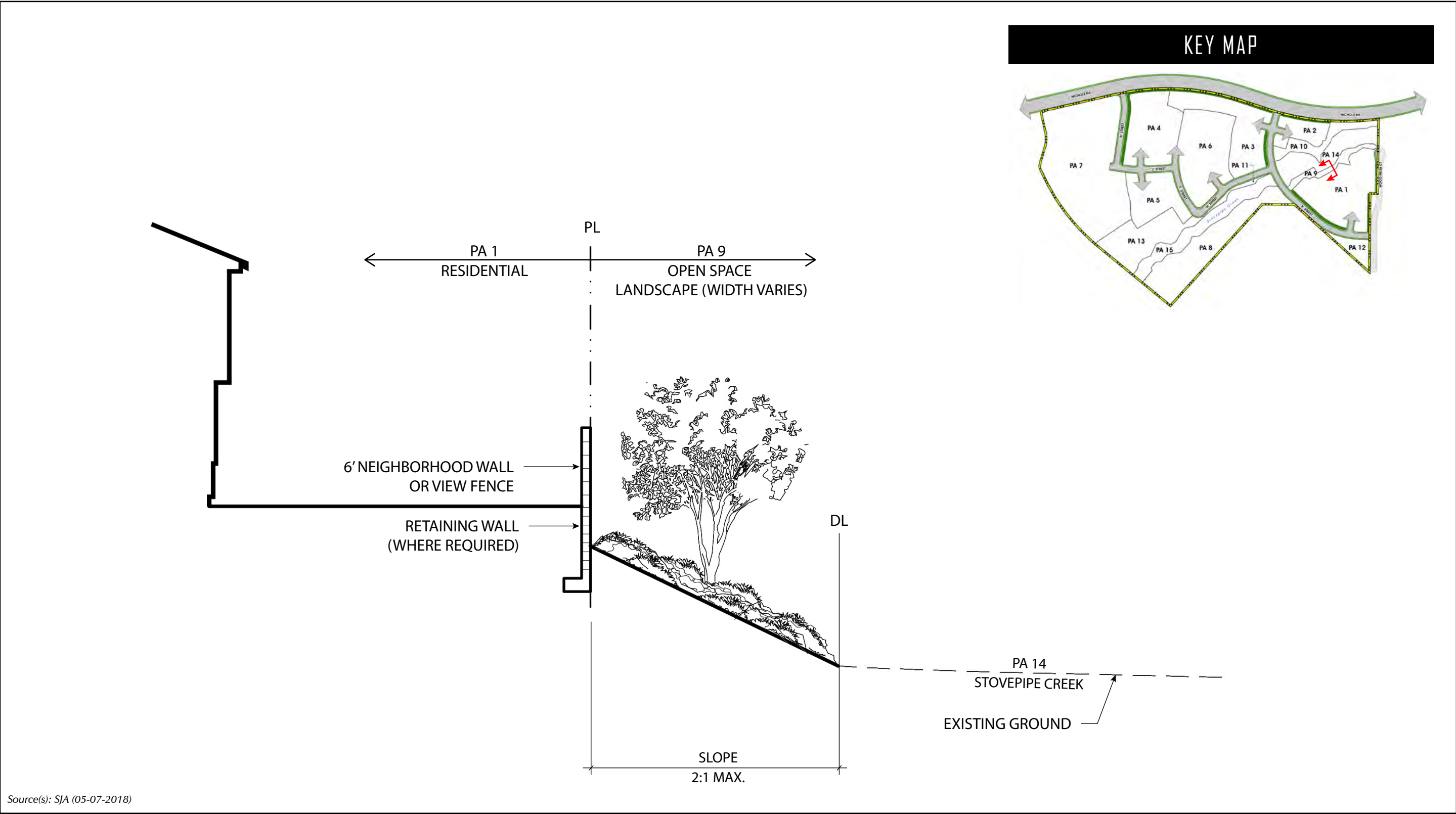


FIGURE IV-17
INTERFACE #2 - RESIDENTIAL TO NICHOLS ROAD





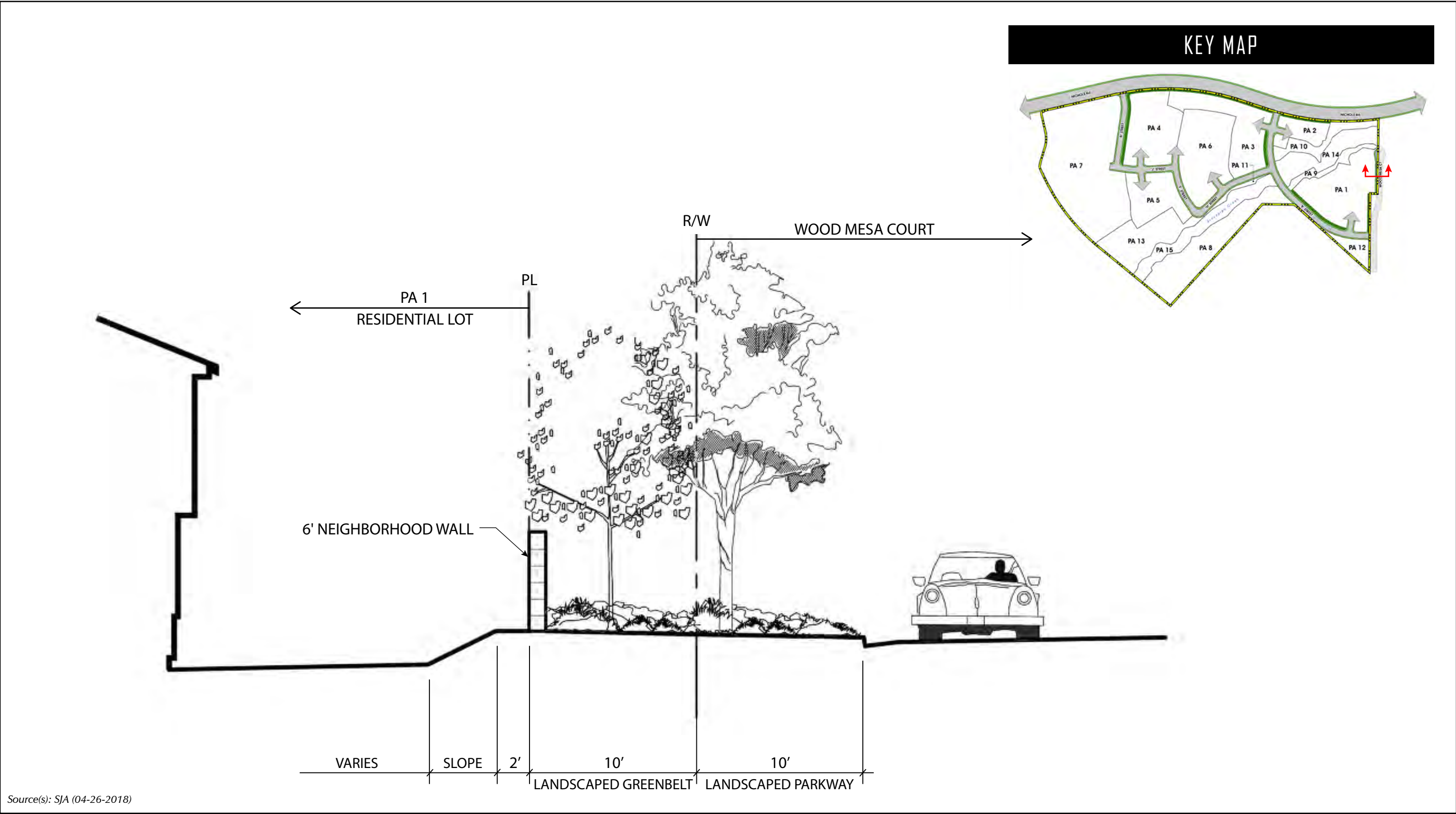
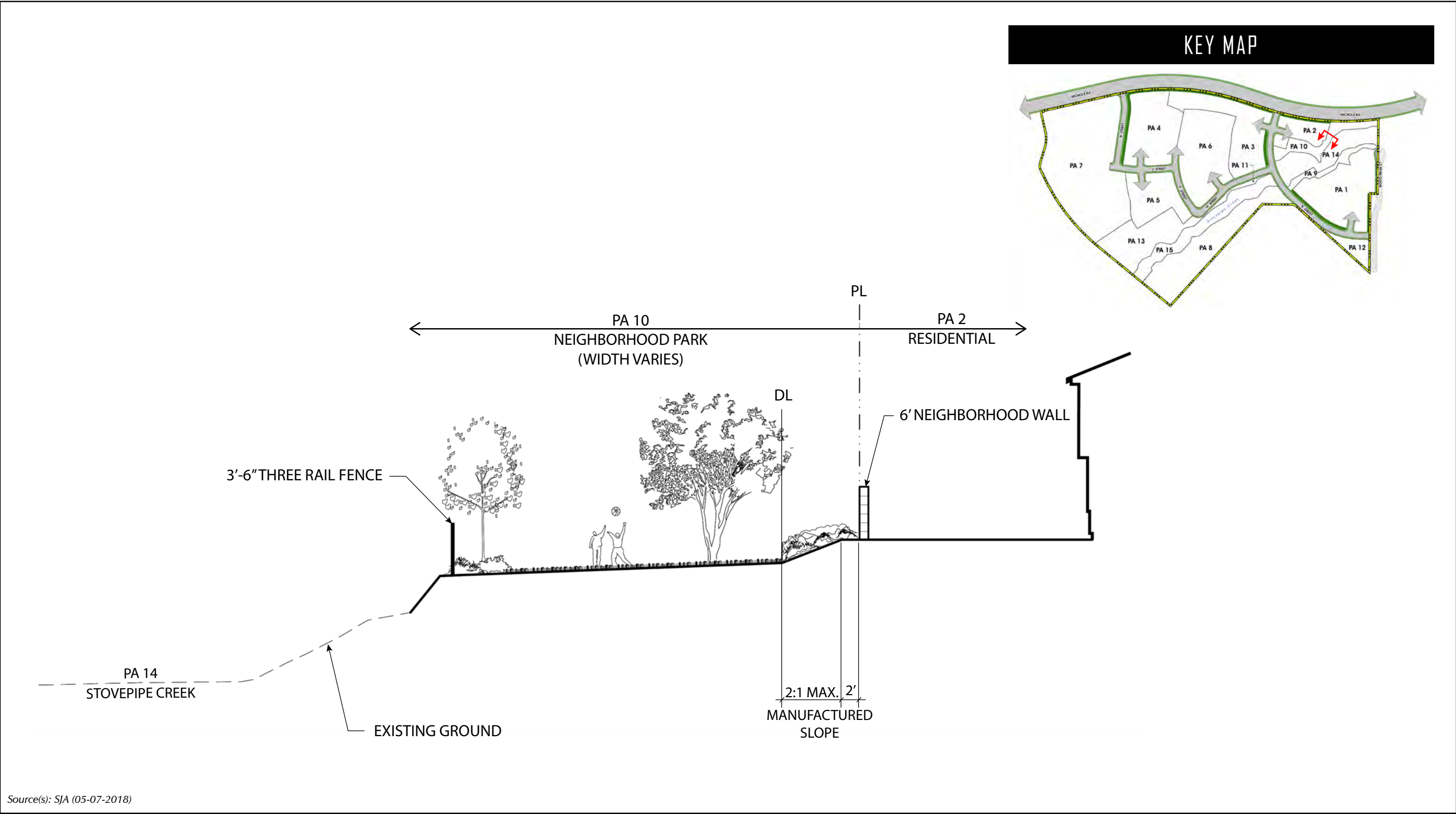


FIGURE IV-20



INTERFACE #5 - RESIDENTIAL TO WOOD MESA COURT



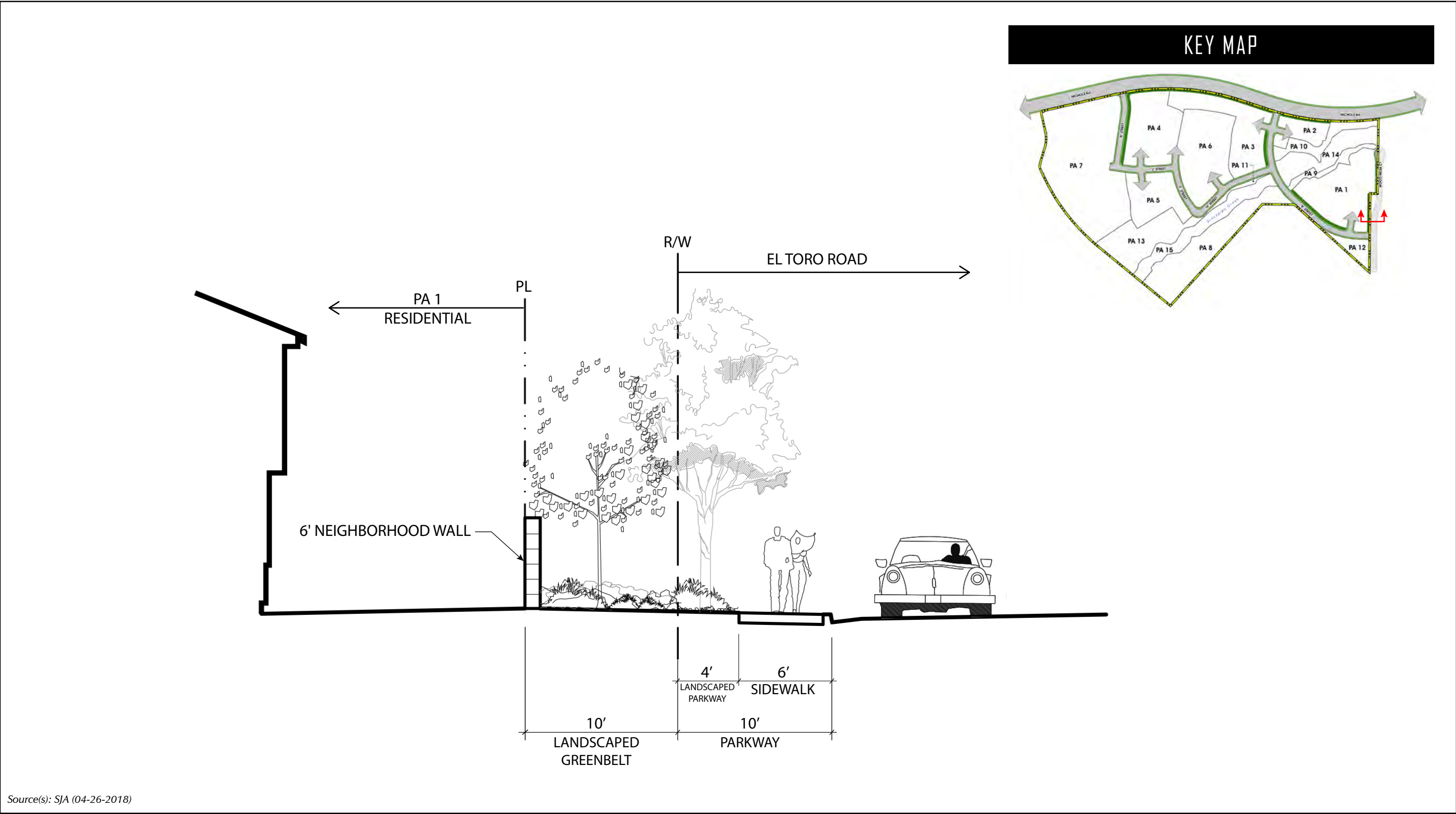


FIGURE IV-22
INTERFACE #7 - RESIDENTIAL TO EL TORO ROAD

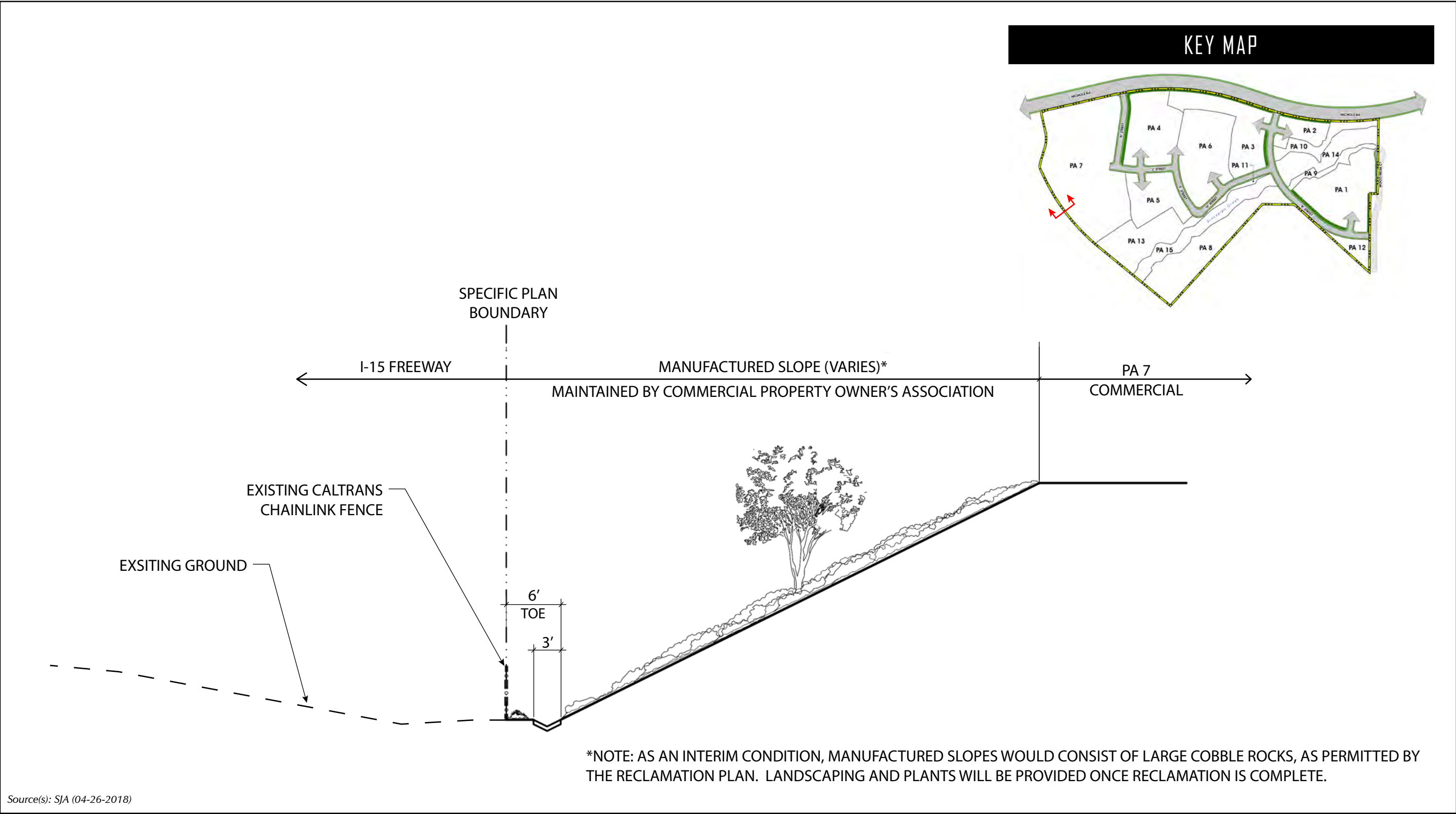


FIGURE IV-23

INTERFACE #8 - COMMERCIAL TO I-15

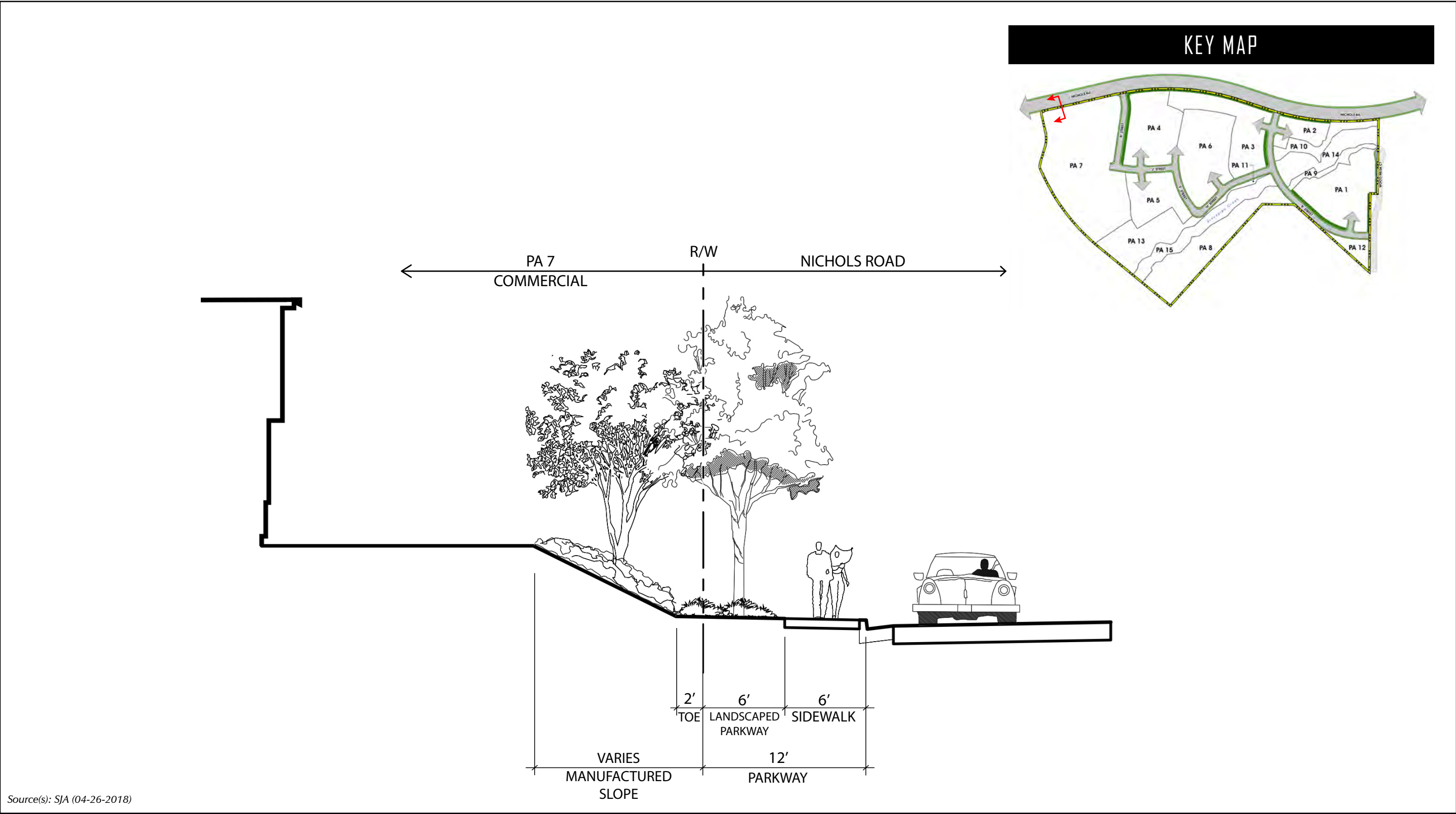


FIGURE IV-24
INTERFACE #9 - COMMERCIAL TO NICHOLS ROAD