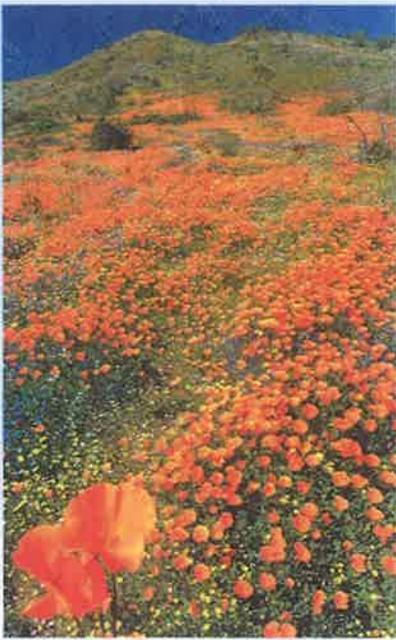


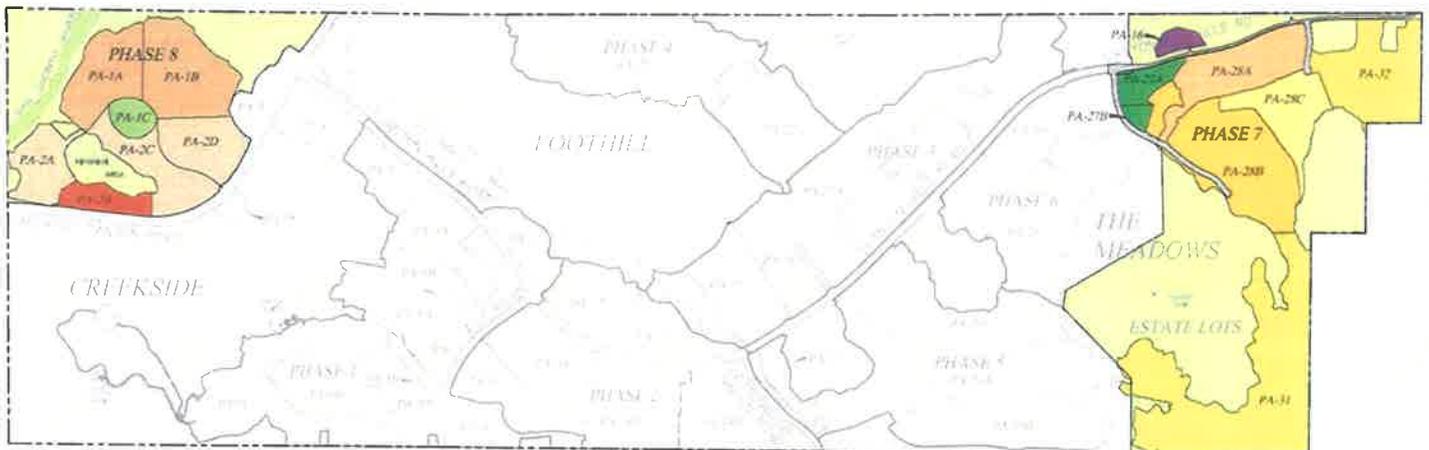
# CANYON HILLS



## SPECIFIC PLAN AMENDMENT NO. 3

PHASE 8

PHASE 7



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**CANYON HILLS  
SPECIFIC PLAN AMENDMENT NO. 3  
CITY OF LAKE ELSINORE**

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## 1.0 INTRODUCTION AND PURPOSE OF CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 3

### 1.1 PURPOSE AND INTENT OF CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 3

The purpose of any Specific Plan is to serve as the primary land use, policy, and regulatory document for a selected geographic area. When implemented together, the elements of the Specific Plan support the logical development of the specified area by establishing a comprehensive planning program that is responsive to market force opportunities, while at the same time, providing quality development and design. The Specific Plan is both a policy and regulatory document. As a policy document, the Specific Plan applies the broader goals and policies of the City General Plan by establishing specific objectives for the Specific Plan area. As a regulatory document, the Specific Plan describes particular land uses and required improvements, which are necessary to implement the Specific Plan.

The Canyon Hills Specific Plan (formerly known as the Cottonwood Hills Specific Plan) was approved by the Lake Elsinore City Council in 1989 and proposed a mixed-use master-planned community with single-family detached and multi-family attached units; commercial; public facilities; schools; open space; and parks/recreation uses. Since that time, the Canyon Hills area has experienced quality development and construction in accordance with the Canyon Hills Specific Plan. As to be expected with any long-term master-planned community, changing market forces have resulted in amendments to the continued design, development, and implementation of the Specific Plan. To date, the Specific Plan has been amended twice. This document is the third amendment to the Canyon Hills Specific Plan. It should be noted, however, that despite these amendments, the overall development and design vision of Canyon Hills have not been compromised. Canyon Hills has been and will continue to be a quality master-planned mixed-use community with residential, commercial, and recreational uses.

Specific Plan Amendment No. 3 is a policy and a regulatory document that establishes policies and development standards to regulate and guide future design and development of residential and commercial uses and related public improvements only within the Phase 7 and 8 areas of the Canyon Hills Specific Plan area. SPA No. 2 will continue to apply to the other areas of Canyon Hills (Phases 1 through 6). It establishes the type, location, intensity, character, and infrastructure for development to take place. This document allows the City to consider development plans for the entire SPA No. 3 area, rather than judge each residential and/or commercial project and element separately, and also shapes future development by responding to the physical constraints of the site and coordinating future development and design, circulation and public facility improvements, and open space and recreational facilities. Future development and site plans proposed for the SPA No. 3 area must be consistent with this document.

SPA No. 3 provides benefits that were not realized with SPA No. 2. The original Specific Plan and subsequent Amendments allowed 4,275 total residential units within the Canyon Hills area to be constructed in various phases. Due to market demands and other variables, hundreds of residential

units were not constructed in these earlier phases, though approved and entitled by the Canyon Hills Specific Plan. SPA No. 3 now includes a Conceptual Land Use Plan that will construct these previously entitled residential units. The Conceptual Land Use Plan will be presented and discussed in a later section of this document. SPA No. 2 allowed density transfers throughout the Canyon Hills Specific Plan area, including those areas that are defined by SPA No. 3, as long as 4,275 residential units were not exceeded for the entire Specific Plan area. 4,275 residences were the total number of units that were approved with the original Canyon Hills Specific Plan, SPA No. 1, SPA No. 2, and now SPA No. 3. Development resulting with SPA No. 3 will not exceed the 4,275 total residential units that were approved with the Canyon Hills Specific Plan.

Other benefits resulting with SPA No. 3 include provision of additional commercial uses (that were not proposed with the original Specific Plan and/or subsequent Specific Plan Amendments); and construction of quality development near major roadways. In addition, SPA No. 3 will provide for open space that meets the amount required by the overall Canyon Hills Specific Plan. The entire Canyon Hills area is required to provide 950 AC of open space in accordance with the environmental permitting and agreement established with the California Department of Fish and Game (CDFG). SPA No. 3 will continue to provide enough open space as required by the CDFG. Open space areas will be slightly re-configured to be better compatible with the various Planning Areas. The amount of open space to be provided with SPA No. 3 will be consistent with SPA No. 2.

Architecture and design of future residential, commercial, and recreational facilities identified within SPA No. 3 will be consistent with other areas of Canyon Hills and will be consistent with those development and design standards contained in SPA No. 2. Accordingly, SPA No. 3 includes the same development design standards and guidelines from SPA No. 2 to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills. In accordance with the City's vision and the overall Canyon Hills Specific Plan, this SPA No. 3 document will facilitate future development of the SPA No. 3 area with cohesive residential, commercial, and recreational uses.

The information depicted in SPA No. 3 supersedes that of which is contained both in SPA No. 2 and the City's Zoning Code. SPA No. 3 provides the zoning requirements for the Phase 7 and Phase 8 areas of Canyon Hills. It should be noted, however, that those standards, guidelines, and provisions that are silent in this document will revert back to the City's Zoning and Municipal Codes.

## **1.2 SPECIFIC PLAN AUTHORITY**

This SPA No. 3 document is prepared in accordance with the authority granted to the City of Lake Elsinore by the California Government Code, Title 7, Division I, Chapter 3, Article 8, Sections 65450 through 65457. The Government Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation. Planning Commission and City Council hearings were required.

All Specific Plans are authorized and described in California Government Code Section 65450 et. seq. and require the following information:

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

### 1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

In January 1989, the City certified the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 87111606) for the original Canyon Hills Specific Plan (formerly Cottonwood Hills Specific Plan). In March 2003, the City approved an Addendum to the FEIR (also State Clearinghouse No. 87111606), for the Canyon Hills Specific Plan Amendment No. 1. In April 2007, the City then approved a second Addendum to the FEIR (also State Clearinghouse No. 87111606), for the Canyon Hills Specific Plan Amendment No. 2. Another Addendum to the FEIR was prepared by ESA Consultants to provide the necessary environmental evaluations and clearances for Specific Plan Amendment No. 3. The Addendum EIR was prepared in accordance with CEQA and CEQA Guidelines, and evaluated potential environmental impacts resulting with SPA No. 3. Mitigation measures were also recommended to reduce potential impacts to insignificant levels. The Addendum EIR serves as the base environmental document for evaluating future and subsequent projects as described in Specific Plan Amendment No. 3.

A Mitigation Monitoring Program was prepared in accordance with Public Resources Code Section 21081.8 to ensure implementation of those mitigation measures recommended in the Addendum EIR. All future development is required to comply with these mitigation measures.

As permitted by California Government Code Section 65457, future development proposals within the SPA No. 3 area, if deemed consistent with this SPA No. 3 document, will be environmentally cleared by the Addendum EIR and therefore, further environmental analyses and clearances would not be required. However, CEQA does allow the City of Lake Elsinore to determine if further environmental analyses and clearances are required, if necessary.

### 1.4 CONTENT, CHAPTERS, AND COMPONENTS OF SPECIFIC PLAN AMENDMENT NO. 3

This Specific Plan Amendment No. 3 document is comprised of the following sections and components:

**Section 1.0 Introduction and Purpose of Specific Plan Amendment No. 3.** This section describes the purpose of Specific Plan Amendment No. 3; and content, chapters, and components of the Specific Plan Amendment document.

**Section 2.0 Description of Specific Plan Amendment No. 3 Area.** This section describes the SPA No. 3 area, including existing conditions; onsite structures, buildings, and uses; underlying General Plan and Zoning designations; and SPA No. 3's relationship with the Canyon Hills Specific Plan.

**Section 3.0 Specific Plan Amendment No. 3 Description.** This section provides an overview of the development concept for SPA No. 3; project history and background; and project objectives.

**Section 4.0 Land Use Plan.** This section presents the Land Use Plan for SPA No. 3 and explains why the Land Use Plan from SPA No. 2 was being amended. A detailed description of each Planning Area affected by SPA No. 3 is also provided.

**Section 5.0 Circulation Plan.** This section presents the Circulation Plan for SPA No. 3 and explains why the Circulation Plan from SPA No. 2 was being amended. Cross-sections of roadway improvements are also presented.

**Section 6.0 Open Space, Landscaping, and Park Plan.** This section presents the plans for open space and landscaping for the SPA No. 3 area (Phases 7 and 8). The section also explains why the Open Space, Landscaping, and Park Plans from SPA No. 2 were being amended.

**Section 7.0 Fuel Modification Plan.** This section presents the Fuel Modification program and objectives for preparing future Fuel Modification Plans for the Phase 7 and 8 areas of SPA No. 3. The program and objectives are based on recent discussions with the County Fire Department.

**Section 8.0 Development Standards.** This section presents development standards to regulate future development and design within the SPA No. 3 area, including minimum lot sizes; permitted uses; parking; landscaping; maximum building heights; setbacks; signs; etc. It should be noted that the Development Standards for SPA No. 3 will be primarily the same as SPA No. 2. This is to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills and to also creatively site plan and provide for high quality architectural treatments and features, and site amenities and infrastructure.

**Section 9.0 Infrastructure and Utilities Plan.** This section presents the Water, Sewer, and Drainage Plans; and dry utilities plans for SPA No. 3 and explains why those similar plans from SPA No. 2 were being amended and updated.

**Section 10.0 Administration and Implementation.** This section explains how future development within SPA No. 3 will be reviewed and approved. Future entitlements and approvals are described.

## **2.0 DESCRIPTION OF SPECIFIC PLAN AMENDMENT NO. 3 AREA**

### **2.1 LOCATION OF SPECIFIC PLAN AMENDMENT NO. 3 AREA**

The approximate 1,970-acre Canyon Hills Specific Plan area is located within the eastern boundaries of the City of Lake Elsinore, east of Interstate 15 (I-15) (Figure 2-1). Access to the overall Specific Plan area from I-15 is via Railroad Canyon Road, which runs along San Jacinto River and crosses the northwest corner of the Specific Plan area. Canyon Hills Road is located within the Canyon Hills Specific Plan area and connects with Railroad Canyon Road in the west to east direction.

SPA No. 3 affects the Phase 7 and 8 Planning Areas within the overall Canyon Hills Specific Plan. In general, the Phase 7 Planning Areas are located within the eastern and central portions of the Canyon Hills Specific Plan area; while the Phase 8 Planning Areas are located within the western portions of the Specific Plan area, west of Railroad Canyon Road. Please refer to Figure 2-2, which presents the locations of the Phase 7 and 8 Planning Areas that will be affected by SPA No. 3.

### **2.2 EXISTING DEVELOPMENT AND IMPROVEMENTS**

To date, a total of 2,529 residential units, a park, public schools, open space, a recreational center, and over 20 acres of commercial and retail uses have been constructed within the Canyon Hills Specific Plan area and community. Figure 2-3 presents an Aerial Photograph of the Canyon Hills community and its existing development.

### **2.3 RELATIONSHIP WITH CITY OF LAKE ELSINORE GENERAL PLAN**

The City's General Plan designates the overall Canyon Hills Specific Plan area as "Specific Plan". Those land uses delineated in the Canyon Hills Specific Plan and subsequent Amendments, including SPA No. 3, are consistent with the City's General Plan's "Specific Plan" land use designation for Canyon Hills. SPA No. 3 is also consistent with the General Plan Conformance analysis that is contained in Appendix C of the Canyon Hills Specific Plan Amendment No. 2 document.

### **2.4 RELATIONSHIP WITH CITY OF LAKE ELSINORE ZONING CODE**

The City's Zoning Map classifies the overall Canyon Hills Specific Plan area as "Specific Plan". Those land uses delineated in the Canyon Hills Specific Plan and subsequent Amendments, including SPA No. 3, are consistent with the City's Zoning classification of "Specific Plan" for Canyon Hills. Those development and design standards and guidelines contained in the Canyon Hills Specific Plan and subsequent Amendments represent the zoning standards for Canyon Hills. Future development proposed with SPA No. 3 will be consistent with those development and design standards and guidelines.

## 2.5 RELATIONSHIP WITH CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 2

The Canyon Hills Specific Plan has been amended two times since its original approval in 1989. To date, SPA No. 2 is the latest amendment document that applies to the entire Canyon Hills area. This SPA No. 3 document applies only to the Phase 7 and Phase 8 areas of the overall Canyon Hills Specific Plan. SPA No. 2 will continue to apply to the other areas of Canyon Hills (Phases 1 through 6).

SPA No. 3 provides benefits to the City and applicant that were not realized with SPA No. 2. The original Specific Plan and subsequent Amendments allowed 4,275 total residential units within the Canyon Hills area to be constructed in various phases. Due to market demands and other engineering-related constraints, hundreds of residential units were not constructed in these earlier phases, though approved and entitled by the Canyon Hills Specific Plan. SPA No. 3 now includes a Conceptual Land Use Plan that will allow for the construction of these previously entitled residential units. The Conceptual Land Use Plan will be presented and discussed in a later section of this document. SPA No. 2 allowed density transfers throughout the Canyon Hills Specific Plan area, including those areas that are defined by SPA No. 3, as long as 4,275 residential units were not exceeded for the entire Specific Plan area. 4,275 residences were the total number of units that were approved with the original Canyon Hills Specific Plan, SPA No. 1, SPA No. 2, and now SPA No. 3. Development resulting with SPA No. 3 will not exceed the 4,275 total residential units that were approved with the Canyon Hills Specific Plan.

Other benefits resulting with SPA No. 3 include provision of new additional commercial uses that were not proposed with the original Specific Plan and/or subsequent Specific Plan Amendments, which would provide additional tax revenue to the City. SPA No. 3 will also construct quality and better-engineered development near major roadways, which will improve the project's overall circulation efficiency, thereby, reducing air pollutant emissions and greenhouse gases. In addition, the project has been re-engineered to better address physical constraints of the area and therefore, those land uses and densities proposed for the Phase 7 and 8 areas are considered more finalized. This is a benefit to the City since the City can now expect and plan for the type and density of development described in SPA No. 3. Finally, SPA No. 3 will provide open space that meets the amount required by the overall Canyon Hills Specific Plan. The entire Canyon Hills area is required to provide 950 AC of open space in accordance with the environmental permitting and agreement established with the California Department of Fish and Game (CDFG). SPA No. 3 will continue to provide enough open space as required by the CDFG. Open space areas will be slightly re-configured to be better compatible with the various Planning Areas. The amount of open space to be provided with SPA No. 3 will be consistent with SPA No. 2.

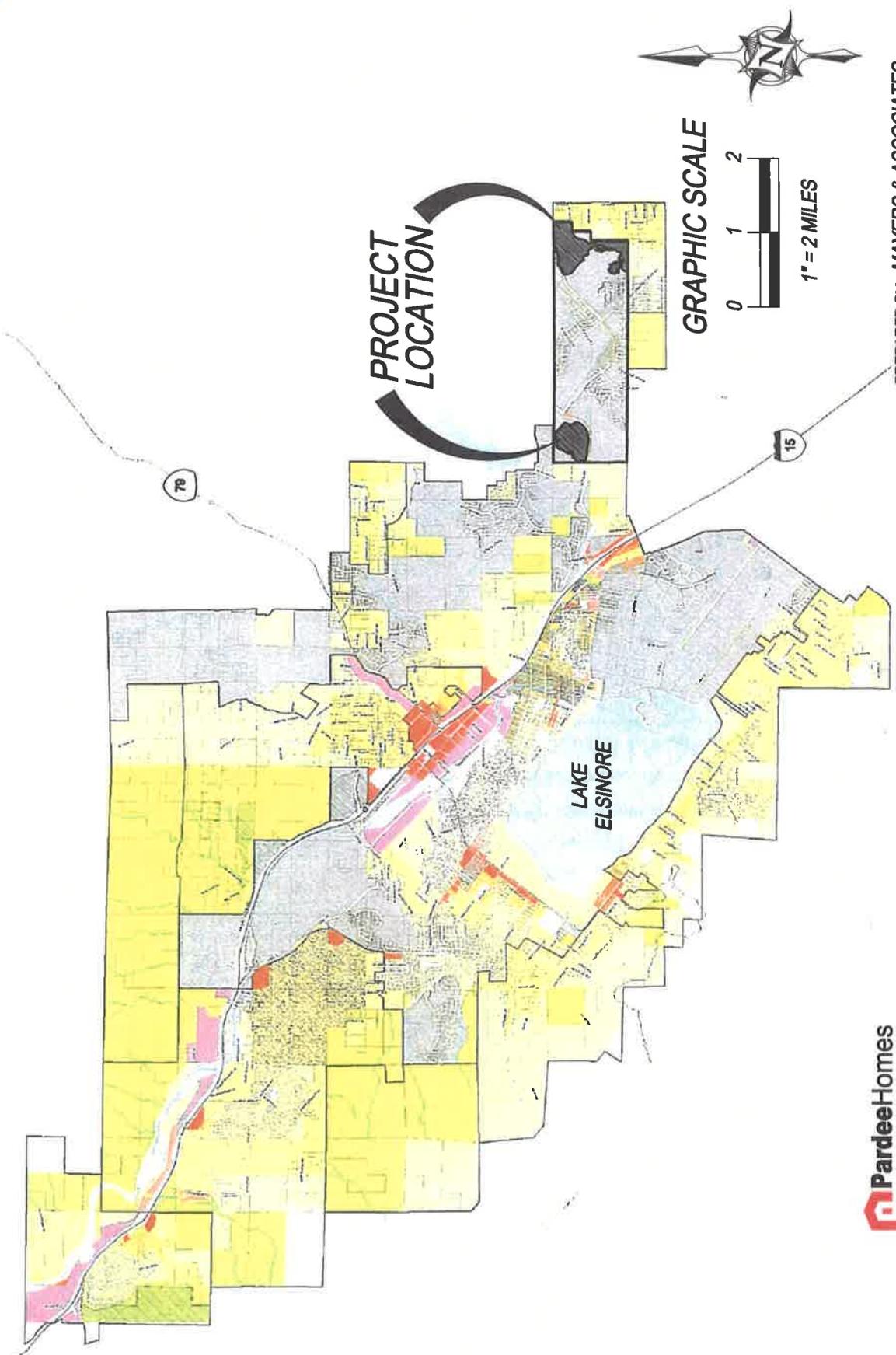
Architecture and design of future residential, commercial, and recreational facilities identified within SPA No. 3 will be consistent with other areas of Canyon Hills and will be consistent with those development and design standards contained in SPA No. 2. Accordingly, SPA No. 3 includes the same development design standards and guidelines from SPA No. 2 to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills. In accordance with the City's vision and the overall Canyon Hills Specific Plan, this SPA No. 3 document will

SPECIFIC PLAN AMENDMENT NO. 3 AREA

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facilitate future development of the SPA No. 3 area with cohesive residential, commercial, and recreational uses.

The information depicted in SPA No. 3 supersedes that of which is contained both in SPA No. 2 and the City's Zoning Code. SPA No. 3 provides the zoning requirements for the Phase 7 and Phase 8 areas of Canyon Hills. It should be noted, however, that those standards, guidelines, and provisions that are silent in this document will revert back to the City's Zoning and Municipal Codes.



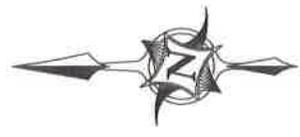
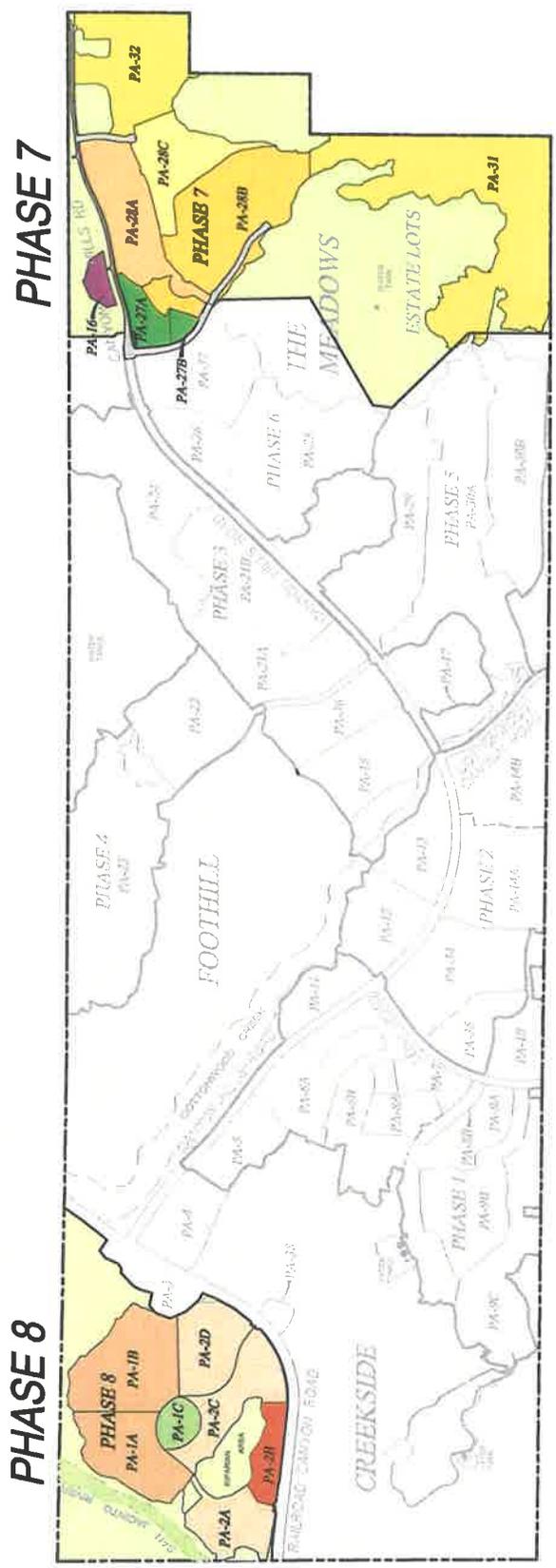
PREPARED BY: **MAYERS & ASSOCIATES**  
 CIVIL ENGINEERING, INC.



# Canyon Hills

Regional Vicinity Map

Figure 2-1



**GRAPHIC SCALE**  
 0 1000 2000  
 SCALE: 1" = 2000'



**Canyon Hills**

**SPA 3 Location Map**  
**Figure 2-2**

PREPARED BY: **MAYERS & ASSOCIATES**  
 CIVIL ENGINEERING, INC.

PHASE 8

PHASE 7



GRAPHIC SCALE



SCALE: 1" = 2000'



**Canyon Hills**

**SPA 3 Aerial Photography**

**Figure 2-3**

PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.

## 3.0 SPECIFIC PLAN AMENDMENT NO. 3 DESCRIPTION

### 3.1 DEVELOPMENT CONCEPT

As discussed, Specific Plan Amendment No. 3 is a policy and a regulatory document that establishes policies and development standards to regulate and guide future design and development of residential and commercial uses and related public improvements only within the Phase 7 and 8 areas of the Canyon Hills Specific Plan area. SPA No. 2 will continue to apply to the other areas of Canyon Hills (Phases 1 through 6). It establishes the type, location, intensity, character, and infrastructure for development to take place. This document allows the City to consider development plans for the entire SPA No. 3 area, rather than judge each residential and/or commercial project and element separately, and also shapes future development by responding to the physical constraints of the site and coordinating future development and design, circulation and public facility improvements, and open space and recreational facilities. Future development and site plans proposed for the SPA No. 3 area must be consistent with this document.

SPA No. 3 provides benefits that were not realized with SPA No. 2. The original Specific Plan and subsequent Amendments allowed 4,275 total residential units within the Canyon Hills area to be constructed in various phases. Due to market demands and other variables, hundreds of residential units were not constructed in these earlier phases, though approved and entitled by the Canyon Hills Specific Plan. SPA No. 3 now includes a Conceptual Land Use Plan that will allow for the construction of these previously entitled residential units. The Conceptual Land Use Plan will be presented and discussed in a later section of this document. SPA No. 2 allowed density transfers throughout the Canyon Hills Specific Plan area, including those areas that are defined by SPA No. 3, as long as 4,275 residential units were not exceeded for the entire Specific Plan area. 4,275 residences were the total number of units that were approved with the original Canyon Hills Specific Plan, SPA No. 1, SPA No. 2, and now SPA No. 3. Development resulting with SPA No. 3 will not exceed the 4,275 total residential units that were approved with the Canyon Hills Specific Plan.

Other benefits resulting with SPA No. 3 include provision of additional commercial uses (that were not proposed with the original Specific Plan and/or subsequent Specific Plan Amendments); and construction of quality development near major roadways. In addition, SPA No. 3 will provide additional open space that meets the amount required by the overall Canyon Hills Specific Plan. The entire Canyon Hills area is required to provide 950 AC of open space in accordance with the environmental permitting and agreement established with the California Department of Fish and Game (CDFG). SPA No. 3 will continue to provide enough open space as required by the CDFG. Open space areas will be slightly re-configured to be better compatible with the various Planning Areas. The amount of open space to be provided with SPA No. 3 will be consistent with SPA No. 2.

Architecture and design of future residential, commercial, and recreational facilities identified within SPA No. 3 will be consistent with other areas of Canyon Hills and will be consistent with those development and design standards contained in SPA No. 2. Accordingly, SPA No. 3 includes the same development design standards and guidelines from SPA No. 2 to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills. In accordance with the City's vision and the overall Canyon Hills Specific Plan, this SPA No. 3 document will

facilitate future development of the SPA No. 3 area with cohesive residential, commercial, and recreational uses.

The information depicted in SPA No. 3 supersedes that of which is contained both in SPA No. 2 and the City's Zoning Code. SPA No. 3 provides the zoning requirements for the Phase 7 and Phase 8 areas of Canyon Hills. It should be noted, however, that those standards, guidelines, and provisions that are silent in this document will revert back to the City's Zoning and Municipal Codes.

### **3.2 HISTORY AND BACKGROUND**

The Canyon Hills Specific Plan was formerly known as the Cottonwood Hills Specific Plan and was approved by the Lake Elsinore City Council in 1989. At that time, the original Specific Plan proposed a mixed-use development with single-family detached, multi-family attached units, commercial, public facilities, schools, open space, and parks/recreation. More specifically, the project then proposed 4,275 dwelling units (2,628 single-family detached dwelling units and 1,647 multi-family attached dwelling units); 28.4 acres of commercial uses; 32.6 acres for public schools; 42.1 acres of parks; 950 acres of natural open space and 77 acres of roadway. The total project area encompassed approximately 1,970 acres.

Onsite development occurred during the late 1990s when the City approved a five-year time extension for Vesting Tract Map 23848 in 1999. During that time, Pardee sold portions of the vesting map to various merchant builders which resulted in the City approving a series of amendments to Vesting Tract Map 23848 and Design Review applications for the various merchant builders in the late 1990s and early 2000s. During the planning for construction of the final Phase 2 and 3 portions of the Specific Plan area, the first amendment to the Specific Plan, Amendment No. 1 (SPA No. 1) to the Canyon Hills Specific Plan was prepared and approved by the City to better respond to development issues and market demands.

In 2007, the applicant then prepared and had approved Amendment No. 2 to the Canyon Hills Specific Plan (SPA No. 2) to realign boundaries for Planning Areas 19, 26, 36, and 37 to allow for construction of condominiums and other uses.

### **3.3 OBJECTIVES OF SPECIFIC PLAN AMENDMENT NO. 3**

This Specific Plan Amendment No. 3 will facilitate and guide future residential and commercial development within the specified Planning Areas by accomplishing the following:

- Act as the zoning and land use master plan document for the SPA No. 3 area.
- Provide the land use entitlements for future builders.
- Encourage the planned development of parcels and to permit comprehensive site planning and building designs.

- Provide a more flexible regulatory procedure by which the objectives of the City's General Plan and Zoning Code can be realized.
- Encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of residential and commercial land uses and activities.
- Enhance the appearance of the community through creative design of buildings, structures, and facilities.
- Reduce, when appropriate, the amount of public and private improvements normally required by other similar master-planned developments.
- Strengthen the City's economic base.
- Realize the Specific Plan area's full economic potential due to its proximity to major thoroughfares within the City.

### **3.4 GENERAL DISCUSSION OF SPECIFIC PLAN AMENDMENT NO. 3**

Specific Plan Amendment No. 3 will regulate future development and design only within the Phase 7 and 8 areas of the overall Canyon Hills Specific Plan. Future development outside of Phases 7 and 8 will continue to be regulated by SPA No. 2. Figure 2-2 provides an exhibit of the Phase 7 and 8 areas. In general, the Phase 7 Planning Areas are located within the eastern and central portions of the Canyon Hills Specific Plan area, while the Phase 8 Planning Areas are located within the western portions of the Specific Plan area, west of Railroad Canyon Road. The following generally describes future development proposed for Phase 7 and 8.

#### **3.4.1 PHASE 7 DEVELOPMENT**

Future development within Phase 7 includes single-family detached residential product, a HOA recreational center and neighborhood park, open space, and public facilities (yet to be determined). The HOA recreational center and neighborhood park would be located just south of Canyon Hills Road. Larger lots would be developed along the eastern portions of the Phase 7 area. Large open space areas would also be provided throughout the Phase 7 area and would help to balance the views of the residential community.

#### **3.4.2 PHASE 8 DEVELOPMENT**

Future development within Phase 8 could include multi-family attached condominiums, neighborhood commercial uses, a neighborhood park, and an open space/riparian area, or if market conditions dictate, lower density options including but not limited to single family detached homes or detached condominiums. The Phase 8 area is dominated by hillside and biological resources. As required by the California Department of Fish and Game, the San Jacinto River and other riparian areas will be preserved and unaffected. As currently proposed, multi-family attached condominiums would be constructed throughout the Phase 8 area. A neighborhood park would be provided in the center of the condominiums. In addition, neighborhood commercial uses would be provided along Railroad Canyon Road, to the west. Construction related costs could dictate the housing type and

DESCRIPTION OF SPECIFIC PLAN AMENDMENT NO. 3

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elevation for the Phase 8 area. It is anticipated that the applicant, nearer the time of development, would engage both the Planning and Engineering Departments for initial site plan review and conformance with the conditions set forth herein.

## 4.0 CONCEPTUAL LAND USE PLAN

### 4.1 DEVELOPMENT CONCEPT

The dynamics of the housing market are very fluid. It is common for land use changes to occur within specific plan areas that will be ultimately developed over a long period of time. The Canyon Hills community is subject to these same dynamics. Accordingly, the Canyon Hills Specific Plan requires some revision and amendment to address and respond to current changes in market demand. In particular, the more efficient utilization of developable land in the various Planning Areas within Phases 7 and 8 will help the developer to construct the type of housing product, improvements, recreational facilities, and other uses that are more in demand with future homebuyers. This will allow the Canyon Hills area to continue as a landmark mixed-use destination and location for the City, that will continue to improve the overall economic vitality of the Canyon Hills community, surrounding areas, and the entire City.

The purpose of SPA No. 3 to the Canyon Hills Specific Plan is to provide a land use mechanism to guide the development of residential and commercial uses and related public improvements within the Phase 7 and 8 areas of the Canyon Hills Specific Plan area. SPA No. 3 is a policy and a regulatory document that establishes policies and development standards to regulate and guide future design and development of residential and commercial uses and structures within the SPA No. 3 area. It establishes the type, location, intensity, character, and infrastructure for development to take place. This document allows the City to consider development plans for the entire SPA No. 3 area, rather than judge each residential and/or commercial project and element separately, and also shapes future development by responding to the physical constraints of the site and coordinating future development and design, circulation and public facility improvements, and open space and recreational facilities. Future development and site plans proposed for the SPA No. 3 area must be consistent with this document. SPA No. 3 provides benefits that were not realized with SPA No. 2 including, development of residential units that were not constructed in earlier phases of Canyon Hills (but were previously approved with the original Specific Plan and/or subsequent Specific Plan Amendments); provision of additional commercial uses (that were not proposed with the original Specific Plan and/or subsequent Specific Plan Amendments); provision of additional open space beyond the amount required by the overall Canyon Hills Specific Plan; and construction of quality development near major roadways.

This Specific Plan Amendment No. 3 document includes the same development and design standards and guidelines from SPA No. 2 to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills. In accordance with the City's vision and the overall Canyon Hills Specific Plan, this SPA No. 3 document will facilitate future development of the SPA No. 3 area with cohesive and quality residential, commercial, and recreational uses.

This Specific Plan Amendment No. 3 document conforms with standards and guidelines set forth in the Canyon Hills Specific Plan Amendment No. 2 document. SPA No. 3 does not significantly conflict or deviate from those development and design standards contained in SPA No. 2.

## 4.2 PROPOSED CHANGES TO LAND USE PLAN

This section describes those land use changes being proposed with SPA No. 3 as compared to SPA No. 2, including the following:

- Reconfigure the various Planning Areas within the Phase 7 and 8 areas to accommodate changes in product to meet changing market demand.
- Grant more parkland to better serve the community.
- Provide more retail opportunities for community residents.
- Ensure that a total of 4,275 residential units are constructed within the entire Canyon Hills Specific Plan area.

### 4.2.1 LAND USE CHANGES WITHIN PHASE 8 AREA

- The overall Phase 8 area is viewed as a separate community or village given its detachment from the rest of the Canyon Hills area. The Planning Areas were reconfigured to allow for multi-family units, provide additional commercial uses, provide a new park and pedestrian pathway to connect all uses within Phase 8, and provide a possible link to the San Jacinto River Trail system. The final elevation of the building pads could vary based upon development costs in the future. The applicant will consult with the Planning and Engineering Departments during development of the site plan to ensure conformance with the provisions set forth herein.
- A new neighborhood park will be provided for the use and enjoyment of the community. (SPA No. 2 did not propose any neighborhood park.)
- Additional commercial and retail uses will now be proposed.
- A pedestrian pathway will be provided to connect with future multi-family units, existing and future commercial uses, and the new public neighborhood park.
- Allow the option, dependent upon market conditions, to construct lower density housing types such as single-family detached homes or detached condominiums.

### 4.2.2 LAND USE CHANGES WITHIN PHASE 7 AREA

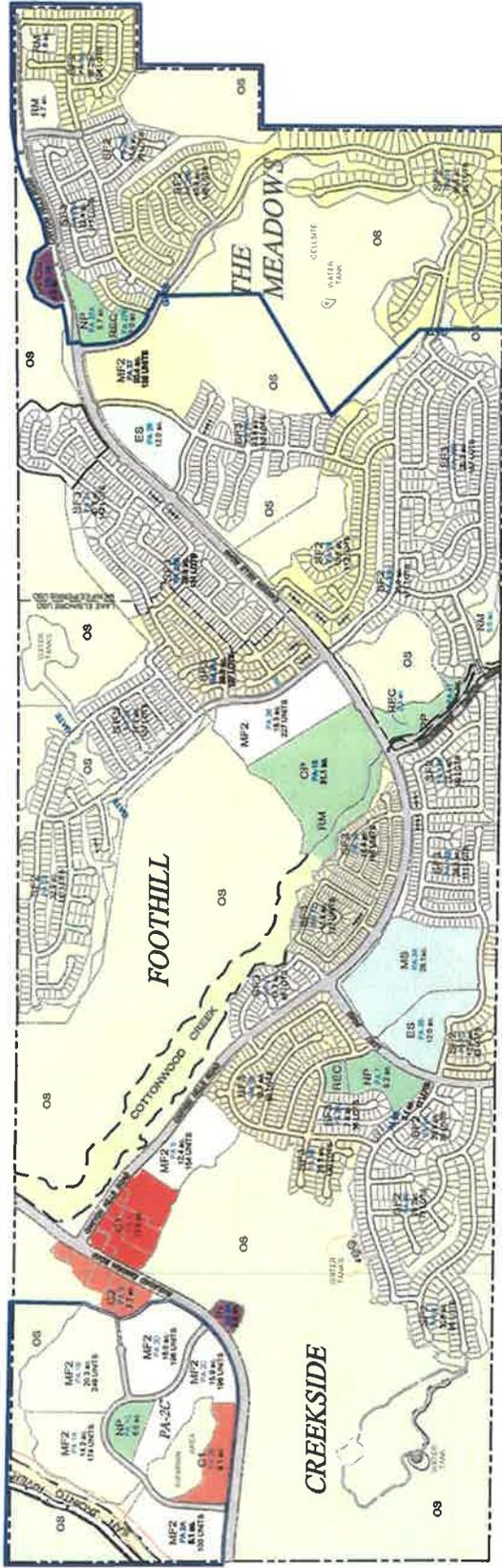
- Planning Areas 31 and 32 are combined into a single Planning Area 31. The product will be the same in these two Planning Areas. Development within Planning Areas 31 and 32 are proposed to occur at the same time, so distinction between the two Planning Areas was unnecessary.
- Planning Areas 28A, 28B, 28C, and 32 are reconfigured to accommodate a different product mix to respond to changing market conditions.

- Planning Area 27 is reconfigured into Planning Areas 27A and 27B. These Planning Areas will allow for a new larger neighborhood park (SPA No. 2 proposed a smaller park) and two-acre private HOA-maintained recreation area to better serve the needs of the community.
- Planning Area 16 is new and is located within an area just north of Canyon Hills Road. SPA No. 2 designates this particular area as OS (Open Space). SPA No. 3 will continue to designate this Planning Area 16 as OS.
- The proposed reconfiguration of Planning Area boundaries within Phase 7 provides opportunities for constructing a pedestrian paseo. This paseo would run adjacent to Canyon Hills Road in Phase 7 from the eastern extent of Planning Area 32 westerly to Planning Areas 27A and 27B where it connects with the future park.

### 4.3 CONCEPTUAL LAND USE PLAN FOR SPA NO. 3

Figure 4-1 provides the Conceptual Land Use Plan for SPA No. 3. The Figure describes proposed development within the Phase 7 and 8 Planning Areas, including acreages, densities, proposed uses and product, design features, and land use designations. With the revised Conceptual Land Use Plan for SPA No. 3, other plans require update, including the Circulation Plan; Open Space, Landscaping, and Park Plan; Fuel Modification Plan; and Infrastructure and Utilities Plan. Each of these plans are presented and described in this SPA No. 3 document. Please refer to the relevant sections.

FIGURE 4-1  
CONCEPTUAL SPA 3 LAND USE PLAN



GRAPHIC SCALE



SCALE: 1" = 2000'

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

Phase	Planning Area	Product Size	Density	Acres	Existing Units	SF	MF
1			4.4	173.1	762		
2			5.1	87.4	445		
3			5.4	117.1	628		
4			4.0	64.0	254		
5			3.4	130.5	440		
6			3.0	43.6		132	
			6.7	20.4			136
	16	INSTITUTIONAL		3.0			
	27A	PARK		5.7			
	27B	REC CENTER		2.0			
7							
	28A	46' - 100'	5.0	22.4		113	
	28B	50' - 100'	3.5	40.9		145	
	28C	46' - 100'	4.4	17.4		76	
	31	70' - 115'	1.9	66.5		125	
	32	60' - 100'	3.7	28.2		104	
	1A	MF-2	12.3	14.2			174
	1B	MF-2	12.3	20.3			249
	1C	PARK		6.0			
8							
	2A	MF-2	12.3	8.1			100
	2B	COMMERCIAL		9.1			
	2C	MF-2	12.3	15.9			196
	2D	MF-2	12.3	16.0			196
Totals	Grand Total		4.7	911.8	2528	685	1051



Canyon Hills

Conceptual SPA 3 Land Use Plan

Figure 4-1

**PLANNING AREA 1A**

**Phase:** 8

**Acres:** 14.2 Acres

**Density:** 12.3 DU/AC

**Land Use/Zoning Designation:** MF2 (Multi-Family Attached Residential 2 District)

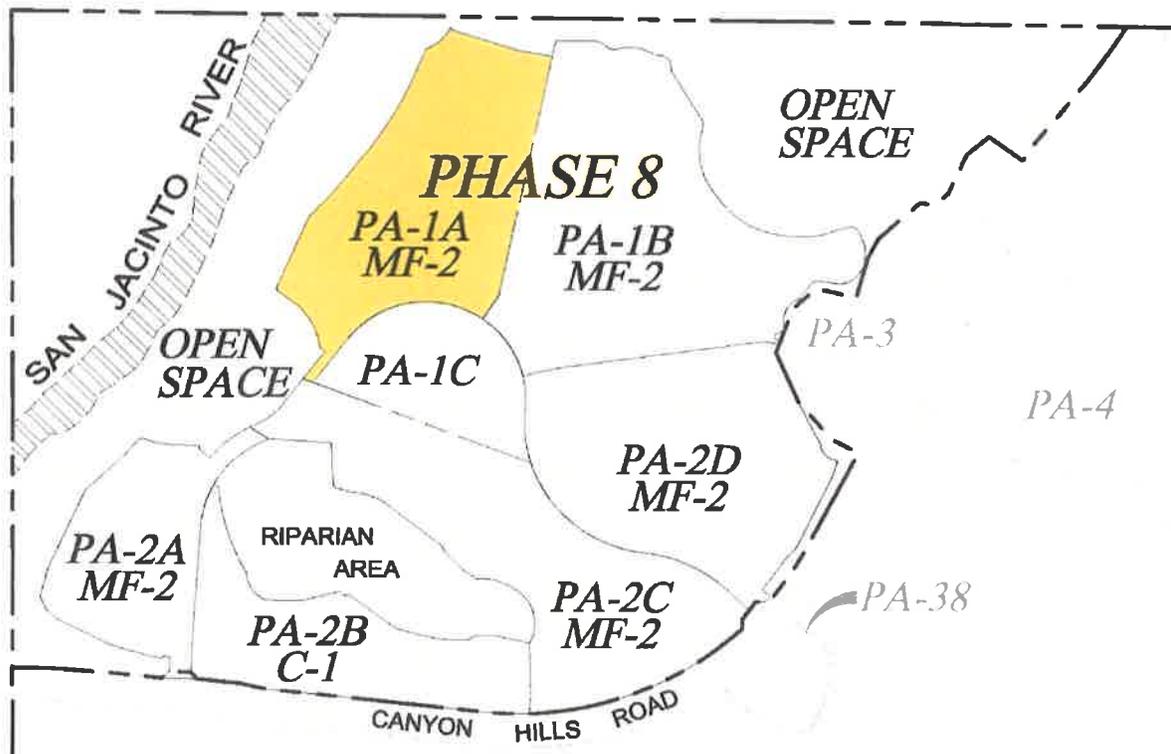
**Dwelling Units:** 174 DU

**Product:** Multi-Family Condominiums

**School District:** Lake Elsinore Unified School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 1B**

**Phase:** 8

**Acres:** 20.3 Acres

**Density:** 12.3 DU/AC

**Land Use/Zoning Designation:** MF2 (Multi-Family Attached Residential 2 District)

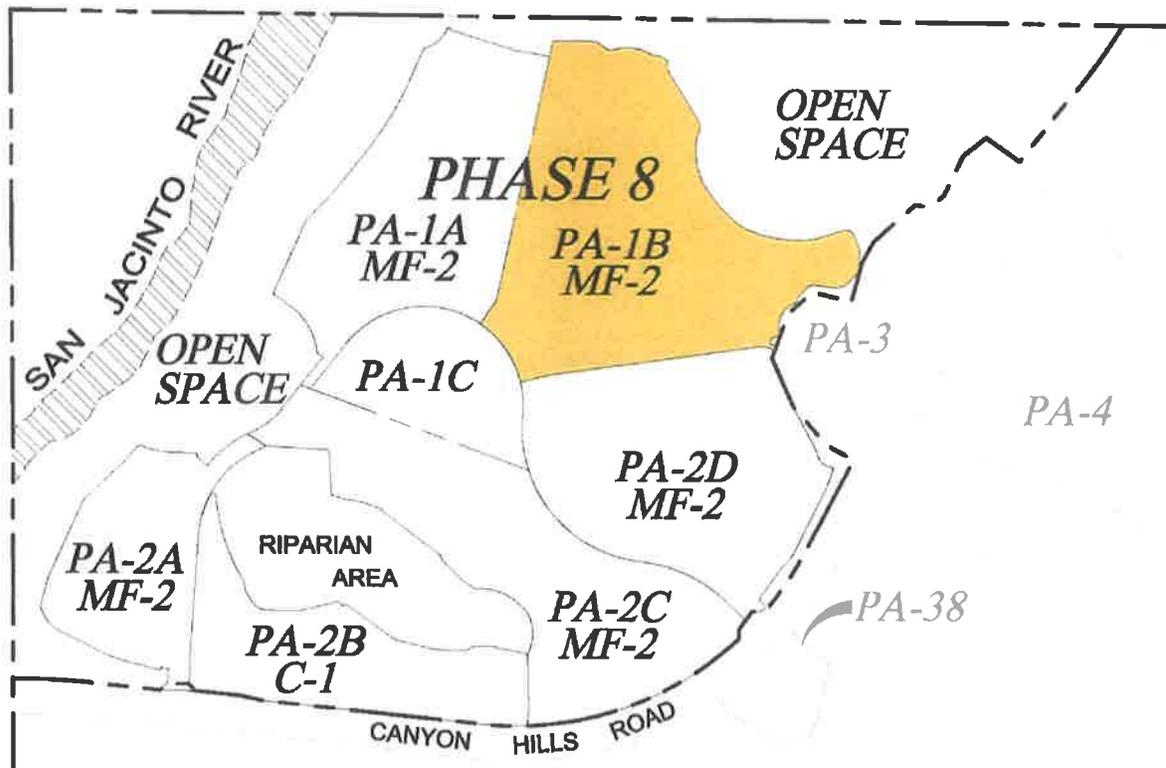
**Dwelling Units:** 249 DU

**Product:** Multi-Family Condominiums

**School District:** Lake Elsinore Unified School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 1C**

**Phase:** 8

**Acres:** 6.0 Acres

**Density:** NA

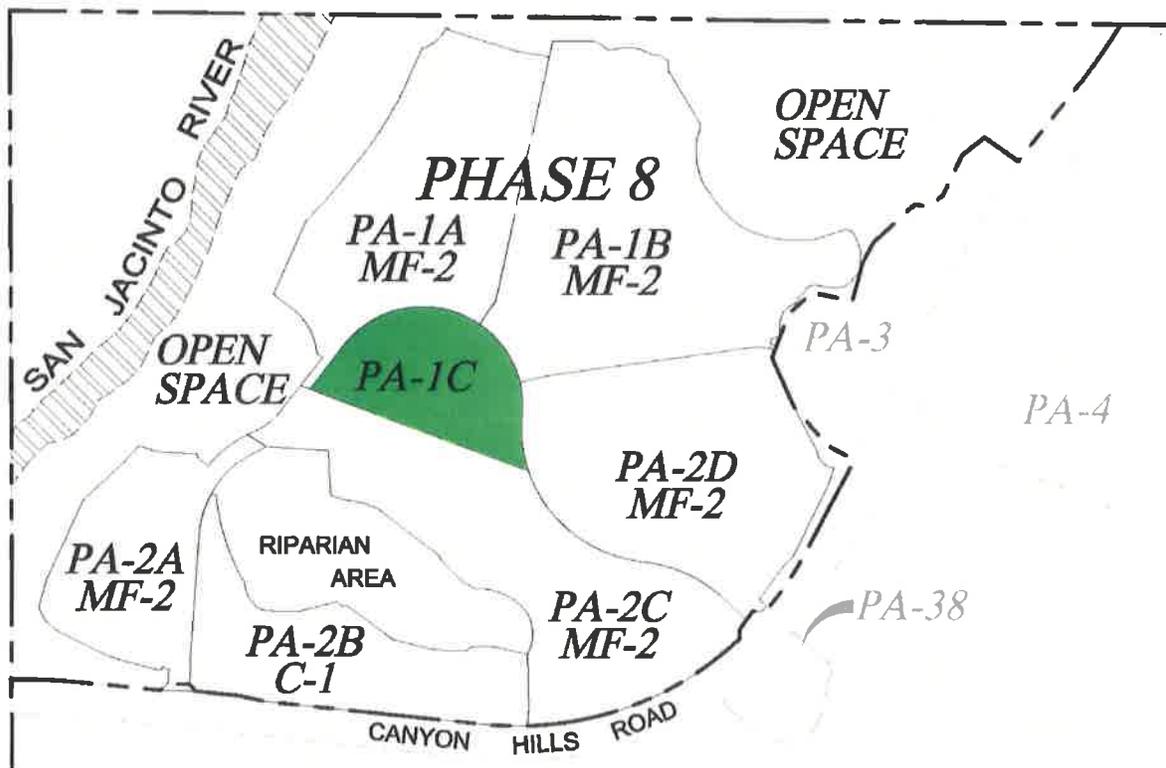
**Land Use/Zoning Designation:** OS (Open Space District)

**Dwelling Units:** NA

**Product:** Community Park/Recreation Center

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 2A**

**Phase:** 8

**Acres:** 8.1 Acres

**Density:** 12.3 DU/AC

**Land Use/Zoning Designation:** MF2 (Multi-Family Attached Residential 2 District)

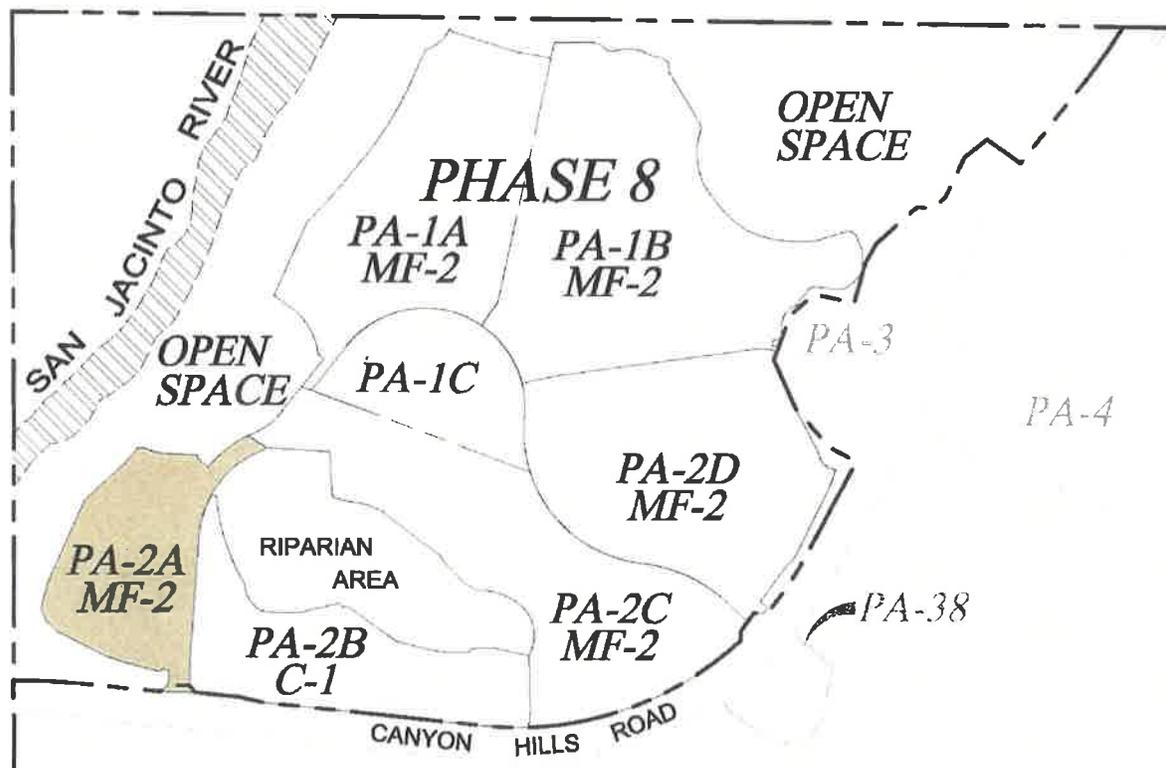
**Dwelling Units:** 100 DU

**Product:** Multi-Family Condominiums

**School District:** Lake Elsinore Unified School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.
- Design will take advantage of the scenic San Jacinto River.



**PLANNING AREA 2B**

**Phase:** 8

**Acres:** 9.1 Acres

**Density:** NA

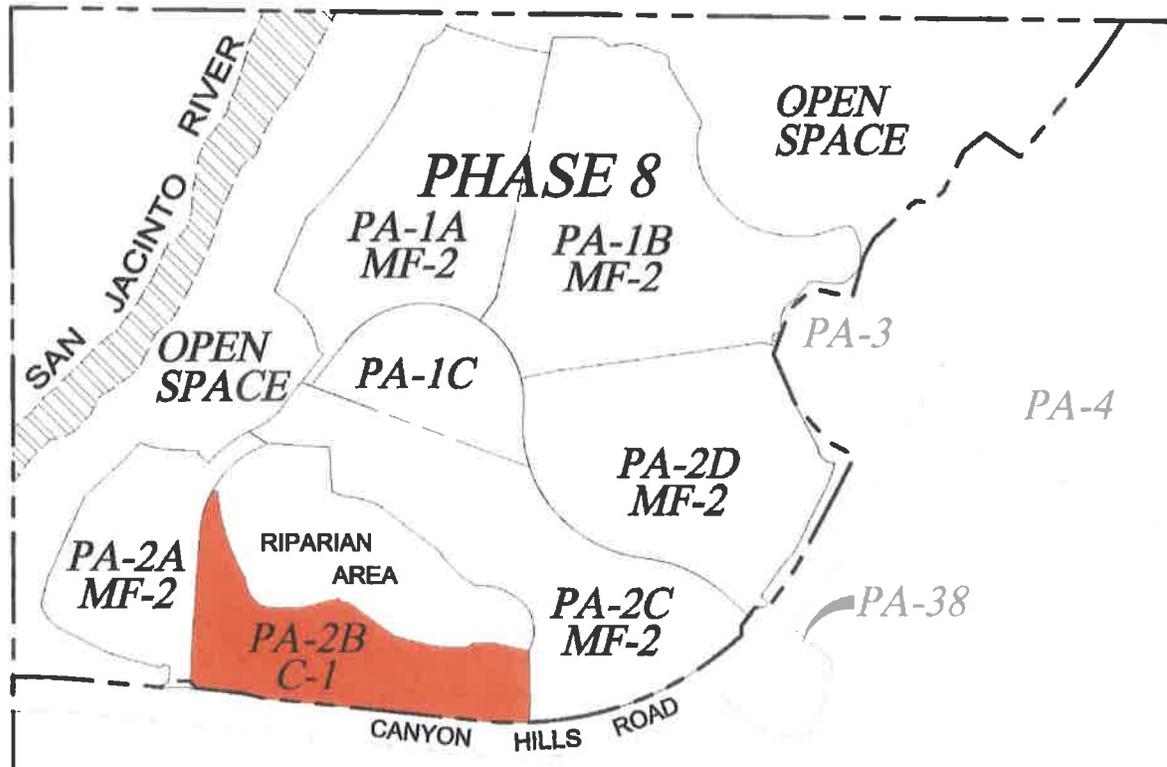
**Land Use/Zoning Designation:** C1 (Neighborhood Commercial District)

**Dwelling Units:** NA

**Product:** Neighborhood Commercial uses as permitted in C1 (Neighborhood Commercial District) development standards

**Design Features:**

- Grade to create flat pad low enough for visibility from Railroad Canyon Road.
- Incorporate cut slope variations.
- Create identifiable community entrance.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 2C**

**Phase:** 8

**Acres:** 15.9 Acres

**Density:** 12.3 DU/AC

**Land Use/Zoning Designation:** MF2 (Multi-Family Attached Residential 2 District)

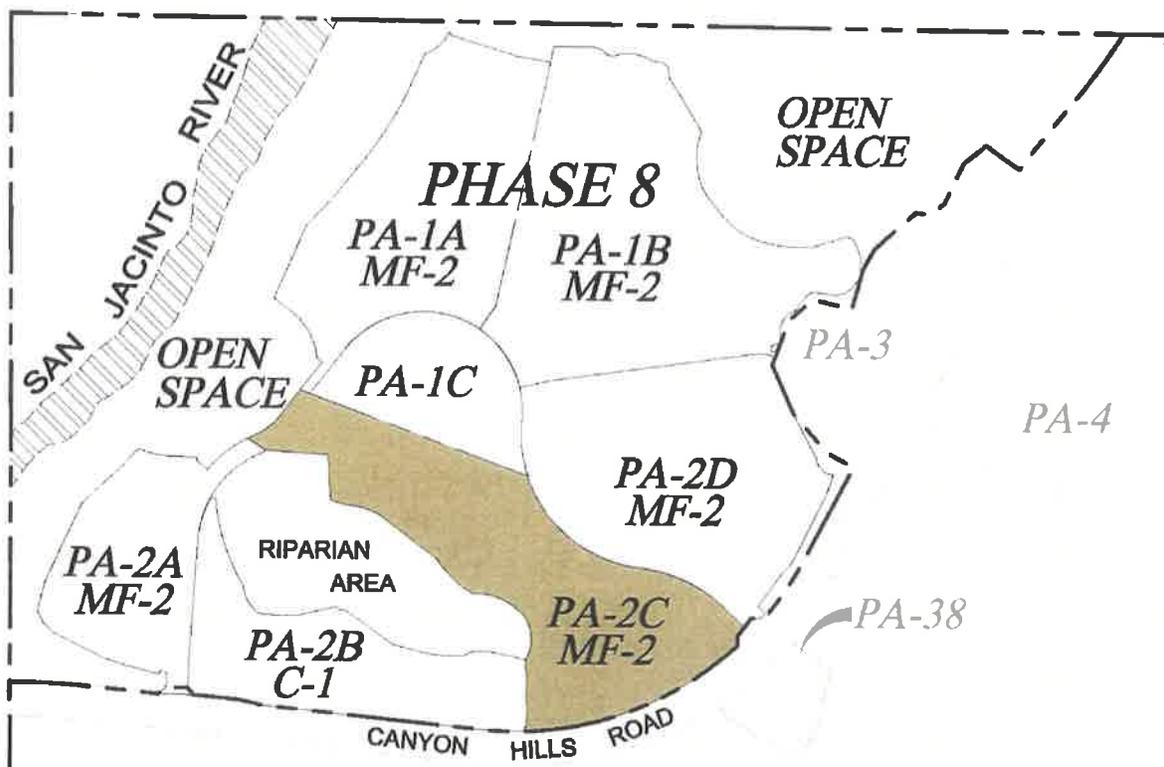
**Dwelling Units:** 196 DU

**Product:** Multi-Family Condominiums

**School District:** Lake Elsinore Unified School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 2D**

**Phase:** 8

**Acres:** 16.0 Acres

**Density:** 12.3 DU/AC

**Land Use/Zoning Designation:** MF2 (Multi-Family Attached Residential 2 District)

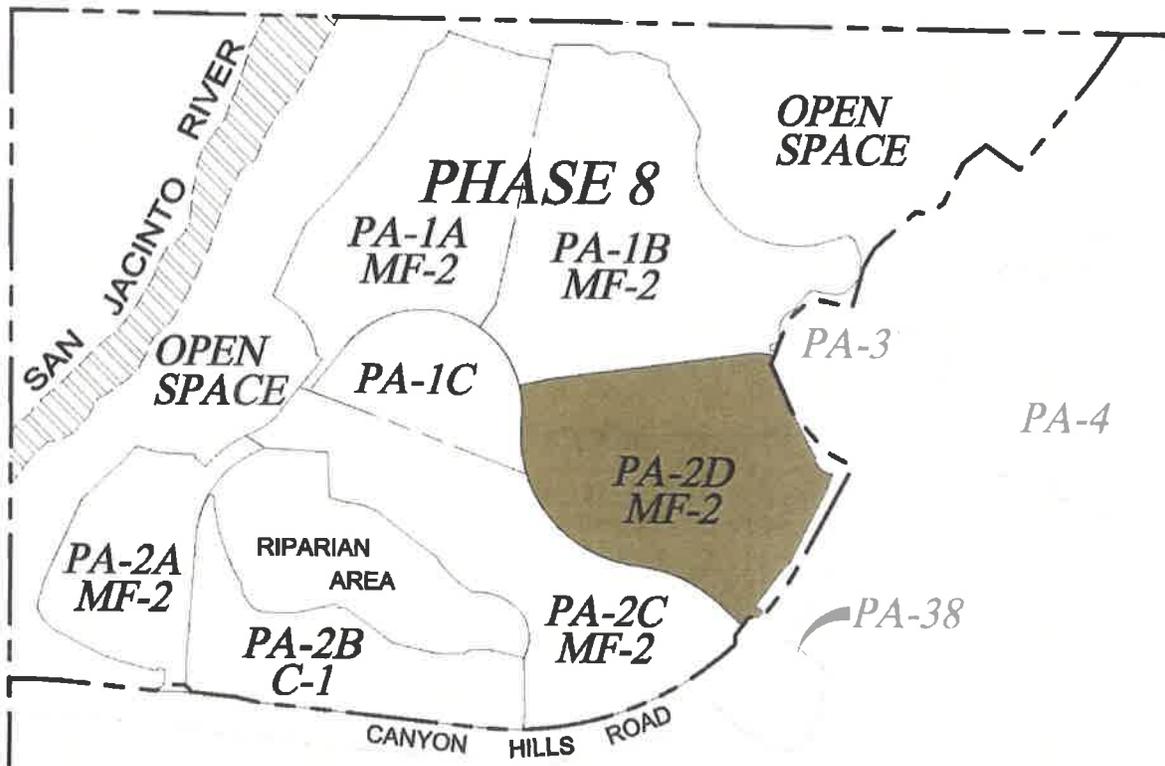
**Dwelling Units:** 196 DU

**Product:** Multi-Family Condominiums

**School District:** Lake Elsinore Unified School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of river and adjacent open space, where possible.
- Provide for unifying pedestrian trail system.



**PLANNING AREA 16**

**Phase:** 7

**Acres:** 3.0 Acres

**Density:** NA

**Land Use/Zoning Designation:** OS (Open Space District)

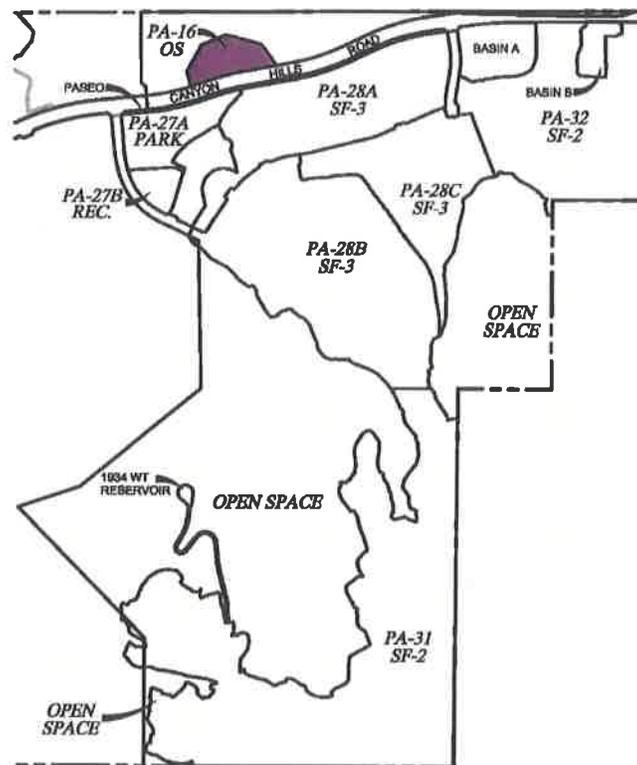
**Dwelling Units:** NA

**Product:** Public and Quasi-Public Facilities/Institutional/Recreational

**School District:** Menifee Union School District

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of adjacent open space.
- Provide access to Canyon Hills Road.



**PLANNING AREA 27A**

**Phase:** 7

**Acres:** 5.7 Acres

**Density:** NA

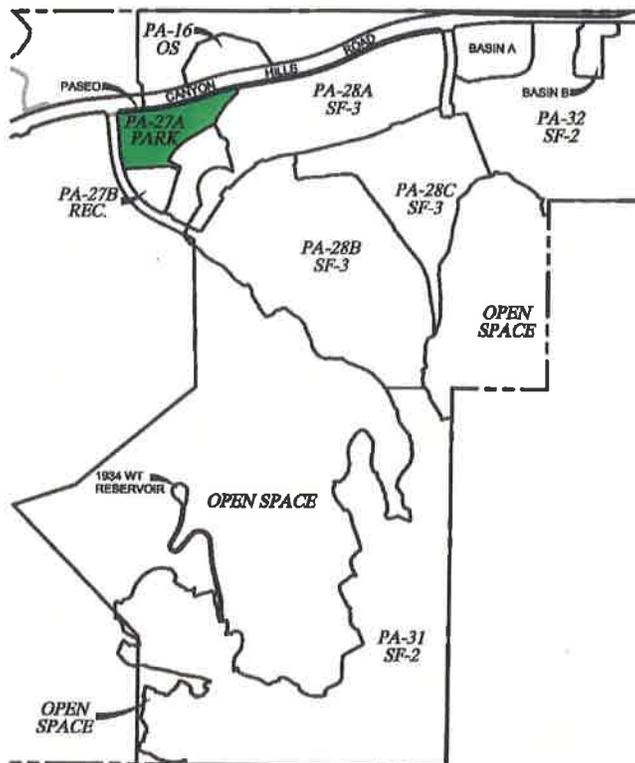
**Land Use/Zoning Designation:** OS (Open Space District)

**Dwelling Units:** NA

**Product:** Neighborhood Park

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of adjacent open space.
- Provide park facilities for neighborhood.



**PLANNING AREA 27B**

**Phase:** 7

**Acres:** 2.0 Acres

**Density:** NA

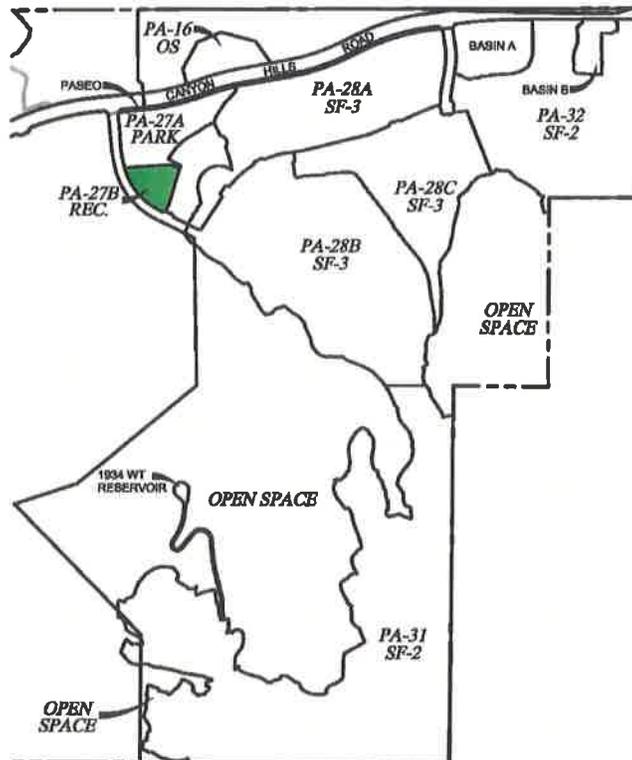
**Land Use/Zoning Designation:** OS (Open Space District)

**Dwelling Units:** NA

**Product:** Recreation Center and Park (HOA-maintained)

**Design Features:**

- Incorporate cut slope variations.
- Preserve views of adjacent open space.
- Provide private recreational facilities.



**PLANNING AREA 28A**

**Phase:** 7

**Acres:** 22.4 Acres

**Density:** 5.0 DU/AC

**Land Use/Zoning Designation:** SF3 (Single-Family Detached Residential 3 District)

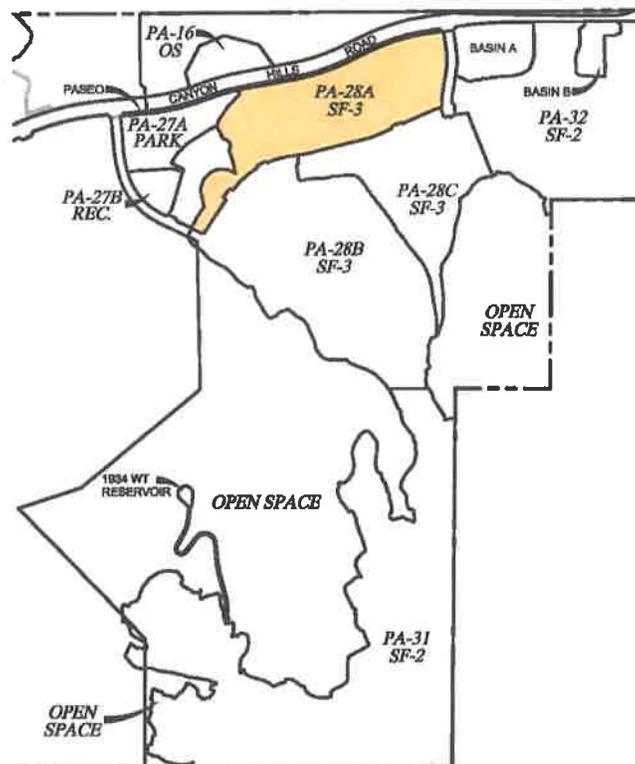
**Dwelling Units:** 113 DU

**Product:** Single-Family Detached Residential Units

**School District:** Menifee Union School District

**Design Features:**

- Incorporate terrace grading.
- Incorporate cut slope variations.
- Preserve views of adjacent open space and down valley.



## **PLANNING AREA 28B**

**Phase:** 7

**Acres:** 40.9 Acres

**Density:** 3.5 DU/AC

**Land Use/Zoning Designation:** SF3 (Single-Family Detached Residential 3 District)

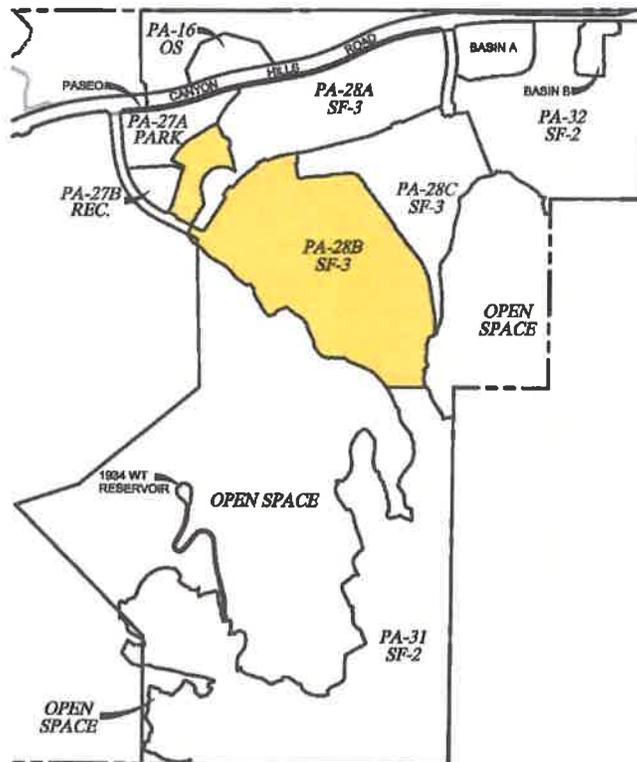
**Dwelling Units:** 145 DU

**Product:** Single-Family Detached Residential Units

**School District:** Menifee Union School District

### **Design Features:**

- Incorporate terrace grading.
- Incorporate cut slope variations.
- Preserve views of adjacent open space and down valley.



**PLANNING AREA 28C**

**Phase:** 7

**Acres:** 17.4 Acres

**Density:** 4.4 DU/AC

**Land Use/Zoning Designation:** SF3 (Single-Family Detached Residential 3 District)

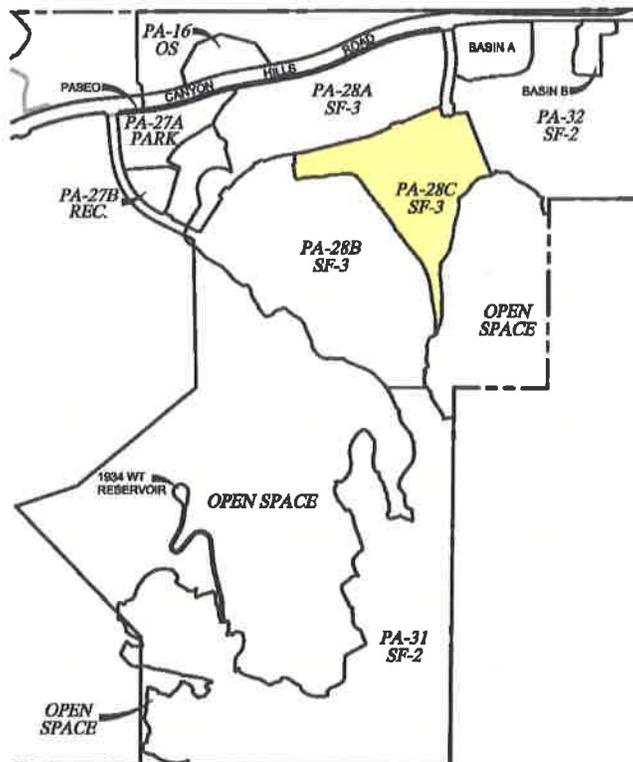
**Dwelling Units:** 76 DU

**Product:** Single-Family Detached Residential Units

**School District:** Menifee Union School District

**Design Features:**

- Incorporate terrace grading.
- Incorporate cut slope variations.
- Preserve views of adjacent open space and down valley.



**PLANNING AREA 31**

**Phase:** 7

**Acres:** 66.5 Acres

**Density:** 1.9 DU/AC

**Land Use/Zoning Designation:** SF2 (Single-Family Detached Residential 2 District)

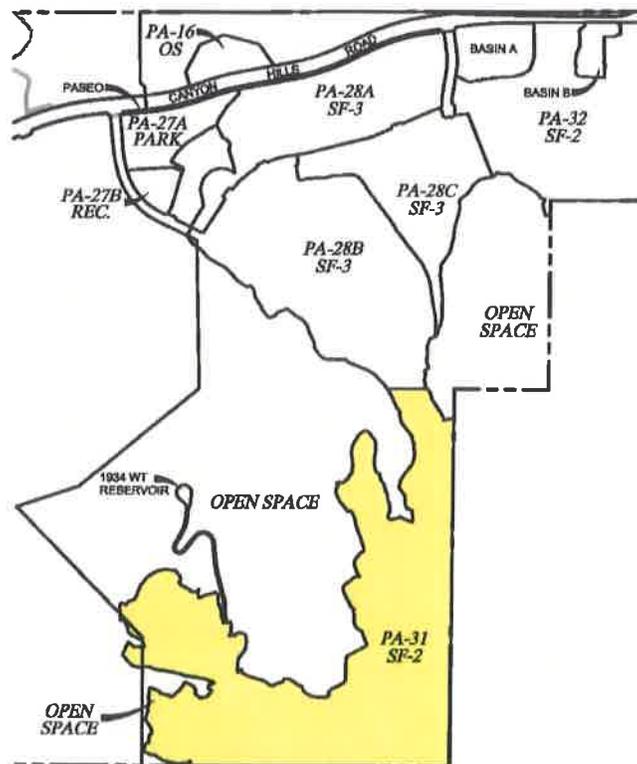
**Dwelling Units:** 125 DU

**Product:** Single-Family Detached Residential Units

**School District:** Menifee Union School District

**Design Features:**

- Incorporate terrace grading.
- Incorporate cut slope variations.
- Preserve views of adjacent open space and down valley.



**PLANNING AREA 32**

**Phase:** 7

**Acres:** 34.8 Acres

**Density:** 3.0 DU/AC

**Land Use/Zoning Designation:** SF2 (Single-Family Detached Residential 2 District)

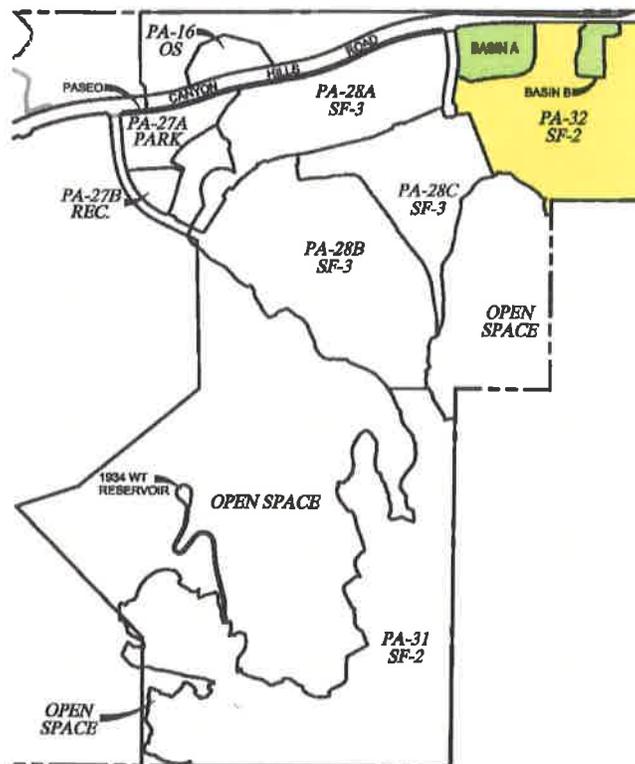
**Dwelling Units:** 104 DU

**Product:** Single-Family Detached Residential Units

**School District:** Menifee Union School District

**Design Features:**

- Incorporate terrace grading.
- Incorporate cut slope variations.
- Preserve views of adjacent open space and down valley.



## 5.0 CIRCULATION PLAN

### 5.1 DEVELOPMENT CONCEPT

The Conceptual Land Use Plan for SPA No. 3 reconfigured many of the Planning Areas within the Phase 7 and 8 areas. Accordingly, minor changes to the Circulation Plan were also necessary to support the proposed land use changes. In general, there are only minor changes to the Circulation Plan, which are required to accommodate the redistribution of densities and land use changes within the various Planning Areas and to accommodate different lot sizes and configurations. It should be noted that the Circulation Plan that is being amended with SPA No. 3 does not conflict or deviate from those design concepts and guidelines for circulation improvements as discussed in SPA No. 2, except for the addition of new street sections to improve streetscape aesthetics within the Phase 7 area.

### 5.2 CONCEPTUAL CIRCULATION PLAN

As discussed, the road alignments internal to the various Planning Areas within Phases 7 and 8 are being changed to reflect a slightly different circulation pattern in support of those land use changes being proposed with SPA No. 3.

The following presents and describes the various roadways and improvements being proposed with SPA No. 3. Figure 5-1 presents the Conceptual Circulation Plan for SPA No. 3. As shown, the following roadways have already been constructed with earlier phases or will be constructed with SPA No. 3:

- Arterial Highway
- Major Road
- Secondary Highway or Collector Street
- Residential Collector Street
- Local Street Linkage
- Local Street

#### 5.2.1 ARTERIAL HIGHWAY (RAILROAD CANYON ROAD)

Railroad Canyon Road was constructed with a 110-foot right-of-way and a four-lane divided highway configuration. Railroad Canyon Road has provided the primary regional access to Canyon Hills.

#### 5.2.2 MAJOR ROAD (CANYON HILLS ROAD)

Canyon Hills Road is the primary east/west route through the Specific Plan area, running from Railroad Canyon Road to the eastern boundaries of the specific plan area. The section, as constructed, from Railroad Canyon Road to the terminus of Phase 6 is 100-foot ROW, 2 lanes each direction with planted median and bike lanes. The section along Phase 7, as constructed, reduces a

76-foot ROW, with two travel lanes; 26-foot wide naturalized open space; a bike lane; five-foot landscaped parkway and sidewalk; and landscaped shoulders, as depicted in Figure 5-3.

### **5.2.3 SECONDARY HIGHWAY OR COLLECTOR STREETS (LOST ROAD AND COTTONWOOD CANYON)**

Cottonwood Canyon Road has been constructed and provides a linkage between Canyon Hills Road and the existing Cottonwood Canyon Road south of the specific plan area. The roadway was constructed as a two-lane collector street within a 66-foot right-of-way, tapering to meet the existing roadbed at the community boundary. Lost Road has also been constructed and functions as a north/south connection between Canyon Hills Road and existing Lost Road south of the specific plan area. The alignment runs in an arc to the east of the present dirt road, but meets the existing road at the section line on the community boundary. The roadway was constructed within an 88-foot right-of-way, with four-lane improvements.

### **5.2.4 RESIDENTIAL COLLECTOR STREETS**

New Residential Collector Streets will be constructed within the Phase 7 and 8 areas to accommodate future traffic. Figure 5-4 presents the typical roadway section for Residential Collector Streets. As shown, these roadways will have a 66-foot ROW, with two travel lanes; and landscaped parkways and sidewalks on both sides.

### **5.2.5 LOCAL STREET LINKAGES**

New Local Street Linkages will be constructed within the Phase 7 and 8 areas to accommodate future traffic within the various neighborhoods. Figure 5-5 presents the typical roadway section for Local Street Linkages. As shown, these roadways will have a 60-foot ROW, with two travel lanes; and landscaped parkways and sidewalks on both sides. A wider alternative street section is also provided. Figure 5-6 presents the alternative roadway section for Local Street Linkages. As shown, this alternative roadway will have a 70-foot ROW, with two travel lanes; landscaped median; and landscaped parkways and sidewalks on both sides.

### **5.2.6 LOCAL STREETS**

New Local Streets will be constructed within the Phase 7 and 8 areas to accommodate future traffic within the various neighborhoods. Figure 5-7 presents the typical roadway section for Local Streets. As shown, these roadways will have either a 56 or 60-foot ROW, with two travel lanes; and landscaped parkways and sidewalks on both sides. An alternative street section is also provided for future Corson Avenue, which will be located near the eastern boundaries of the specific plan area. Figure 5-8 presents the alternative roadway section for Corson Avenue. As shown, this alternative roadway will have a 66-foot ROW, with two travel lanes; four-foot shoulder and natural landscaped slope on one side; and landscaped parkways and sidewalks on one side.

FIGURE 5-1  
SPA 3 Conceptual Circulation Plan

SEE ENLARGEMENT FIGURE 5-2



SEE ENLARGEMENT FIGURE 5-2

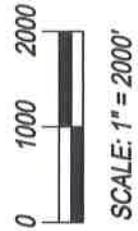


**LEGEND**

-  PLANNING UNIT BORDER
-  EXISTING DEVELOPMENT
-  TRAFFIC SIGNAL
-  COMMUNITY ENTRANCE
-  ALTERNATE MAJOR ROAD (FIG 5-3)
-  SECONDARY HIGHWAY OR COLLECTOR STREET
-  RESIDENTIAL COLLECTOR STREETS (FIG 5-4)
-  LOCAL STREET LINKAGES (FIG 5-5)
-  LOCAL STREETS (FIG 5-7)



GRAPHIC SCALE



**Canyon Hills**

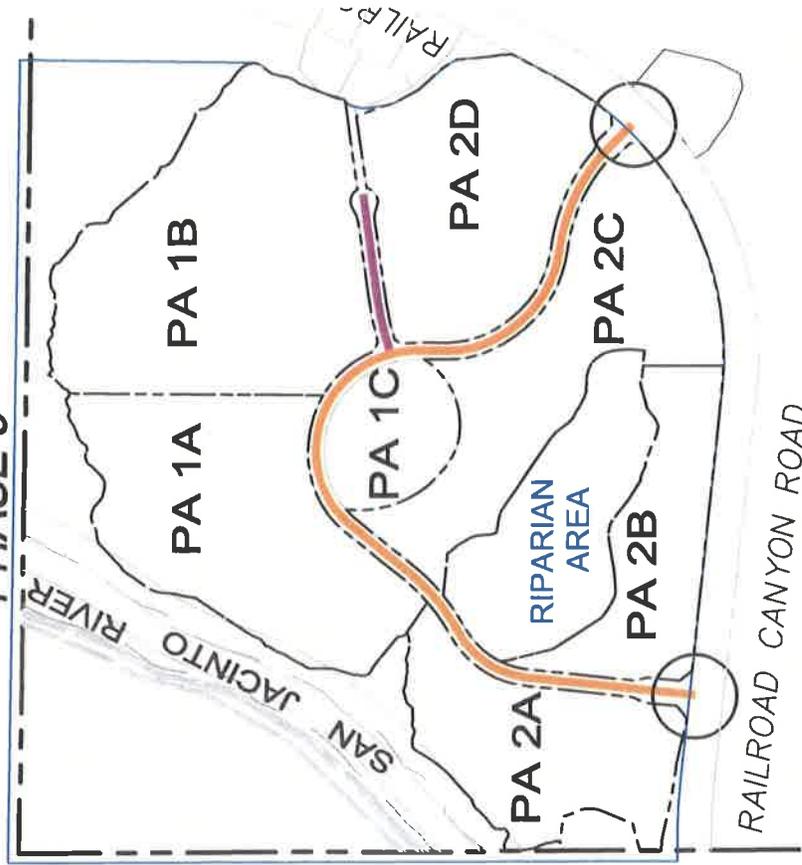
**SPA3 Conceptual Circulation Plan**

**Figure 5-1**

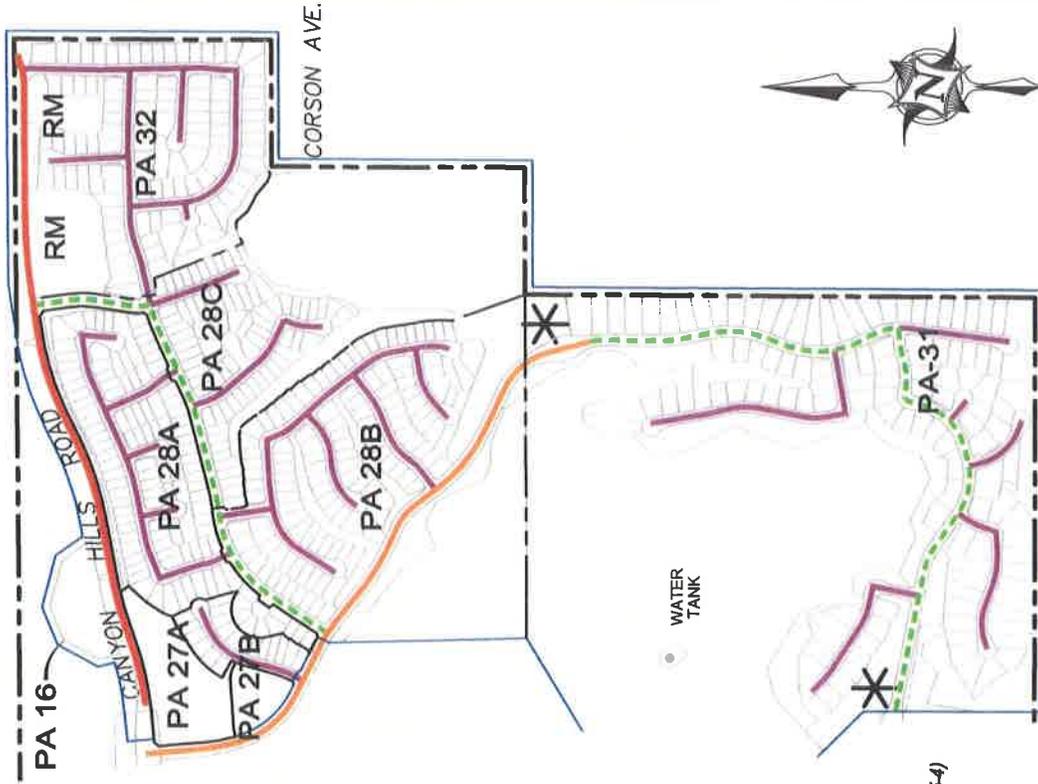
PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.

FIGURE 5-2  
SPA 3 Conceptual Circulation Plan Enlargement

# PHASE 8



# PHASE 7



## LEGEND

- PLANNING UNIT BORDER
- ALTERNATE MAJOR ROAD (FIG 5-3)
- TRAFFIC SIGNAL
- SECONDARY HIGHWAY OR COLLECTOR STREET
- COMMUNITY ENTRANCE
- RESIDENTIAL COLLECTOR STREETS (FIG 5-4)
- LOCAL STREET LINKAGES (FIG 5-5)
- LOCAL STREETS (FIG 5-7)



# Canyon Hills

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SPA3 Conceptual Circulation Plan Enlargement

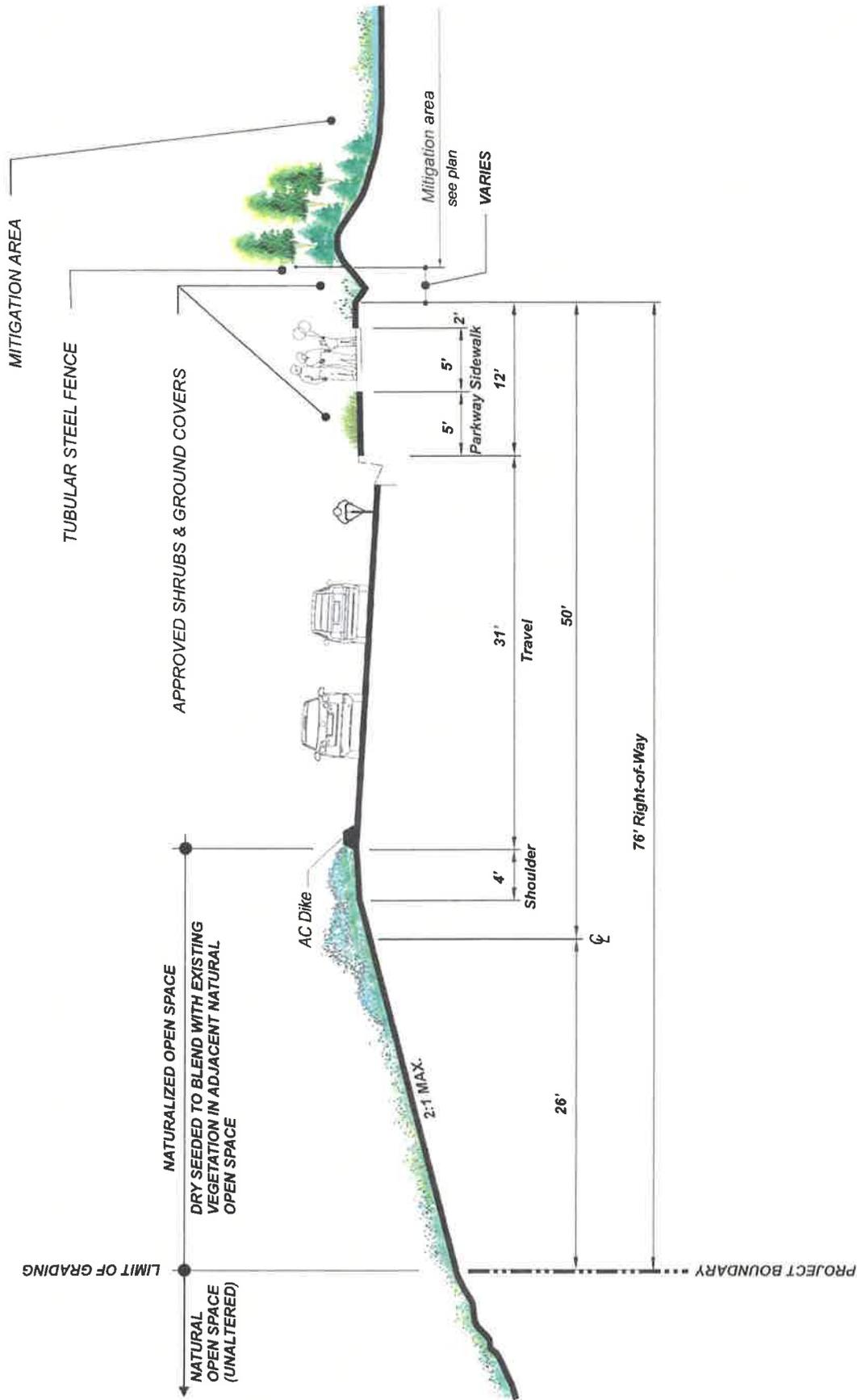
Figure 5-2

Figure 5-3  
Alternative Major Road Section and Landscape



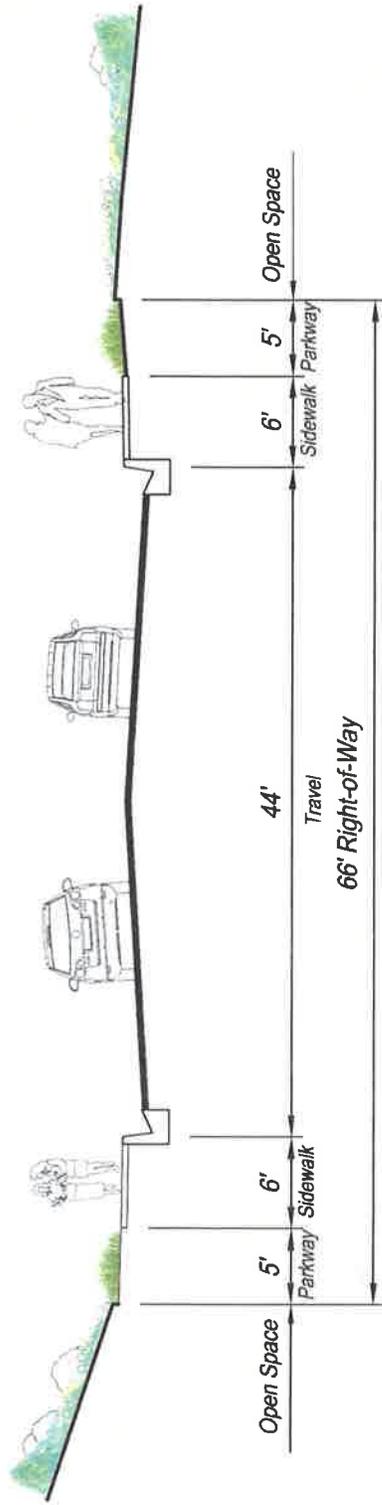
# Canyon Hills

PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.



Alternative Major Road Section and Landscape  
Figure 5-3

Figure 5-4  
Residential Collector Section



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# Canyon Hills

## Residential Collector Section

Figure 5-4

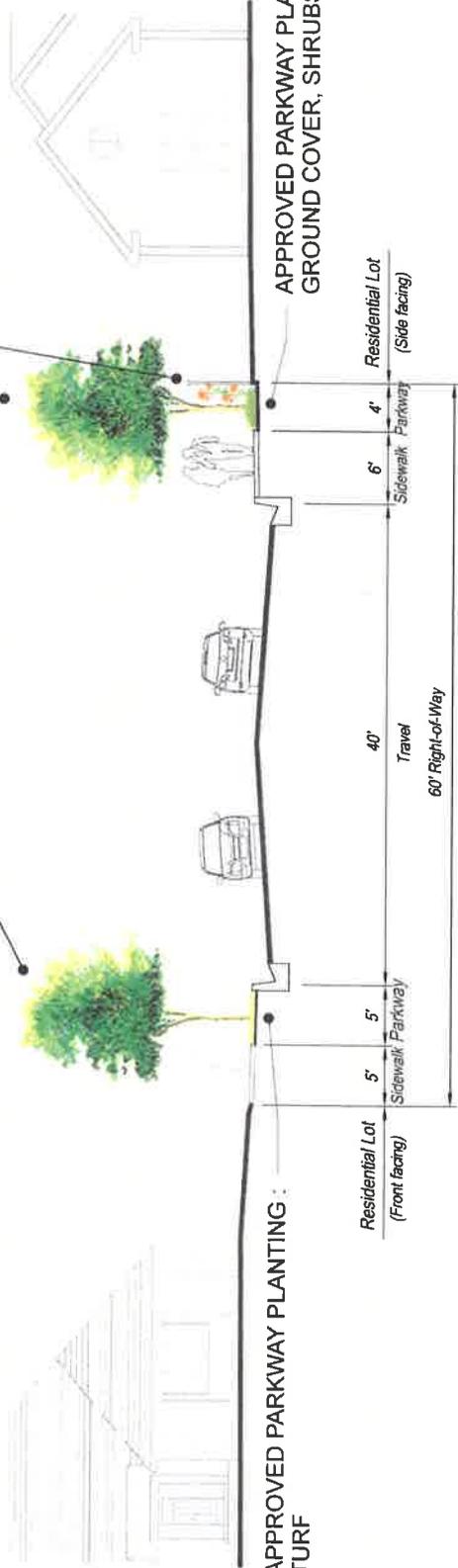
Figure 5-5  
Typical Local Linkage Street Section and Landscaping

APPROVED STREET TREES:  
(1) 24" BOX TREE PER LOT

COMMUNITY WALL

APPROVED PARKWAY PLANTING :  
TURF

APPROVED PARKWAY PLANTING :  
GROUND COVER, SHRUBS & VINES



**Canyon Hills**

PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.

*Typical Local Linkage Street Section and Landscaping*  
**Figure 5-5**

FIGURE 5-6  
70-FOOT WIDE LOCAL LINKAGE STREET SECTION AND LANDSCAPING



**PardeeHomes**

PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.

**Canyon Hills**  
70-Foot Wide Local Linkage Street Section and Landscaping  
Figure 5-6

FIGURE 5-7  
TYPICAL LOCAL STREET SECTION AND LANDSCAPING

APPROVED STREET TREES:  
(1) 24" BOX TREE PER LOT

COMMUNITY WALL

APPROVED PARKWAY PLANTING :  
TURF

APPROVED PARKWAY PLANTING :  
GROUND COVER, SHRUBS & VINES

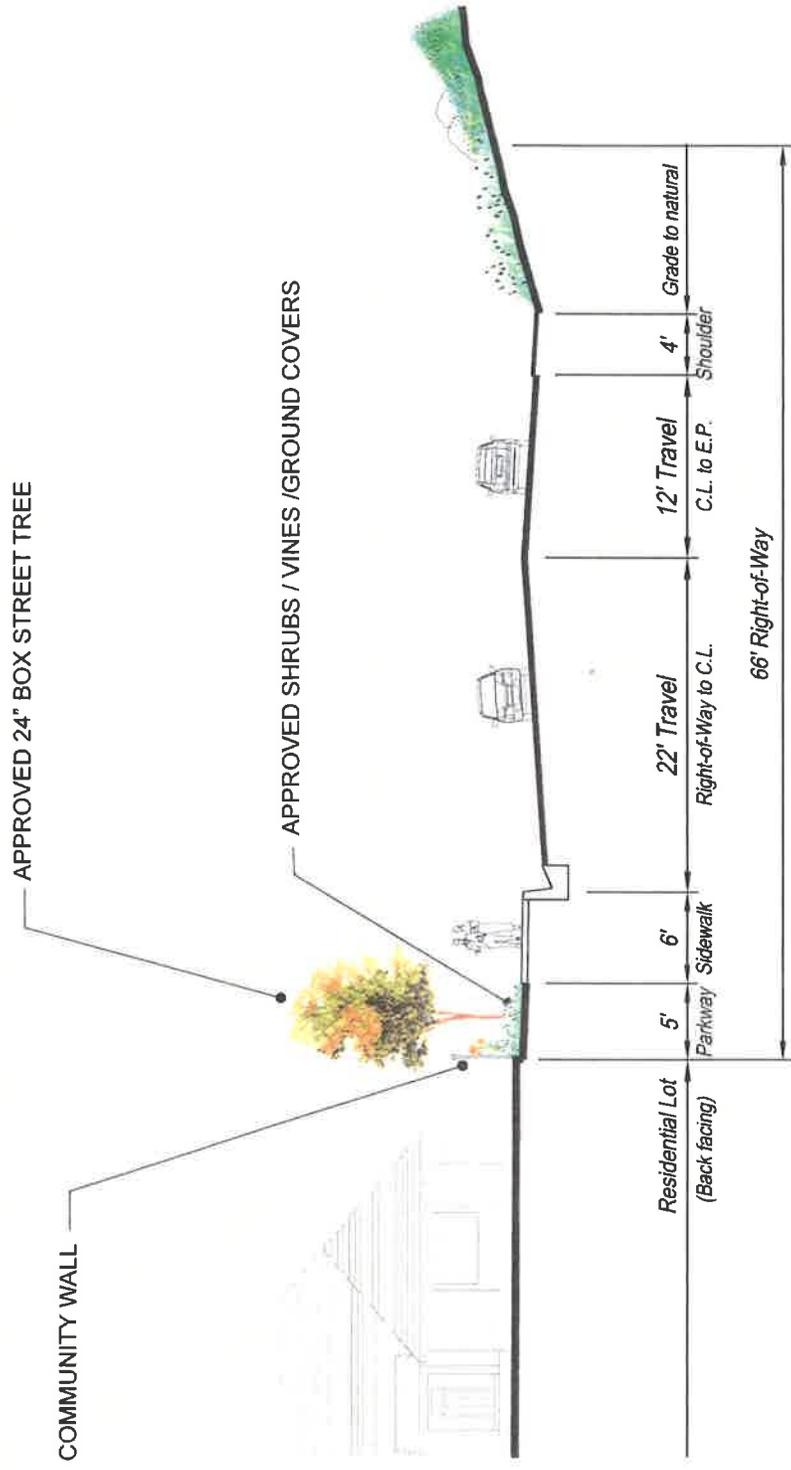


Canyon Hills

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

Typical Local Street Section and Landscaping  
Figure 5-7

FIGURE 5-8  
CORSON AVENUE LOCAL STREET SECTION AND LANDSCAPING



# Canyon Hills

## Corson Avenue Local Street Section and Landscaping

Figure 5-8

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CIVIL ENGINEERING, INC.

## **6.0 OPEN SPACE, LANDSCAPING, AND PARKS**

### **6.1 DEVELOPMENT CONCEPT**

SPA No. 3 preserves the Open Space area allocated in previous specific plans. In Addition, SPA No. 3 provides for additional recreational facilities and landscaping to further enhance the living experience in Canyon Hills.

### **6.2 CHANGES TO OPEN SPACE, LANDSCAPING, AND PARKS**

The following are changes for Phases 7 and 8:

#### **6.2.1 CHANGES TO OPEN SPACE, LANDSCAPING, AND PARKS WITHIN PHASE 7**

The following general changes occur within Phase 7:

- Naturalized open space areas in Phase 7 are to be landscaped with native and naturalized plant species and installed without permanent irrigation systems.
- Neighborhood park guidelines reflect the needs of the Canyon Hills residents and community. A neighborhood park occurs within Planning Areas 27 A. The details of this park can be found in a separate document at the City titled "First Amendment to Development Agreement between the City of Lake Elsinore and Pardee Homes, Successor-In-Interest to Pardee-Grossman/Cottonwood Canyon".
- A HOA maintained recreation center takes place in Planning Area 27B.

#### **6.2.2 CHANGES TO OPEN SPACE, LANDSCAPING, AND PARKS WITHIN PHASE 8**

The following general changes occur within Phase 8:

- Naturalized open space areas in Phase 8 will be landscaped with native and naturalized plant species and installed without permanent irrigation systems.
- Neighborhood park guidelines are included to reflect the needs of the Canyon Hills residents and community. A neighborhood park takes place within Planning Area 1C.

### **6.3 CONCEPTUAL OPEN SPACE AND LANDSCAPE PLAN FOR SPA NO. 3**

SPA No. 3 preserves open space areas required in SPA No. 2. Figure 6-1 presents the Conceptual Open Space and Landscape Plan for the Phase 7 and 8 areas. As shown in the figure, open space and landscaping areas are defined as:

- Natural Open Space Areas
- Riparian Habitat Areas

- Naturalized Open Space Areas
- Developed Open Space Areas

The following describes each of these open space and landscaping areas.

### **6.3.1 NATURAL OPEN SPACE AREAS**

Natural Open Space Areas are to be preserved in their existing state, which generally have native vegetation and unaltered terrain. Notable Natural Open Space Areas include the San Jacinto River in Phase 8 and prominent hills in Phase 7.

### **6.3.2 RIPARIAN HABITAT AREAS**

Riparian Habitat Areas exist along the San Jacinto River and is protected in place. Where residential and commercial developments occur next to the riparian areas, **transition zones** will be landscaped with complimentary native or native appearing plants which blend well with the existing vegetation. Where grading is required, these zones will be graded to appear "unmanufactured" and "natural" and employ variable slopes.

### **6.3.3 NATURALIZED OPEN SPACE AREAS**

Naturalized Open Space Areas consist of areas with altered land forms that are immediately adjacent to undisturbed, natural open space. These areas usually occur as manufactured 2:1 slopes resulting from building pad creation and roadway construction. Naturalized Open Space Areas eliminate the need for permanent irrigation and at the same time, produce a more natural look around the project periphery. This is accomplished through the application of seed mixes designed to blend with the existing vegetation. Once established, the landscaping should thrive on normal annual rainfall.

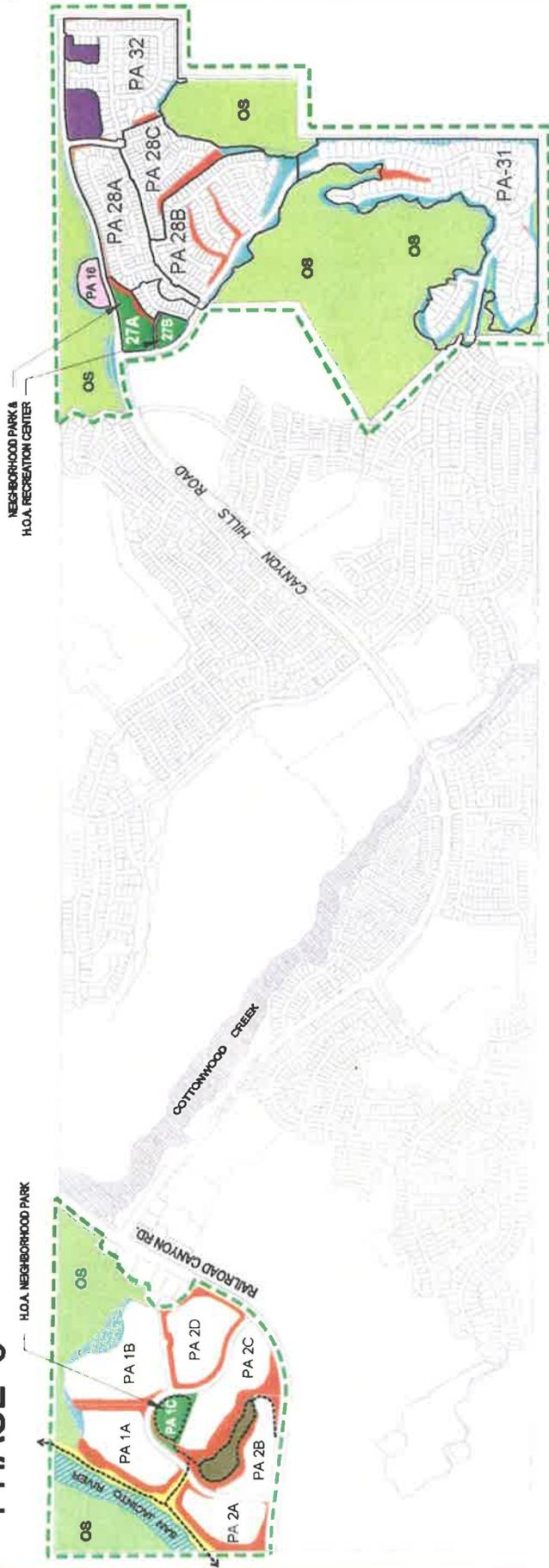
FIGURE 6-1  
OPEN SPACE, LANDSCAPING PLAN

FENNEL

TO

PROVIDE

# PHASE 8



## LEGEND

	SAN JACINTO RIVER HABITAT AREA		NATURAL OPEN SPACE: UNALTERED
	RIPARIAN TRANSITION ZONE		NATURALIZED OPEN SPACE
	RIPARIAN HABITAT AREA		DEVELOPED OPEN SPACE
	PROPOSED PEDESTRIAN TRAILS		NEIGHBORHOOD PARK
			MITIGATION BASINS IN PHASE 7



# Canyon Hills

## OPEN SPACE AND LANDSCAPING PLAN

Figure 6-1

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

### 6.3.4 DEVELOPED OPEN SPACE AREAS

Developed Open Space Areas are those areas along major roads and residential collector streets and common areas within individual development projects which occur around and between “private lots” and are not adjacent to natural open space. These areas will be graded to a maximum slope of 2:1 with ornamental and or naturalized plant materials approved by the City of Lake Elsinore. These areas require continuous landscape maintenance and are permanently irrigated with potable or recycled water. In addition, developed open space may include recreational facilities, landscape buffers between projects and project areas and parking lot landscaping. Developed open space serves as a means to visually or physically link streets, parkways, parks and natural areas.

View corridors or vistas which look onto open space occur from roadways. Significant stretches of Canyon Hills Road is single loaded and provides a positive visual experience. Canyon Hills Road and collector streets provide a linked network of open space parkways and include naturalized and developed open space along with the visual opportunities mentioned above.

### 6.4 CONCEPTUAL PARK PLANS

SPA No. 3 provides a neighborhood park and HOA recreational center in the Phase 7 area and another neighborhood park in the Phase 8 area. The following describes these recreational facilities and their design programs and guidelines. The details regarding the amenities for the neighborhood park are not part of this Specific Plan, however can be found in the “First Amendment to Development Agreement Between the City of Lake Elsinore and Pardee Homes, Successor-In-Interest to Pardee-Grossman/Cottonwood Canyon”.

#### 6.4.1 CONCEPTUAL NEIGHBORHOOD PARKS AND RECREATIONAL CENTER PLANS

Two new neighborhood parks and a HOA recreational center serve the SPA No. 3 area. One of the neighborhood parks and the HOA recreational center is located in Phase 7. The other neighborhood park is located in Phase 8.

- **Phase 7 Neighborhood Park and HOA Recreation Center:** The details for the neighborhood park, in Planning Areas 27 A within Phase 7, are part of a separate document within the City of Lake Elsinore titled, “First Amendment to Development Agreement Between the City of Lake Elsinore and Pardee Homes, Successor-In-Interest to Pardee-Grossman/Cottonwood Canyon”. Please refer to this document for a list of proposed amenities and Conceptual Plan. The HOA maintained recreational center is located in Planning Area 27 B within Phase 7.

The sites are both accessible from the collector street off of Canyon Hills Road. The neighborhood park is approximately five-acres. The HOA recreation center is approximately 2-acres. The HOA recreation center may contain a swimming pool, spa, restrooms, barbeque and picnic facilities. The neighborhood park and HOA recreation center are accessible by neighboring residences and the overall Canyon Hills community. Refer to Figure 6-1.1 for Phase 7 open space and landscaping.

- **Phase 8 Neighborhood Park:** This neighborhood park is located in Planning Area 1C in Phase 8. The site is approximately five acres in size and provides a large flat pad for recreational facilities. There are attractive views from the site to the north and the east. Pedestrian circulation through and around this park is linked to the commercial area (PA-2A) to the west via a trail that crosses the neighboring riparian area. This pedestrian path connects and links together those multi-family and commercial uses within SPA No. 3, and with those existing commercial uses to the north and east. Figure 6-1.2 provides a schematic of the pedestrian pathway system.

## **6.5 DESIGN GUIDELINES FOR FUTURE OPEN SPACE LANDSCAPING, NEIGHBORHOOD PARKS, AND HOA RECREATIONAL CENTER**

The following design guidelines are to be utilized when designing recreational facilities within the SPA No. 3 area. It should be noted, that these design guidelines are consistent with those design guidelines contained in SPA No. 2.

### **6.5.1 DESIGN GUIDELINES FOR OPEN SPACE AND LANDSCAPING**

The following are design guidelines for open space and landscaping.

- Recognize the permanent natural open space areas as a visual backdrop and design feature of the community, including watercourses, steep slopes and knolls.
- Keep the eastern entry to Canyon Hills, along Canyon Hills Road in Phase 7 rural in nature.
- Entry monumentation, residential and commercial architectural themes and landscaping design in phase 8 should be singular and unified and may vary from prior phases.
- For major roads adjacent to riparian areas, continue to design and install streetscapes which result in asymmetrical, non-regimented placement of street trees that allow views through to the riparian areas.
- For major roads not adjacent to riparian areas, provide streetscapes with unified planting regimens through the use of approved street trees, and drought tolerant lower story shrubs and ground covers that are more naturally prostrate and require less water and maintenance.
- Provide a fire management program and limit access to open space areas to protect natural open space resources.
- Employ all applicable water conservation policies when designing planting and irrigation.
- Within planning areas, provide uniform planting themes for each project which emphasize the use of shade trees along streets and parking areas. The specification of drought tolerant understory shrubs and ground covers that are less maintenance intensive is critical.

FIGURE 6-1.1  
Open Space and Landscaping Plan – Phase 7 Enlarged

NEIGHBORHOOD PARK &  
H.O.A. RECREATION CENTER



LEGEND

OS	NATURAL OPEN SPACE: UNALTERED
	NATURALIZED OPEN SPACE
	DEVELOPED OPEN SPACE
	NEIGHBORHOOD PARK
	MITIGATION BASINS IN PHASE 7



**Canyon Hills**

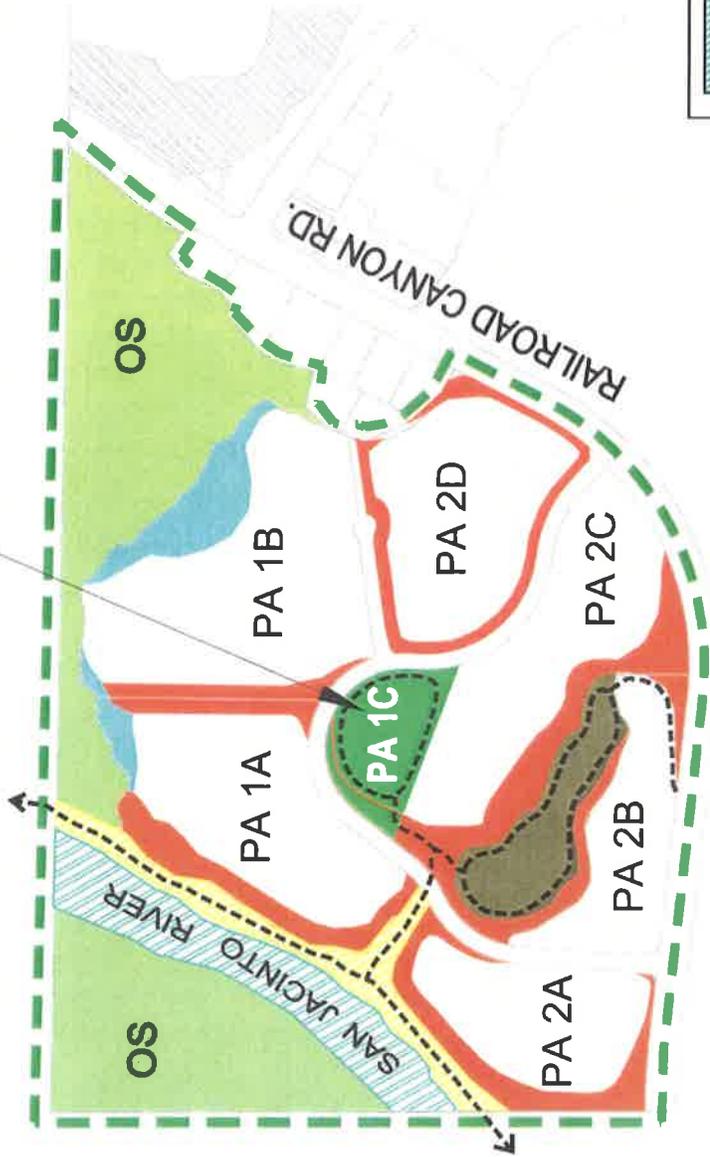
OPEN SPACE AND LANDSCAPING PLAN - PHASE 7 ENLARGED

Figure 6-1.1

PREPARED BY: **MAYERS & ASSOCIATES**  
CIVIL ENGINEERING, INC.

Figure 6-1.2  
Open Space and Landscaping Plan – Phase 8 Enlarged

H.O.A. NEIGHBORHOOD PARK



LEGEND

	SAN JACINTO RIVER HABITAT AREA
	RIPARIAN TRANSITION ZONE
	RIPARIAN HABITAT AREA
	PROPOSED PEDESTRIAN TRAILS



# Canyon Hills

OPEN SPACE AND LANDSCAPING PLAN - PHASE 8 ENLARGED  
Figure 6-1.2

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

- For manufactured slopes within planning areas not next to natural open space, view preservation shall govern tree placement. Understory shrubs and ground covers shall be drought tolerant and prostrate in nature.
- For manufactured slopes next to natural open space areas (naturalized open space), non-irrigated hydroseed applications shall be used to naturalize these areas.

### 6.5.2 DESIGN GUIDELINES FOR NEIGHBORHOOD PARK AND HOA RECREATIONAL CENTER

The following are the design program and guidelines for the neighborhood park (Planning Areas 1C in Phase 8 and HOA recreational center (Planning Area 27 B in Phase 7).

The neighborhood park shall provide the following access and parking improvements:

#### For Phase 8 Neighborhood Park

- Onsite parking.
- Bicycle parking and access.
- Handicapped parking and accessibility.

The neighborhood park may provide the following landscaping improvements:

- Create a relatively flat pad(s) consistent with the attendant recreational facilities.
- Coordinate the landscaping design of the park with adjacent roadways, including plantings, park entries and signage, and any street furniture and fencing.
- Utilize a theme canopy of tree(s) for parking areas and drives within the park, to provide visual continuity and shade.
- Provide a buffer between the park and adjacent residential utilizing slope differentials; screen trees and plantings; uniform fencing treatments; or a combination of these measures.
- Meet city minimum requirements for lighting public spaces.

The HOA Recreation Center may provide the following recreational facilities and improvements:

- Paved multipurpose court complex and/or paved play area.
- Children's and tots' play apparatus areas.
- Meadow/lawn area for informal sports and play.
- Picnicking and seating areas, taking advantage of view opportunities and providing landscaping for summer shade.

### 6.6 OPEN SPACE PRESERVATION AND MAINTENANCE

To protect its permanent open space status, the majority of natural open space is designated for deeding, dedication, or open space easement to the City. Most of the natural open space areas and the public portions of the naturalized open space areas are slated for preservation under the OS (Open Space) designation. Any open space area referenced within this document as being deeded,

dedicated or granted by easement to the City of Lake Elsinore can also be deeded, dedicated or granted by easement as open space to another approved public entity.

The primary vehicle for open space maintenance at Canyon Hills will be either a communitywide Canyon Hills Lighting and Open Space Maintenance District or Communities Facilities District. This vehicle would assess the property owners in Phase 7 and Phase 8 within Canyon Hills for maintenance of open space areas, which benefit the community as a whole and are important to maintaining the community's overall visual continuity and attractiveness.

## **7.0 FUEL MODIFICATION PLAN**

### **7.1 DEVELOPMENT CONCEPT**

The Phase 7 and 8 areas of SPA No. 3 require preparation of Fuel Modification Plans and approval by the County Fire Department. Fuel Modification Plans were approved for the initial phases of construction within Canyon Hills. Since the time that these other Fuel Modification Plans were approved by the City and County Fire Department, standards and requirements have changed. As part of preparation of this SPA No. 3 document, the County Fire Department was contacted and updated standards, requirements and procedures were provided. With the direction provided by the County Fire Department, Fuel Modification Plans shall be prepared **prior** to any construction within Phases 7 and 8. The Fuel Modification Plans shall comply with those standards and requirements contained in this SPA No. 3 document and any other requirements that are relevant and applicable at the time that the Fuel Modification Plans are prepared, reviewed and approved by the City and Fire Department.

### **7.2 PROGRAM FOR FUEL MODIFICATION PLANS**

Fire management and Fuel Modification for the Canyon Hills community consist of four components: water utilities; fire management zones; provision of access; and building design and materials.

#### **7.2.1 WATER UTILITIES**

- Design fire flows for all water mains and fire hydrants to meet the standards of the agency providing fire protection services (City and/or County) and the Elsinore Valley Municipal Water District.
- Locate fire hydrants in accordance with the standards of the agency providing fire protection services and the Elsinore Valley Municipal Water District.
- Obtain review and approval of all water system plans by the fire department (City and/or County).
- Install the required water system improvements with acceptance by the Elsinore Valley Municipal Water District prior to occupancy of any building.
- Install the required water system improvements or obtain approval of temporary facilities prior to any combustible building material being brought onsite.

## 7.2.2 FIRE MANAGEMENT ZONE

- Beginning at commercial and residential property lines which face natural and naturalized open space areas, create fire management zones a minimum of 180 feet in width. The fire management zones shall include the use of non-combustible fencing materials only.
- The fire management zone width of 180' can vary depending on County Fire Department approval of "Fuel Modification Plans" prepared by the developer. Fuel Modification plans which specify the fuel management zone to be less than 180' wide, shall employ the use of County Fire Department approved computer generated "fuel modeling" programs.
- No fire management zone is required next to offsite existing or future development.
- Fire management zones shall be perpetually maintained in a manner that reduces fuel loading and fire hazard, while not compromising erosion control. (Defensible space below)

### 7.2.2.1 DEFENSIBLE SPACE (Fire management zone – 180' wide minimum)

- The "defensible space" (180' wide minimum) shall be treated as follows:
  - Perpetually maintain vegetation in a "thinned" state.
  - Remove trees and shrubs as necessary to achieve a clear space around each remaining plant equal to 3 times its diameter.
  - Trees and tree-form shrubs shall be maintained to provide vertical clearance of 10 feet or 3 times the height of any understory plant – whichever is greater.
  - Understory vegetation less than 12 inches in height shall be left in place for erosion control.
  - Annual and perennial grasses shall be maintained at less than 12" in height.
- Install nonflammable fencing along common boundaries between rear or side yards and natural open space as follows: 6-foot high masonry wall or 6-foot high tubular steel fencing.
- For maintenance of fire management zones:
  - Provide maintenance of fuel modification zones as part of natural open space maintenance.
  - Incorporate maintenance requirements for manufactured slopes and yards in CC& Rs for development projects.

### 7.2.3 PROVISION OF ACCESS

- Provide access to open space areas from public and private streets at intervals not to exceed 1,500 feet. Where possible, “double-duty” access ways as hiking/riding trails; utility access roads and easements; touch-down points (daylight areas); and other open space “windows” between residential lots, at the ends of cul-de-sacs, or to the rear of attached projects. A minimum clearance of 15 feet should be provided between lots or building at fire access points designated for use for fire equipment. To discourage casual off-road vehicle use, curb cuts should not be installed except for utility access roads; utility access roads should have access control, such as gates.
- Provide access to all buildings within commercial, institutional and residential projects by an all-weather road or driveway in accordance with fire department clearance and distance requirements.
- Post public and private streets with street name signs.
- Prohibit flag lots in project design.

### 7.2.4 BUILDING DESIGN AND MATERIALS

- Adhere to the adopted Uniform Code and City of Lake Elsinore fire codes in building design and materials.
- Utilized fire retardant roofing materials for all buildings, garages, and carports. For single-family detached residential buildings, utilize concrete or clay roof tiles. For attached residential buildings, employ concrete or clay tile and/or built-up roofing with a minimum Class “A” fire rating.
- For exterior building siding, select materials which are non-flammable (such as stucco) or treated to limit combustibility.
- Cover chimney outlets or vents with spark arrestors.
- Sprinkler all commercial buildings.

## 8.0 DEVELOPMENT STANDARDS

### 8.1 INTRODUCTION OF DEVELOPMENT STANDARDS

This section presents the zoning and development standards to regulate future development and design of the SPA No. 3 area. To assist City staff, this Specific Plan Amendment No. 3 document includes the same development and design standards and guidelines from SPA No. 2 to ensure that future projects are designed to be architecturally compatible with other areas within Canyon Hills and to also creatively site plan and provide for high quality architectural treatments and features, and site amenities and infrastructure. In accordance with the City's vision and the overall Canyon Hills Specific Plan, this SPA No. 3 document will facilitate future development of the SPA No. 3 area with more cohesive and higher quality residential, commercial, and recreational uses. This Specific Plan Amendment No. 3 will therefore, continue to establish the Canyon Hills area as a landmark mixed-use destination and location for the City and will improve the overall economic vitality of the Canyon Hills community, surrounding areas, and the entire City.

This Specific Plan Amendment No. 3 supersedes those development and design standards contained in the City's Zoning Code and provides the zoning requirements for the SPA No. 3 area. It should be noted, however, that those standards, guidelines, and provisions that are silent in this document will revert back to the SPA No. 2 and the City's Zoning and Municipal Codes.

### 8.2 DEVELOPMENT STANDARDS FOR SPECIFIC PLAN AMENDMENT NO. 3

The following presents the Development Standards for the Canyon Hills area and SPA No. 3 Land Use Designations. Again, neither the Land Use Designations nor Development Standards conflict with SPA No. 2. The same Land Use Designations and Development Standards will apply to both SPA No. 2 and SPA No. 3.

- SF1: Single-Family Detached Residential 1 District
- SF2: Single-Family Detached Residential 2 District
- SF3: Single-Family Detached Residential 3 District
- MF1: Multi-Family Attached Residential 1 District
- MF2: Multi-Family Attached Residential 2 District
- C1: Neighborhood Commercial District
- C2: General Commercial District
- OS: Open Space District
- Community Signage

**8.3 SF1: SINGLE-FAMILY DETACHED RESIDENTIAL 1 DISTRICT**

SF1 residential development is not proposed within the Phase 7 and 8 areas. The SF1 standards are included to provide continuity with the SPA No. 2 document.

**8.3.1 PURPOSE**

The SF1 (Single-Family Residential 1) zoning district is intended to provide for the development of low density, quality single-family residences on estate-sized lots. These estate-sized lots are intended to minimize the impact of development in environmentally sensitive areas which are not appropriate for higher density development.

**8.3.2 PERMITTED USES**

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this zone. Each use shall be evaluated in terms of its design characteristics and specific site location.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures.
- C. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- G. Structures and installations necessary to the conservation and development of water resources and/or the control of flooding.
- H. Designated open space, public or common area.

**8.3.3 USES SUBJECT TO A CONDITIONAL USE PERMIT**

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the SF1 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the Zoning Ordinance.
- C. Country clubs, swimming and tennis clubs, golf courses.

- D. Keeping of exotic animals or birds, or more than six weaned dogs and/or cats, other than provided in this section, on the same lots as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- E. Agricultural and horticultural uses, for commercial purposes.

#### 8.3.4 ACCESSORY USES AND STRUCTURES

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood, and that any buildings or structures are harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only in rear yard areas or the enclosed portion of a side yard.

A. Uses:

- 1. Accessory Uses and Structures. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Planning Division and compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.
- 2. Noncommercial hobbies.
- 3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to residential uses, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of six weaned dogs and/or cats.

B. Structures:

- 1. Group I  
Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6 ½ feet. Such structures may be located on the property line, provided the design of the structure complies with the City's Fire and Building Codes.
- 2. Group II  
Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid), as well as enclosed structures not included in Group I but containing less than 600 SF of floor area such as sheds, cabanas, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a side property line; 10 feet to a rear property line; or 20 feet from public natural open space. Attached, enclosed structures in this category, such as garages and enclosed patios, shall be located no closer to a property line than the setback prescribed for the main dwelling unit.

3. **Group III**  
Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area; provided they are located no closer than 20 feet to a public right-of-way or public natural open space; and no closer than 10 feet to any other property line.
  
4. **Group IV**
  - a. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
  
  - b. Swimming pools, Jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a minimum 6-foot-high masonry wall. Otherwise there shall be no required setback, provided the design and installation comply with the City's Building Codes.

Trellis-type patio covers may be located in a front yard area, but shall encroachment no more than 20 feet into the required setback.

### 8.3.5 LOT AREA

- A. The minimum lot area for any new lot created in the SF1 District shall be ½ acre (21,780 SF).
  
- B. Flag lots are not permitted.

### 8.3.6 STREET FRONTAGE WIDTH

The minimum street frontage width for any new lot created in the SF1 District shall be as follows:

- A. Standard Lots: 100 feet
  
- B. Lots on curvilinear streets: 100 feet measured at the building setback distance.
  
- C. Knuckle or cul-de-sac lots: 50 feet, provided the average width is 100 feet.

### 8.3.7 SETBACKS

The following minimum setbacks shall apply to all new construction within the SF1 District:

- A. Front yard: 30 feet; provided, however, that turn-in entry garages may encroach to within 20 feet of the front property line.

B. Side yard:

1. Main Dwelling unit: Adjacent to interior lot lines there shall be a minimum side yard of 15 feet. Adjacent to a public right-of-way or public natural open space the minimum side yard shall be 20 feet.
2. Accessory structures: In the rear half of the lot; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.

C. Rear yard:

1. Main dwelling unit: 50 feet.
2. Accessory structures: With the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.

### 8.3.8 LOT COVERAGE

The maximum lot coverage in the SF1 District shall be 25 percent.

### 8.3.9 BUILDING HEIGHT

Except as otherwise provided for accessory structures, the maximum building height in the SF1 District shall be 30 feet.

### 8.3.10 MINIMUM DWELLING UNIT SIZE

The minimum dwelling unit size within SF1 District shall be 1,725 SF exclusive of garage area.

### 8.3.11 PARKING

The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the required parking for development in the SF1 District.

### 8.3.12 SIGNS

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the SF1 District.

### 8.3.13 DESIGN REVIEW

No building permits shall be issued for the construction of any building or structure in the SF1 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document. The following exemptions shall apply:

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which do not increase the floor area by more than 50%.
- B. Groups I, II, and IV accessory structures.
- C. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must still be approved by the Director of Community Development or his designee, and building permits secured as required, prior to construction installation.

### 8.3.14 DESIGN STANDARDS

Chapter 17.14 of the Zoning Ordinance contains residential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered together with the regulations contained herein for the SF1 District.

## 8.4 SF2: SINGLE-FAMILY DETACHED RESIDENTIAL 2 DISTRICT

### 8.4.1 PURPOSE

The SF2 District is intended to accommodate low density projects comprised of quality single-family residences at density of two up to four dwelling units per gross residential acre (2 up to 4 DU/gross AC). This development is designed for an urban environment with available public services and infrastructure. The district is not intended for hillside development in steep slope areas. Certain uses permitted in the City's Single-Family Residential District are not permitted, due to the character of the proposed development or provision for these uses elsewhere in the community.

### 8.4.2 PERMITTED USES

Uses permitted in this district shall include those uses listed below, when developed in compliance with the purpose and intent of this zone.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures.
- C. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.

- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- G. Designated open space, public or common area.

#### **8.4.3 USES SUBJECT TO A CONDITIONAL USE PERMIT**

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the SF2 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the Zoning Ordinance.
- C. Keeping of exotic animals or birds, or more than three dogs and/or cats, on the same lots as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- D. Churches located on a site a minimum of 1 acre in size and located on streets designated as arterial, major highway, or secondary highway streets. Churches shall not otherwise be permitted in the SF2 District.
- E. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.

#### **8.4.4 ACCESSORY USES AND STRUCTURES:**

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood, and that any buildings or structures are harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only in rear half of the lot.

- A. Uses:
1. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Planning Division and compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.
  2. Noncommercial hobbies.
  3. Keeping of household pets (when no commercial activity is involved). For the purpose of this ordinance, a household pet is an animal clearly considered customary to residential uses, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a use permit is obtained.
- B. Structures:
1. Group I  
Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6 ½ feet. Such structures may be located on the property line, provided the design of the structure complies with the City's Fire and Building Codes.
  2. Group II  
Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid), as well as detached enclosed structures not included in Group I but containing less than 600 SF of floor area such as sheds, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a property line, or 10 feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
  3. Group III  
Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may require a greater setback.
  4. Group IV
    - a. Antennas; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
    - b. Swimming pools, Jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a minimum 6-foot-high masonry wall. Otherwise there shall be no required setback, provided the design and installation comply with the City's Building Codes.

- c. Open trellis-type patio covers may be located in a front yard area, but shall not encroach more than 5 feet into the required setback.

**8.4.5 LOT AREA**

The minimum lot area for any lot created in the SF2 District shall be as follows:

- A. Interior lots: 6,000 SF; however, the average lot size for any subdivision (planning area) shall be a minimum of 7,260 SF.
- B. Corner lots: 7,700 SF.
- C. Exception: Whenever a lot is adjacent to a lower density zoning district or to an existing developed parcel with a larger lot size than required in the SF2 District, a transition of buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks, or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development.
- D. Flag lots are not permitted.

**8.4.6 STREET FRONTAGE WIDTH**

The minimum street frontage width for any new lot created in the SF2 District shall be as follows:

- A. Standard interior lots: 60 feet.
- B. Lots on curvilinear streets: 60 feet measured at the building setback distance.
- C. Corner lots: 65 feet.
- D. Knuckle or cul-de-sac lots: 40 feet; provided the average width is 60 feet.

**8.4.7 SETBACKS**

The following minimum setbacks shall apply to all new construction within the SF2 District:

- A. Front yard:
  - 1. Main Dwelling unit: 20 feet.

2. Garage: 20 feet; provided, however, that turn-in entry garages may encroach to within 15 feet of the front property line. An additional 3-foot setback variation requirement for no less than every third dwelling unit shall apply to the garage setback.

B. Side yard:

1. Main dwelling unit: Adjacent to interior lot lines, there shall be a minimum side yard of 5 feet. Adjacent to a public right-of-way, the minimum side yard shall be 15 feet. Adjacent to public natural open space, the minimum side yard shall be 20 feet.
2. Accessory structures: In the rear half of the lot; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.
3. Finished slopes exceeding 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.

C. Rear yard:

1. Main dwelling unit: 20 feet.
2. Accessory structures: With the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.
3. Finished slopes in excess of 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.

#### 8.4.8 LOT COVERAGE

The maximum lot coverage in the SF2 District shall be 50%

#### 8.4.9 BUILDING HEIGHT

Except as otherwise provided for accessory structures, the maximum building height in the SF2 District shall be 30 feet. For the purposes of this zone, in the case of split levels, no vertical section through the building shall measure more than 30 feet.

#### 8.4.10 MINIMUM DWELLING UNIT SIZE

The minimum dwelling unit size within the SF2 District shall be 1,150 SF, exclusive of garage area.

#### **8.4.11 PARKING**

The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the required parking for development in the SF2 District.

#### **8.4.12 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the SF2 District.

#### **8.4.13 DESIGN REVIEW**

No building permits shall be issued for the construction of any building or structure in the SF2 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document. The following exemptions shall apply:

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which do not increase the floor area by more than 50%.
- B. Groups I, II, and IV accessory structures.
- C. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must still be approved by the Director of Community Development or his designee, and building permits secured as required, prior to construction installation.

#### **8.4.14 DESIGN STANDARDS**

Chapter 17-14 of the Zoning Ordinance contains residential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered with the regulations contained herein for the SF2 District.

### **8.5 SF3: SINGLE-FAMILY DETACHED RESIDENTIAL 3 DISTRICT**

#### **8.5.1 PURPOSE**

The SF3 District is intended to accommodate projects comprised of quality single-family residences at density of four up to eight dwelling units per gross residential acre (4 up to 8 DU/gross AC). This development is designed for an urban environment with available public services and infrastructure, and with school/park facilities nearby. Relative to the SF2 District, the smaller lot size of the SF3 Zone provides greater affordability and creates the opportunity for innovative lotting and product design. This district is not intended to fulfill an intermediate role between SF2 detached and MF1 attached zones in income level, market niche, and project character.

### 8.5.2 PERMITTED USES

Uses permitted in this district shall include those uses listed below, when developed in compliance with the purpose and intent of this zone. Each use shall be evaluated in terms of its design characteristics and specific site location.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures.
- C. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- G. Designated open space, public or common area.

### 8.5.3 USES SUBJECT TO A CONDITIONAL USE PERMIT

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the SF3 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the Zoning Ordinance.
- C. Keeping of exotic animals or birds, or more than three dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.
- D. Churches, located on a site a minimum of 1 acre in size and located on streets designated as arterial, major highway, or secondary highway streets. Churches shall not otherwise be permitted in the SF3 District.

- E. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.

#### 8.5.4 ACCESSORY USES AND STRUCTURES:

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood, and that any buildings or structures are harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only in rear half of the lot.

A. Uses:

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

B. Structures:

1. Group I  
Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6 ½ feet. Such structures may be located on a property line, provided the design of the structure complies with the City's Fire and Building Codes.
2. Group II  
Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid), as well as detached enclosed structures not included in Group I but containing less than 600 SF of floor area such as sheds, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a property line, or 10 feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
3. Group III  
Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may require a greater setback.

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

### 8.5.5 LOT AREA

Two lotting options are permitted, "deep lots" and "wide lots", to provide variety and flexibility in design. The minimum lot area for any lot created in the SF 2 and SF3 Districts shall be as follows:

	<u>Deep Lot Option</u>	<u>Wide Lot Option</u>
A. Minimum interior lots:	4,600 SF	4,100 SF
B. Minimum corner lot:	5,500 SF	4,600 SF
C. Minimum average lot size for any Subdivision (planning area)	4,800 SF	4,500 SF
D. Exception: Whenever a lot is adjacent to a lower density zoning district or to an existing developed parcel with a larger lot size than required in the SF3 District, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to lot size, lot width, lot depth, increased setbacks, fire lanes, or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The transition or buffer shall be reviewed during Design Review.		
E. No flag lots are permitted.		

### 8.5.6 STREET FRONTAGE WIDTH

The minimum street frontage width for any new lot created in the SF3 District shall be as follows, in feet:

	<u>Deep Lot Option</u>	<u>Wide Lot Option</u>
A. Standard interior lots: For curvilinear streets the minimum width can be measured at the building setback distance	46 feet	52 feet
B. Corner lot:	55 feet	62 feet
C. Knuckle or cul-de-sac lot: Street frontage:	30 feet	62 feet
Average width:	46 feet	52 feet

### 8.5.7 SETBACKS

The following minimum setbacks shall apply to all new construction within the SF3 District, under either lotting option:

- A. Front yard:
1. Main Dwelling unit: 20 feet for Deep Lot Option, 15 feet for Wide Lot Option
  2. Garage: 20 feet; provided, however, that turn-in entry garages may encroach to within 15 feet of the front property line. An additional 3-foot setback variation requirement for no less than every third dwelling unit shall apply to the garage setback.
- B. Side yard:
1. Main dwelling unit: Adjacent to interior lot lines, there shall be a minimum side yard of 5 feet. Adjacent to a public right-of-way, the minimum side yard shall be 15 feet. Adjacent to public natural open space, the minimum side yard shall be 20 feet.

2. Accessory structures: In the rear half of the lot; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.
  3. Finished slopes exceeding 5% shall not be permitted within 5 feet of the main dwelling unit. The exception is drainage swales.
- C. Rear yard:
1. Main dwelling unit: Adjacent to interior lot lines, the setback shall be 15 feet. Adjacent to public natural open space or public right-of-way, the minimum rear yard shall be 20 feet.
  2. Accessory structures: With the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.
  4. Finished slopes in excess of 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.

#### **8.5.8 LOT COVERAGE**

The maximum lot coverage in the SF3 District shall be 50%.

#### **8.5.9 BUILDING HEIGHT**

Except as otherwise provided for accessory structures, the maximum building height in the SF3 District shall be 30 feet. For the purposes of this zone, in the case of split levels, no vertical section through the building shall measure more than 30 feet.

#### **8.5.10 MINIMUM DWELLING SIZE**

The minimum dwelling unit size within the SF3 District shall be 1,000 SF exclusive of garage area.

#### **8.5.11 PARKING**

The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the required parking for development in the SF3 District.

#### **8.5.12 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the SF3 District.

### 8.5.13 DESIGN REVIEW

No building permits shall be issued for the construction of any building or structure in the SF31 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document. The following exemptions shall apply:

- A. Additions or alterations to an existing structure which do not change the use from one permitted in the District and which do not increase the floor area by more than 50%.
- B. Group I, II, and IV accessory structures.
- C. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Director of Community Development or his designee, and building permits secured as required, prior to construction or installation.

### 8.5.14 DESIGN STANDARDS

Chapter 17.14 of the Zoning Ordinance contains residential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered together with the regulations contained herein for the SF3 District.

## 8.6 MF1: MULTIFAMILY ATTACHED RESIDENTIAL 1 DISTRICT

### 8.6.1 PURPOSE

The MF1 District is intended to provide locations for quality residential projects, consisting of products other than single-family detached developments, at densities of up through 15 units to the gross residential acre, and in compliance with the Canyon Hills Specific Plan designation of Multifamily Attached Residential 1. This zone is employed in an urban environment with available public services and infrastructure, in locations where access and surrounding uses are conducive to low density attached development. With the density range permitted in this zone, possible products include small lot single-family detached homes on private streets, duplexes, townhouses (three or more units per building), and townhouse/flat combinations.

### 8.6.2 PERMITTED USES

Uses permitted in this district shall include those uses listed below, when developed in compliance with the purpose and intent of this zone:

- A. Accessory uses and structures.
- B. Duplexes and patio homes.

- C. Multiple- family attached dwellings, including triplexes, townhouses and flats.
- D. Government buildings and service facilities.
- E. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- F. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.
- G. Small lot single family detached dwelling units; one dwelling unit per lot if the project is developed with private streets.

### **8.6.3 USES SUBJECT TO A CONDITIONAL USE PERMIT**

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the MF1 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Commercial child day care centers.
- B. Condominiums subject to compliance with all provisions of Chapter 17.30 of the Zoning Ordinance.
- C. Convalescent and retirement homes, rest homes, sanitariums, and similar congregate care facilities.
- D. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- E. Tennis clubs and swimming clubs.

### **8.6.4 ACCESSORY USES AND STRUCTURES**

The following accessory buildings and uses may be located on the same lot with a permitted use, provided that they are found to be compatible with the residential character of the neighborhood, and that all buildings or structures be harmonious with the architectural style of the main building(s).

- A. Uses:
  - 1. Home occupations; subject to the completion and approval of an application for a home occupation permit issued by the Planning Division and in compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.

2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this zone, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

**B. Structures:**

1. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
2. Carports and garages.
3. Community recreation buildings and facilities for use by the residents of a permitted development.
4. Equipment storage structures not exceeding 400 SF. On duplex and triplex lots, sheds, children's play houses, and similar enclosures of less than 120 SF and a height of 6 ½ feet may encroach into the required side and/or rear yard and shall have no required setback, provided the design of the structure complies with the City's fire and Building Codes.
5. Lattice patio covers, and gazebos.
6. Rental offices and management offices; only when they serve the project on which property they are located.
7. Special use rooms such as laundry rooms and pool dressing rooms.
8. Swimming pools, Jacuzzis, spas, and associate equipment (provided said equipment is enclosed to reduce noise impacts).

Unless otherwise permitted in this zone, no accessory structures or associated equipment shall be located in a required yard area.

### **8.6.5 LOT AREA**

The minimum lot area for any lot created in the MF1 District for small lot single family detached home purposes shall be 3,000 SF.

The minimum lot area for any lot created in the MF1 District for condominium units shall be 1 ½ net acres, and within the boundaries of said lot, the minimal unit size requirement shall be 1,000 SF for attached condominium units and 3,000 SF for detached condominium units.

The minimum average area required for each dwelling unit in the MF1 District shall be 2,200 SF per unit. To determine the maximum number of units that may be constructed on a give property, divide the total net lot area by the square footage required for the type of product. The resultant number should be rounded down to the nearest whole number.

#### 8.6.6 STREET FRONTAGE WIDTH

The minimum street frontage width for any new single-family detached lot created in the MF1 District shall be as follows:

- A. Standard interior lots: 35 feet
- B. Lots on curvilinear streets: 35 feet measured at the building setback distance.
- C. Corner lots: 45 feet
- D. Knuckle or cul-de-sac lots: 25 feet; provided the average width is 35 feet.

#### 8.6.7 SETBACKS

The following minimum standards shall apply to all new construction within the MF1 District:

- A. Front yard:
  - 1. Main dwelling unit building Average of 20 feet, measured from back of sidewalk on private streets, but in no case shall be less than 15 feet.
  - 2. Garages: The setback to a straight-ion garage shall be a minimum of 18 feet from the front property line or back of sidewalk (if the sidewalk is located within an easement on the property). The setback to the garage may also be 5 feet, subject to Design Review approval and compliance with the following: when the setback is 5 feet, an automatic roll-up garage door shall be utilized for the garage. When the garages front on a street (public or private), no more than 50% of the units shall incorporate the 5-foot setback.
- B. Side yard:
  - 1. Adjacent to interior lot lines, there shall be a minimum setback of 5 feet. Adjacent to a public right-of-way or private street, the minimum setback shall be 10 feet, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.

2. For any buildings next to public natural open space or another Planning Area, the minimum setback shall be 15 feet.
  2. Lattice patio covers may encroach to within 5 feet of a side property line.
- C. Rear yard:
1. Adjacent to interior lot lines, a public right-of-way, or a private street, the minimum setback shall be 10 feet, with the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.
  2. For any buildings next to public natural open space or another Planning Area, the minimum setback shall be 15 feet.
  3. Lattice patio covers may encroach to within 10 feet of a rear property line.

#### 8.6.8 LOT COVERAGE

The maximum lot coverage in the MF1 District shall be 50%, including all buildings and accessory structures. Attainment of the permitted maximum coverage shall be a secondary consideration to compliance with all other design regulations contained within this zone.

#### 8.6.9 BUILDING HEIGHT

Except as otherwise provided for accessory structures, the maximum building height in the MF1 District shall be 30 feet. However, within 25 feet of an SF1, SF2, or SF3 District, the maximum height shall be 17 feet.

#### 8.6.10 MINIMUM DWELLING UNIT SIZE

To ensure continuity with SPA No. 2 and the other areas of Canyon Hills, multi-family residential development within Phase 7 and 8 will be regulated by the same minimum dwelling unit size standards as SPA No. 2. The minimum dwelling unit size within the MF1 District, exclusive of any balcony or patio area, shall be as follows:

- A. Studio units (sleeping quarters within the living room area): 900 SF
- B. One-bedroom units: 900 SF
- C. Two-bedroom units: 1,000 SF, plus 100 SF for each additional bedroom

#### 8.6.11 OPEN SPACE

In addition to any open space required by other provisions of the Zoning Ordinance, all projects developed in the MF1 District shall provide the following open space:

A. Private open space:

1. Duplexes, patio homes and single family detached lots: Each dwelling unit or lot shall be provided with a usable private open space area, in the form of a patio or courtyard or rear yard, with a minimum area of 350 SF and a minimum dimension of 15 feet.
2. Multiple-family attached dwellings: Each dwelling unit shall be provided with a usable private open space area in the form of a patio, a courtyard, or a balcony as follows:
  - Units 900 SF or less: 80 SF, with a minimum dimension of 8 feet.
  - Units larger than 900 SF of floor area: 140 SF and minimum dimension of 10 feet.

For the purpose of this zone, private open space shall mean a fenced or otherwise screened area, which is devoid of structures and improvements, other than those provided for landscape or recreation purposes.

Common open space may be provide din lieu of private open space, if for each 1 SF of private open space reduction there shall be 1 ½ SF of common open space added to the project over and above requirements of this zone.

- B. Common open spaces: 250 SF of usable open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.). Common open space shall not include required setback areas or other areas less than 20 feet in width.

### 8.6.12 SEPARATION BETWEEN BUILDINGS

The minimum required separation between multifamily main buildings shall be as follows:

- A. Front to front: 20 feet for one-story building, plus each additional story shall be set back 5 additional feet.
- B. Front to rear or rear to rear: 15 feet for one-story building, plus each additional story shall be set back 5 additional feet.
- C. End wall to front or rear: 10 feet for one-story buildings, plus each additional story shall be set back 5 additional feet.
- D. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in A or B, as applicable, may be decreased by 5 feet.

Unless otherwise provided by any other adopted City regulation, accessory structures may be located without regard to a minimum separation, subject to Design Review approval.

#### **8.6.13 WALKWAYS**

Where walkways pass between buildings, fences, or other structures, there shall be a minimum separation between said structures of 10 feet.

#### **8.6.14 LAUNDRY FACILITIES**

All projects developed within the MF1 District shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than one washer and dryer provided. This requirement is waived if all dwelling units in the project (Planning Area) are provided washer/dryer hookups.

#### **8.6.15 WALLS AND FENCES**

Decorative masonry walls a minimum of 6 feet in height, as measured from the highest grade elevation on either side of the wall, shall be provided along all side and rear property lines that abut a major utility easement, natural open space, or another development project (Planning Area). However, where view opportunities exist, open fencing may be utilized (1) next to public natural open space, provided an adequate fire management zone is provided; and (2) where residential planning areas abut, provided a minimum 18-foot vertical separation is employed. Other fencing material may be deemed appropriate subject to approval by the Community Development Director or designee.

#### **8.6.16 STORAGE**

A storage space of 85 cubic feet with a minimum dimension of 2 feet shall be provided for each dwelling unit in a location external to the unit. This requirement is waived if the dwelling unit has its own attached garage or garage on the same individual lot as the main dwelling unit.

#### **8.6.17 PARKING**

The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the required parking for development in the MF1 District.

#### **8.6.18 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the MF1 District.

### 8.6.19 DESIGN REVIEW

No building permits shall be issued for the construction of any building or structure in the MF1 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document. The following exemptions shall apply:

- A. Accessory structures other than garages and carports.
- B. Fences and walls.

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must still be approved by the Director of Community Development or his designee, and building permits secured as required, prior to construction or installation.

### 8.6.20 DESIGN STANDARDS

Chapter 17.14 of the Zoning Ordinance contains residential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered together with the regulations contained herein for the MF1 District.

## 8.7 MF2: MULTIFAMILY ATTACHED RESIDENTIAL 2 DISTRICT

### 8.7.1 PURPOSE

The MF2 District is intended to provide locations for multiple-family residential projects at densities of up to 24 dwellings to the gross residential acre, and in compliance with the Canyon Hills Specific Plan designation of Multifamily Attached Residential 2. This zone is employed in an urban environment with available public services and infrastructure, in locations where access, commercial development, and other surrounding development are conducive to medium density attached development. With the density range permitted in this zone, possible products include two- or three-story flats with surface parking.

### 8.7.2 PERMITTED USES

Uses permitted in this district shall include those listed below, when developed in compliance with the purpose and intent of this zone:

- A. Multiple-family dwellings.
- B. Accessory uses and structures.
- C. Government buildings and service facilities.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.

- E. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
- F. Single-family uses, when they comply with all requirements of the SF2, SF3 or MF1 Zoning Districts.

### 8.7.3 USES SUBJECT TO A CONDITIONAL USE PERMIT

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the MF2 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Commercial child day care centers.
- B. Condominiums subject to compliance with all provisions of Chapter 17.30 of the Zoning Ordinance.
- C. Convalescent and retirement homes, rest homes, sanitariums, and similar congregate care facilities.
- D. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- E. Permitted primary structures which exceed the height limitation specified in this section.
- F. Tennis clubs and swimming clubs.

### 8.7.4 ACCESSORY USES AND STRUCTURES

The following accessory buildings and uses may be located on the same lot with a permitted use, provided that they are found to be compatible with the residential character of the neighborhood, and that any buildings or structures are harmonious with the architectural style of the main buildings.

- A. Uses:
  - 1. Home occupations; subject to the completion and approval of an application for a home occupation permit issued by the Planning Division and in compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.
  - 2. Non-commercial hobbies.

3. Keeping of household pets (when no commercial activity is involved). For the purpose of this zone, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

**B. Structures:**

1. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
2. Carports and garages.
3. Community recreation buildings and facilities for use by the residents of a permitted development.
4. Equipment storage structures not exceeding 400 SF.
5. Lattice patio covers, and gazebos.
6. Rental offices and management offices; only when they serve the project on which property they are located.
7. Special use rooms such as laundry rooms and pool dressing rooms.
8. Swimming pools, Jacuzzis, spas, and associate equipment (provided said equipment is enclosed to reduce noise impacts).

Unless otherwise permitted in this zone, no accessory structures or associated equipment shall be located in a required yard area.

### **8.7.5 LOT AREA**

The minimum lot area for any lot created in the MF2 District shall be 7,260 SF.

### **8.7.6 AREA PER DWELLING UNIT**

The minimum average area required for each dwelling unit in the MF2 District shall be 1,815 SF of net lot area per unit. To determine the maximum number of units that may be constructed on a given property, divide the total net lot area by the square footage required for the type of product. The resultant number should be rounded down to the nearest whole number.

### **8.7.7 STREET FRONTAGE WIDTH**

The minimum street frontage width for any new lot created in the MF2 District shall be 60 feet.

### 8.7.8 SETBACKS

The following minimum standards shall apply to all new construction within the MF2 District:

- A. Front yard: The front yard setback to any building shall average 20 feet, but in no case shall be less than 15 feet.
- B. Side yard and rear yard:
  - 1. Main dwelling units: Adjacent to interior lot lines, the setback shall be 10 feet; adjacent to a public right-of-way, the minimum setback shall be 15 feet.
  - 2. Garage or enclosed carports: 5 feet.
  - 3. Open carports: 3 feet
  - 4. For any buildings next to natural open space or another Planning Area, the minimum setback shall be 20 feet.
  - 5. Lattice patio covers may encroach to within 10 feet of a rear property line or a public right-of-way and to within 3 feet of a side property line not abutting a public right-of-way.

### 8.7.9 LOT COVERAGE

The maximum lot coverage in the MF2 District shall be 60%, including all buildings and accessory structures. Attainment of the permitted maximum coverage shall be a secondary consideration to compliance with all other design regulations contained in this zone.

### 8.7.10 BUILDING HEIGHT

Except as otherwise provided for accessory structures, the maximum building height in the MF2 District shall be 35 feet. However, within 25 feet of an SF1, SF2, or SF3 District, the maximum height shall be 17 feet.

### 8.7.11 MINIMUM DWELLING UNIT SIZE

To ensure continuity with SPA No. 2 and the other areas of Canyon Hills, multi-family residential development within Phase 7 and 8 will be regulated by the same minimum dwelling unit size standards as SPA No. 2. The minimum dwelling unit size within the MF2 District, exclusive of any balcony or patio area, shall be as follows:

- A. Studio units (sleeping quarters within the living room area): 900 SF
- B. One-bedroom units: 900 SF

- C. Two-bedroom units or larger: 1,000 SF, plus 100 SF for each additional bedroom

#### 8.7.12 OPEN SPACE

In addition to any open space required by other provisions of the Zoning Ordinance, all projects developed in the MF2 District shall provide the following open space:

- A. Private open space: Each dwelling unit shall be provided with a usable private open space area, in the form of a patio or courtyard with a minimum area of 100 SF, or a balcony as follows:
1. Units 900 SF or less: A balcony of 60 SF with a minimum dimension of 6 feet.
  2. Units larger than 900 SF of floor area: A balcony of 80 SF and a minimum dimension of 8 feet.

For the purpose of this zone, private open space shall mean a fenced or otherwise screened area, which is devoid of structures and improvements, other than those provided for landscape or recreation purposes.

Common open space may be provided in lieu of private open space, if for each 1 SF of private open space reduction there shall be 1½ SF of common open space added to the project over and above requirements of this zone.

- B. Common open spaces: 225 SF of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.). Common open space shall not include required setback areas or other areas less than 20 feet in width.

#### 8.7.13 SEPARATION BETWEEN BUILDINGS

The minimum required separation between main buildings shall be as follows:

- A. Front to front: 20 feet for one-story building, plus each additional story shall be set back 5 additional feet.
- B. Front to rear or rear to rear: 15 feet for one-story building, plus each additional story shall be set back 5 additional feet.
- C. End wall to front or rear: 10 feet for one-story buildings, plus each additional story shall be set back 5 additional feet.

- D. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in A or B, as applicable, may be decreased by 5 feet.

Unless otherwise provided by any other adopted City regulation, accessory structures may be located without regard to a minimum separation, subject to Design Review approval.

#### **8.7.14 WALKWAYS**

Where walkways pass between buildings, fences, or other structures, there shall be a minimum separation between said structures of 10 feet.

#### **8.7.15 LAUNDRY FACILITIES**

All projects developed within the MF2 District shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than one washer and dryer provided. This requirement is waived if all dwelling units in the project (Planning Area) are provided washer/dryer hookups.

#### **8.7.16 WALLS AND FENCES**

Decorative masonry walls a minimum of 6 feet in height, as measured from the highest grade elevation on either side of the wall, shall be provided along all side and rear property lines that abut a major utility easement, natural open space, or another development project (Planning Area). However, where view opportunities exist, open fencing may be utilized (1) next to public natural open space, provided an adequate fire management zone is provided; and (2) where residential planning areas abut, provided an adequate a minimum 18-foot vertical separation is employed. Other fencing material may be deemed appropriate subject to approval by the Community Development Director or designee.

#### **8.7.17 STORAGE**

A storage space of 85 cubic feet with a minimum dimension of 2 feet shall be provided for each dwelling unit in a location external to the unit. This requirement is waived if the dwelling unit has its own garage.

#### **8.7.18 PARKING**

The provisions of Chapter 17.66 of the Zoning Ordinance shall be used to determine the required parking for development in the MF2 District.

#### **8.7.19 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the MF2 District.

### 8.7.20 DESIGN REVIEW

No building permits shall be issued for the construction of any building or structure in the MF2 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document. The following exemptions shall apply:

- A. Accessory structures other than garages and carports.
- B. Fences and walls.

Although these above exempted structures do not need formal Design Review approval, their proposed location and design must still be approved by the Director of Community Development or his designee, and building permits secured as required, prior to construction or installation.

### 8.7.21 DESIGN STANDARDS

Chapter 17.14 of the Zoning Ordinance contains residential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.14 be considered together with the regulations contained herein for the MF2 District.

## 8.8 C1: NEIGHBORHOOD COMMERCIAL DISTRICT

### 8.8.1 PURPOSE

The intent of the C1 District is to provide locations for retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of local residents.

### 8.8.2 PERMITTED USES

Uses permitted in the C1 District shall include those businesses listed below which operate in compliance with the intent and standard of this district and are conducted entirely within a complete enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location.

- A. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- B. Administrative or executive offices of any type of business.
- C. Apparel stores.
- D. Appliance stores

- E. Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.
- F. Art and craft galleries or studios.
- G. Barber shops and beauty salons.
- H. Bicycle shops.
- I. Employment agencies, travel agencies, and airline ticket agencies.
- J. Financial institutions, including banks, savings and loan associations, finance companies, and credit unions.
- K. Florists.
- L. Food stores; including markets, bakeries, health food establishments, and candy stores.
- M. General merchandise stores.
- N. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- O. Hardware stores.
- P. Health and exercise clubs.
- Q. Hobby supply stores.
- R. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.
- S. Jewelry stores.
- T. Media shops; including bookstores, newsstands, and videotape outlets.
- U. Medial complexes; including medical, dental, and health-related services; excluding ay housing for aged, infirm, or ill persons.
- V. Music stores including sales of instruments, records, and tapes.
- W. Nonprofit institutions whose primary purpose is the promotion of the public health and welfare.
- X. Oculist, opticians, and optometrists.

- Y. Office supply and stationery stores.
- Z. Personal service establishments; including barbershops, beauty shops, dry cleaning, and tailors.
- AA. Pet shops; retail sales and grooming only; no boarding of animals.
- BB. Prescription pharmacies.
- CC. Public utility distribution and transmission facilities excluding private ration, television, and paging antennas and towers.
- DD. Quick copy and printing establishments.
- EE. Restaurants and eating places, provided they comply with the requirements of Chapter 17.66 of Zoning Ordinance, Parking Requirements; but excluding drive-ins and drive-through.
- FF. Schools and studios for dance, music, arts, crafts, and photography.
- GG. Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.
- HH. Sporting goods stores.
- II. Toy shops.
- JJ. Vehicle parts sales (new or rebuilt only), and excluding repair and service.
- KK. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this zone and having characteristics similar to those listed in this section. A list of these uses shall be maintained in the Planning Department for future reference.

### **8.8.3 USES SUBJECT TO A CONDITIONAL USE PERMIT**

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the C1 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Automatic car washes; provided they shall be located a minimum of 200 feet from any residential use.
- B. Bars or cocktail lounges; not in conjunction with a restaurant.
- C. Churches, including in conjunction with parochial schools.

- D. Commercial or private day-care, nursery, and elementary schools.
- E. Drive-through or drive-in establishments; provided a safe and efficient circulation system can be provided completely onsite.
- F. Game arcades; including any establishment having five or more mechanical or electrical 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.
- G. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of the Zoning Ordinance.
- H. Hotels.
- I. Mortuaries.
- J. Motels.
- K. Office condominiums.
- L. Private non-commercial clubs and lodges.
- M. Restaurants and eating places with outside eating areas.
- N. Small animal veterinary clinics, subject to the following addition to all other conditions of the Use Permit:
  - 1. Treatment of animals, restricted to dogs, cats, and other small domesticated animals and birds.
  - 2. The operation shall be conducted in a completely enclosed and sound-controlled building in such a way as to produce no objectionable noises or odors outside its walls.
  - 3. There shall be no outdoor runs or animal holding areas.
  - 4. There shall be no boarding of animals, other than as necessary for recuperation of patients.
  - 5. The clinic shall have direct access from the parking area.
- O. Structures exceeding the maximum height permitted in this section.

#### 8.8.4 SITE CRITERIA

There shall be no minimum lot size required for a C1 parcel. However, in establishing and maintaining locations or approving uses for the C1 District, it shall be demonstrated that the property is capable of compliance with the following criteria:

- A. The site can support safe and efficient onsite circulation and has convenient access to surface streets with adequate capacity.
- B. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.
- C. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.

#### 8.8.5 SETBACKS

The following minimum standards shall apply to all new construction in the C1 District:

- A. Front: The front yard setback for any building in the C1 District shall average 20 feet, but in no case shall be less than 15 feet.
- B. Side and rear yard: No setback shall be required from interior lot lines, except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet.
- C. The setback from a public right-of-way to a parking or driveway area shall be 10 feet.
- D. For any buildings next to public natural open space, the minimum setback shall be 20 feet.

#### 8.8.6 BUILDING HEIGHT

The maximum building height shall be 35 feet.

#### 8.8.7 LANDSCAPE IMPROVEMENTS

All areas not utilized for structures, parking, or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply.

- A. Adjacent to Streets: A continuous area, a minimum of 10 feet in depth, shall be landscaped and maintained between parking areas and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatment of sufficient size and height to meet this requirement.

- B. **Buffer landscaping:** A continuous visual landscape screen, a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. At minimum, said buffer shall contain one 15-gallon, non-deciduous, umbrella-form tree for each 30 LF of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.
- C. **Generally:** All building sites shall have a minimum landscaped coverage equivalent to 10% of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, groundcover, and shrubbery, which may include landscaping required for setbacks of buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purposes of this provision quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal.

#### **8.8.8 PARKING**

The provisions of Chapter 17.66 shall be used to determine the car parking for development in the C1 District. Adequate onsite parking shall be provided for bicycles. Transit stop requirements, if any, shall be reviewed with the Lake Elsinore Transit System.

#### **8.8.9 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the C1 District.

#### **8.8.10 DESIGN REVIEW**

No building permits shall be issued for the construction of any building or structure in the SF1 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document.

#### **8.8.11 DESIGN STANDARDS**

Chapter 17.38 of the Zoning Ordinance contains nonresidential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.38 be considered, together with the regulations contained herein for the C1 District.

### **8.9 C2: GENERAL COMMERCIAL DISTRICT**

#### **8.9.1 PURPOSE**

The intent of the C2 District is to reserve appropriate locations for the designated General Commercial land use, consistent with the Canyon Hills Specific Plan. The purpose is to

accommodate a full range of retail stores, offices and personal and business service establishments offering commodities and services scaled to meet the needs of the area-wide population.

### 8.9.2 PERMITTED USES

Uses permitted in the C2 District shall include those businesses listed below which operate in compliance with the intent and standard of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location.

- A. All permitted uses of the C1 District as contained within Section 8.6b of the Specific Plan.
- B. Antique shops and auction galleries.
- C. Bowling alleys; provided they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.
- D. Bus depots and transit stations.
- E. Floor covering shops.
- F. Department stores.
- G. Furniture stores.
- H. Home improvement centers.
- I. Hotels.
- J. Motels.
- K. Sales of motor vehicle, motorcycle, and recreational vehicle parts and accessories and service incidental to the sale of parts.
- L. Skating rinks; provided they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.
- M. Secondhand and thrift shops.
- N. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- O. Theatres; providing they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.

- P. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this zone and having characteristics similar to those uses listed in this section. A list of these uses shall be maintained in the Planning Department for future use.

### **8.9.3 USES SUBJECT TO A CONDITIONAL USE PERMIT**

It is recognized that certain uses, while similar in characteristics to the aforementioned Permitted Uses, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the C2 District shall require a Conditional Use Permit pursuant to Section 10.0 of this SPA No. 3 document and shall include the following:

- A. Conditional Uses permitted in the C1 District.
- B. Business colleges and professional schools.
- C. Car washes.
- D. Churches, including in conjunction with parochial schools.
- E. Dance halls, discotheques, or any establishment providing live entertainment.
- F. Outdoor sales and display incidental and accessory to a permitted use.
- G. Structures exceeding the maximum height permitted in this section.

### **8.9.4 LOT AREA**

The minimum lot area for lots in the C2 District shall be 25,000SF net. Within centers which have Design Review approval and which share reciprocal facilities such as parking and access, smaller lots in the form of individual pads may be permitted, provided it can be shown that development upon those lots can comply, with the exception of street frontage width, with all of the standards of this zone.

### **8.9.5 STREET FRONTAGE WIDTH**

The minimum street frontage width of any new lot created in the C2 District shall be 100 feet.

### **8.9.6 SETBACKS**

The following minimum standards shall apply to all new construction in the C2 District:

- A. Front: The front yard setback for any building in the C2 District shall average 20 feet, but in no case shall be less than 15 feet.
- B. Side and rear yard: No setback shall be required from interior lot lines, except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet.

- C. The setback from a public right-of-way to a parking or driveway area shall be 10 feet.
- D. For any buildings next to public natural open space, the minimum setback shall be 20 feet.

#### **8.9.7 BUILDING HEIGHT**

The maximum building height shall be 45 feet.

#### **8.9.8 LANDSCAPE IMPROVEMENTS**

All areas not utilized for structures, parking, or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply.

- A. **Adjacent to Streets:** A continuous area, a minimum of 10 feet in depth, shall be landscaped and maintained between parking areas and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatment of sufficient size and height to meet this requirement.
- B. **Buffer landscaping:** A continuous visual landscape screen, a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. At minimum, said buffer shall contain one 15-gallon, non-deciduous, umbrella-form tree for each 30 LF of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.
- C. **Generally:** All building sites shall have a minimum landscaped coverage equivalent to 10% of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, groundcover, and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purposes of this provision quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal.

#### **8.9.9 PARKING**

The provisions of Chapter 17.66 shall be used to determine the car parking for development in the C2 District. Adequate onsite parking shall be provided for bicycles. Transit stop requirements, if any, shall be reviewed with the Lake Elsinore Transit System.

#### **8.9.10 SIGNS**

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the C2 District.

### **8.9.11 DESIGN REVIEW**

No building permits shall be issued for the construction of any building or structure in the C2 District until the applicant has obtained Design Review approval in accordance with Section 10.0 of this SPA No. 3 document.

### **8.9.12 DESIGN STANDARDS**

Chapter 17.38 of the Zoning Ordinance contains nonresidential development standards applicable to all projects within the City, regardless of zoning district. It is therefore important that the provisions of Chapter 17.38 be considered, together with the regulations contained herein for the C2 District.

## **8.10 OS: OPEN SPACE DISTRICT**

### **8.10.1 PURPOSE**

The intent of the OS District is to reserve land for public park and recreational uses; and to secure natural open space as a permanent public resource, in order to protect the public health, safety, and welfare and preserve environmental and scenic resources.

### **8.10.2 ESTABLISHMENT**

Land placed in the OS District shall include land under public or private ownership as follows:

- A. Public parks and playgrounds including, neighborhood and community parks.
- B. Drainage or flood control channels, creeks, rivers, lakes, and floodplains, including riparian habitat areas.
- C. Land which would endanger the health, safety, and public welfare of the residents, to include:
  - 1. Areas where terrain is too steep to build upon, or where grading of the land may endanger public health and safety due to erosion by flooding.
  - 2. Areas subject to flooding or inundation from storm water.
  - 3. Geologically unstable area.
  - 4. Greenbelt areas, which are formed by land development by preserving the land as a natural area.
- D. Areas of outstanding cultural or historical value.

### 8.10.3 USES PERMITTED

- A. No building or land shall be used, and no building or structure shall be designed, erected, structurally altered, or enlarged, except for the following purposes:
1. Drainage channels, bridges or crossings, watercourses, spreading grounds, settling basins, freeways, parkways, public streets, park drives, utility access roads, hiking/riding trails, and fire lanes.
  2. Privately owned or public recreational and athletic areas, parks, playgrounds, wildlife preserves, and such buildings and structures as are related thereto, but permitting no commercial uses.
  3. Utility facilities, such as pump stations, transmission towers, water reservoirs, substations, and similar structures.
  4. Agricultural uses, provided an agreement between the City and the landowner can be made which will allow him to operate under the California Land Conservation Act.
  5. Those uses which, in the opinion of the Planning Commission, would not be detrimental to or incompatible with the intent and purpose, as set forth in this zone.
- B. Uses prohibited in this district area:
1. Residential uses.
  2. Commercial uses, other than those incidental to recreational uses permitted in Section 8.8c above.
  3. Industrial uses.

### 8.10.4 BUILDING HEIGHT

No building shall exceed 25 feet in height or be more than one story.

### 8.10.5 LOT COVERAGE

No structure shall be permitted, except accessory buildings of those structures related to public park and recreational facilities or utilities. In no case shall buildings or structures exceed 30% of the total area in use.

### 8.10.6 SIGNS

The provisions of Section 8.11 or a Sign Program shall be used to determine permitted signs in the OS District.

## 8.11 COMMUNITY SIGNAGE

### 8.11.1 PURPOSE

The purpose of this section is to define standards which contribute to a comprehensive system of temporary and permanent signs for the Canyon Hills community – which enhance aesthetic compatibility while being effective in fulfilling the informational needs of the community. The purpose and intent of this section is to:

- A. Assure that all signs are designed, erected, and maintained in a manner to enhance, rather than detract from, the ultimate design and appearance of the Canyon Hills community; providing for business identification, but eliminating clutter and confusion which detract from community appearance.
- B. Prohibit the installation and maintenance of signs which unduly distract motorists' attention from driving, and which detract from the attention that should be devoted to traffic movement and to signs and signals promoting traffic safety.
- C. Prevent installation and maintenance of signs which singly or conjunctionally have an injurious effect on the people and the economic well being of the City.
- D. Assure that size and location do not constitute an obstacle to effective fire protection and fire fighting techniques; nor constitute a direct or potential danger to vehicular or pedestrian traffic, especially in the event of structural failure during periods of inclement weather and earthquakes, or in the event of impaired vision due to improper size and/or location.
- E. Provide for the coordination of signage on a community wide basis, as a contributing element to the visual character of the community.
- F. Incorporate the long-range marketing needs of a master-planned community in signage standards and signage procedures.
- G. Otherwise protect the public health, safety, and promote the public welfare.

### 8.11.2 DEFINITIONS

- A. For the purpose of this section, certain terms used herein are defined as follows:
  - 1. "Balloon" means an inflatable bag or other inflatable devise of any size.
  - 2. "Building Frontage" means the lineal extent of a building or unit along either a street or a public parking area serving the business, not including loading or service areas.
  - 3. "Copy Area" means the area of the sign face, exclusive of margins, in which copy may be placed.

3. "Decorative Wall Sign" means any sign, figures, or letters affixed to a freestanding garden, entry, or retaining wall of a development project.
5. "Double-Faced Sign" means a single sign with two parallel sign faces back to back.
6. "Electric Sign" means an advertising structure served or energized with electrical current for the purpose of illuminating or for any other purpose.
7. "Freestanding Sign" means any temporary or permanent sign not attached to a building.
8. "Freeway" means a highway, with respect to which the owners of the abutting lands have no right of easement or access to or from their abutting lands, or in respect to which such owners have only limited or restricted easement or access, and which is declared to be such in compliance with the Streets and Highway Code of the State.
9. "Ground Sign" means a permanent or temporary sign enclosed on all four sides, supported by a solid pedestal or columns which are not calculated toward the sign area.
10. "Monument Sign" means a permanent low-profile sign, not exceeding 6 feet in height, except as otherwise noted, supported by a solid pedestal extending under the entire length of the sign.
11. "Non-Advertising Sign" means a sign posted on private property containing thereon a regulatory or warning notice and upon which no advertising matter is displayed.
12. "Permanent Sign" means any sign which is installed or displayed on a long-term, continuous basis with no permit period limitation.
13. "Planning Area" means the individual project area identified by number in the Canyon Hills Specific Plan, with a designated land use and Specific Plan zoning.
14. "Political Sign" means a sign relating to a forthcoming public election or referendum indicating the name and/or picture of an individual seeking election to a public office, or a sign pertaining to issues, or a sign pertaining to the advocating by persons, groups, or parties of political views or policies.
15. "Portable Sign" means any movable sign that is not permanently secured or attached to an approved permanently established structure, support, or anchor.
16. "Projecting Sign" means any sign which is affixed or attached to, and is supported solely by, a building wall or structure, or parts thereof, and extends beyond the building wall, structure, or parts thereof more than 12 inches, and with an angle of incidence to said building wall, structure, or parts thereof greater than 30 degrees.

17. "Roofline" means the height above finish grade of the uppermost beam, rafter, or ridge board of any building.
18. "Roof Sign" is any sign erected, constructed, and maintained wholly or partially above the roofline.
19. "Sign" means and includes every announcement, declaration, demonstration, display, illustration, insignia, surface, or space, when erected or maintained in view of the general public for identification, advertisement, or promotion of the interest of any business or person.
20. "Sign Area" means the entire area within the outside border of the sign. The area of a sign having no continuous border or lacking a border shall mean the entire area within a single continuous perimeter formed by no more than eight straight lines enclosing the extreme limits of writing, representations, emblem, or any fixture or similar character, integral part of the display or used as a border, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than 3 feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.
21. "Street Frontage" means the lineal extent of a parcel of land along a street.
22. "Temporary Sign" means any sign which is installed or displayed for a fixed or limited period, subject to a sign permit.
23. "Wall Sign" includes all flat signs, either of solid face construction or individual letters, which are placed against the exterior wall of any building or structure, extending not more than 1 feet from the face of the building, and having the advertisement on one sign face only.

### 8.11.3 PERMIT REQUIRED

A sign permit shall be obtained from the Community Development Department prior to the placing, erecting, moving, reconstructing, altering, or displaying any exterior signs, including change of face or copy on existing signs, unless exempted by Section 8.9f, and not including merely refurbishing existing signs. A building permit and/or electrical permit may also be required.

### 8.11.4 PROCEDURE

- A. The Canyon Hills Community Signage Program shall be reviewed and approved by the Community Development Director or designee, as a guideline for sign design and placement within the specific plan area.

- B. Application for sign approval shall be made upon forms provided by the City and shall have and be accompanied by the following information and materials:
1. Name, address, and telephone numbers(s) of the owner of the property.
  2. Name, address, and telephone number(s) of the applicant.
  3. Name, address, and telephone number(s) of the sign contractor.
  4. Location of building, structure, or lot to which, or upon which, the sign or other advertising structure is to be attached or erected, together with a statement showing the street frontage of such lot, if applicable.
  5. Three copies of plan showing:
    - a. Position of sign or other advertising structure in relation to adjacent building or structures.
    - b. The design and size, structural details, and calculations signed by a registered professional engineer, if required by the Chief Building Official.
    - c. A current photograph(s) showing existing signs on the premises and adjacent property, and certifying the date on which the photographs were taken.
    - d. A statement showing the size and dimensions of all signs existing on the premises at the time of making such applications.
    - e. Such other information as the City shall deem reasonable and necessary to insure safety of construction and compliance with the intent of this section.
- C. Fees. Every applicant, before the granting of a permit, shall pay to the Planning Division the permit fees as established by resolution for each sign or other advertising structure regulated by this section.
- D. Issuance of Permits. It shall be the duty of the Planning and Building Divisions, upon the filing of an application for a sign permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or advertising structure; and if it shall appear that the proposed structure is in compliance with all the requirements of the approved Canyon Hills Community Development or his designee shall then issue the sign permit.
- E. Revocation of Permit. The Community Development Director is authorized and empowered to revoke any permit, upon failure of the holder thereof to comply with any provisions of this section, with a written statement for reasons of revocation.

- F. Temporary Signs. Temporary advertising signs for new commercial and residential developments shall be subject to the review and approval of the Director of Community Development. Such advertising sign permits shall be valid for the permit period specified in the schedule outlined in Table 8.1, with permits renewable for successive time periods thereafter. As a condition of approval, a \$500 cash bond and right of entry agreement for each sign shall be required, in order to guarantee prompt removal upon expiration of approval period.

**Table 8.1  
TEMPORARY SIGN PERMIT PERIOD SCHEDULE**

Sign Type	Initial Permit Period
Offsite Freeway Signs	5 Years
Roadside Signs	5 Years
Community Entrance Signs	5 Years
Public Facilities Signs	3 Years
Residential Project Identification Signs	3 Years
Model Directional Signs	2 Years
Model Complex Signs	2 Years
Model Complex Flags	2 Years
Commercial and Residential Construction Signs	1 Year
Commercial Project Marketing Signs	1 Year
Commercial Sales and Leasing Signs	1 Year

#### 8.11.5 STOP ORDERS

The issuance of a sign permit shall not constitute a waiver of this section or any ordinance of the City, and the Building Division is authorized to stop any sign or advertising structure installation which is being carried on in violation of this title, or of any other ordinance of the City.

#### 8.11.6 EXEMPTIONS

- A. The following non-illuminated signs shall be permitted in all zoning districts with no permit required, subject to the imitations provided in this section, or as otherwise provided by state law:
1. One double-faced or two single-faced real estate signs per street frontage, not exceeding 6 feet in area nor 5 feet in height, pertaining to the sale or rental of the property on which displayed, provided that such signs shall be removed at the time the property is sold or rented.

On vacant parcels larger than 20,000 SF in area, one double-faced real estate sign per street frontage, not exceeding 32 SF in area, may be placed in lieu of the smaller sign,

provided that it shall be a minimum of 15 feet from any street right-of-way or driveway and shall not exceed 10 feet in height.

2. One professional nameplate or occupational sign, denoting only the name and occupation of an occupant in a commercial building or public institutional building, provided that said sign does not exceed 2 SF in area and is attached to and mounted parallel to the face of the building, not exceeding 4 inches from the wall.
3. One single-faced identification nameplate or sign on an apartment house, boarding or rooming house, or similar uses, not exceeding 3 SF in area; provided that said sign is attached to and mounted parallel to the face of the building, not exceeding 4 inches from the wall.
4. One nameplate, denoting only the name of occupants of a dwelling, and not exceeding 2 SF in area nor located closer than 2 feet to the property line.
5. Traffic or other municipal signs, legal notices, railroad crossing, or danger signs.
6. Non-advertising warning signs or trespassing signs on private property, posted no closer than 100 feet apart not exceeding 3 feet in area.
7. Non-advertising signs of public utility companies as may be required in their operations in providing services for the health and welfare of the general public, or as required by any law or regulations of the state or any agency thereof.
8. Onsite directional signs for public and private developments, denoting the entrance, exit, and direction of traffic flow and not exceeding 4 SF in area; provided such sign is not prohibited or further regulated by other sections of this title and any other ordinance of the City.
9. Civil interest signs limited to religious, charitable, educational, or cultural events. Each business may display one such sign in its window, containing a maximum of 4 SF in area, for not more than 30 days before the event takes place. The sign must be removed within 24 hours after the event takes place.
10. Non-advertising displays commemorating legal holidays; providing, however, that said displays are not detrimental to public health, safety, and general welfare.
11. Offsite directional signs for the location of residential open houses and garage sales, not exceeding 3 SF in area, and subject to the regulations in Section 9.9r, Offsite Directional Signs.
12. Temporary political signs, subject to the regulations in Section 9.9l, Temporary Political Signs.

### 8.11.7 NONCONFORMING SIGNS

Any permanent sign legally erected and maintained at the time of adoption of this title, although each sign does not conform to the regulations herein specified, may continue to be used. However, at the time of any change to the sign, including change of face of the sign, the sign shall be removed or made to conform to the provisions of this title.

All other non-conforming signs and advertising devices shall be removed within 60 days from the date of adoption of this title.

### 8.11.8 REMOVAL OF OBSOLETE SIGNS

It shall be the responsibility of the property owner to have signs pertaining to enterprises or occupants that are no longer using a property removed or the sign copy obliterated within 60 days after the associated enterprise or occupant has vacated the premises.

### 8.11.9 MAINTENANCE

All signs and sign structures shall be periodically inspected and maintained at reasonable intervals including replacement of defective parts, painting, repainting, cleaning, and other acts required to maintain the sign. The Director of Development Services shall require corrections or removal of any deemed to be in violation of this title or any other ordinance of the City.

### 8.11.10 PROHIBITED SIGNS

All signs not specifically permitted by other provisions of this section shall be prohibited. The following signs shall not be permitted in any district:

- A. Portable signs, including free-standing and wheeled or other signs, and inflatable signs or balloons containing signs.
- B. No vehicle containing any advertising matter, words, symbols, or pictures shall be so parked, whether on public or private property, for the primary purpose of advertising or directing attention to a business.
- C. Signs which incorporate in any manner any flashing, moving, or intermittent lighting.
- D. Rotating or animated signs, or signs which contain any moving parts.
- E. No sign, lights, or other advertising structure shall be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear visions at any location where, by reason of the position, shape, color, or movement, may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. Nor shall such sign or advertising structure make use of any word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

- F. Spinners or similar advertising devices.
- G. Signs which exceed the roofline or parapet to which such signs are attached.
- H. Signs on vehicles, trailers, boats, or other similar property parked on public or private property within the City limits for the purpose of advertising said vehicle, trailer, boat, or similar property for rent, sale, or lease, unless:
  - 1. Such property is on the premises owned, rented, or leased by the owner of the vehicle, trailer, boat, or similar property, and the subject premises is occupied by the owner as a business or residence and subject to the provisions of Section 17.66.020(F) of the Zoning Ordinance; or
  - 2. Such property is on business premises licensed by the City to engage in the sale, rental, or lease of such property, or
  - 3. Only one sign, 1 SF or less in area, is displayed, which does not interfere with driver visibility as may be required by the State Vehicle Code.
- I. Any off-site advertising, except as otherwise provided in this section.

#### **8.11.11 ADVERTISING ON PUBLIC PROPERTY**

- A. No person, except as public officer or City employee in the performance of his duty, shall paste, post, paint, or erect any flag, pennant, sign, or notice of any kind or cause the same to be done upon public property, street, bridge, or sidewalk within the City, and no person shall attach any item to private utility company poles without prior written approval from the utility company to which such poles belong.
- B. Exceptions. Signs for special events to the benefit of the entire community and authorized by the City Manager.

#### **8.11.12 TEMPORARY POLITICAL SIGNS**

- A. General. Political signs are permitted in all districts subject to the following limitations:
  - 1. Time Limits. No sign shall be posted more than 60 days prior to the election to which it pertains. All political signs shall be removed within seven days following the election to which they pertain.
  - 2. Sponsor Identification. The name, address, and telephone number of the person or organization responsible for posting a political sign shall be affixed to each sign in a permanent waterproof manner.

### 8.11.13 COMMUNITY-LEVEL SIGNAGE

- A. Temporary Roadside Signs. The purpose of temporary signs is to reinforce directional information provided by any offsite freeway signs. Roadside signs may identify the community from either outside or inside the specific plan area boundaries, provided that when placed outside the boundaries, the property on which the sign is located is vacant. No more than three temporary roadside signs will be permitted, and each shall be a ground sign not exceeding 32 SF in sign area nor 15 feet in height.
- B. Permanent Community Entrance Monuments. Community entrance monuments introduce incoming traffic to Canyon Hills. These permanent signs are oriented toward traffic entering at the major and secondary community entrances. No more than three such signs are permitted in the Specific Plan Area. Entrance monuments shall be single- or double-faced and average no more than 8 feet in height. All such signs shall reflect an architectural theme consistent with the project design.
- C. Temporary Community Entrance Signs. Temporary community entrance signs identify and market Canyon Hills to incoming traffic during the construction build-out period. All signs shall be located within the specific plan boundary. No more than three signs are permitted, and each shall be a ground sign, double-faced, not exceeding 100 SF in sign area nor 20 feet in height.
- D. Subdivision Directional Signs. The purpose of subdivision directional signs is to direct vehicular traffic from major entrances into the community to residential projects. The signs are permitted in setback areas and median strips at right angles to the major roads. One directional sign may be installed at each turn from community entrances and thoroughfares of Canyon Hills to the entrance of each separately marked residential project. Directional signs shall be single- or double-faced ground signs with a maximum height of 15 feet and a maximum width of 6 feet.
- E. Temporary Community Entrance Flags. Flags shall be permitted to call attention to permanent community entrance monuments. Flags shall not be higher than 20 feet from ground level and may be used only to display the corporate emblem of the project developer or an emblem identifying the Canyon Hills Community.

### 8.11.14 PUBLIC FACILITIES SIGNAGE

- A. Public Facility Uses. Public facilities signs identify school sites in the SF2 and SF3 residential districts; and park sites, open space areas, and multi-purpose trails located in the OS open space district to users and passersby.
- B. Temporary Public Facilities Signs. Temporary public facilities signs identify sites of proposed public facilities and are utilized to communicate information pertaining to future use of these sites. One sign per street frontage per future facility site is permitted. Signs shall be ground or free-standing signs, single-faced, with a maximum sign area of 80 SF and a maximum height of 15 feet.

- C. Permanent Public Facilities Signs. One sign per principal site entrance is allowed for permanent identification of public facilities. Signs shall be monument signs, single- or double-faced, with a copy area no greater than 50 SF and a maximum height of 6 feet.

### 8.11.15 RESIDENTIAL PROJECT SIGNAGE

- A. Residential Uses. Residential project signage identifies individual residential planning areas and model complexes, and provides information and direction needed to navigate from community-level streets into residential projects, model complexes, and rental offices. These signs are permitted in single-family detached residential planning areas, zones SF1, SF2, or SF3, and in the multi-family attached projects, which are located in either the MF1 or MF2 zoning districts.
- B. Permanent Residential Project Entry Signs. Residential project entry signs identify individual single-family and multi-family projects. Two single-faced or one double-faced sign oriented toward the public right-of-way may be installed at each main entrance to residential projects. A minimum of one entry sign per planning area shall be provided. Project entry signs shall be monuments or decorative wall signs, not exceeding an average of 6 feet in height.
- C. Temporary Residential Project Identification Signs. Temporary residential project identification signs identify individual residential projects and provide information about the projects during the sale period. One sign is permitted per subdivision, located at the primary entrance to the subdivision. Such signs shall be single- or double-faced ground signs, not exceeding 100 SF in sign area and 20 feet in height.
- D. Temporary Model Directional Signs. Temporary model directional signs are used to direct vehicular traffic from the project entrance to the model complex. One directional sign per turn from the project entry to the model complex will be permitted. Such signs shall be single-faced ground signs, not exceeding 24 SF of sign area and no more than 10 feet in height.
- E. Temporary Model Complex Signs. Various signs shall be used to provide identification and directional information relating to the model complex. Identification signs for the model complex, model unit, model parking area, and sales office are permitted. Standards for these signs shall be provided in the Canyon Hills Community Sign Program.
- F. Temporary Model Complex Flags. Flags shall be permitted to call attention to the residential model complex. A maximum of 20 flags, each 4 feet high and 6 feet wide, may be placed around the complex. Flags shall not be higher than 20 feet from ground level, and may be used only to display the corporate emblem of the project developer or an emblem identifying the residential development.
- G. Temporary Residential Construction Signs. Construction signs identify the development under construction and denote the developer, architect, engineer, and/or contractor. One sign along each street frontage per residential planning area shall be permitted. Such signs shall be ground signs, not exceeding 100 SF in sign area nor be greater than 16 feet in height.

### 8.11.16 COMMERCIAL PROJECT SIGNAGE

- A. Commercial Uses. Commercial project signage identifies use areas in the C1 and C2 zoning districts. In the Canyon Hills Specific Plan, this includes all commercial and institutional planning areas.
- B. Business or establishments with a commercial planning area shall comply with a project uniform sign program approved by the Director of Community Development, based on the Canyon Hills Community Signage Program.
- C. No sign shall be permitted that does not pertain to the planning area as an overall development or to an approved business conducted on the premises, except as provided in Section 8.9f, Exemptions.
- D. Permanent Commercial Center Signs. Commercial center signs provide permanent identification of commercial and institutional projects from adjacent public streets. Three types of center signs are permitted: (1) project entry signs, located on either one or both sides of each site entry; (2) corner signs at the intersection of public streets, at the project perimeter; and (3) major tenant directory signs. All signs shall be single- or double-faced, depending on location, and shall be monument signs or decorative wall signs in combination with a landscaping or planter treatments. All signage shall be subject to the following standards:
1. The total sign area shall not exceed 30 SF per 100 LF of street frontage on which signage is located; provided, however, that the total maximum sign area shall not exceed 320 SF.
  2. No sign shall exceed 6 feet in height.
  3. Signs shall reflect the architectural design of the buildings with which they are associated, and shall incorporate unifying features such as materials.
  4. No portion of any sign or supporting structure shall be located closer than 5 feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
  5. No sign is permitted for frontages on local residential streets.
  6. All commercial center signs shall include the address of the center in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.
- E. Permanent Tenant Monument Signs. Tenant monument signs provide secondary tenant identification to passing motorists, complementing other permanent commercial signage. Business in a separate building and occupying at least 100 feet of frontage on one street may be permitted a single- or double-faced monument sign, subject to the following standards:

1. Sign area per street frontage shall not exceed 20 SF per 100 LF of the street frontage on which the sign is located; provided, however, that no one sign shall exceed 60 SF.
2. Maximum height of monument signs shall not exceed 6 feet above the public sidewalk.
3. Signs shall reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials.
4. No portion of any sign or supporting structure shall be located closer than 5 feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
5. No sign is permitted for frontages on local residential streets.
6. All tenant monument signs shall include the address of the business in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.

F. Permanent Tenant Identification Signs. Tenant identification signs indicate the occupant of specific buildings within a commercial or institutional project. One wall sign per street frontage per tenant is permitted. The total sign area permitted per building frontage shall not exceed 1 SF per 1 LF of building frontage on which the sign is located, subject to the following:

1. Building frontages may not be combined to permit a larger sign on any one building frontage.
2. Signs shall be attached to the building or canopy, or suspended from a beam, parallel to the building face. No portion of any sign or its supporting structure may project more than 6 inches from the face of the building or structure to which it is attached.

In addition, small suspended or projecting tenant identification signs oriented to pedestrians may be permitted subject to the following:

1. A maximum of one such sign per building frontage is permitted, provided that it is perpendicular to the main face of the building and suspended from a canopy or projects not more than 3 feet from the building face.
2. Signs shall not exceed 2 SF in area and shall have a minimum ground clearance of 8 feet.
3. All such signs shall be nonenergized and nonelectrical.

G. Permanent Commercial Informational Signs. Informational signage for directing auto, service, and pedestrian traffic is permitted. This may include backdoor signs which identify

rear entrances to buildings; signs providing business hours and related information; and signs which designate or direct traffic. Such signage shall be addressed in the uniform sign program for each planning area.

- H. Temporary Commercial Project Marketing Signs. Temporary commercial project marketing signs identify the commercial and institutional planning areas and provide information about the proposed projects during the initial marketing period. Temporary project marketing signs shall be ground signs, single- or double-faced, with a maximum sign area of 120 SF and a height not exceeding 14 feet.
- I. Temporary Commercial Construction Signs. Temporary construction signs identify the commercial or institutional project under construction and denote the developer, architect, engineer, and/or contractor. One such sign shall be permitted at each commercial or institutional lot during the initial construction period. Signs shall be single- or double-faced ground signs, with a maximum sign area of 100 SF and a maximum height of 16 feet.
- J. Temporary Commercial Sales and Leasing Signs. Temporary sales and leasing signs identify real estate property in each commercial/institutional project during the subsequent sales and leasing period. One such sign is permitted for each commercial and institutional lot. Sales and leasing signs shall be single- or double-faced ground signs with a sign area not exceeding 40 SF and a maximum height of 10 feet.
- K. Temporary Window Signs. Temporary window signs, including signs painted on windows and banners, shall be permitted subject to the following:
1. They shall be permitted only inside a window of the business to which such sign pertains.
  2. Total area occupied by said sign shall not exceed more than 25% of the window area through which they are displayed.
  3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols, or pictures that may be offensive to the general public.
  4. Window signs shall not be displayed for more than 31 days consecutively.
- L. Temporary Advertising Devices. Temporary advertising devices, such as pennants, banners, and flags, shall be permitted for grand openings, changes of ownership, and special promotions, subject to the following regulations:
1. All temporary pennants, banners, and flags shall require a permit and shall be subject to the review and approval of the Planning Division.
  2. Pennants, banners, and flags shall be displayed only at the location where the grand opening occurs and shall not be displayed for more than 31 consecutive days.

3. Pennants, banners, and flags for change of ownership of the business shall not be displayed for more than 31 consecutive days.
4. Pennants, banners, and flags for special promotions shall be permitted four times a year, subject to the following:
  - a. They shall not be displayed for more than 10 consecutive days.
5. Flags and pennants shall contain no advertising.
6. The display of banners shall be subject to the following additional regulations:
  - a. Sign area of banners shall not exceed 1 SF per 1 LF of building frontage on which the sign is located, except that no banner shall be larger than 100 SF.
  - b. Only one banner shall be permitted per building frontage.
  - c. Banners shall be attached to the building or canopy parallel to the building face. No portion of any banner shall project more than 6 inches from the face of the building or canopy to which it is attached.

#### **8.11.17 SIGNS FOR GASOLINE DISPENSING ESTABLISHMENTS**

The following regulations shall apply to all signs and advertising structures for service stations, including mini-markets or similar associated uses:

- A. One monument sign per street frontage may be permitted, subject to the following:
  1. Sign area shall not exceed 20 SF per 100 LF of street frontage, plus 24 SF. Price signing shall be included within this sign area.
  2. Maximum height of the sign shall not exceed 6 feet above the adjacent public sidewalk.
  3. Signs shall reflect the architectural design of the building with which they are associated and shall incorporate unifying features such as materials.
  4. Street frontages may not be combined to permit a larger sign on any frontage.
  5. All monument signs shall include the address of the business in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.
  6. All monument signs shall be located on one side or in the median of each of the establishment's primary entrances and shall be landscaped.

- B. The total sign area of all wall signs per building frontage shall not exceed 1 SF per 1 LF of building frontage on which the sign is located.
- C. Signs above pumps and pump islands shall be limited to directions for use of pumps and payments, or other signs required by state regulations, and sign area shall not exceed a total of 10 SF per pump island.
- D. Temporary window signs, including signs painted on windows and banners, shall be permitted subject to the following:
  - 1. They shall be permitted only inside a window of the business to which such signs pertain.
  - 2. Total area occupied by said signs shall not exceed 25% of the window area through which they are displayed, whichever is less.
  - 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols, or pictures that may be offensive to the general public.
  - 4. Window signs shall not be displayed for more than 31 days consecutively.
- E. Temporary advertising signs may be permitted, subject to the provisions of Section 8.9g, Temporary Advertising Devices.

#### **8.11.18 TEMPORARY OFFSITE DIRECTIONAL SIGNS**

- A. Off-site directional signs for the location of residential open houses and garage sales, subsequent to the initial residential marketing, are permitted subject to the following:
  - 1. Signs may only be posted on weekends between 6 p.m. on Friday and 6 p.m. on Sunday, on legal holidays between 8 a.m. and 6 p.m., and between 8 a.m. and 2 p.m. on one weekday designated by the City Council.
  - 2. Signs may be posted within the public right-of-way only within parkways, tree wells, and tract entry planters. Signs may not be posted in median islands, on utility poles, light standards, traffic signals, street trees, or in any fashion that would interfere with traffic signals or sign visibility at intersections and driveways.
  - 3. There shall be no more than one sign per direction of traffic at any intersection within the public right-of-way
  - 4. Signs shall be at least 1,000 feet apart, except at intersections.
  - 5. Maximum area of directional signs shall not exceed 3 SF, nor shall any sign be erected in excess of 4 feet in height.

6. Signs may be posted on private property.
- B. Signs in violation of this section may be subject to removal and disposition without notice or warning.

## 9.0 INFRASTRUCTURE AND UTILITIES PLAN

### 9.1 DEVELOPMENT CONCEPT

The roadway alignments internal to the various Planning Areas in Phases 7 and 8 have changed to better accommodate the varied land use changes that are being proposed with SPA No. 3. With the amended roadway alignments and land use changes, infrastructure and utilities are also being proposed.

### 9.2 PROPOSED CHANGES TO INFRASTRUCTURE AND UTILITIES

The following describes changes to the water, sewer, drainage, electrical, and telephone systems that are necessary to service those land uses and improvements proposed with SPA No. 3.

#### 9.2.1 PROPOSED CHANGES TO WATER SYSTEM

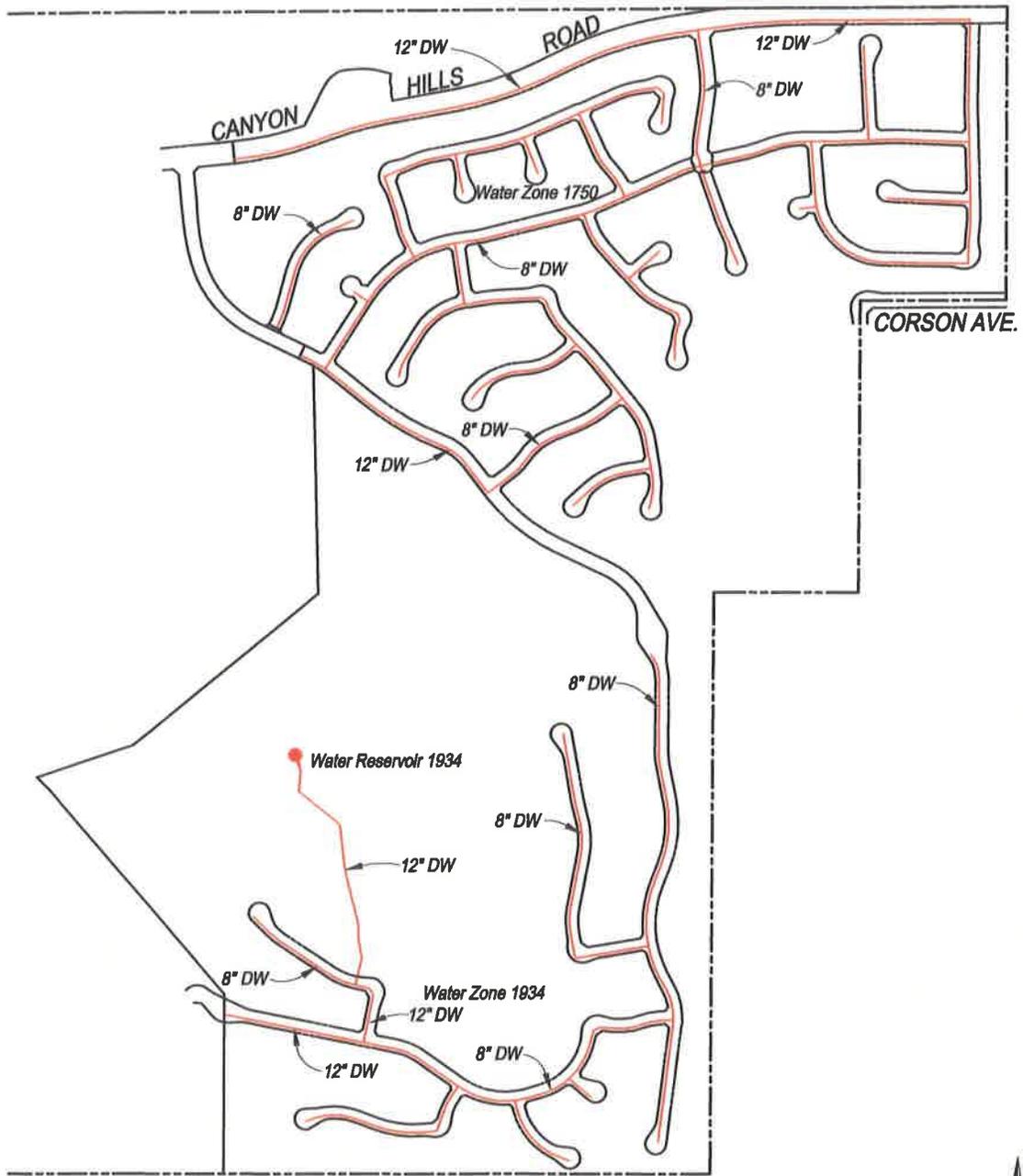
Potable water will be provided to the SPA No. 3 area and all of Canyon Hills by the Elsinore Valley Municipal Water District (EVMWD). Presently, water is provided to Canyon Hills via a 33-inch water transmission line that runs along the San Jacinto River from the Canyon Lake Filtration Plant. Community water is proposed to be pumped from this pipeline to two pressure zones at the elevations of 1,750 and 1,940 feet. Three water reservoir sites have already been constructed. In addition, another tank site for the reclaimed water system has been constructed. From the tanks, water has been distributed via water mains, most within public street rights-of-way. Adequate fire flows and fire hydrants have been provided for the Canyon Hills area. Figures 9-1 and 9-2 present future water system improvements proposed for Phases 7 and 8, respectively. It should be noted, that prior to construction within the SPA No. 3 area, plans for future water system improvements shall be reviewed and approved by the EVMWD. A will-serve letter will also be required from the EVMWD.

- **Phase 7:** As shown in Figure 9-1, a water reservoir will be located at the 1,934-foot elevation. In addition, water mains and lines that are sized either eight- or 12 inches will be installed primarily within the street alignments to service the Phase 7 area.
- **Phase 8:** As shown in Figure 9-2, water mains and lines that are sized either eight- or 12 inches will be installed primarily within the street alignments to service the Phase 8 area. Water improvements will extend from Railroad Canyon Road.

#### 9.2.2 PROPOSED CHANGES TO SEWER SYSTEM

Similar with potable water service, sewers service is provided by the Elsinore Valley Municipal Water District. Presently, community wastewater is routed to the existing Railroad Canyon Wastewater Reclamation Facility that is located west of the Canyon Hills area. A system of sewer mains that are located within public street rights-of-way, collect sewage within the Canyon Hills community. Most of the Canyon Hills area is currently served by gravity sewers. Figures 9-3 and 9-4 present future sewer system improvements proposed for Phases 7 and 8, respectively. It should be noted, that prior to construction within the SPA No. 3 area, plans for future sewer system improvements shall

FIGURE 9-1  
CONCEPTUAL WATER PLAN PHASE 7



GRAPHIC SCALE



SCALE: 1" = 800'



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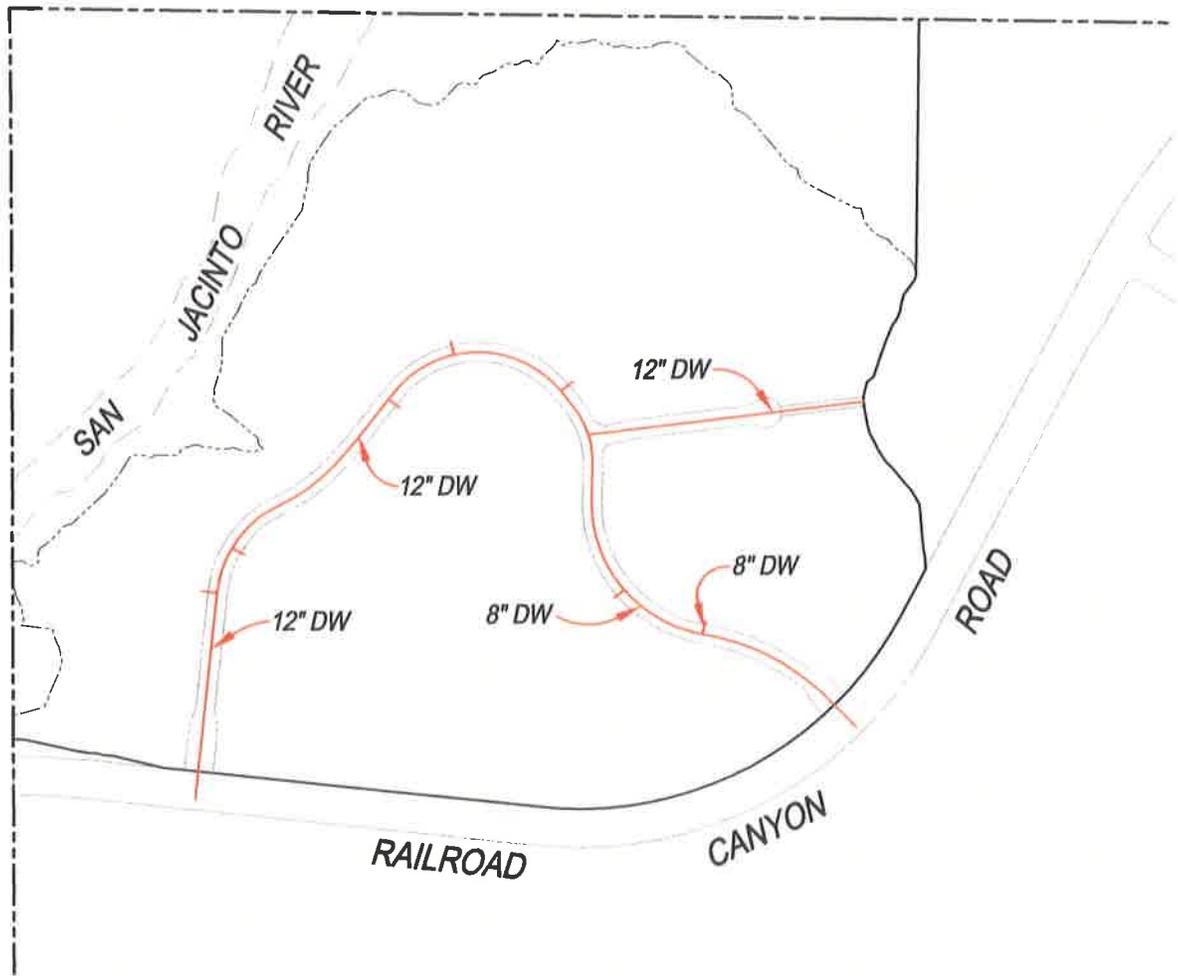
**Canyon Hills**

**Conceptual Water Plan Phase 7**

**Figure 9-1**

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

FIGURE 9-2  
CONCEPTUAL WATER PLAN PHASE 8



GRAPHIC SCALE



SCALE: 1" = 600'



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# Canyon Hills

## Conceptual Water Plan Phase 8

### Figure 9-2

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

FIGURE 9-3  
CONCEPTUAL SEWER PLAN PHASE 7



GRAPHIC SCALE



SCALE: 1" = 800'



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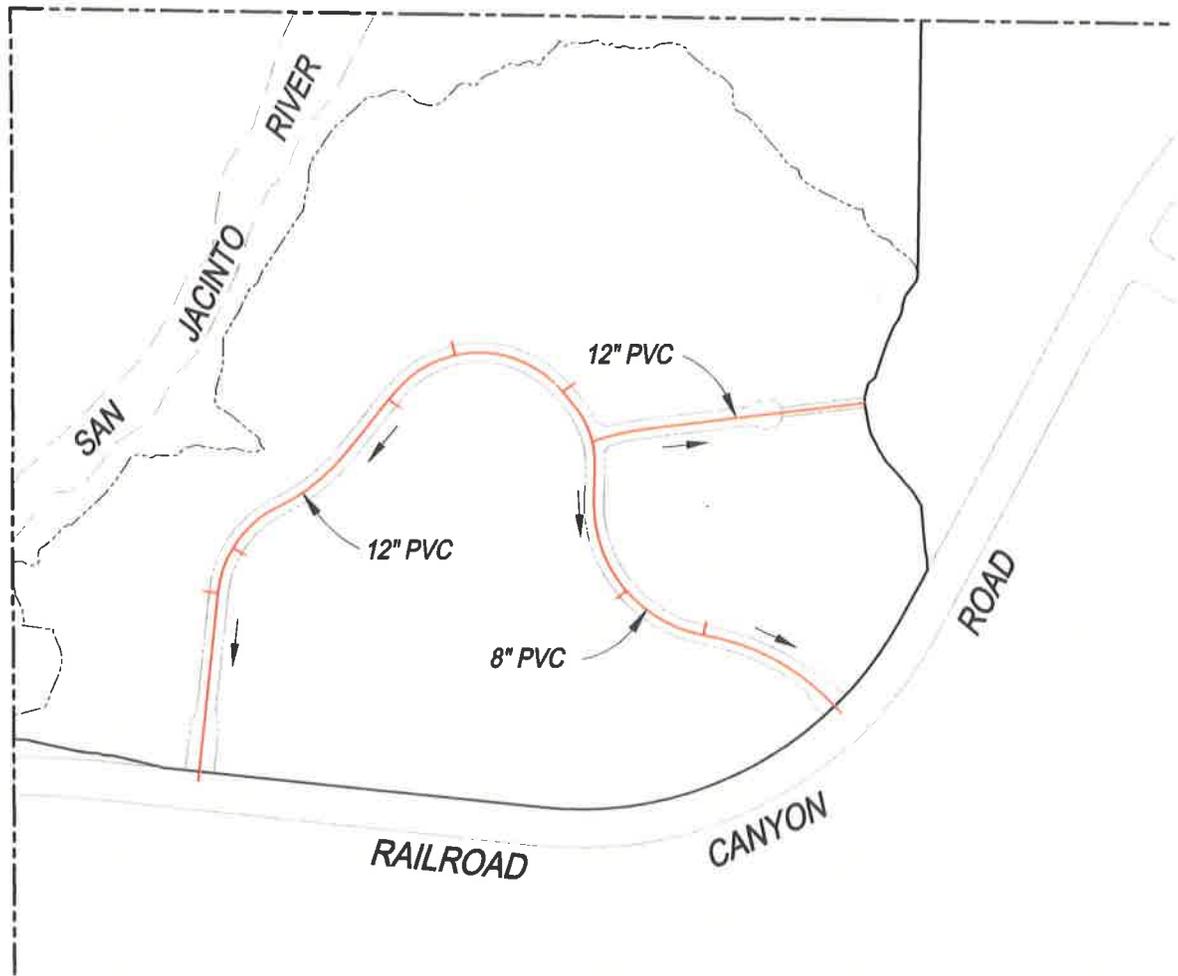
**Canyon Hills**

**Conceptual Sewer Plan Phase 7**

**Figure 9-3**

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

FIGURE 9-4  
CONCEPTUAL SEWER PLAN PHASE 8



GRAPHIC SCALE



SCALE: 1" = 600'



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# Canyon Hills

## Conceptual Sewer Plan Phase 8

### Figure 9-4

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CIVIL ENGINEERING, INC.

be reviewed and approved by the EVMWD. A will-serve letter will also be required from the EVMWD.

- **Phase 7:** As shown in Figure 9-3, a sewer lift station will be required near Holland Road, along the eastern boundaries of the Phase 7 area. A sewer force main will also be installed near Canyon Hills Road, along the northern perimeter of the Phase 7 area. In addition, other sewer lines that are sized 8 and 10 inches will be installed primarily within the street alignments to service the Phase 7 area.
- **Phase 8:** As shown in Figure 9-4, sewer lines that are sized 8 and 12 inches will be installed primarily within the street alignments to service the Phase 8 area. Sewer improvements will extend from Railroad Canyon Road.

### 9.2.3 PROPOSED CHANGES TO DRAINAGE SYSTEM

The Canyon Hills community is divided into two main drainage basins. The easterly third of Canyon Hills drains and discharges to the northeast. The easterly two-thirds drain into Cottonwood Creek and ultimately into the San Jacinto River on the western boundary. Drainage improvements in Phase 7 will continue to drain to the east; Phase 8 will drain to the west. Off- and onsite water from undeveloped areas will be routed to the discharge point or to the San Jacinto River. These flows will be captured by storm drainage improvements and routed to their ultimate discharge point. Onsite water from developed areas will be captured by the storm drain system and routed to basins for water quality treatment and detention before being discharged from the site. There are currently a number of temporary improvements and diversions to capture and control stormwater within the Phase 7 and Phase 8 areas, including temporary basins and temporary corrugated steel pipes (CSP). When the Phase 7 and Phase 8 improvements are completed, these temporary structures will be abandoned, and the final stormwater system will be complete. Figures 9-5 and 9-6 present future drainage system improvements proposed for Phases 7 and 8, respectively. It should be noted, that prior to construction within the SPA No. 3 area, plans for future drainage system improvements shall be reviewed and approved by the City.

- **Phase 7:** There are two sub-basins within Phase 7 (Figure 9-5). The majority of the stormwater from Phase 7 along with the stormwater from Phase 6 will be routed to a new basin adjacent to Canyon Hills Road. The stormwater from Phase 6 will be picked up at the edge of the phase boundary and routed beneath the pedestrian paseo across Phase 7 to the drainage basin. Runoff from the southerly part of Phase 7 as well as the extreme easterly planning area will be diverted to another small drainage basin in the northeast corner of the property.
- **Phase 8:** All of Phase 8 is one large drainage basin. The offsite stormwater and unimproved area drainage will be routed separately through a large natural drainage, through some pipes, and will discharge directly into the San Jacinto River (Figure 9-6). Runoff from the improved areas of Phase 8 will be routed to a single stormwater basin for water quality treatment and detention. Water leaving this basin will also be discharged to the San Jacinto River.

#### 9.2.4 PROPOSED CHANGES TO ELECTRICAL SYSTEM

Electrical services are provided to the City and Canyon Hills area by the Southern California Edison (SCE) Company. All electrical distribution lines are undergrounded, usually within public street rights-of-way. Aboveground electrical vaults are located to be as unobtrusive as possible, especially from public thoroughfares and parklands. Accessibility to improvements is maintained as required by SCE. Figures 9-7 and 9-8 present future electrical system improvements proposed for Phases 7 and 8, respectively. It should be noted, that prior to construction within the SPA No. 3 area, plans for future electrical system improvements shall be reviewed and approved by SCE. A will-serve letter will also be required from SCE.

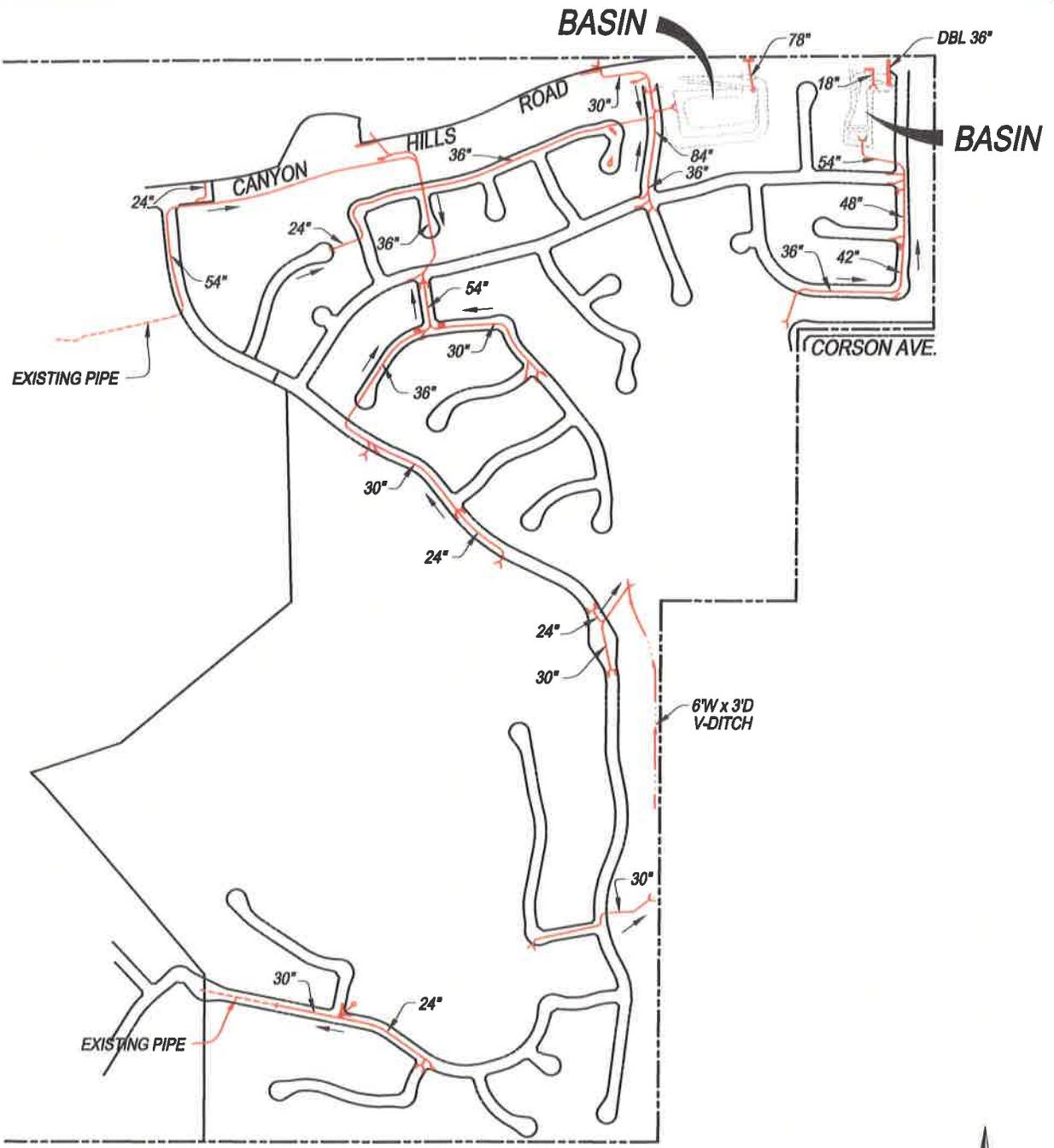
- **Phase 7:** As shown in Figure 9-7, electrical lines will be installed primarily within the street alignments to service the Phase 7 area.
- **Phase 8:** As shown in Figure 9-8, electrical lines will be installed primarily within the street alignments to service the Phase 8 area. Electrical improvements will extend from Railroad Canyon Road.

#### 9.2.5 PROPOSED CHANGES TO TELEPHONE SYSTEM

Franchise telephone and cable television services are expected to be provided by Verizon, Comcast Cable and other franchise operators. Development will be served by lines installed underground concurrently with other utility distribution lines, generally within public street rights-of-way.

- **Phase 7:** As shown in Figure 9-7, telephone lines will be installed primarily within the street alignments to service the Phase 7 area.
- **Phase 8:** As shown in Figure 9-8, telephone lines will be installed primarily within the street alignments to service the Phase 8 area. Telephone improvements will extend from Railroad Canyon Road.

FIGURE 9-5  
CONCEPTUAL DRAINAGE PLAN PHASE 7



**GRAPHIC SCALE**



SCALE: 1" = 800'



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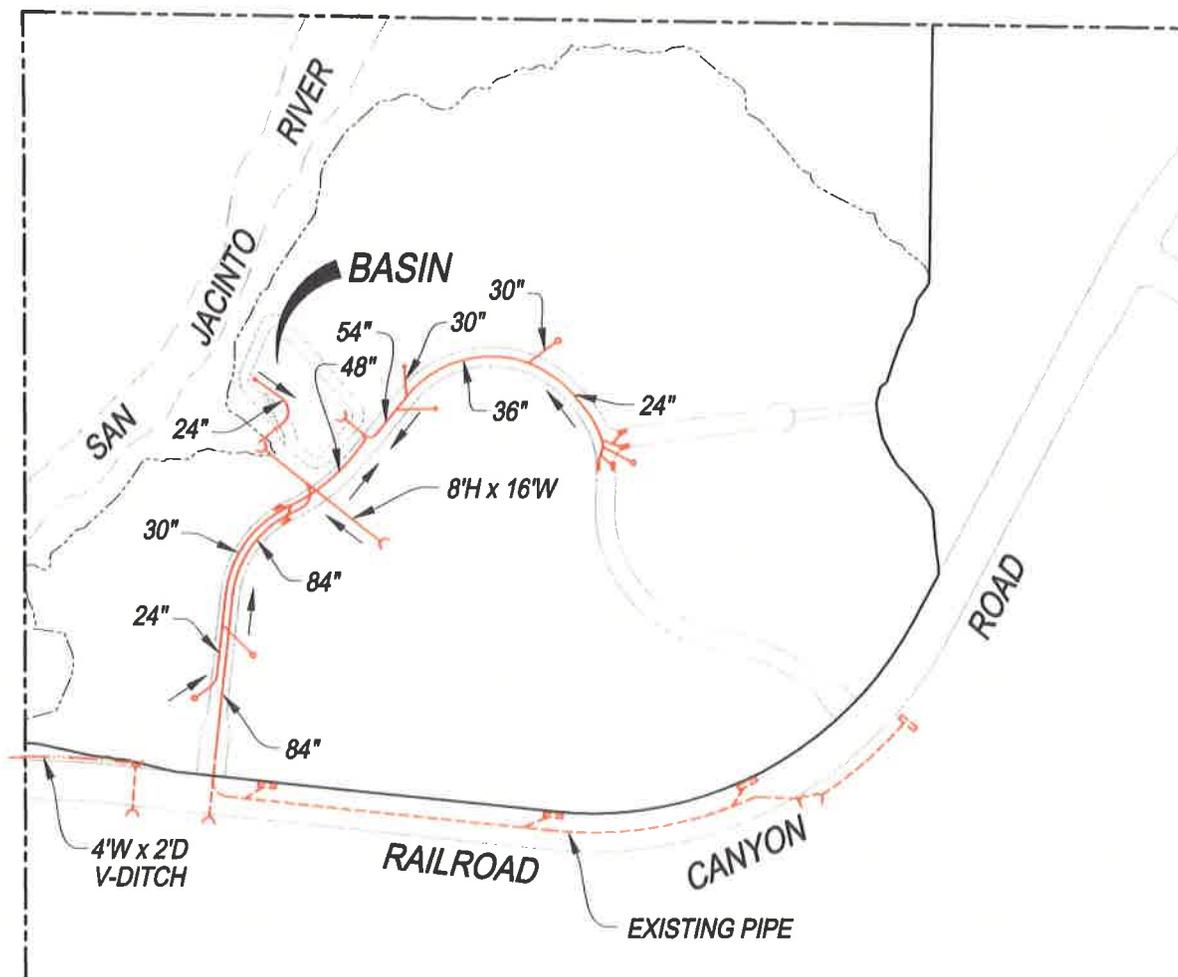
**Canyon Hills**

**Conceptual Drainage Plan Phase 7**

**Figure 9-5**

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

FIGURE 9-6  
CONCEPTUAL DRAINAGE PLAN PHASE 8



GRAPHIC SCALE



SCALE: 1" = 600'



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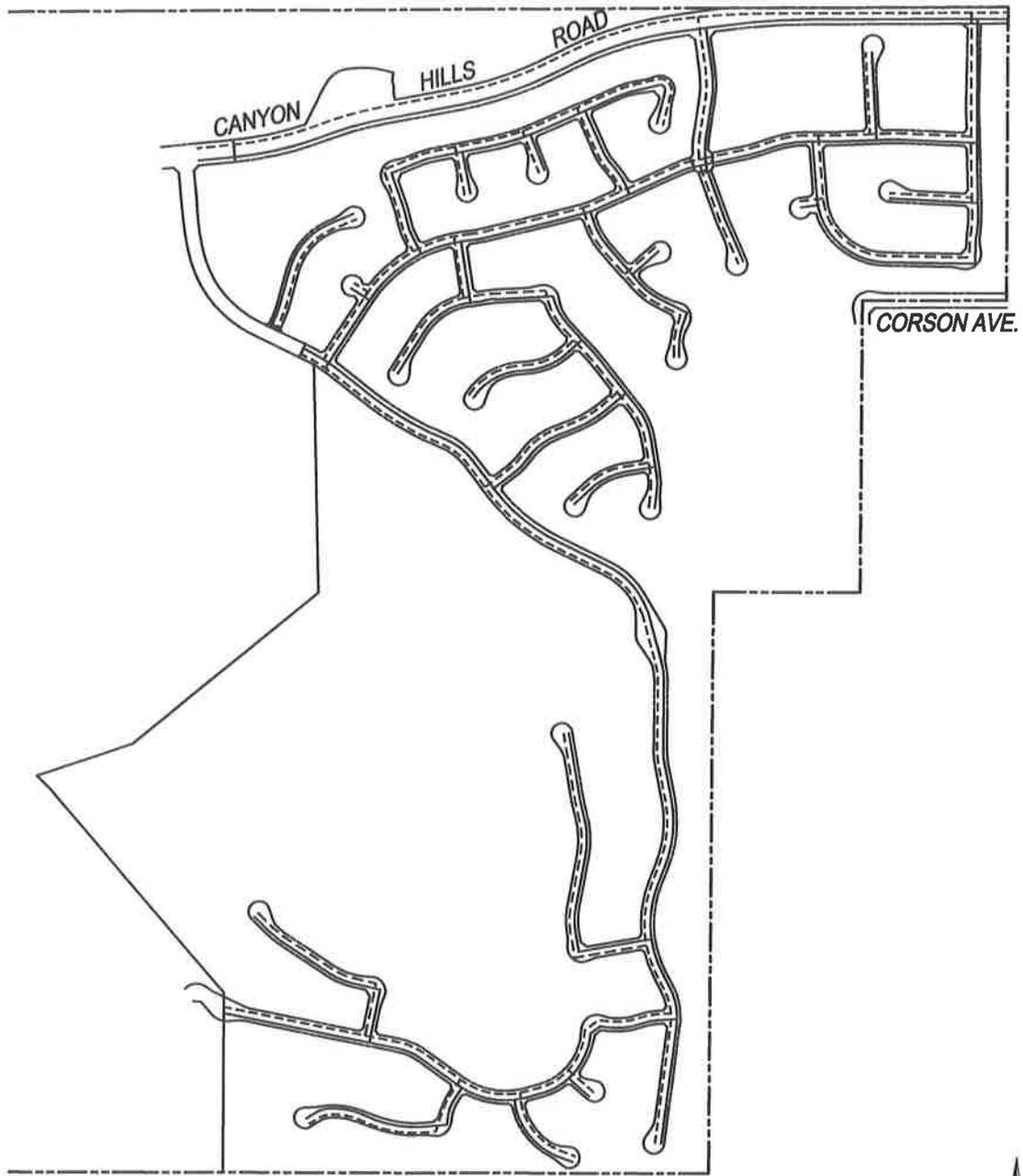
**Canyon Hills**

**Conceptual Drainage Plan Phase 8**

**Figure 9-6**

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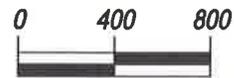
FIGURE 9-7  
CONCEPTUAL DRY UTILITIES PLAN PHASE 7



**LEGEND**

-  ELECTRICAL
-  TELEPHONE

**GRAPHIC SCALE**



SCALE: 1" = 800'



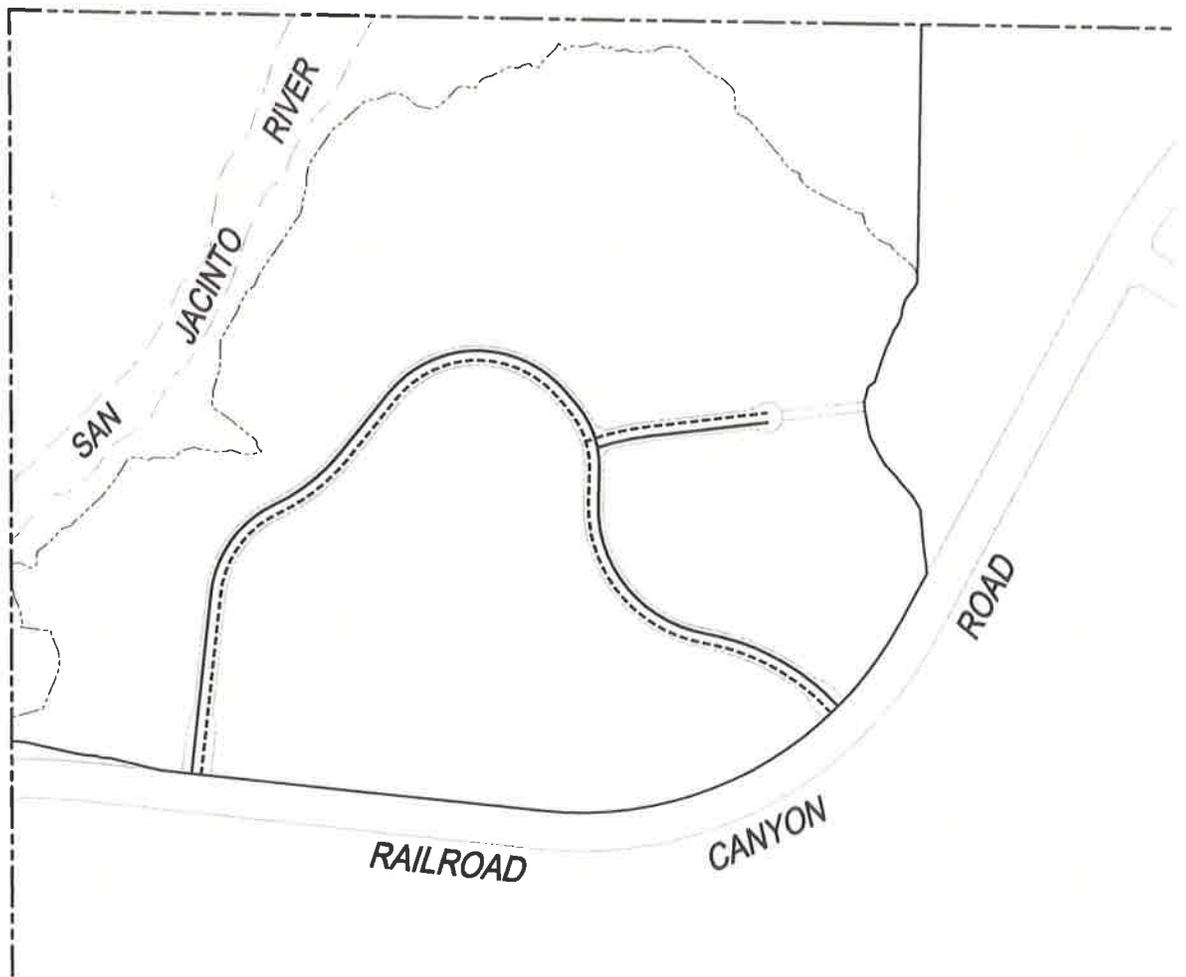
**Canyon Hills**

**Conceptual Dry Utilities Plan Phase 7**

**Figure 9-7**

PREPARED BY: MAYERS & ASSOCIATES  
CIVIL ENGINEERING, INC.

FIGURE 9-8  
CONCEPTUAL DRY UTILITIES PLAN PHASE 8



**LEGEND**

-  ELECTRICAL
-  TELEPHONE

**GRAPHIC SCALE**



SCALE: 1" = 600'



**Canyon Hills**

**Conceptual Dry Utilities Plan Phase 8**

**Figure 9-8**

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CIVIL ENGINEERING, INC.

## **10.0 IMPLEMENTATION AND ADMINISTRATION**

### **10.1 REASONS FOR CHANGES TO IMPLEMENTATION AND ADMINISTRATION**

The Implementation and Administration discussions contained in SPA No. 2 do not apply to future implementation and construction of SPA No. 3. SPA No. 2 described discretionary applications and approval processes that the City no longer utilizes. For example, discretionary applications such as Site Plan Reviews, which were described in the original Specific Plan, SPA No. 1, and SPA No. 2 are not required in the City. This section describes those entitlements and approvals that the City presently requires for all projects. Future development within SPA No. 3 will comply with these existing requirements and processes.

### **10.2 AMENDED IMPLEMENTATION AND ADMINISTRATION**

The following explains what future approvals are required to implement and construction those land uses and improvements proposed with SPA No. 3.

#### **10.2.1 Tentative Tract Maps**

Tentative Tract Maps are required to subdivide larger lots into smaller, individual parcels. The Planning Division is responsible for processing Tentative Tract Maps. The Planning Commission is responsible for reviewing and recommending approval of Tentative Tract Maps. The City Council is responsible for formally approving Tentative Tract Maps, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

#### **10.2.2 Tentative Vesting Maps**

Tentative Vesting Maps, like Tentative Tract Maps, are required to subdivide larger lots into smaller, individual parcels. Unlike Tentative Tract Maps, which would eventually expire based on time limits defined in the State Subdivision Map Act and City Subdivision Ordinance, approval of Vesting Maps are in perpetuity. In other words, conditions of approval that are established for projects that are subdivided by Vesting Maps are fully vested. Subsequent changes by the City will not apply to the Vesting Map approval and vesting benefits.

Typically, application submittals for Tentative Vesting Maps require guidelines for architectural designs, site plans, improvement plans, etc. For future development within Canyon Hills and SPA No. 3, guidelines for architectural designs, site plans, improvement plans, etc. have already been provided in SPA No. 2 and SPA No. 3. Chapter 3, Residential Element and Chapter 4, Commercial/Institutional Element from SPA No. 2 provide design guidelines and standards for residential and commercial development within Canyon Hills, including Phases 7 and 8, respectively.

Similar with Tentative Tract Maps, the Planning Division is responsible for processing Tentative Vesting Maps. The Planning Commission is responsible for reviewing and recommending approval of Tentative Vesting Maps. The City Council is responsible for formally approving Tentative

Vesting Maps, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

### **10.2.3 Final Tract Maps**

Final Tract Maps are required to final the Tentative Tract Map. The City Engineer is responsible for processing Final Tract Maps to ensure compliance with conditions of approval established with the particular Tentative Tract Map. The City Council is responsible for formally approving Final Tract Maps. The City Council will act on the Final Tract Map as a consent item.

### **10.2.4 Final Vesting Maps**

Similar with Final Tract Maps, Final Vesting Maps are required to vest the Tentative Vesting Map. The City Engineer is responsible for processing Final Vesting Maps to ensure compliance with conditions of approval established with the particular Tentative Vesting Map. The City Council is responsible for formally approving Final Vesting Maps. The City Council will act on the Final Vesting Map as a consent item.

### **10.2.5 Conditional Use Permits**

Conditional uses are permitted uses that could have the potential to impact surrounding properties. Accordingly, a Conditional Use Permit is required to allow those conditional uses that have been identified for each zoning district. The Planning Division is responsible for processing Conditional Use Permits. The Planning Commission is responsible for reviewing and approving the Conditional Use Permit.

### **10.2.6 Design Review For Single-Family Residential Projects**

The Design Review process for single-family residential projects is required to review the architectural design, location, landscaping, and plotting of the model home complex that is proposed for a particular tract or subdivision. Elevations of the models are submitted with the formal application. Preliminary or conceptual plotting plans for production units and a conceptual landscaping plan for the model home complex are also submitted and reviewed. The Planning Division is responsible for processing Design Review applications. The Planning Commission is responsible for approving the Design Review application, based on staff recommendations and findings. The Planning Commission action is noticed as an informational item, though the public is invited to provide input.

### **10.2.7 Condominium Plans**

Condominium Plans are required to address common open and air space for condominium projects. Condominium Plans are presented as Tentative Tract Maps. Accordingly, Condominium Plans are reviewed, processed, and approved similarly as Tentative Tract Maps. The Planning Division is responsible for processing Condominium Plans. The Planning Commission is responsible for reviewing and recommending approval of Condominium Plans. The City Council is responsible for

formally approving Condominium Plans, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

#### **10.2.8 Design Review for Multi-Family Residential Projects**

The Design Review process for multi-family residential projects is required to review the architectural design, location, landscaping, common areas, and site planning for the particular condominium project. Submittal of building elevations, conceptual landscape plans, site plans, etc. are required with the formal application. The Planning Division is responsible for processing Design Review applications. The Planning Commission is responsible for reviewing and recommending approval of Design Review applications for multi-family residential projects. The City Council is responsible for formally approving Design Review applications for multi-family residential projects, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

#### **10.2.9 Design Review for Commercial Projects**

The Design Review process for commercial residential projects is required to review the architectural design, location, landscaping, common areas, parking design, and site planning for the particular commercial project. Submittal of building elevations, conceptual landscape plans, site plans, etc. are required with the formal application. The Planning Division is responsible for processing Design Review applications. The Planning Commission is responsible for reviewing and recommending approval of Design Review applications for commercial projects. The City Council is responsible for formally approving Design Review applications for commercial projects, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

#### **10.2.10 Sign Programs**

A Sign Program may be required by the City for specific villages or Planning Areas. Any Sign Program would be consistent with those sign standards and guidelines contained in Section 8.0 of this document. The Planning Division is responsible for processing Sign Programs. The Planning Commission is responsible for reviewing and recommending approval of Sign Programs. The City Council is responsible for formally approving Sign Programs, based on Planning Commission recommendations and staff findings. The Planning Commission and City Council actions are held as public hearings.

#### **10.2.11 Plancheck for Final Landscape Plans**

Conceptual or Preliminary Landscape Plans are typically required and submitted with residential and/or commercial Design Review applications. Conditions of Approval are established with the Design Review approval that require administrative approval of the Final Landscape Plans by the City's Landscape Architect. The City's case planner will review the Final Landscape Plans to ensure compliance with Conditions of Approval and provide comments to the City's Landscape Architect, as appropriate.

**10.2.12 Plancheck for Final Grading Plans**

Conceptual or Preliminary Grading Plans are typically required and submitted with applications for subdivision maps. Conditions of Approval are established with the subdivision map approval that require administrative approval of the Final Grading Plans by the City Engineer. The City's case planner will review the Final Grading Plans to ensure compliance with Conditions of Approval and provide comments to the City Engineer, as appropriate.

**10.2.13 Plancheck for Final Improvement Plans**

Conceptual or Preliminary Plans for various improvements, including roadways, utilities, etc. are typically required and submitted with applications for various entitlements, including Specific Plans, subdivision maps, etc. Conditions of Approval are established with the particular entitlement application that require administrative approval of the Final Improvement Plans by the City Engineer. The City's case planner will review the Final Improvement Plans to ensure compliance with Conditions of Approval and provide comments to the City Engineer, as appropriate.

**10.2.14 Issuance of Building Permits**

All future construction requires City-issuance of Building Permits. Building Permit applications are submitted to the City's Building Division. Each City department and division will plancheck said application to ensure compliance with Conditions of Approval and provide comments to the City Building Division, as appropriate. Building Permits are issued by the City Building Division.

**10.2.15 Issuance of Certificate of Occupancy**

All future construction requires City-issuance of Certificate of Occupancy. Each City department and division will review the project's file to ensure compliance with all City requirements and Conditions of Approval. In addition, the City's Landscape Architect, and staff from the City's Engineering, Planning, and Building Departments/Divisions will inspect the final construction. Certificate of Occupancy are issued based on the final inspections.