

Trumark Companies



CANYON HILLS ESTATES

City of
Lake Elsinore

Draft EXHIBIT D
SPECIFIC PLAN

**Canyon Hills Estates
Draft Specific Plan
Lake Elsinore, CA**

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I. INTRODUCTION

1.1 Purpose & Intent of the Specific Plan

The Canyon Hills Estates (CHE) Specific Plan is intended to provide for the orderly and efficient development of the Specific Plan area in accordance with the provisions of the City of Lake Elsinore General Plan programs, goals, policies and implementation measures. It will establish the type, location, intensity and character of development, and the required infrastructure to support the planned land uses.

The purpose of the CHE Specific Plan is two-fold:

- To implement existing General Plan policies by presenting more detailed direction for future development of the Specific Plan area, and
- To establish project area land use, design guidelines, and implementation mechanisms applicable solely to the CHE project.

The CHE Specific Plan will provide parameters for establishing a cohesive planned development. This will be achieved by integrating the land use, intensity, and aesthetics of development with goals and policies of the General Plan and current market preferences for the community.

1.2 Organization of the Plan

The Specific Plan is organized into six principal sections, briefly described as follows:

- ***Section I Introduction:*** includes the document's purpose and intent, authority and scope, the project's description, and explains its relation to the authority and scope related to State Law.
- ***Section II Project Location & Setting:*** provides general information about the property, existing site conditions, and the Specific Plan's relationship to the General Plan and Zoning maps.
- ***Section III Community Development Plan:*** sets forth a master development plan for the property including a land use plan, circulation plan, community design plans, and infrastructure plans.
- ***Section IV Development Standards & Regulations:*** sets forth development standards and regulations for Canyon Hills Estates.

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- **Section V Design Guidelines:** to assist in the implementation of the Specific Plan by providing an added level of definition for the Plan's design objectives and the intended development character.
- **Section VI Implementation:** sets forth the methods and procedures for implementation and administration of this Specific Plan, including financing and environmental review.
- **Section VII General Plan Consistency Analysis:** discusses the Specific Plan's relationship to the City's General Plan.

1.3 Project Summary

The Canyon Hills Estates Specific Plan proposes to facilitate neighborhood development within the southeast quadrant of the city as a planned community with a mix of residential products, park area, open space, and neighborhood linkages along with the improvement of street and infrastructure components (See Figure 1: *Regional Map* and Figure 2: *Vicinity Map*). The CHE Specific Plan area consists of approximately 246 acres and will provide for the following land uses: 1) up to 238 single family detached dwelling units located on approximately 82 acres, 2) up to 64 detached compact lot dwelling units located on approximately 9 acres, 3) approximately 5 acres of neighborhood park, and 4) 150 acres of open space.

Because the project site currently lies outside the City's corporate boundary, several actions were initiated and completed by the City prior to the filing of the Specific Plan request. These include the following:

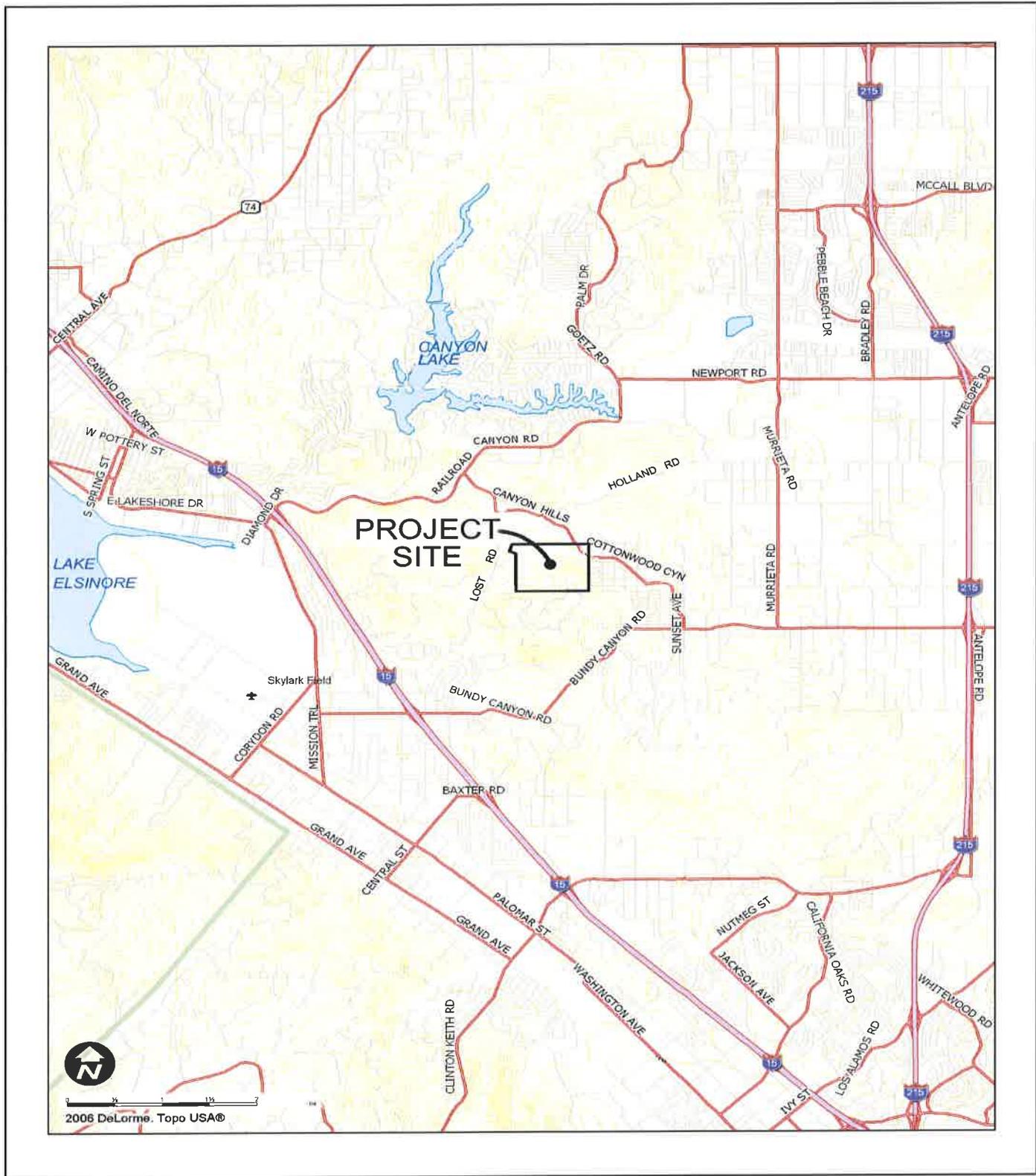
- Approval of a General Plan Amendment to adjust the City's Boundary to include the project site;
- Approval of a Pre-Zoning to designate the project site "SP - Specific Plan" subject to completion and approval of the site's annexation and Sphere of Influence amendment;
- Initiation of the City's Sphere of Influence boundary change (Annexation No. 75) through the Riverside County Local Agency Formation Commission (LAFCO); and,
- Determination by the Lake Elsinore City Council that Negative Declaration No. 2006-02 addressing the above actions was adequate and in accordance with the California Environmental Quality Act (CEQA).



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**FIGURE 1
REGIONAL MAP**



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Following these actions, this Canyon Hills Estates Specific Plan was prepared and submitted to the City. Actions by the City of Lake Elsinore necessary to facilitate implementation of this proposed plan include the following:

- Completion of CEQA review for the proposed project,
- General Plan Amendment to change the land use designations on the property from Very Low Density Residential (VLDR) (up to 0.5 dwelling units/acre (Du/ac)) and Mountainous (M) (up to 0.1 Du/ac) to Low Density Residential (LDR) (up to 3 Du/ac),
- Approval and adoption of this Specific Plan by ordinance,
- Initiation of the annexation of the site into the Elsinore Valley Municipal Water District (EVMWD),
- Approval of a Tentative Tract Map to subdivide the property; and
- Development Plan Review approval for subsequent individual project developments.

1.4 Planning Approach

The conception of Canyon Hills Estates utilized an integrated multi-disciplinary, “environment-based” planning methodology involving environmental resource specialists, land planners, landscape architects, civil engineers, visual resource specialists, water resource specialists, economists, and real estate market analysts. With this approach, the existing topography and location of public services and environmental resources formed the basis for integrating new development into the property. The resulting comprehensive development plan for the 246 acres is sensitive to the site’s topography and environment, responsive to the opportunities and constraints of the site, compatible with the City of Lake Elsinore General Plan Goals, Objectives and Policies and is financially feasible.

The over-arching charge has been to create a community within the 246-acre site using as light of a footprint on the environment as possible.

During the initial planning stages, design and development objectives were established to serve as the guiding principles in forming the land plan for Canyon Hills Estates. These objectives are listed in Section 3.2. A “McHarg”- theory system of data overlays were employed, each displaying unique opportunities and constraints to identify the land qualities and micro-sensitivities requiring consideration for preservation, as well as areas suitable for housing, parks, and infrastructure. The following lists the data types used in the overlays:

- Aerial Photography

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- Adjacent Land Uses (existing and proposed)
- Topography (slopes, high points, low points, ridges and valleys)
- Biology (plants and animals)
- Hydrology (drainages, surface water, groundwater, floodplains, and wetlands)
- Geology (physiographic, surficial geology, and geomorphology)
- Soils (hydrologic, hydric, erodibility and suitability)
- Existing Circulation (roadways, freeways, and interchanges)
- Existing Trails (off-site)
- Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell data
- Significant ridgelines, drainages and valleys

As each overlay was superimposed upon one another, the areas available for preservation became clearly evident. As a result, over 126 acres or 51% of the Canyon Hills Estates site became eligible for preservation as open space.

With the open space system defined and a development envelope in place, a roadway system was designed to accommodate the future needs of the Canyon Hills Estates community and integrate with the City of Lake Elsinore's and County of Riverside's existing transportation system.

There was particular focus on the location of community amenities adjacent to the site in the Canyon Hills community to determine what complimentary amenities to the setting (form and function analysis) could be provided on the CHE site. This exercise resulted in the concept of a 5+ acre active and passive park located at the Cottonwood Canyon Road entrance to the CHE site and adjacent to planned open space area to the north in Canyon Hills. This is a rich natural resource area bifurcated by Cottonwood Creek. This site is relatively flat allowing for both gathering areas for familial events and picnics, plus interpretative facilities for information and education.

Residential village areas were then formed on the basis of logical, phased units of clustered development to maximize the preservation of open space. Topography was a primary element in determining the lot sizes and placement. The residential boundaries were generally defined by the site's open space areas, environmentally sensitive areas, the internal circulation system, and the overall site boundary.

The final element of the design process involved the design of a multi-purpose trail system, created to promote non-vehicular connectivity throughout the community and to surrounding areas.

The resulting Canyon Hills Estates land use plan demonstrates a site plan that is sensitive to the site's environment and surrounding uses as well as its lifestyle objectives. A thorough investigation and analysis of the environmental factors affecting the site along with market demand factors were undertaken to provide a solid basis for land use planning decisions. As a result, the land use plan integrates

this background analysis into a comprehensive development concept, which incorporates measures to compliment surrounding residential neighborhoods while at the same time preserving sensitive environmental resources and limiting development impacts in hillside areas to the extent feasible.

Much of this was achieved through employment of the concept of clustering residential land uses. Clustering is a planning technique that focuses on the preservation of natural open space and creation of public parks, while grouping residential neighborhoods in harmony with the natural features that surround it. The clustering site planning technique is in contrast to large, ranch style development that typically impacts larger areas of a site, leaving less open space or fewer areas for public parks. Clustered residential communities greatly respect the uniqueness of the area where they are built, while also minimizing the disturbance of the site. This technique results in a diverse community that enhances opportunities for preservation, recreation, scenic corridors, and housing variety.

Comprehensive circulation and infrastructure components composed of streets, sewer, water and drainage facilities have also been designed in an efficient manner to enhance implementation of the project.

To establish and maintain a strong residential lifestyle, the project incorporates a high level of design quality in residential architecture, landscaping and open space/recreational amenities. The project will be developed utilizing complimentary architectural and landscape elements so that the project will have a discernable design continuity.

1.5 Authority and Scope

The CHE Specific Plan has been prepared under the authority granted to the City of Lake Elsinore in accordance with the requirements of California Government Code, Title 7, Division 1, Article 8, Section 65450, et. seq.

Section 65451 of the Government Code mandates that a specific plan contain the following:

- (a) A specific plan shall include a text and a diagram(s) which specify all of the following:
 1. The distribution, location and extent of the uses of land including open space within the plan.
 2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the plan and needed to support the land uses proposed.
 3. Standards and criteria by which development will proceed, and standards for conservation, development and utilization of natural resources, where applicable.

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4. A program of implementation measures including regulations, programs, public works and financing measures necessary to carry out the plan.
- (b) The Specific Plan shall include a statement of the relationship of the specific plan to the General plan.

The following matrix (Table 1) describes how this specific plan meets these government code requirements.

TABLE 1
GOVERNMENT CODE - SPECIFIC PLAN CORRESPONDENCE TABLE

Govt. Code Requirements	Specific Plan Section
Requirement (a)	Incorporated within Sections I thru IV
Requirement (a) 1	Incorporated within Section III, <i>Community Development Plan</i>
Requirement (a) 2	Incorporated within Section III, <i>Circulation Plan & Section III, Infrastructure Plan</i>
Requirement (a) 3	Incorporated within Section IV, <i>Implementation</i>
Requirement (a) 4	Incorporated within Section IV, <i>Implementation</i>
Requirement (b)	Incorporated within Section VII, <i>General Plan Consistency Analysis</i>

State Government Code also allows specific plans to be adopted either by resolution to establish a policy document or by ordinance to establish a regulatory document. The CHE Specific Plan is intended to be adopted by the City of Lake Elsinore by ordinance, creating a project-specific regulatory document for implementation of the plan. The regulations and standards of the CHE Specific Plan supersede the corresponding City of Lake Elsinore Zoning Ordinance sections. Where the Canyon Hills Estates document is silent on a development issue, regulation, enforcement procedure, or if reference is made to a specific ordinance section, the applicable section(s) of the City of Lake Elsinore Zoning Code and/or other applicable ordinances shall prevail. Where the regulations and guidelines of this Specific Plan do not agree with City ordinances, the CHE Specific Plan shall prevail.

1.6 Acronyms Defined

CEQA - California Environmental Quality Act

CC&Rs - Covenants, Conditions, and Restrictions

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CHE - Canyon Hills Estates

Db - Decibels

Du/ac - Dwelling Units per Acre

EIR - Environmental Impact Report

EVMWD - Elsinore Valley Municipal Water District

LAFCO - Riverside County Local Agency Formation Commission

LDR - Low Density Residential

LEUSD - Elsinore Unified School District

M - Mountainous

MSHCP - Multiple Species Habitat Conservation Plan

NPDES - National Pollution Discharge Elimination System

ROW - Right-of-Way

SF - Square Feet

SRA - State Responsibility Area

USGS - United States Geologic Society

VLDR - Very Low Density Residential

II. LOCATION & SETTING

2.1 Project Location

The Canyon Hills Estates Specific Plan is located on the southeasterly edge of the City of Lake Elsinore. It is bounded by the existing Canyon Hills Specific Plan development to the north, Cottonwood Canyon Road and Pine Avenue to the east, and Crooked Arrow Drive and Crab Hollow Circle to the south and west. Access to the site is from Lost Road, Navajo Springs Road and Cottonwood Canyon Road. Cottonwood Creek flows through the northeast corner of the site adjacent to Cottonwood Canyon Road. Regional and Vicinity maps are shown in Figures 1 and 2 and an aerial of the site with adjacent roads labeled is shown in Figure 3.

2.2 Existing Site Conditions & Surrounding Uses

Historic & Existing Land Use

The historical use of the property has been mostly for privately owned and maintained open space. Currently the site is vacant with one residence on the easterly portion of the property near Cottonwood Canyon Road. Additionally, there are numerous dirt roads and trails transecting the site in the north and western portions. These roads tend to represent disturbance by trespassers and use of off-road vehicles (See Figure 3, *Aerial Photo*).

Circulation/Traffic

The existing vehicular access to the project site is provided by the following streets:

Cottonwood Canyon Road, an existing road that crosses the northeast corner of the property and provides access to Canyon Hills Road to the north. The improved section of Cottonwood Canyon Road to the north of the site in the Canyon Hills community was built as a two-lane road with a 70 foot R-O-W. The improved section of the road ends at the project site boundary. The portion of Cottonwood Canyon Road that transects the project site and continues to the south east is a two-lane dirt road.

Lost Road, an existing road just westerly of the project site provides access northerly to Canyon Hills Road and southwesterly towards Interstate 15. The road is currently a two-lane dirt road south of the Canyon Hills community boundary. Within the Canyon Hills community, Lost Road is currently striped as a two-lane road with a 92 foot R-O-W.

Navajo Springs Road, an existing local road provides access to the northwest corner of the project site from Lost Road. This road is a local residential street with a R-O-W of 60 feet. It is currently a two-lane partially paved road.

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Topography

The project site is characterized by pronounced hill forms and sloping terrain. The highest elevations are along the southerly portion of the property with elevations ranging from about 2,000 feet down to 1,530 feet at the northeasterly corner of the property where Cottonwood Creek passes through the site. The site generally slopes down from south to north with a pronounced drainage course in the westerly half of the property. As shown in Figure 5, *Site Relationship to Lake Elsinore*, at the north end of the site, the site is generally at the elevation of the existing Canyon Hills community.

Geology & Soils

The site geology consists of both granitic bedrock and alluvial/colluvial deposits. Granitic rock outcrops are exposed in the southern hillform portion of the site forming fairly sharp ridges. With the exception of the rock outcrop areas, a thin veneer of topsoil covers most of the site. Soils of these types tend to be rippable using conventional grading equipment. No blasting will be required to initiate development.

The site is not situated within a currently designated California State Earthquake Fault Zone and there are no known active faults projecting towards or crossing the site. The nearest active fault is the Temecula segment of the Elsinore Fault which is located 7.7 miles to the southwest.

Biology

The site is mostly undisturbed and dominated by dense chamise chaparral vegetation. Other native plant communities on site include oak woodlands and southern willow scrub. The remainder of the site has been disturbed due to fire and weed abatement. The majority of the site is topographically complex with east-west oriented ridges and drainages. One United States Geologic Society (USGS) blue line stream, Cottonwood Creek, crosses the northeastern corner of the study area. In addition to Cottonwood Creek, a number of additional jurisdictional drainages occur onsite. The study area is within the Elsinore Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is not within a criteria cell.

Flooding/Drainage

The project site is not within a 100 year floodplain; however, lower elevations of the site may be subject to localized shallow (sheet) flooding from overland flows due to few or no flood-flow conveyance structures. Should localized flooding occur, it would be within the fringe of Cottonwood Creek. Typically very little structural damage occurs with this type of flooding due to shallow and relatively slow velocities.

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Noise

Existing noise levels in the project area are typical of suburban residential areas where noise levels range from 45 db to 55 db Ldn. These noise levels result primarily from traffic on local streets.

Visual

As a result of the hill forms and rock outcrops on the upper portions of the site along with the historic open space use of the property, the visual character of the property is basically open and undeveloped, with the higher hill forms being the distinguishing features.

Water & Sewer

The site is not currently served by public water or sewer systems, however, these systems are located immediately adjacent to the property within the adjoining Canyon Hills Specific Plan development in the City of Lake Elsinore to the north. The location of these and other services, as described later in this Specific Plan, make it logical to annex the Canyon Hills Estates site into the City of Lake Elsinore and EVMWD. Water and sewer service in the area is provided by EVMWD, which delivers water and provides sewer systems via distribution and conveyance systems in streets within the city. Water system connection points exist in both Cottonwood Canyon Road and Lost Road. Sewer conveyance would be provided by tying into an existing gravity line within Cottonwood Canyon Road adjacent to the northeast corner of the site. The site is currently not in EVMWD's boundary; however, a request for annexation of the project site into EVMWD's boundary will be submitted to LAFCO.

Surrounding Land Uses

Surrounding the site to the east, west and south are rural residential land uses. The Canyon Hills Specific Plan development abuts the project to the north, where a range of land uses have been built, including single family detached and multifamily residential, commercial, institutional and active/passive parks and open space.

2.3 Land Use & Zoning Designations

The site's current General Plan land use and zoning designations within the County are as follows: General Plan - Rural Residential and Rural Mountainous, and Zoning - R-1 One Family Dwellings (6.05 Du/ac), R-A-1 Residential Agriculture (1 Du/ac), R-A-5 Residential Agriculture (0.2 Du/ac), R-A-10 Residential Agriculture (0.1 Du/ac) and R-R Rural Residential (2 Du/ac). In order to facilitate the proposed project, a process to annex the property to the City of Lake Elsinore has been initiated. The City of Lake Elsinore General Plan has already been amended to include the CHE site in anticipation of its annexation.

The City of Lake Elsinore's Sphere of Influence had previously included the project site but in 1997 LAFCO removed it from the City's Sphere. Prior to that removal the

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City's General Plan had designated the site as Very Low Density Residential and Mountainous. With the initiation of annexation proceedings in early 2006, the City acted to revise the City' boundary to incorporate the project site and to Pre-zone the site as SP Specific Plan, but left the existing City land use designations of Very Low Density Residential and Mountainous land use designations in place.

Now, in order to implement the proposed project, a General plan Amendment from Very Low Density Residential (VLDR) and Mountainous (M) to Low Density Residential (LDR) and a Specific Plan approval are necessary (See Figure 4: *General Plan Land Use Map*).



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**FIGURE 3
AERIAL MAP**





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LAND USE DESIGNATION

- MOUNTAINOUS
1 du/10ac max.
- VERY LOW DENSITY
.5 du/1ac max.
- LOW DENSITY
3 du/1ac max.
- SPECIFIC PLAN
AREA
- CITY OF LAKE EL SINORE BOUNDARY
AND SPHERE OF INFLUENCE



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FIGURE 4
CITY GENERAL PLAN
LAND USE MAP



III. COMMUNITY DEVELOPMENT PLAN

3.1 Development Plan Summary

The Canyon Hills Estates development is a planned residential community containing a maximum of 302 dwelling units at an overall density of 1.23 Du/ac with a public park and open space areas. The community is planned to conform to the topography of the site and to appear as an extension of the existing Canyon Hills development immediately to the north. As illustrated in Figure 5, *Site Relationship to Lake Elsinore* and Figure 7, *Site Relationship to Canyon Hills*, this is possible for two reasons:

- 1) The site slopes downward from south to north, with the northern portion of the site approximately at the same level as the Canyon Hills community.
- 2) The existing infrastructure improvements (roads, water, sewer and dry utilities) and community services (retail and service commercial, parks and schools) abut the site to north in the City of Lake Elsinore and are the most logical and capable of serving the project.

Furthermore, a mix of lot sizes and single family home sizes are envisioned in the plan to respond to market conditions, provide a variety of housing opportunities within the City and to reflect the adjacent high quality, diverse community of Canyon Hills.

3.2 Design & Development Objectives

A number of important factors were considered during the preparation of the plan. These factors include the City of Lake Elsinore General Plan, engineering feasibility, market opportunities, economic viability, lifestyle objectives, surrounding existing and planned development and physical design quality. The desire to create a greater inventory of move-up, second-time buyer, and third-time buyer homes was a significant factor in the community design considerations. These factors led to the identification of the following list of project design and development objectives:

- Design a planned community that implements the City of Lake Elsinore General Plan development goals for this portion of the City.
- Create a residential planned community of appropriate density, scale, and infrastructure which respects the existing topography and environmental sensitivity of the project site and surrounding land uses.

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- Maximize the efficiency of infrastructure services by connecting to the closest existing public services and utilities in the adjacent planned community of Canyon Hills in the City of Lake Elsinore.
- Anticipate and provide for the needs of the community residents through annexation of the site into the City of Lake Elsinore to allow for the timely provision of facilities and services.
- Provide areas for active and passive recreation.
- Provide a comprehensive circulation system that includes vehicular circulation, pedestrian walks, and bike paths.
- Maintain the integrity of the natural environment through design, preservation and conservation to the extent possible of open space areas and natural resources.
- Ensure a high quality lifestyle by providing for public facilities such as a neighborhood park and high quality architectural design.
- Provide for a mix of market rate residential products and densities in neighborhood clusters so that implementation of the plan can respond to changing market demands.
- Create visual diversity within the community through a mix of architectural styles and densities.
- Enhance and advance the image of Lake Elsinore in the region.
- Exhibit respect to the existing Canyon Hills residents through thoughtful design and interface methods.

3.3 Land Use Plan

The Plan area of approximately 246 acres is divided into three basic land use categories: 1) Residential, 2) Public Park, and 3) Open Space. The residential land use designation is further broken into Single Family Residential-1 (SF-1) and Single Family Residential-2 (SF-2). The SF-1 designation is intended for single family detached homes on 7,200 square foot minimum traditional lots. The SF-2 designation is intended for compact lot detached homes. The proposed *Land Use Plan* (Figure 6) illustrates the location of the proposed land uses. A statistical breakdown of proposed land uses is presented in Table 2, *Land Use Statistical Summary*.

At the Specific Plan level of detail, the land use arrangements and general acreages are depicted. The final layout and area calculations will be determined at the tentative tract map stage. While the acreages in the *Land Use Statistical Summary*

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(Table 2) are sufficient for Specific Plan purposes, adjustments in land use acreages and boundaries, as shown on Figure 6, *Land Use Plan* and Table 2, *Land Use Statistical Summary*, may occur as final road alignments, grading plans, final maps or other technical refinements are made, and shall not require a Specific Plan Amendment.

The maximum yield allowed within the Specific Plan is 302 units, and is intended to be developed similar to the *Conceptual Lotting Plan* represented in Figure 8. However, a subsequently filed tentative subdivision map to implement the project may vary from this conceptual development plan so long as it implements the design concepts contained within the Specific Plan and incorporates the park and street connections as depicted in the conceptual plan.

3.3.1 Single Family Residential-1 (SF-1)

SF-1 land use is allocated to the majority of the development area, comprising approximately 33% of the land use plan. This area will contain a maximum yield of 238 single family detached dwelling units at a target density of 2.9 units per gross acre.

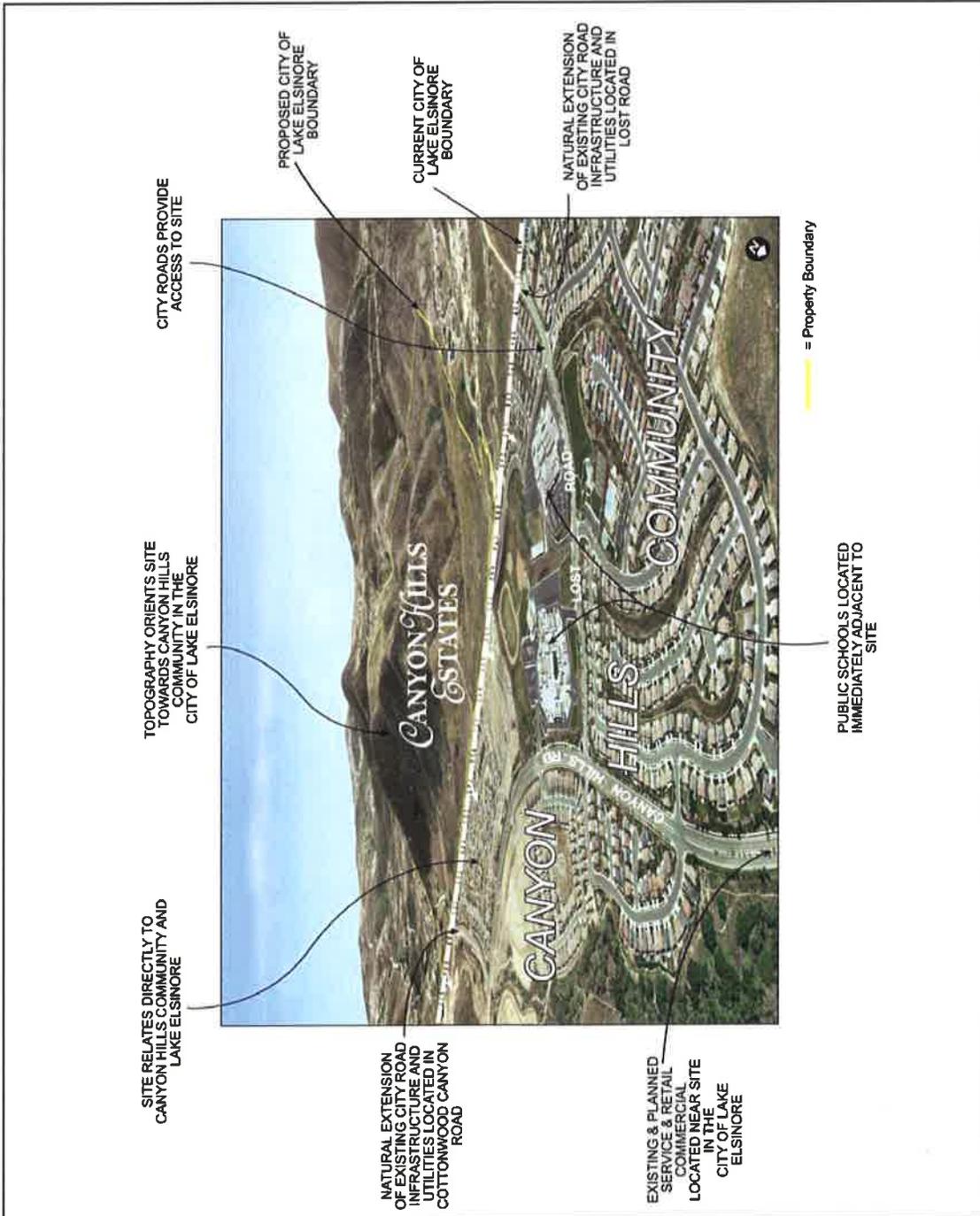
The residential products planned for this area are detached homes of one and two stories on a mix of lot sizes ranging from a minimum of 7,200 square feet to over 20,000 square feet. The largest lot sizes are located on the southwesterly and southerly portions of the Plan.

The lot size and product footprints will provide for usable rear yards of varying depths to accommodate private outdoor use areas in addition to the neighborhood park recreation amenities.

The intent of the SF-1 land use designation is to accommodate single family detached homes within the maximum density of 4 units per gross acre designated for this portion of the Plan. The SF-1 designation is also intended to provide flexibility with product types and styles that will appeal to a range of “move up” and “up scale” market segments.

3.3.2 Single Family Residential-2 (SF-2)

SF-2 land use is allocated to a 9.4 acre area in the northeasterly portion of the Plan adjacent to Cottonwood Canyon Road. This use comprises approximately 4% of the land use plan. This area’s density range is from 6 to 12 units per acre and will contain a maximum yield of 64 single family units at a target density of 6.8 units per gross acre. Residential products may be made up of detached homes on compact lots or other similar residential products. The proposed location of the SF-2 area in Canyon Hills Estates is reflective of the adjacent higher density residential planned to the north in Canyon Hills and the SF-2 area’s proximity to the planned public park and major circulation routes.



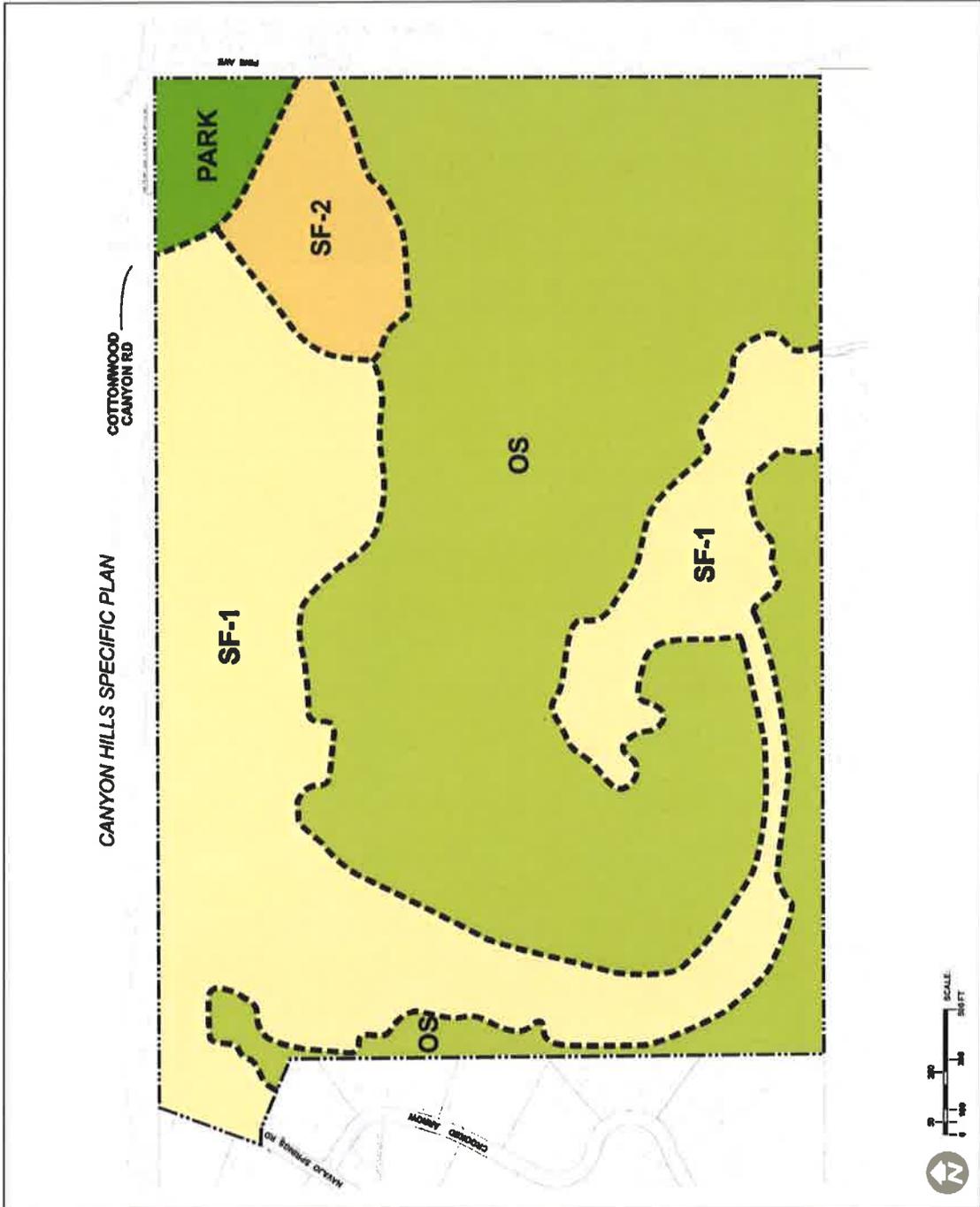


Lake Elsinore, California

LAND USE STATISTICAL SUMMARY						
LAND USE	PLAN DESIGNATION	ACRES	DENSITY	TARGET	MAXIMUM	MINIMUM
				ROUNDS	ACRES	PER ACRE
RESIDENTIAL	SF-1	81.7	2.4	2.9	238.0	2.9
	SF-2	9.2	6.12	6.8	64.0	6.8
RECREATION	PARK	8.4				
OPEN SPACE	OS	119.9				
TOTAL ACRES		209.2				
MAXIMUM RESIDENTIAL YIELD		304				

Notes:
 1 Gross acreage
 2 Dwelling units per acre

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 SPECIFIC PLAN
FIGURE 6
LAND USE PLAN

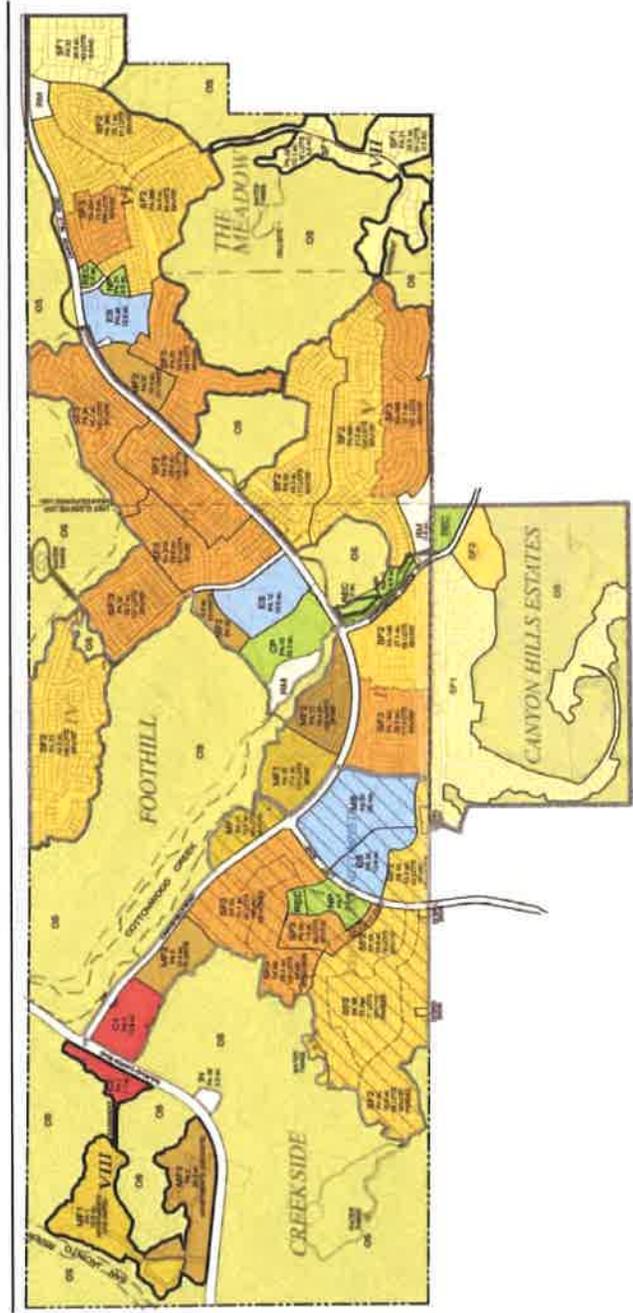




Lake Elsinore, California

- PARK/REC
- OS - OPEN SPACE
- SF1 - SINGLE FAMILY1
- SF2 - SINGLE FAMILY2
- SF3 - SINGLE FAMILY3
- MF1 - MULTIFAMILY1
- MF2 - MULTIFAMILY2
- RM - REPARIAN MITIGATION
- SCHOOL
- COMMERCIAL

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SPECIFIC PLAN
**FIGURE 7
SITE RELATIONSHIP TO
CANYON HILLS**



CANYON HILLS ESTATES

3.3.3 Public Park (P)

The public park designation is allocated to a 5.4 acre site in the northeast corner of the plan, representing approximately 2% of the Plan area. This park facility will provide a focal point for neighborhood interaction and a natural and aesthetically pleasing gateway feature for the Canyon Hills Estates community. Furthermore, because the park will be located near the prominent intersection of Cottonwood Canyon Road and Canyon Hills Road, the park will benefit the maximum number of people both within Canyon Hills Estates and in Canyon Hills.

The park concept is to preserve and enhance the oak tree and riparian character of the Cottonwood Creek corridor which passes through the park area while blending in active and passive park facilities that will be constructed to City standards. Construction will begin after the issuance of the certificates of occupancy for 150 dwelling units within the Specific Plan area and completed before 250 certificates of occupancy for dwelling units have been issued.

Facilities envisioned for this park shall include but are not limited to a tot lot and children's play area, picnic tables and barbecues, turf play areas, a half basketball court, pedestrian paths and passive areas (see Figure 11, *Conceptual Landscape Plan* and Figure 12, *Park Development Plan*). As shown in Figure 12, the park will have public street frontage along Cottonwood Canyon Road to provide high visibility and access, as well as on-street parking. Detailed landscape plans in conjunction with the subdivision map approval process will articulate the design elements and plant materials.



3.3.4 Open Space (OS)

The open space designation is allocated to approximately 150 acres stretching east to west through the central portion of the Plan. This area will provide a natural appearing visual backdrop to the lower residential development area and the community of Canyon Hills. The open space area represents more than 60% of the Plan.

CANYON HILLS ESTATES

3.3.5 Density Transfer

The CHE land use plan is divided into two residential development areas with Table 2 identifying a land use designation, gross acreage, and number of target dwelling units for each. In order to encourage innovative product design solutions and to respond to market conditions over time, the transfer of dwelling units from the SF-1 development area to the SF-2 development area and/or from the SF-2 area to the SF-1 area may be approved as part of the Specific Plan Administrative Adjustment process outlined in Section 6.6.1 of this Specific Plan and subsequent subdivision mapping and design review entitlement processes without requiring a Specific Plan amendment. To ensure that the overall plan objectives are maintained, density transfers are limited to a maximum 20% increase in dwelling units for any given residential development area with an equally corresponding decrease in dwelling units in other residential development areas. As a result, the overall Canyon Hills Estates holding capacity, or maximum residential yield as shown in Table 2, will not be exceeded.

TABLE 2

**CANYON HILLS ESTATES SPECIFIC PLAN
LAND USE STATISTICAL SUMMARY**

LAND USE	PLAN DESIGNATION	ACRES ¹	DENSITY RANGE (du/ac) ²	TARGET DENSITY (du/ac) ²	TARGET YIELD
RESIDENTIAL					
Single Family - 1	SF-1	81.7	2-4	2.9	238 dus.
Single Family - 2	SF-2	9.4	6-12	6.8	64 dus.
PUBLIC PARK					
Neighborhood Park	P	5.4			
OPEN SPACE					
Open Space	OS	149.9			
TOTAL ACREAGE			246.4		
MAXIMUM RESIDENTIAL YIELD				1.23	302 dus.

Notes:

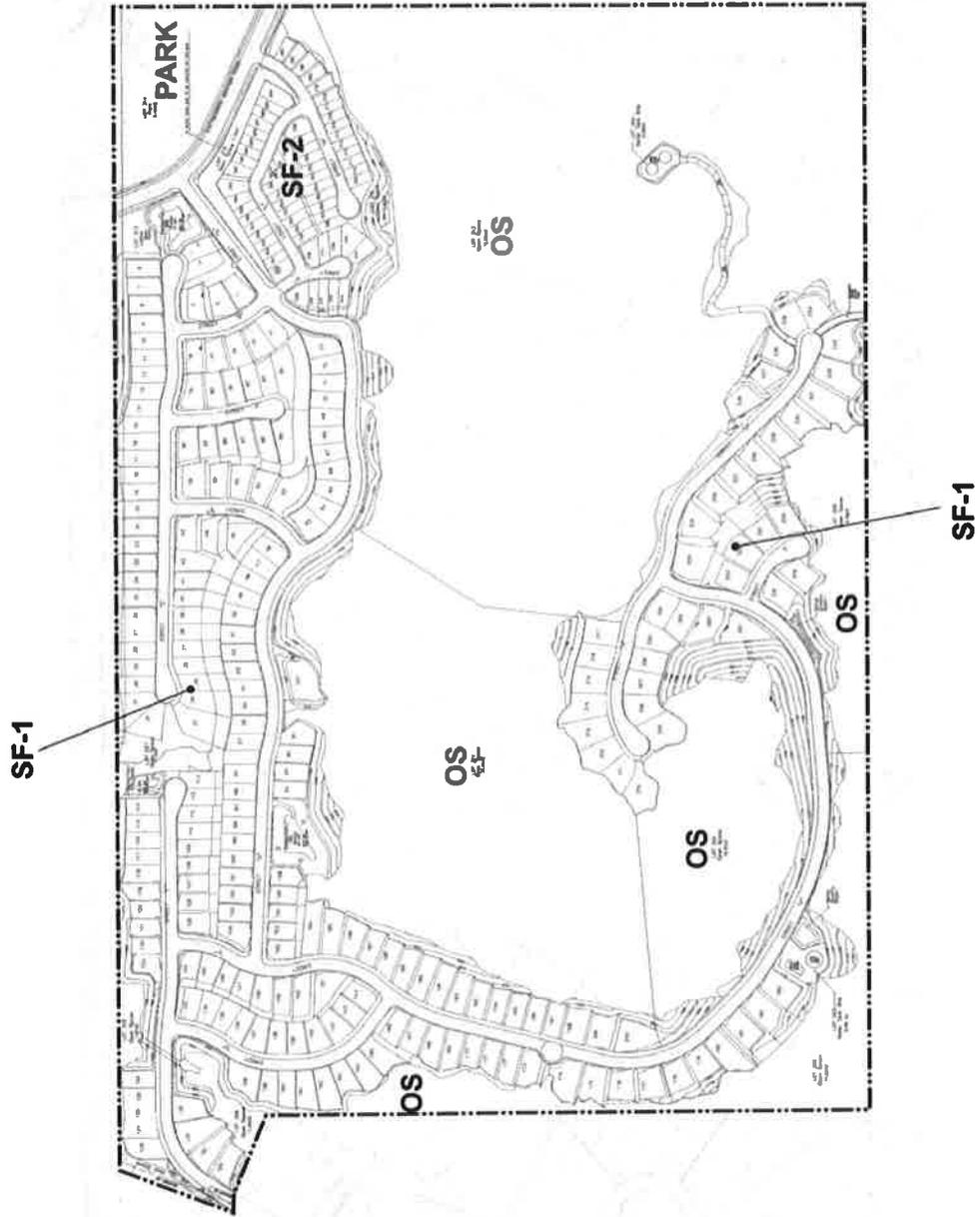
¹ Gross acreage.

² Dwelling units per acre.



PROJECT SITE = 246.4 ac
 Development Area = 91.1 ac
 Proposed Open Space = 149.9 ac (61%)
 Single Family Detached Homes = 302
 SF-1 Min. Lot Size = 7,200sf
 SF-2 Min. Lot Size = 3,000sf

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 SPECIFIC PLAN
FIGURE 8
CONCEPTUAL LOTTING
PLAN



3.4 Circulation

The *Conceptual Circulation Plan* and *Walkway Plan* (shown in Figures 9 and 10 respectively) are intended to establish the general layout and design standards of streets for the Canyon Hills Estates community to safely meet the circulation needs of the residents and users of the plan area. The circulation concept consists of an internal street system with connections to surrounding vehicular access streets and pedestrian linkages within the project area. This system has been developed to support the land use allocations proposed in the Plan. It should be noted that the conceptual circulation design incorporated in the Specific Plan is subject to revision based on more precise tentative tract map design analysis and final engineering design.

3.4.1 *Vehicular System*

The vehicular circulation system consists of two primary components: 1) Access Streets abutting the site and providing access to the property, and 2) Local Streets internal to the community. These circulation system components are discussed as follows:

Access Streets

Vehicular street access to the property is principally provided by streets which connect to the site on two sides. These facilities include Cottonwood Canyon Road, on the north, and Lost Road via Navajo Springs Road on the west or a similar connection to Lost Road. Due to its proximity to Canyon Hills Road, the entrance on Cottonwood Canyon Road is considered the CHE community's primary access. The project site's entrance on Navajo Springs Road will be a secondary access.

Design standards are described as follows, and street sections are shown in Figure 9, *Circulation Plan*:

- *Cottonwood Canyon Road* has a 48 foot pavement section with one 12 foot travel lane in each direction and 12 foot auxiliary lanes on both sides, within a total right-of-way of 70 feet. This configuration conforms to the existing improvements to the north of the project site in the Canyon Hills development.
- *Lost Road*, south of Canyon Hills is currently a two-lane dirt road. As a part of the project's access improvements, Lost Road from its intersection with Navajo Springs Road northerly to the existing Lost Road improvements in the improved portion in Canyon Hills will be enhanced to a 32 foot pavement section with a 4 foot sidewalk within the existing R-O-W. This road section is designed to accommodate project traffic and bring a significant access improvement to the surrounding area.

CANYON HILLS ESTATES

- *Navajo Springs Road* is an existing local street abutting the west side of the project site, and provides a vehicular connection from the project to Lost Road. This existing connector will have its existing pavement section enhanced to 24 feet, providing one travel lane in each direction with a 4 foot sidewalk.

Local Streets

Lots within neighborhoods will be accessed from local neighborhood streets. These streets will be designed to minimize through traffic within neighborhoods but will provide an indirect connection through the project from Cottonwood Canyon Road on the east to Navajo Springs Road and Lost Road on the west. They will also provide internal linkages to neighbors, and provide access to the park recreation/open space amenity.

These local internal streets will have a special modified section with an expanded parkway on one side to facilitate a public trail system throughout the project.

Design standards for Local Streets are described as follows:

- Local Streets will have a 40 foot pavement section with one 12 foot travel lane in each direction and parking on both sides, within a total R-O-W of 60 feet.
- The pavement section will be off-set within the R-O-W to provide a 17 foot expanded parkway on one side, which will accommodate the 8 foot public trail with landscaping on both sides.



Private Local Streets

The Plan's SF-2 area will be serviced by an internal street system consisting of Private Local Streets, which will connect directly to the overall CHE community's primary access to Cottonwood Canyon Road. As shown on Figure 9, the Private Local Streets will have a design R-O-W (46 foot) to ensure safe and adequate mobility to community residents, visitors and emergency personnel. Curb adjacent sidewalks will be provided along the Private Local Streets.

Emergency Access Road

Emergency Access Roads are gate controlled and intended for emergency personnel only. As shown in the Conceptual Lotting Plan, a gated Emergency Access Road with a 24 foot R-O-W is planned at the southern site boundary to the property line within the public R-O-W of Turtle Creek Road.

3.4.2 *Non-Vehicular System*

The Plan includes a non-vehicular circulation system which, as described above, is composed of an 8 foot public trail within a 17 foot expanded parkway along one side of all the internal local streets. These are depicted in Figure 9, *Circulation Plan* and Figure 10, *Conceptual Walkway Plan*.

In addition to the local street trails, the non-vehicular circulation system includes Class 2 on-street bicycle lanes along Cottonwood Canyon Road which will provide connections to both the north and south.

3.5 Community Structure

An important element of the Canyon Hills Estates community is the *Conceptual Landscape Plan*, Figure 11. The landscape plan provides for community structure features that create unifying design elements within the community and identifies a variety of active and passive recreational opportunities available for the enjoyment of project residents. These features are primarily composed of landscape elements consisting of key streetscape treatments, entry statements, edge or buffer treatments, and public/ private recreation facilities.

3.5.1 *Walls & Fences*

Community walls and/or fences are defined as those walls and fences that frame entry treatments, and provide a backdrop to the streetscape landscape treatments and/or an edge to the community. These walls and fences contribute to the design continuity of the community landscape theme and the overall image of the community. Community walls and fences occur at the following three locations within the Plan:

- 1) along the project boundary where adjoining development is immediately adjacent (essentially the northerly boundary abutting the Canyon Hills Specific Plan);
- 2) along the side or back of lots that abut a street; and,
- 3) along the back or side of lots that abut open space lots and around the park.

Side yard walls or fencing between lots are not considered community walls or fences. The community wall/fence plan is shown in Figure 13, *Wall & Fence Plan*.



Lake Elsinore, California

70' ROW Public Street

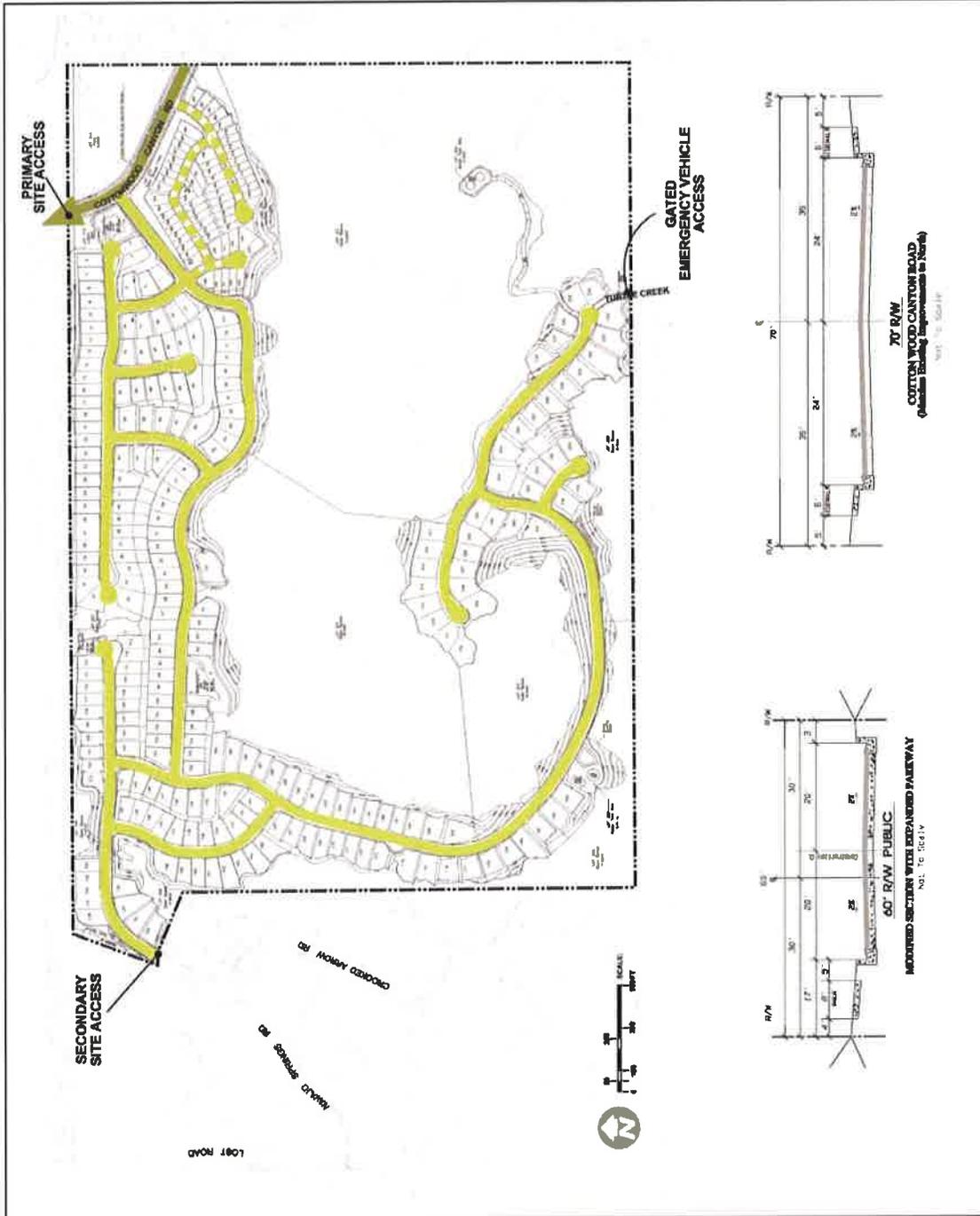
60' ROW Modified Public Street

46' ROW Private Street



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**FIGURE 9
CIRCULATION PLAN**

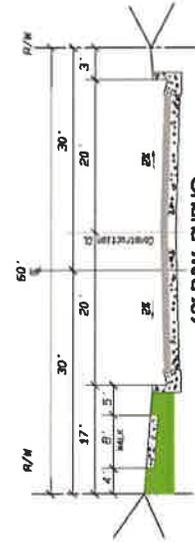


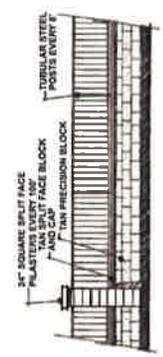
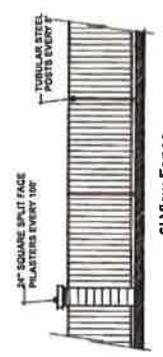
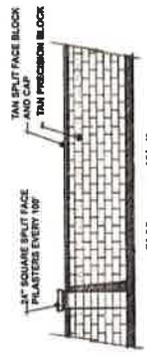


Lake Elsinore, California

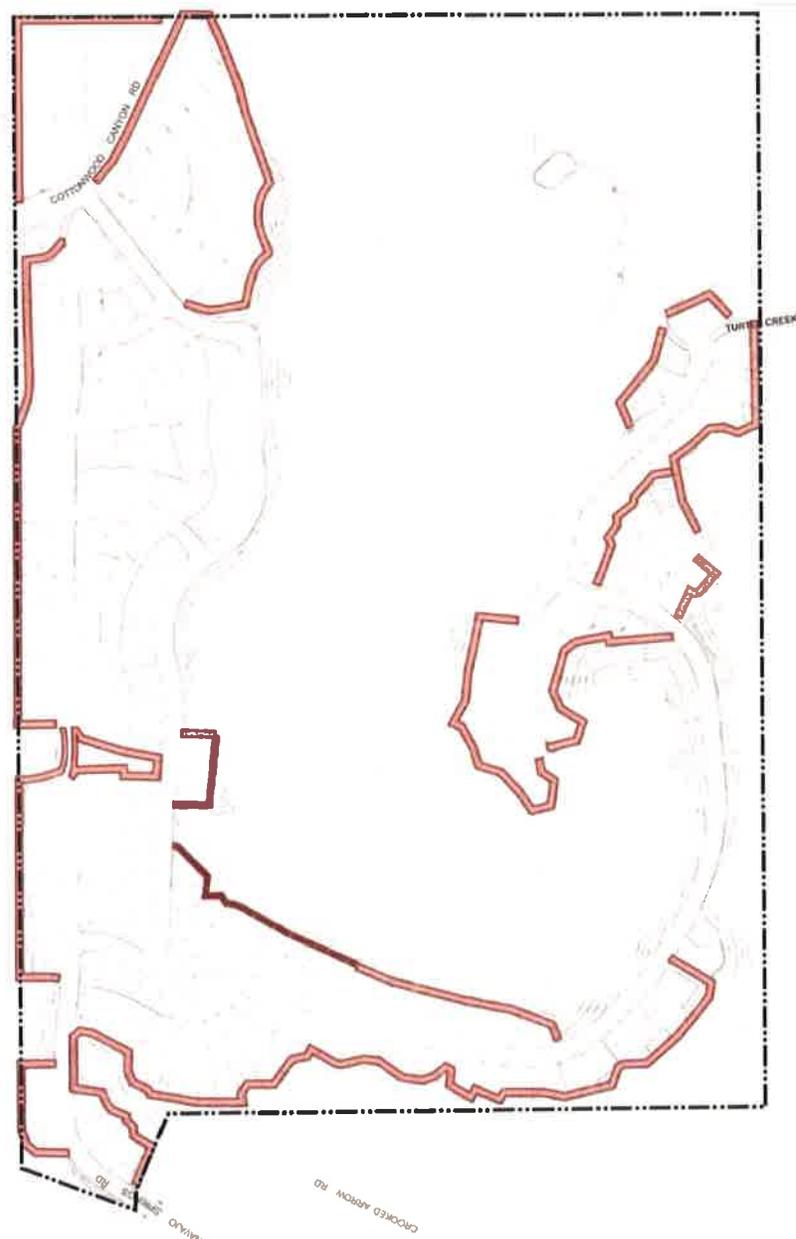
-  EXPANDED PARKWAYS WITH 8' SIDEWALKS
-  CONNECTION TO REGIONAL WALKWAYS
-  5' SIDEWALKS

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FIGURE 10
CONCEPTUAL WALKWAY PLAN





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SPECIFIC PLAN
**FIGURE 13
WALL & FENCE PLAN**



3.6.2 Sewer/Solid Waste

Wastewater service for the project will also be provided by EVMWD. Conveyance lines will be extended into the project area from the existing 15" transmission main in Cottonwood Canyon Road at the southerly boundary of the adjoining Canyon Hills Specific Plan. Sewer lines within the project will all be gravity lines, consisting of primarily 8" lines and a short section of 12" line leading to the connection to the existing line in Cottonwood Canyon Road. Similar to water service, annexation into EVMWD is necessary to provide sewer service to the project site. The backbone sewer conveyance facilities for the project are depicted on Figure 14, *Conceptual Infrastructure Systems*.

Solid waste disposal services will be provided by CR&R Disposal, which currently serves the City of Lake Elsinore and project area.

3.6.3 Drainage

The drainage concept for the project will consist of two systems; an on-site development area collection and conveyance drainage system and an open space existing natural flow drainage system. Drainage flows on the site are generally from south to north, and both of these systems will out-fall into existing drainage facilities within the Canyon Hills Specific Plan development along the northerly boundary of the project site. Each of these systems is discussed below.

The storm drain system to convey open space and off-site flows is designed to transport the anticipated amount of stormwater during a 100 year storm event. It will pick up existing natural swale flows and convey them in a pipe system under the development area and separate from the development areas flows. Natural flow storm water will not mix with development surface flows.

The on-site development area surface flows will be conveyed via curb-face flows along the internal streets into a storm drain piping system and conveyed to one of three water quality basins that are planned in the *Conceptual Lotting Plan*. The development area drainage system water quality basins are designed to transport the anticipated amount of stormwater during 100 year storm event.

The project storm drain system is designed to join the existing downstream storm drain system within the adjoining Canyon Hills Specific Plan. Design flows from the developed project site will be controlled to have no net increase in flows from the pre-project condition and thus be consistent with the design capacity of the adjoining Canyon Hills Specific Plan system.

3.6.4 Utilities

Southern California Edison and the Southern California Gas Company currently provide electrical power and natural gas respectively to the City of Lake Elsinore and the project area. These services currently exist in the Canyon Hills Specific Plan

bordering the project area to the north and are proposed to be extended into the Plan area via underground conduits.

These utility services will be located underground within all of the project streets, with aboveground appurtenances (transformers, etc.) behind or adjacent to face of curbs or sidewalks at various locations.

3.6.5 Schools

The project area is within the Lake Elsinore Unified School District (LEUSD) boundary. The CHE project is anticipated to generate approximately 136 elementary school, 59 middle school and 59 high school students based on LEUSD's generation rates of .3884 elementary school students, .1691 middle school students and .1684 high school students per unit.

The LEUSD's schools that would likely serve the project area include Cottonwood Canyon Elementary School and Canyon Lake Middle School, both less than 3/4 mile northwest of the project site, and Elsinore High School, which is southwest of the project. Depending on school capacity, these or other LEUSD schools will provide for the school needs of the CHE community. The property owner will pay school fees as required by LEUSD and the State of California.

3.7 Fuel Modification Zones

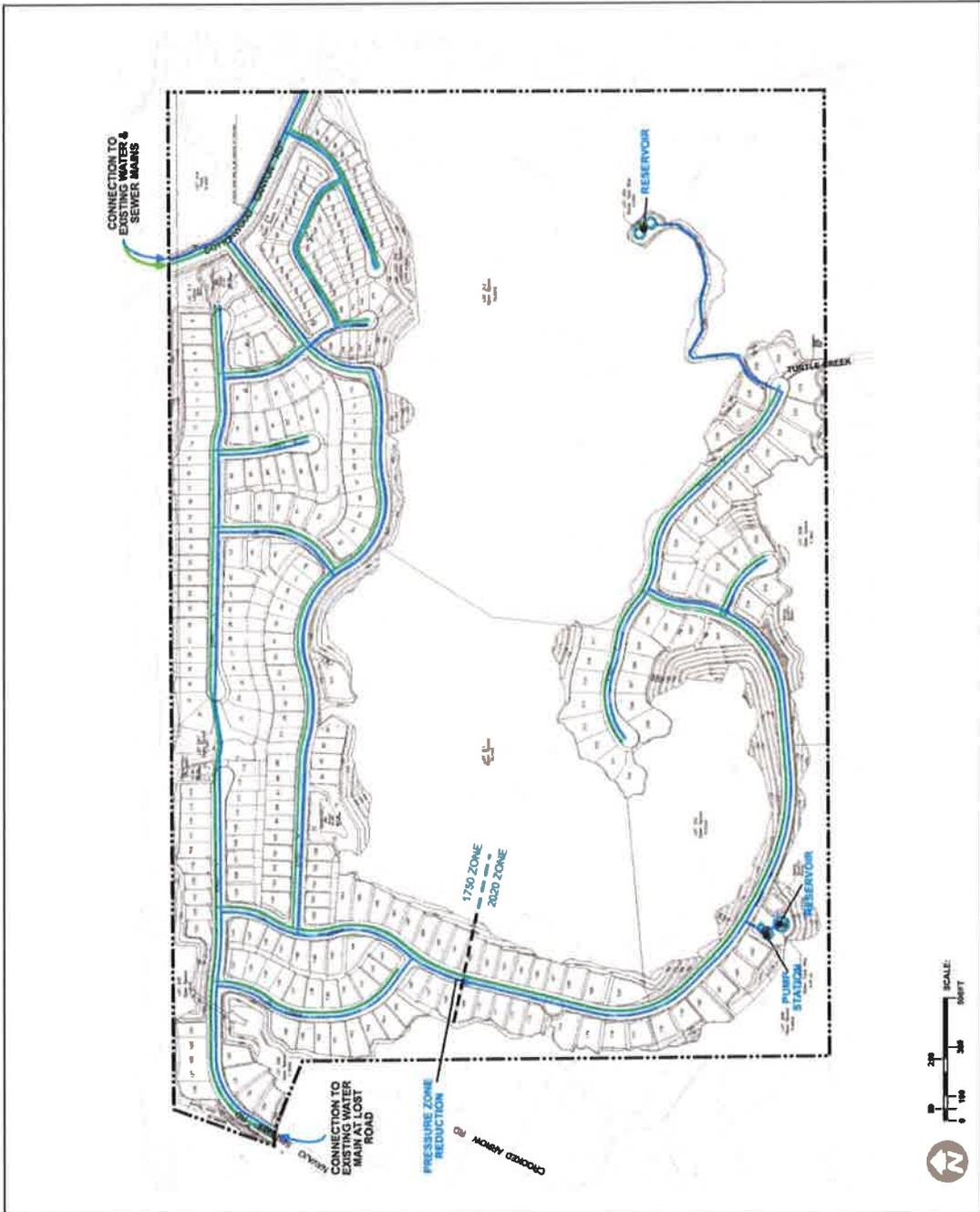
The City of Lake Elsinore General Plan references the County of Riverside General Plan, which designates the site and surrounding area as "low" and "none" for wildfire susceptibility. However, the site has been classified as a State Responsibility Area (SRA) - those having a Very High Severity Zone - by the California Department of Forestry and Fire Protection. Therefore, a conceptual fuel modification plan has been prepared to address the unique site characteristics and reduce the site's potential exposure to fire. Although the fuel modification plan is based on the conceptual lotting plan and is therefore conceptual and subject to change, the fuel modification zones presented in Figure 15 have been developed in concert with, and approved by, the Riverside County Fire Department to address the site's fire potential and are transferable to any revised lotting plan/tract map. The City contracts with the County Fire Department to provide fire fighting services.

The Fire Department may modify the fuel modification requirements for individual lots on a case-by-case basis if the following conditions exist:

- 1) the modification to the requirements shall achieve an equivalent level of fire protection as provided by this section; and,
- 2) the modification to the requirements is not detrimental to the public health, safety and welfare of the persons residing or working in the area.

— WATER
 — SEWER

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 SPECIFIC PLAN
FIGURE 14
CONCEPTUAL
INFRASTRUCTURE SYSTEMS



CANYON HILLS ESTATES

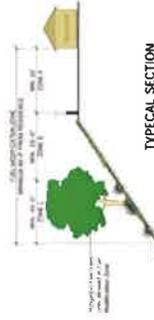
If the Fire Chief approves a modified plan in accordance with this section, as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions.

Figure 15 illustrates three fuel modification zones to be implemented onsite. The following describes the general characteristics of the three zones.

- **Zone A - Set Back Zone:** Zone A extends from the back of homes to a minimum of 20 feet to the property line. The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and connective heat. No permanent combustible structures or storage of flammable material are allowed within this zone. Also, no fire prone trees or shrubs are allowed in this zone. Permanent landscape and irrigation is required.
- **Zone B - Wet Zone:** This zone extends from the start of Open Space (OS) designated areas and intrudes a minimum of 35 feet into the OS area. This zone will be permanently irrigated and have all fire prone plant material, dead and dying plant material removed and installed with low growing native and ornamental grasses. No trees or tall shrubs will be permitted in this zone. The zone will be permanently irrigated. This zone will reduce fuel load and provide a permanent irrigated wet zone for additional defensible fire suppression.
- **Zone C - Thinning Zone:** Zone C extends from Zone B another 50 feet into the open space areas. All fire prone plant material, dead and dying material shall be removed. All dense natural vegetation shall be thinned as necessary to provide adequate fire suppression. This zone will be annually inspected and maintained prior to fire season.

LEGEND

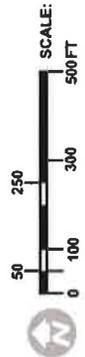
- (ZONE A) SETBACK ZONE: [Green box]
- (ZONE B) WET ZONE: [Blue box]
- (ZONE C) THINNING ZONE: [Yellow box]



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SPECIFIC PLAN
FIGURE 15
FUEL MODIFICATION
PLAN



TCB AECOM



3.8 Slope Analysis

The CHE site has varying degrees of terrain that is generally flat at the northern portion of the site and gently slopes upward to higher elevations. Slopes steepen moving counterclockwise around the site, with the central and southeastern areas of the site having the steepest terrain. During the site planning process, terrain slope categories were established to assist in the site design process in identifying development opportunities and constraints. These categories have been classified in terms of slope ranges, as follows:

Slope Category

- 0-15%
- 16-20%
- 21-25%
- 26-30%
- 31+%

The 0-15% range is characterized by flat to gentle rolling land which is easily developed with minimal grading. Slopes in the 16-30% range are characterized by moderately sloping land which is also developable with conventional grading techniques. Slopes in excess of 30% are relatively steep and usually avoided to the extent possible with the objective of reducing the extent of grading and the concomitant development costs.

As shown in Figure 16, *Slope Analysis Map*, the majority of the existing slopes onsite are less than 15% gradient. Slopes of 0-15% consist of flat, gentle, rolling land. Within this category, slopes of 0-5% normally pose no major restriction to development, except in terms of landscaping and maintenance for the small amounts of slope created. Slopes of 6-10% are flexible as to local road orientation and site layout. There are generally no significant constraints associated with this category, but it is more restrictive than flat land. Slopes of 11-15% are affected in terms of road alignment in that roads will normally be required to parallel contours. More significant grading is required to create flat pad areas, and the orientation of site planning, such as orienting pads, begins to be restricted in terms of access and the ability to grade flat sites.

In hillside areas of 16-20%, 21-25% and 26-30% slope, the required quantities of earthwork necessary for grading to create flat pads increases, as does the significance of view opportunities and visual prominence. Development in areas with slopes of 16% and above will require contour grading where feasible.

The conceptual development area shown in Figure 16 is generally on slopes within the first slope type category of 0-15%. This is because a concerted effort during the initial planning stages established constraint areas to avoid higher gradient slopes to the extent feasible. Consequently, less grading will be required and fewer manufactured slopes will be necessary than if these constraint areas, which generally occur in the central and southeastern portions of the site, were not

designed into the site plan as open space areas. The resulting site plan conforms to the natural land form and minimizes the alteration, reduction, and removal of the natural setting, thereby creating a more desirable living environment.

3.9 Grading Concept

The grading concept for Canyon Hills Estates is responsive to the physical character of the site, the visual and environmental qualities of the site, and safety issues related to drainage and slope stability. The grading approach for the project is to create individual flat pad lots for residential construction, primarily utilizing the flatter to moderately sloping portions of the property. Conventional grading design consists of areas where existing terrain is lowered (areas of cut) and areas where existing terrain is elevated (areas of fill). Cut and fill quantities of earthwork are designed to balance on site, and every effort will be made to make any phasing of grading construction balance.

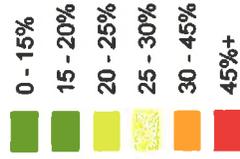
The conceptual grading design, as shown in Figure 17, *Conceptual Grading Areas*, is intended to achieve the following objectives:

- Preservation of the site's natural character;
- Creation of a safe living environment for residents;
- Be responsive to natural landforms;
- Maintain natural drainage patterns of site;
- Reduction of visual impacts of grading.

To achieve these objectives a number of techniques have been incorporated into the grading design of the project, including: 1) contour grading techniques which soften the visual appearance of manufactured slopes, 2) rounding of tops and toes of slopes, 3) maintaining a maximum 2:1, horizontal to vertical, slope ratio for slope stability, 4) re-vegetation of graded slopes to visually soften them and maximize erosion control, and 5) implement Best Management Practices to reduce impacts to water quality.

More detailed grading design guidelines are provided in Section 5.5, Grading Design.

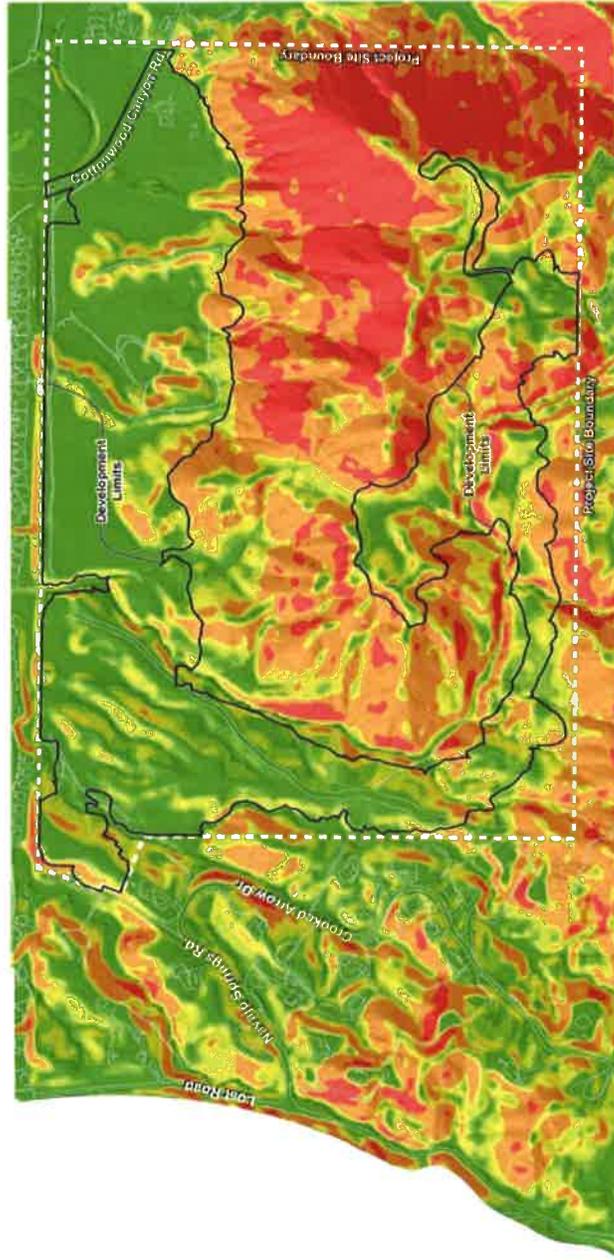
Slope Categories



Acres by Slope Category

Slope Range	Development Area	Site Totals
0 to 15%	52.2	64.4
15-20%	16.1	23.7
20-25%	14.7	25.5
25-30%	11.2	25.4
30-45%	13.2	67.6
45%+	1.7	39.9
	109.1	246.4

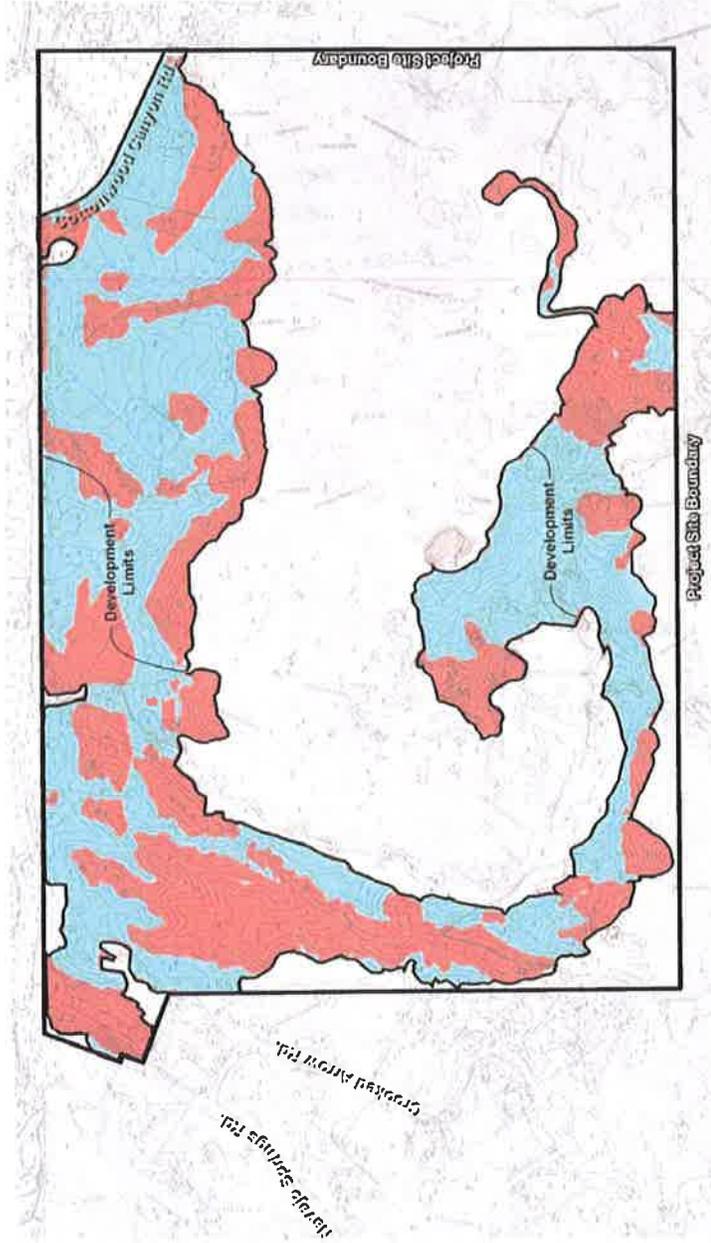
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FIGURE 16
SLOPE ANALYSIS MAP



Grading Legend:

- CUT AREAS
- FILL AREAS

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**SPECIFIC PLAN
 FIGURE 17
 CONCEPTUAL
 GRADING AREA**



IV. DEVELOPMENT STANDARDS & REGULATIONS

The primary implementation guidance tool for Canyon Hills Estates is this Specific Plan, which establishes the character of the development through the definition of permitted land use, required infrastructure, development regulations and design guidelines. The standards and regulations contained in this section and the Design Guidelines contained in Section V provide the framework upon which all subsequent implementation planning decisions will be based, and criteria for determining consistency of site specific design with the Specific Plan objectives.

It is the purpose of the Development Standards section to serve as the development regulations for Canyon Hills Estates. As such, these regulations and standards supersede the corresponding City of Lake Elsinore Zoning Ordinance sections. Where the Specific Plan is silent on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the City of Lake Elsinore Development Code and/or other applicable City ordinances shall prevail. Where design guidelines or development standards of the Plan do not agree with the City's ordinances, this Specific Plan shall apply.

4.1 Definition of Terms

All terms used in this specific plan shall have the same definitions as provided in the City of Lake Elsinore Municipal Code, Zoning Ordinance, Chapter 17.02, Definitions.

4.2 General Notes

1. The maximum number of residential units permitted by the Canyon Hills Estates Specific Plan shall be 302. The residential land use acreage and yield are shown in Table 2. During the Tentative Tract Map design stage the actual number of units within the Plan may differ from the number shown in Table 2, but in no case shall it exceed 302 units.
2. Modifications in the boundaries and acreages of the Land Use Plan and designations due to final road alignments, site specific development plans and/or other technical engineering refinements is permitted without an amendment to the Specific Plan document.
3. General development standards contained in Chapters 17.23.040, 17.66 and 17.94 of the Municipal Code, Title 17 of the City of Lake Elsinore, shall be applicable to accessory uses and structures, parking, and signage, respectively unless otherwise provided for within the Specific Plan.

4. Where the Specific Plan is silent on a development regulation or standard, the applicable section(s) of the City Zoning Code and/or other applicable City ordinances shall prevail. When a discrepancy occurs between this Specific Plan and the provisions of Title 17 of the Municipal Code, this Specific Plan document shall supersede the applicable Title 17 Municipal Code sections.
5. Any land use not specifically permitted by the provisions of this Specific Plan is prohibited, except that the City of Lake Elsinore Community Development Director may interpret certain uses to be consistent with and compatible to the uses expressly permitted in the Specific Plan. Such determination must be requested in writing to the Director at the time of application for Design Review approval for site specific development.

4.3 Land Use Development Standards

This section describes the development standards for each of the land use designations within the Specific Plan. As indicated above, where development standards for the land use designations in this Plan do not agree with the corresponding City Zoning Code requirements, the provisions of this Specific Plan shall apply. It is the intent of the Specific Plan that development shall be allowed only if the proposed development meets the requirements of the applicable land use designations described herein. A description of development standards for each use designation follows.

4.3.1 Single Family Residential-1 (SF-1)

This designation is intended to accommodate single family detached residential development in a pattern consistent with the *Conceptual Lotting Plan* shown in Figure 8. However, Figure 8 is conceptual in nature and other designs may also be applicable, depending on more precise engineering analysis at the tentative subdivision map stage.

This designation is characterized by a mix of lot sizes, ranging from a minimum lot size of 7,200 square feet to over 20,000 square feet. Permitted uses and development standards are outlined below, and design guidelines are described in Section V below.

Permitted Uses: Uses permitted in this use designation shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Single-family detached dwelling units.
2. Private or public parks, playgrounds, and recreation facilities.

3. Accessory uses pursuant to Municipal Code, Title 17, Chapter 17.23.040.
4. Secondary residential uses.
5. Public utility distribution facilities.

Development Standards: Development standards are shown in Table 3a, *SF-1 Residential Lot Development Standards*. Typical lot development standards are shown in Figure 18, *SF-1 Residential Site Design*.

4.3.2 Single Family Residential-2 (SF-2)

This designation is intended to accommodate single family detached residential development on compact lots up to a maximum density of 12 units per gross acre. Permitted uses and development standards are outlined below, and design guidelines are described in Section V below.

Permitted Uses: Uses permitted in this use designation shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Single-family detached residences.
2. Private or public parks, playgrounds, and recreation buildings.
3. Accessory uses pursuant to Municipal Code, Title 17, Chapter 17.24.040.
4. Secondary residential uses as authorized by State law.
5. Public utility distribution facilities.

Development Standards: Development standards are shown in Table 3b, *SF-2 Detached Residential Lot Development Standards*. Typical lot development standards are shown in Figure 19, *SF-2 Detached Residential Site Design*.

CANYON HILLS ESTATES

TABLE 3a

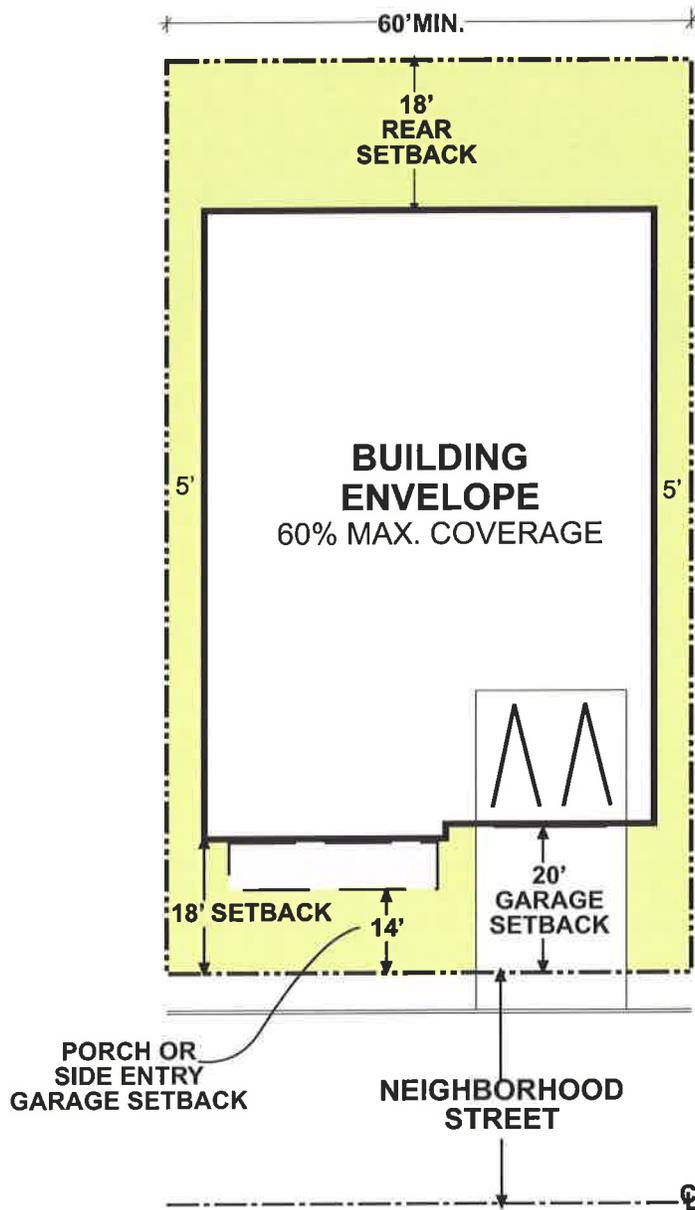
SF-1 RESIDENTIAL LOT DEVELOPMENT STANDARDS

<i>Development Criteria</i>	<i>Standard</i>
Lot Area Minimum (sq. ft.)	7,200
Minimum Lot Width - Interior Lot (ft.) ¹	60
Minimum Lot Width - Corner Lot (ft.) ¹	65
Minimum Development Pad Width ¹	60
Minimum Lot Width ² : Knuckle or Cul-de-Sac	36
Setbacks (ft.) ³	
• Front - Living space	18 ⁷
• Front - Porch or Side Entry Drive Garage	14
• Front - Garage, Straight-in Drive	20 ⁷
• Side ⁴	5
• Rear ⁵	18
• Corner Side	10
• Corner Side Garage	20
• Accessory Structure Side	5
• Accessory Structure Rear	5
• Projections into Required Yards ⁶	Architectural features, any yard - 2 Balconies, front or rear yard - 4
Maximum Lot Coverage (%)	60
Maximum Building Height (ft.)	32
Parking	2 covered spaces/unit
Building Separation (between lots) (ft.)	
• Side to Side	10

Notes:

- ¹ Minimum width measured at the front setback line.
- ² Minimum widths for lots fronting cul-de-sacs and/or knuckles measured along the arc of the front property line.
- ³ Street setbacks measured from property line at back of walkway.
- ⁴ Minimum 5' setback from property line or from top or toe of finished slopes in excess of 15%.
- ⁵ Minimum 15' rear setback from top or toe of finished slopes in excess of 15%.
- ⁶ No yard encroachments shall project closer than 3 feet to a property line.
- ⁷ An additional 2-foot setback variation is allowed for every third house to limit monotony along the streetscape.

SF-1 Detached Site Design Guidelines



Not
To
Scale

NOTE: This figure indicates the setback areas around each building and are not intended to depict actual building footprints. Refer to Table 3a for more complete development standards information.

CANYON HILLS ESTATES

TABLE 3b

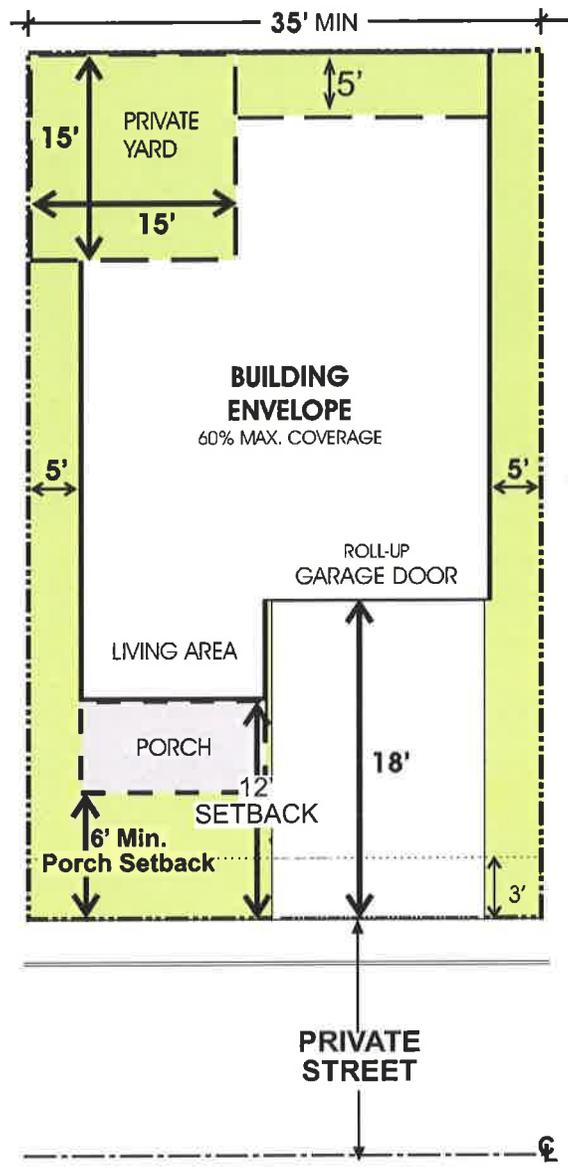
SF-2 DETACHED RESIDENTIAL LOT DEVELOPMENT STANDARDS

<i>Development Criteria</i>	<i>Standard</i>
Density	Up to 12 du/ac
Lot Area Minimum (sq. ft.)	3,000
Minimum Lot Width - Interior Lot (ft.) ¹	35
Minimum Lot Width - Corner Lot (ft.) ¹	40
Minimum Lot Width ² : Knuckle or Cul-de-Sac	30
Setbacks (ft.) ³	
• Front - Living space	12 ⁸
• Front - Porch	6
• Front - Garage, Straight-in Drive	18
• Side ⁴	5
• Rear ^{4, 5}	5
• Corner Side	10
• Projections into Required Yards ⁷	Architectural features, any yard - 2 Balconies, front or rear yard - 4
Maximum Lot Coverage (%)	60
Maximum Building Height (ft.)	32
Parking	2 covered spaces/unit
Minimum Common Open Space	250 sq. ft. per unit
Garage Access Alley	22' pavement width
Private Street Pavement Width ⁶	36'
Building Separation (between lots) (ft.)	
• Side to Side	10

Notes:

- ¹ Minimum width measured at the front setback line.
- ² Minimum widths for lots fronting cul-de-sacs and/or knuckles measured along the arc of the front property line.
- ³ Street setbacks measured from property line at back of walkway or back of curb depending on street section design.
- ⁴ Minimum 5' setback from property line or from top or toe of finished slopes in excess of 15%.
- ⁵ A minimum 15' X 15' unobstructed private yard required.
- ⁶ No yard encroachments shall project closer than 3 feet to a property line.
- ⁷ 36' width consists of 20' drive aisle with 8' parallel parking on both sides. 5' sidewalk required on both sides of street adjacent to right-of-way (see Figure 9, *Circulation Plan*, for detail).
- ⁸ An additional 2-foot setback variation is allowed for every third house to limit monotony along the streetscape.

SF-2 Detached Site Design Guidelines



NOTE: This figure indicates the setback areas around each building and are not intended to depict actual building footprints. Refer to Table 3b for more complete development standards information.

Not To Scale



Lake Elsinore, California

Draft
SPECIFIC PLAN

FIGURE 14b
SF-2 DETACHED RESIDENTIAL SITE DESIGN

4.3.3 *Public Park (P)*

This designation is intended to accommodate public parks and playgrounds consistent with the *Conceptual Lotting Plan* shown in Figure 8. However, Figure 8 is conceptual in nature and final design may vary somewhat, depending on City park requirements and more precise engineering analysis at the tentative subdivision map stage.

Permitted Uses: Uses permitted in this use designation shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Public parks, playgrounds, and recreation facilities.
2. Drainage improvements and facilities.

Development Standards: Development standards are shown in Table 4, *Park & Open Space Development Standards*.

4.3.4 *Open Space (OS)*

This designation is intended to accommodate open space areas within the Plan comprised of natural open space areas, manufactured slope areas outside residential lots, fuel modification areas, drainage courses and drainage retention/detention areas.

Permitted Uses: Uses permitted in this use designation shall include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Drainage channels, watercourses and water quality basins.
2. Nature preserves.
3. Public utility distribution and transmission facilities.
4. Water and wastewater storage and conveyance facilities and associated access roads.
5. Fuel modification areas.

Development Standards: Development standards are shown in Table 4, *Park & Open Space Development Standards*.

Retention and/or Detention Basins shall be designed in accordance with City of Lake Elsinore development standards and the following criteria:

CANYON HILLS ESTATES

- Basins shall be designed and sized to accommodate drainage for homebuilders within the Plan.
- Basins shall be designed and sized as part of the Tentative Tract Map process, and based on a complete hydrology report prepared by a State of California registered civil engineer.
- Basins shall be visually screened through fencing, landscaping or a combination thereof from adjoining residential development areas.

TABLE 4

PARK & OPEN SPACE DEVELOPMENT STANDARDS

<i>Development Criteria</i>	<i>Standard</i>
Lot Area Minimum (sq. ft.)	None
Setbacks (ft.) ¹	
• Front	20
• Side	5
• Rear	10
• Accessory Structure Side	5
• Accessory Structure Rear	5
Maximum Lot Coverage (%)	5
Maximum Structure Height (ft.)	18

Notes:

¹ Street setbacks measured from property line at back of walkway.

V. DESIGN GUIDELINES

Design guidelines are contained in this section to assist in the implementation of the Specific Plan by providing an added level of definition for the Plan's design objectives and the intended development character. The Specific Plan's principal design objective is to utilize a comprehensive, high quality community design approach addressing both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). The design guidelines contained in this section address the individual lot design elements and are intended to establish a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility in design.

5.1 Intent of Design Guidelines

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, and builders in the implementation of the Plan. Variation and customization within the context of the guidelines is encouraged in order to achieve diversity and individually distinctive neighborhoods complemented by recreational amenities and neighborhood linkages. Implementation of these guidelines will assure that the Canyon Hills Estates community will be developed with a high quality and character as set forth in this Specific Plan.

Examples of desirable design elements and architectural styles are described in the following pages. These descriptions are conceptual and do not depict final designs. Creativity is encouraged and alternative design elements and architectural styles are allowed as long as they are executed consistent with the overall purpose of these design guidelines to promote aesthetic quality and community diversity.

These guidelines are provided for the benefit of decision makers, City staff, builders and their design teams in the preparation and review of future construction level development proposals. They are intended to make this process as simple as possible by providing clear direction to decision makers on the intent of the plan, and by so doing reducing the possibility of confusing interpretation and subjective decisions regarding Plan implementation.

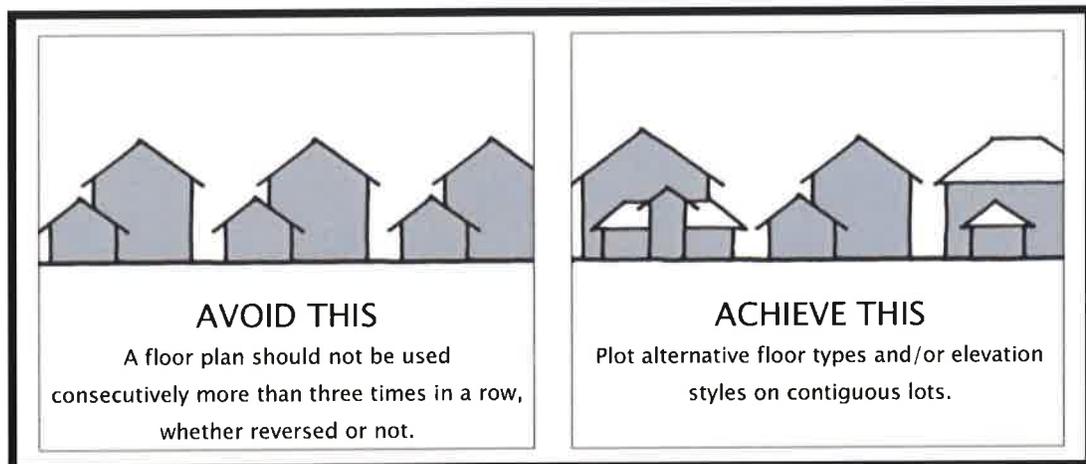
5.2 Site Planning Guidelines

5.2.1 *Lotting Concepts*

The general lotting concept shown in Figure 8, *Conceptual Lotting Plan*, shall be conceptual and intended to demonstrate the probable development pattern. However, other designs may also be applicable, and actual lotting may be flexible in terms of layout and location of local streets so long as the overall project density is not exceeded, and major community framework elements such as the park and the large central open space area remain at their designated locations within the Specific Plan. The lotting plan should also accommodate pedestrian friendly design, providing for sidewalk and bicycle connections to the park within the Plan.

5.2.2 *Single Family Detached Siting Criteria*

- Buildings should be sited to front onto public or private neighborhood streets. Buildings that side or back onto a public or private street should be architecturally treated or screened to enhance views from the public right-of-way.
- For each floor plan there shall be at least two elevation variations, with alternative floor plans and/or elevation styles plotted on contiguous lots.
- Attempt to vary front yard setbacks for adjacent homes that are not located on a curvilinear street, cul-de-sac, or knuckle, which already provide a varied street scene.
- Attempt to underground or camouflage utility boxes.



CANYON HILLS ESTATES

- Corner lots have high public realm visibility and should generally have one story elements and/or careful architectural detail facing the side street (see Corner Conditions, Section 5.3.7).

5.3 Single Family Detached Architectural Design Guidelines

The purpose of these architectural design guidelines is to promote aesthetic quality along with community diversity. By showing examples of selected architectural styles and referencing the range of detailing within the styles, an historic context or style of architecture can be documented. This permits high quality architectural design to occur, while still considering current home-building needs.

The principal design criteria and architectural styles are not intended to be restrictive or promote rigid adherence, but are meant to assist in the design, processing, and implementation of a high level of design direction and quality. The historic development of homes in the Lake Elsinore area reflect function and tradition, simplicity in massing, plan and roof forms, and eventually, authentic regional styles. The intent of these design guidelines is to look back to these older established neighborhoods for inspiration, and to recapture the charm and essence of these original home styles, as well as other historic American home styles, and express them in the simple, honest manner that they originated. The Canyon Hills Estates homes will provide the kind of function, quality, value and appeal that were built into those original homes. The neighborhood park, sidewalks, and street trees will add to the traditional feeling in these neighborhoods, linking them with the overall community.

5.3.1 Architectural Styles

The architectural character envisioned for the residential neighborhoods within Canyon Hills Estates is influenced by the historical precedents of earlier development within the Lake Elsinore Valley during the first half of the 20th century. Examples of the architectural styles commonly found in the area during this time period include Spanish Eclectic, Monterey, Craftsman, Cottage and Traditional. These five styles are identified as appropriate for the Canyon Hills Estates development to build on the historical precedents of the older neighborhoods of the community and the interpretation of these styles in the Canyon Hills community.

The Design Guidelines of the plan establish the framework to achieve harmony and compatibility within residential neighborhoods, while providing the flexibility to create variety in the architectural expression and interpretation of the design styles envisioned for the community. A brief description of the architectural styles encouraged to be used at Canyon Hills Estates are discussed below. The mix of the five architectural styles mentioned above is encouraged to enhance the diverse architectural nature of the community and reflect the eclectic nature of many older neighborhoods. Other architectural styles may be approved for the Canyon Hills

CANYON HILLS ESTATES

Estates Specific Plan, and other styles, if approved, should exhibit historical authenticity and compatibility to the five styles identified below.

In interpreting these residential architectural styles for project design within the Canyon Hills Estates plan it should be recognized that contemporary applications of historic styles may not be as detailed based on current building materials, construction costs and maintenance costs. However; contemporary designs should incorporate the key features of the architectural style using contemporary building practices and balancing construction costs with affordability objectives for each project so that a range of housing types and prices are available within the community. For each of the architectural styles utilized, at least three of the “essential design elements” (as listed in the figures below) of the styles chosen must be incorporated into the exterior design.

The historic architectural styles appropriate for the Canyon Hills Estates community are described below. Depictions of style contained in the following exhibits are for examples of style only and are not intended to represent specific products to be built within the Plan.

Spanish Eclectic (Figure 20)

Because of the rich Spanish heritage of the early California settlers, along with the mild Mediterranean climate of the area, the Spanish Eclectic style of architecture was very popular in Southern California during the early 1900's. It is a style which uses decorative details borrowed from throughout the entire history of Spanish architecture.

The Spanish Eclectic style of architecture is characterized by one-story and two-story building masses, which are usually asymmetrical in form. Round or square towers are typical building accent forms, as are arcaded walkways leading to the front entrance or along a courtyard. The roofs are typically low pitched with little eave overhang, and are covered with red tile. Roof types commonly found in this style include side or cross-gabled, hipped, flat with parapet walls, or a combination of these.

Special features are used to further articulate and identify the Spanish Eclectic style of architecture. One or more prominent arches are commonly placed above a door or principal window, or beneath a porch roof. The entries are usually emphasized through the use of pilasters, columns, or patterned tiles, with the doors made of heavy wood panels. Many times there is one large focal window along the front façade, usually of a triple-arched shape. Decorative window grilles of wood or wrought iron are common, as are similar balustrades on porches and balconies.

CANYON HILLS ESTATES

Common Attributes:

Massing:

- Asymmetrical one to three story massing

Roofs:

- Low- to moderately-pitched terra cotta or concrete barrel or “S” shape tile roofs with modest to generous overhang
- Simple tile rakes and occasional eaves

Windows and Doors:

- Deeply recessed openings at major openings, which are often arched, or with occasional raised or molded pediments
- Typically individual casement windows with wood or white vinyl frames
- Vertically hung 9 and 12 paned windows on front facade
- Typically wood or fiberglass front doors of painted or stained finish

Details, Finishes & Colors:

- Decorative ironwork on window grills, doors, balconies, and roof supports
- Garage door patterns complimentary to style
- Stucco over foam window and door trim
- Typical wall material is lightly textured stucco ranging in color from off-white to beige with a second trim color; sometimes a third color is used on the window frames
- Dark brown trims; typical accent colors are blue, dark green, ochre or red

Spanish Eclectic Style



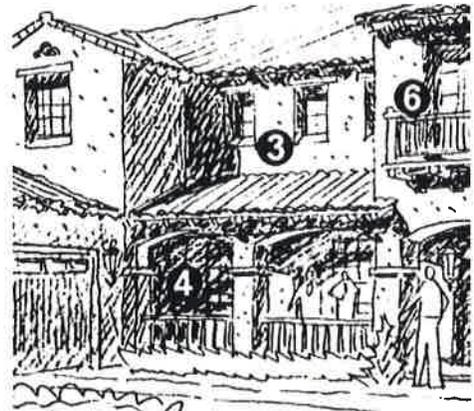
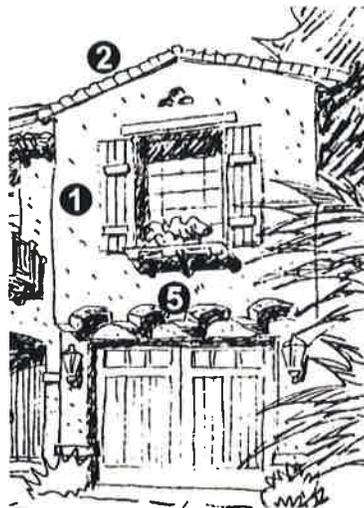
Example

Essential Elements of Spanish Eclectic Design

1. Stucco walls with a hand made formed appearance
2. Shallow sloped, terra cotta barrel tile roofs in variegated colors
3. Thick walls with deep recessed openings, often featuring arches
4. Covered patios, porches, loggias
5. Detailing primarily at openings
6. Decorative iron work



Traditional Plank Shutter



Monterey (Figure 21)

The Monterey architectural style is an early California style which borrowed design elements from the New England Colonial style and merged them with Spanish Colonial architecture.

The Monterey style is characterized by simple building forms, smooth wall surfaces, and tile roofs. The building massing usually consists of rectilinear two-story elements with wide second story porches. Many times these porches are cantilevered under the overall roof form. The roofs are low pitched and sometimes feature broken-pitches over the cantilevered balconies.

The wood elements of Monterey architecture are generally light in color and have a smooth and refined appearance. The other architectural details are elegant and crafted as well, as seen in the Colonial or pedimented openings and wood shutters commonly associated with this style. The exterior elevation is usually painted a white or creamy beige, with accent colors on windows and doors.

Common Attributes

Massing:

- Simple, straightforward volumes sometimes with a gable wing facing the street and opposing cantilevered balcony from second story floor

Roofs:

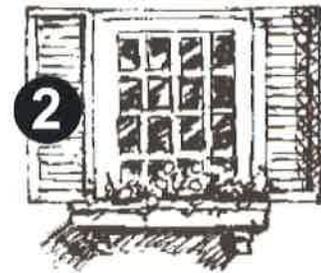
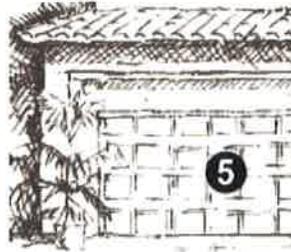
- Low to moderately pitched red “mission” tile gable roof with a low pitched shed roof break over the balcony
- Tight rake and extended eaves with exposed rafter tails
- Flat concrete tile roof to mimic wood shake

Windows and Doors:

- Windows are typically individual single-hung with wood or vinyl frames with simplified white window trim
- Simplified colonial style window shutters and door trim
- Doors are typically simple, painted or stained wood finish
- Enhanced front door surrounds with pediment trim above

Details, Finishes & Colors:

- Wood balcony and railing
- Round tile attic vents
- Ornate chimney top trim
- Vertical siding accents at gable ends
- Garage door patterns complimentary to style
- Plastered or stuccoed walls with sand to California Monterey stucco finish
- White painted brick
- Homes are typically painted either white or other light colors with a second trim color



Monterey Style

Essential Elements of Monterey Design

1. Cantilevered balcony
2. Colonial style window shutters
3. Concrete tile roof sheds over balcony
4. Smooth plaster or stucco walls
5. Garage door complimentary to style



Example

Craftsman (Figure 22)

The Craftsman style grew out of the Bungalow-style architecture and was strongly influenced by the English Arts and Crafts movement. It is truly an American style which originated in Southern California, and spread across the country during the 1920's and 1930's through pattern books and catalogues.

Like the bungalow, Craftsman architecture sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. The Craftsman style is characterized by one-story masses, although many California examples include second stories, and feature low-pitched, gable roofs (occasionally hipped) with wide, unenclosed eave overhangs. Many times the roof extends to cover a full-width or partial-width front porch. Roof rafters are usually exposed, and decorative beams or braces were commonly added under gable roof ends.

The front porches are supported by heavy wood columns resting on tapered square masonry pilasters which frequently extend to the ground without a break at the level of the porch floor. The materials used in the Craftsman style were common to the region so that there was a strong integration of the structure to the landscape.

Common Attributes

Massing:

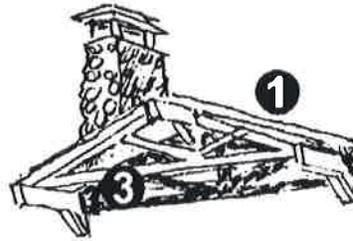
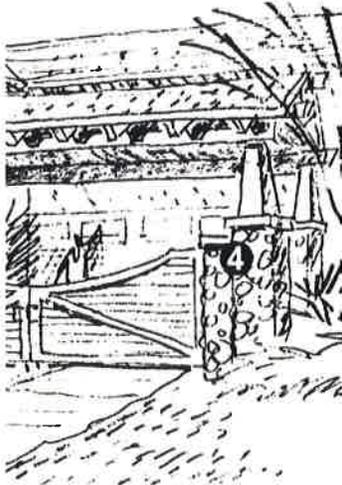
- Asymmetrical one to three story massing with horizontal proportions

Roofs:

- Horizontal gable roofs (or variations of the gable roof, i.e., cross gable, etc.), with dormers
- Low to medium roof pitch with moderate to generous overhang and exposed rafter tails
- Architectural quality, thick butt, 3 dimensional asphalt shingles or shingle textured flat concrete roof tiles

Windows and Doors:

- Windows are typically individual casement, vertically double or single-hung wood box or vinyl frames
- Divided upper mullioned lights as grids at front elevation and in high visibility areas



Craftsman Style

Essential Elements of Craftsman Design

1. Shallow pitched roofs with deep overhangs
2. Deep, broad porch elements with expressive structural components
3. Expressive structural elements such as rafters, brackets, braces and columns
4. A mixture of materials such as stone, shingles, and wood siding
5. Asymmetrical massing and window and door compositions



Example

CANYON HILLS ESTATES

- Doors are typically simple and can be stained.

Details & Finishes:

- Large, either full or partial entry porches under roof supported by tapered square columns or by posts on piers
- Stone, brick, stucco or clapboard piers, columns and balustrades (often in combination)
- Blended wood clapboard siding (or shingles) and stucco of light to medium sand finish.

Colors:

- Painted color schemes typically consist of three (3) to five (5) colors
- Base colors are typically dark earth tones, usually browns or greens
- Trim colors are typically in contrast to the base color; darker homes use lighter color earth tones such as beiges and tans, with lighter homes using darker trim colors
- Window frames and end rafters use a third accent color, closer in shade to the base color
- Exposed roof and porch beams typically painted dark brown

Traditional (Figure 23)

Descending from the first saltbox homes built in the New England colonies in the 17th century, the American Traditional style later evolved into more neoclassical forms with America's increasing prosperity. The style is based upon simple plan form massing and roof design with a simple colonnaded entry porch.

Essential elements of American Traditional design include moderately pitched hipped roofs with a prominent central dormer, and shorter overhangs with boxed eaves. Clapboard siding in pastel to cool colors is common, along with minimum 2'x4' white window and door trim and contrasting shutters. Windows are typically vertical, with a multi-paned upper sash in high visibility areas and single pane lower sash.

CANYON HILLS ESTATES

Common Attributes:

Massing:

- Simple plan form, symmetrical three story massing

Roofs:

- Moderately steep pitch gabled or hipped roofs, often with a prominent central dormer
- Roof pitch over the porch breaking to a shallower pitch
- Roof overhangs vary per interpretation
- Boxed eaves with molding
- Architectural quality, thick butt, 3 dimensional asphalt shingles or smooth flat concrete roof tiles resembling slate and ranging in color from light brown to light gray
- Round attic vents

Windows and Doors:

- Windows are symmetrically balanced, typically rectangular double- or single-hung windows with wood or vinyl frames
- Vertical gridded windows at front elevations and in high visibility areas, single-pane windows on sides and rear elevations
- Upper sash is gridded with a single light lower sash
- Doors are simple and typically stained or painted

Details, Finishes & Colors:

- Fine to light sand finish or light lace finish stucco, clapboard siding or blended clapboard siding and stucco in pastels to cool colors with white trims
- Entry or colonnade porch that is either the entire or partial width of the house.
- Minimum 2'x4' window and door trim
- Darker color shutters, white trim/fascias, dentils or modillions and a wide frieze band

Cottage (Figure 24)

The Cottage style was developed in Europe in the 18th and 19th centuries and was symbolic of the charm and character of small country homes in France and England. The random elements of this style express this distinct and appealing character. The American interpretations of the style include houses with simple volumes most often with front gables and steeply pitched roofs. The principal exterior material is stucco, often mixed with stone or brick used for a base expression or on a chimney.

A mixture of color, texture and materials draws upon the earth-tone shades of stone, brick and stucco to define this expressive character. Detail embellishment is a strong feature of the Cottage style, such as doors and windows with impressive trim or shutters, varying pitched roof lines, textured chimneys and wood or wrought iron balconies. The use of dormers and turrets was also used to enhance this style.

Common Attributes:

Massing:

- Asymmetrical forms of one and three story combinations typical

Roofs:

- Steeply pitched roofs with dormers
- Roof lines extending below windows at second floor and to top of windows at first floor
- Architectural quality, thick butt, 3 dimensional asphalt shingles or smooth flat concrete roof tiles resembling slate and ranging in color from light brown to light gray
- Little or no eave projection

Windows and Doors:

- Deeply recessed windows and doors are typical
- Front elevation windows should be proportionately taller than their width and grouped together.
- Windows should be multi-paned
- Front doors to be dark with no sidelights

CANYON HILLS ESTATES

- Avoid symmetrical spacing of doors and windows

Details, Finishes & Colors:

- Door and window trim or shutters
- Decorative iron work on windows and balconies
- Heavy textured chimneys
- Exterior walls in textured stucco with colors ranging from off-white to tans.
- Dark earth-tone colors for roofs and accent colors to be greens, ochre and similar warmer earth-tones.

Examples of these architectural styles are provided in Figures 20 through 24 to provide visual illustrations of the elements of each style described above as well as contemporary examples of the style.

5.3.2 *Materials & Colors*

Colors can be used in a variety of ways to reduce the visual impact of building masses. Receding colors can be used on building façades, or portions of building façades, to diminish their visual impact and weight. Accent colors that are tonally related to the base line primary façade colors can act to visually subdue façade features. Use of color to emphasize changes in façade plane or to define individual units or building sections is encouraged as a way of reducing the appearance of building mass. New interpretations of classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

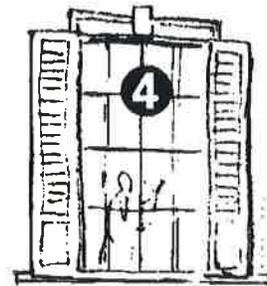
- Each elevation should have a minimum of three colors. For example: one body, one trim, and one accent color.
- Front elevation design and materials are to wrap around the side elevation to an appropriate transition point.
- Each product line should have a minimum of three different roofing colors.
- Individual color schemes must be appropriate to the architectural styles selected with a harmonious selection of accent materials and roof profile and colors.



Traditional Style



Example



Essential Elements of Traditional Design

1. Simple, straightforward volumes with one-story wings and porches to make more complex shapes
2. Symmetrical composition of doors and windows
3. Simplified versions of classical details and columns
4. Multi-lite windows that are wide in proportion, usually with 6 over 6 pane patterns
5. Multiple dormers with multi-lite windows

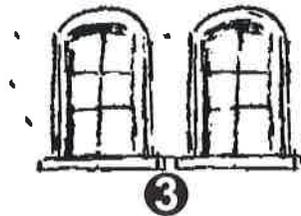


Example

Cottage Style

Essential Elements of Cottage Design

1. Steep roof pitch with dormers
2. Apparently random window and door locations
3. Vertical windows in groupings
4. Large simple roof planes
5. Roof lines extending below windows at second floor, and to top of windows at first floor
6. Simple detail
7. Shallow overhangs



- No two adjacent homes using the same floor plan should have the same exterior color scheme. A scheme of color values on exterior elements should be distinct on adjacent homes, with deeper tones encouraged to promote variation.
- If balconies are provided, materials should match or complement those used on the main portion of the building.

5.3.3 Building Mass, Articulation & Architectural Diversity

Massing is particularly important in creating the proper context and scale within a neighborhood. A major component of diversity in the streetscene can be achieved by utilizing a minimum of three to five different architectural styles similar to those outlined above. Control of mass and scale will also contribute to streetscene visual diversity. Diversity of mass and form is achieved through the use of sufficient vertical, horizontal and roof articulation of a building mass as shown in Figure 25, *Building Articulation*.

Combinations of one and two story elements on the same building are encouraged to facilitate articulation. Dormers, gables, eaves and other projections may also be used to break up architectural forms. Significant single story elements may not be achievable on detached homes in the SF-2 designation area due to lot size and home configuration; therefore, homes in the SF-2 designation are exempt from Section 5.3.3 of these guidelines. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality for each home.

- Single-story components such as porches, reduced heights of living spaces, and/or garage areas should be used to create a sense of variety within the street scene and to break up building massing.
- For each floor plan there shall be at least two elevation variations, with alternative floor plans and/or elevation styles plotted on contiguous lots.
- Twenty percent (20%) of all plans and elevations plotted should have a single-story component, which can include garages and covered porches.
- Homes should be designed with entries, windows, front porches, and living areas placed directly adjacent to the street on most plan variations, while recessing the garages, are encouraged.
- The proportion of windows and doors to the wall massing should vary according to the architectural style chosen. Windows and doors should enhance, rather than dominate, the overall architectural character of the home. The selected style of window should be appropriate to the architectural style of the house.

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- Garage doors should be fully integrated into the design of the architecture and should complement the building elevation. Accent colors should be considered to complement the architecture and to provide visual variety along streetscapes. Staggered setbacks, recessed garages, and side-entry garages should be considered to further vary the streetscape.

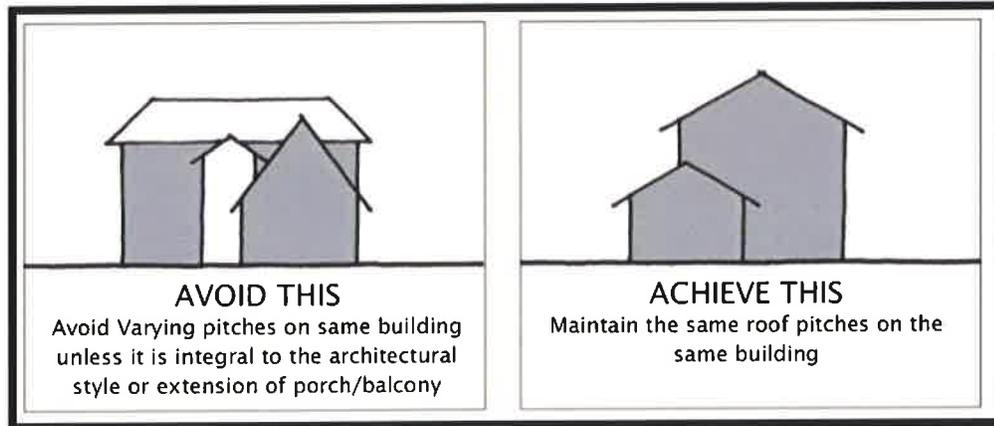
5.3.4 *Entries and Windows*

- Door and windows should be varied by spacing, sizes, shapes, and locations in building facades.
- Deep set openings are encouraged to convey the impression of wall thickness and create strong shadows. Front door surround treatment, including a cover for weather protection, should use decorative trim appropriate to the style, a recess, or sidelights.
- Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors should be incorporated into the architectural detailing.
- A variety of window and door treatments should occur. For example, French doors, dormer windows, or decorative shutters could be incorporated into the building design.

5.3.5 *Roofs and Chimneys*

Roofs constitute a major architectural design element and can greatly influence building articulation and the visual streetscene. A variety of roof types are permitted within the neighborhood.

- Roof colors and composition should vary within the plan to add variety to the streetscene.
- Roof colors should generally be neutral earth-tone, avoiding high contrast colors such as red, oranges or ceramic blue.
- Chimneys and spark arrestors should act as thematic forms and vertical elements in the architecture. Caps on chimneys should have low profiles and should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), and stucco.
- Roof overhangs are permitted and should be designed as an integral part of the roof form.
- A variety of roofs styles should be utilized, including hip, gable, and shed roofs. The roof design should follow the wall planes and roof pitch should be consistent with the architectural style.



- Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- Roofing trim materials should be of similar materials and complementary colors. Roof vents and appurtenances should be painted to match the roof color.

5.3.6 *Balconies, Overhangs and Porches*

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors, and creating a sense of human scale. Covered entrances, porches, and arcades are also a desirable component of a building, because they serve to identify entrances and provide distinction between front-yard and side-yard elevations.

- Balconies and porches should be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- Porches, balconies, and trellis structures should be compatible with the overall architectural theme, style, and design of the structure.
- Materials used to construct balconies and porches should be appropriate to the designated architectural style.

5.3.7 *Corner Conditions*

The treatment of building mass at corner locations is a key component in creating a human scale neighborhood.

- Buildings occupying corner locations on public streets should wrap the corner to create an articulated building façade framing the intersection.
- Building mass should be formatted to incorporate single story elements and/or wrapped porch features where consistent with the architectural style.
- Additional methods for maximizing the variety of architectural form within these constraints include:
 - Creating recessed alcoves or projected overhangs which cast shadows;
 - Sculpting major chimney forms; and,
 - Utilizing dormers, bay windows, balconies, and other architectural projections.

5.3.8 Garages

The living area of the home and its architectural treatment should be the primary emphasis of the front elevation. In order to maximize this objective, the garage as a part of the streetscene should be de-emphasized to the extent possible in each architectural style. This objective can be achieved by varying the garage placement and treatment from plan to plan. It is recognized that variation in garage placement may not be achievable on detached homes in the SF-2 designation area due to lot size and home configuration; therefore homes in the SF-2 designation are exempt from Section 5.3.8 of these guidelines. Alternatives for garage placement include:

- Recessed
- Side Drive
- Swing-in or Side Entry
- Corner Lot with Side Street Entry
- Garage Forward

Figure 26, *Alternative Garage Configurations*, graphically portrays several of these alternative designs. Additionally, the following guidelines should be considered in garage layout and design.

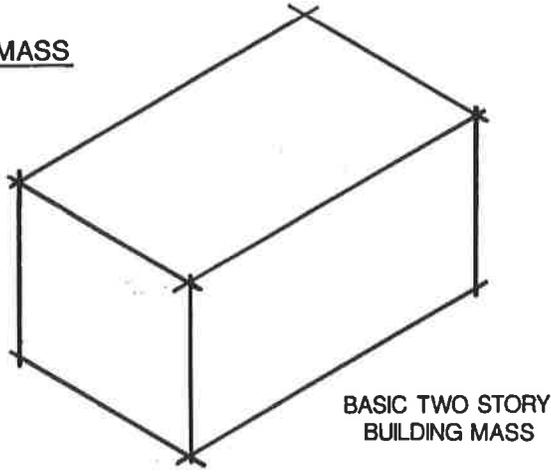
- Garages should be constructed of materials compatible with the architectural style of the primary structure.
- No two adjacent homes having the same floor plan and elevation should use the same garage door pattern. In no case should more than two (2) adjacent homes of any floor plan or elevation have the same garage door pattern.

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- Tandem garages are permitted in three car garages (and count towards parking requirements) to reduce the visual impact of garage doors.
- Private drives that serve as alleys are permitted. To maximize open space, garages should face onto the alley and be located no further from the alley than is required for adequate vehicle access.
- A variety of designs should be used on garage doors. Minimize the visual impact of garages facing the street by varying garage door patterns, varying colors, varying setbacks, splitting doors into two or more single doors, incorporating windows into garage doors, and using alternative garage configurations.
- All garage doors shall be sectional and roll-up.
- Every third driveway should be scored or treated with accent material, such as brick or pavers to reduce the monotony of concrete driveways.

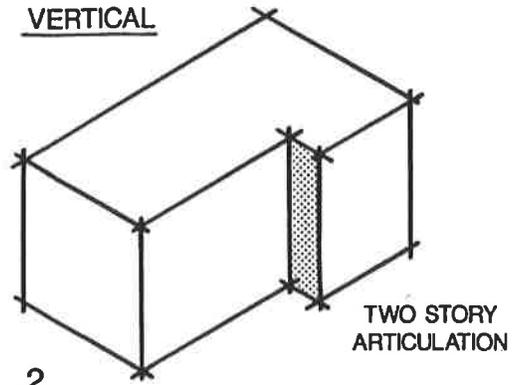
TWO STORY MASS

1



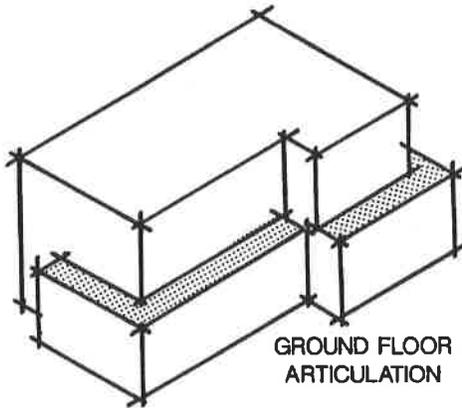
VERTICAL

2

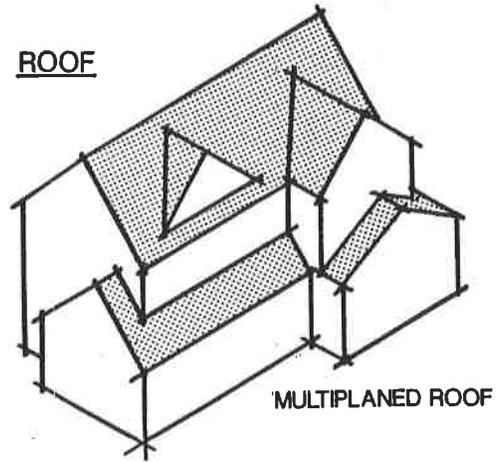


HORIZONTAL

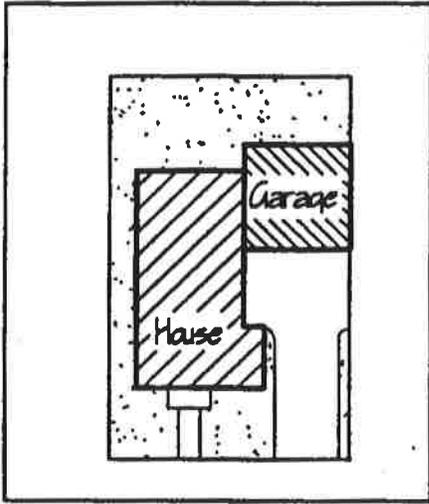
3



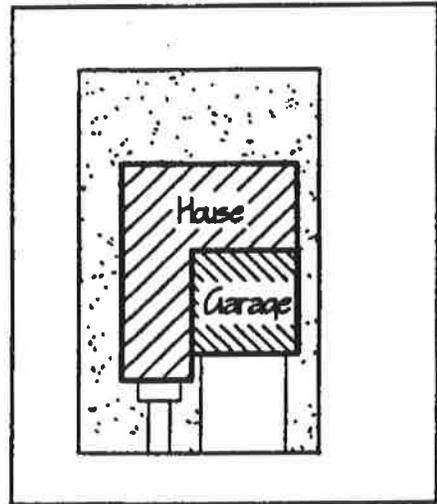
ROOF



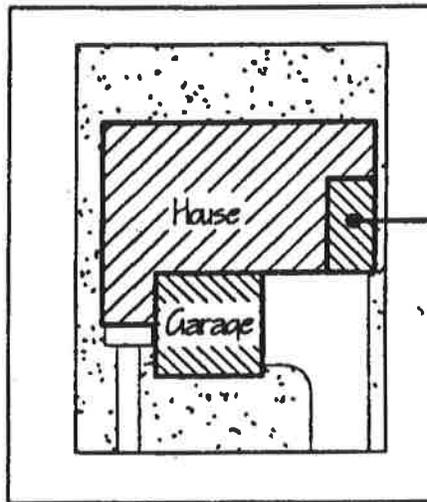
Not
To
Scale



Side Drive Garage
(may be Attached or Detached)



Recessed Garage



2 nd. Garage
(optional)

Swing-in Garage
(w/ optional recessed garage)

Not
To
Scale

5.4 Landscape Design Guidelines

The Canyon Hills Estates Landscape Design Guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community. These guidelines, consisting of written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, plant palette, lighting, and walls to create a unifying fabric for the community.

The Canyon Hills Estates *Conceptual Landscape Plan*, Figure 11, is driven by the desire to integrate the proposed master planned community into the Lake Elsinore and Canyon Hills area and to create an identifiable sense of place. Landscape and streetscape elements will be used to create visual continuity throughout Canyon Hills Estates. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements.

The landscape plan of Canyon Hills Estates calls for a compatible plant palette of trees, shrubs, and ground covers. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the Specific Plan. These elements shall be detailed at the site development plan or other discretionary permit for each planning area. The landscape plan shall include adequate intersection and driveway line-of-sight design per City/Caltrans guidelines. The landscape design is based on the vision and goals of the Canyon Hills Estates Specific Plan.

5.4.1 *Streetscape Treatments*

Streetscape treatments will be implemented on the internal local streets. These streetscape treatments will be comprised of an accent street tree along one side of these streets, planted at the back of the curb on the side of the pavement section with no sidewalk, at a uniform linear spacing of 40 feet on center, except where driveways require adjustment to this spacing. The other side of the pavement section will have accent landscaping within the expanded parkway along both sides of the public trail which is located within this parkway. The streetscape landscape design is shown in Figure 27, *Streetscape Landscape Detail*.

5.4.2 *Entry Treatments*

Two types of entry treatments will be provided at the vehicular access points to the community of varying composition and complexity. Treatments for each of the two types are described as follows:

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- Primary Entry Treatment will occur at the principal entrance to the community from Cottonwood Canyon Road. This primary entry point will have themed landscaping and entry walls. Landscaping, including trees and shrubs will frame the entry, and identification monument signage will also be incorporated within this area. Primary entry design is shown in Figure 28, *Primary Entry Landscape Detail*.
- Secondary Entry Treatments may occur within the project at intersections or points of access to residential product areas. The secondary entry treatments will also incorporate themed landscaping and trees framing the entries. However, as secondary entries, the landscaping will be less lush than the primary entry, but appropriately scaled to respectfully address form and function.

5.4.3 Edge or Buffer Treatments

Landscaped edge or buffer treatments will be created at two locations within the project:

- 1) along the northerly edge of the project where it abuts the backyards of adjoining lots within the existing Canyon Hills Specific Plan); and,
- 2) along the interface of development and the open space areas of the Plan.

Along the northerly edge the buffer will consist of fence and/or wall treatments and trees planted to create visual screening. Along the interface with the open space areas of the Plan, landscaping will occur as part of the fuel modification zones at the back of residential lots, or as a landscaped edge where local streets abut open space. Introduced landscaping at the street-open space interface will be limited to graded areas created by the street construction. Wall and/or fence treatments are described below in section 5.4.4.

One of the special edge treatments of the Plan will be the retention of the large existing Oak tree adjacent to Cottonwood Canyon Road at the northeast project boundary. This tree and adjacent water quality basin, along with the neighborhood park on the opposite side of Cottonwood Canyon Road will create a significant open space character at the primary entrance to the project site.



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5.4.4 Walls & Fences

All walls and fences within Canyon Hills Estates should be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise, and allow privacy and security in residential areas. Construction of walls and fences shall coincide with construction of the adjacent development and be completed before the completion of the phase the wall or fence is in. The design concept for the three locations for community walls/fences is summarized as follows:



- Project boundary screening along the northerly boundary should be a “view fence” consisting of a 2-3 foot masonry block base with 3-4 foot open wrought-iron fencing on top, for a combined maximum height of 6 feet or a 6 foot open wrought-iron fence. Illustrations of these fence types are shown on Figure 13, *Wall and Fence Plan*.
- Along the side or rear of lots that abut a street, a 6 foot high masonry wall is required.
- Where the side or rear of lots abut an open space area or water quality basin, 6 foot high open view-type fencing is required, which can be either a wrought-iron fence or a welded-wire fence. This treatment should also be used around the interior boundaries of the park.
- At least 3’ of landscaping must be provided between the edge of sidewalk or curb and a wall or fence.
- Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
- Where masonry block construction is required, masonry block should have decorative surfaces such as split-face or slump stone.
- Where masonry walls are required, they should incorporate pilasters at a spacing of no more than 100 feet on center and at property corners and/or changes in wall direction.
- Pilasters should be masonry with a material and finish consistent with the adjoining wall finish.
- Walls and fences should have a maximum height of 6 feet from highest adjacent grade, but should also be subject to placement and height

restrictions as may be deemed necessary by the City Engineer for safe visibility at intersections.

- Regular breaks should occur along walls where cul-de-sacs intersect to avoid monotony and provide pedestrian access.
- The placement of a wall shall minimize the visual impact of the wall and maximize its effectiveness as mitigation for noise and privacy.

5.4.5 General Landscape Guidelines

Drought Tolerance

The landscape palette for the Canyon Hills Estates Specific Plan shall promote selective drought tolerance through the use of native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various types of water management options.

Maintenance

All landscape maintenance shall conform to project Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels. The homeowner's association within Canyon Hills Estates shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard landscaping and maintenance. A landscape maintenance district or HOA shall be established to maintain common landscaped areas and detention basins.

Plant Material Guidelines

Conceptual planting guidelines have been established through this Specific Plan. The plant material lists will be selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance and shall be made available of the Planning Department. Wherever possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Consideration must be given when locating trees to avoid potential long-term problems with tree roots, but the City will have final approval for clearances when public facilities may be affected.

5.4.6 Signage & Lighting Guidelines

Signage and lighting are additional elements of design continuity throughout the community. Size and/or intensity and configuration should be determined by the function of the signage or lighting and its hierarchy of information and use. Design should be determined by the location and purpose of the signage or lighting.

The following basic design principles should be considered in the provision of signage and lighting within the Specific Plan.

Signage

- The number, sizes, and locations of signs within the plan should be consistent to eliminate visual confusion.
- Lettering colors should be readable as intended by the sign function, but should not employ high contrast or bright colors which are out of character with the design theme of the community.
- Entry signage should clearly announce arrival to the community, neighborhood, or facility.
- Entry and identification signage and lighting should reflect the style and materials of the building and landscape architecture of their settings.
- Monument signage need not have a uniform design theme for all development areas of the project, but should reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- Signage support structures should be of natural appearing materials such as wood, materials of a wood-like appearance, stucco, materials of a stone-like appearance, wrought iron, or anodized metal material, with color and treatment consistent or complimentary with that of the primary buildings or landscape hardscape materials on the property where sited.

Lighting

- Lighting need not have a uniform design theme for all development areas of the project, but should reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- Street lighting may be of a decorative "Canyon Hills Estates area only" design subject to safety considerations and City approval.
- Glare from property lighting should not be visible from beyond the property line of the development lot.

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- Lighting should be shielded and directed downward to avoid glare off of the property.
- Light fixture design and location should be compatible with the architecture and landscape design of the property it is being placed on.
- Incandescent light sources are most appropriate for residential applications due to their warmer and more natural color.
- Lighting in the park should be subdued so as not to spill onto adjoining residential lots while at the same time balancing safety objectives. Freestanding fixtures or fixtures attached to buildings should be relatively low (not higher than 6'). Pedestrian paths should utilize low level path lighting.
- Halogen or metal halide light sources are discouraged adjacent to open space areas or within the park area due to their less natural white light and intensity. Incandescent or low-pressure sodium light sources are recommended in these areas.

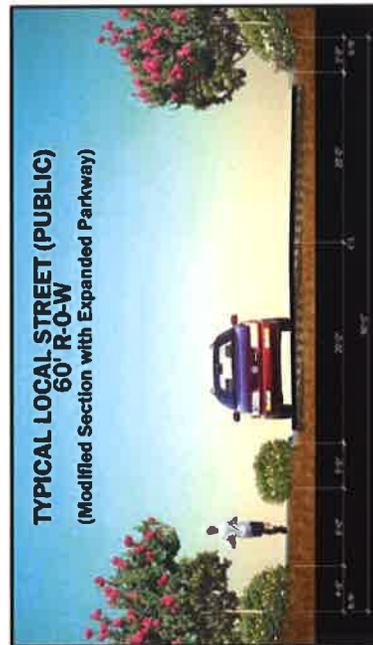
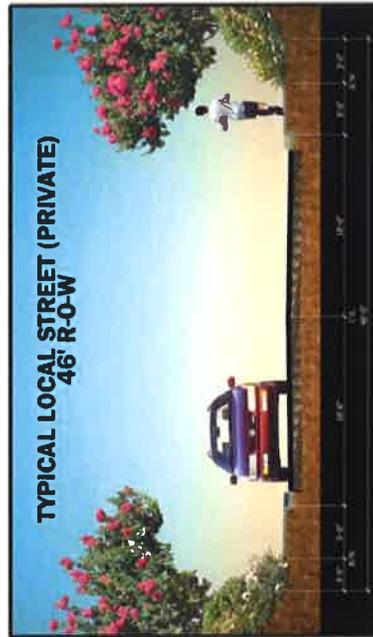
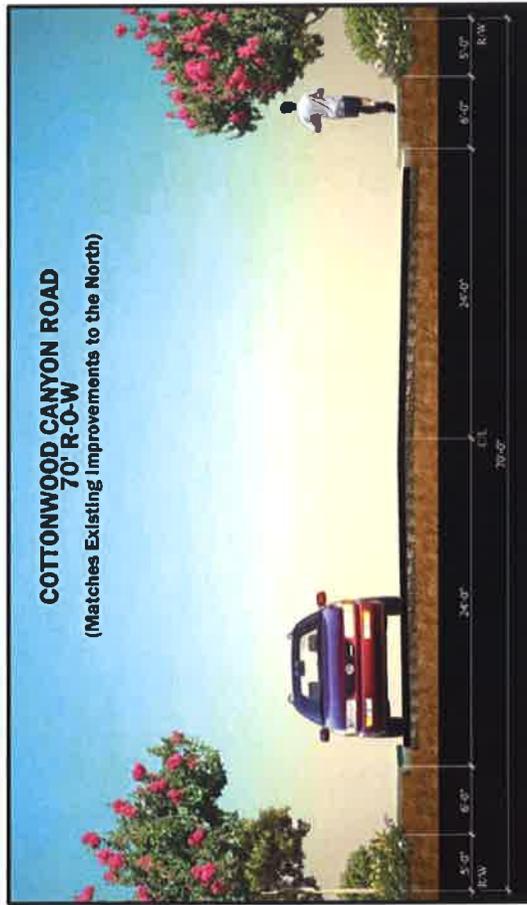
5.5 Grading Design Guidelines

The following grading guidelines provide direction to grading design as related to drainage, landforms and contour grading. The primary purpose of these guidelines is to minimize the visual impacts of grading through preservation of natural landforms and the use of landform alteration techniques that are sensitive to the existing topographic features. These guidelines supersede grading standards contained in Chapter 15.75 of the Lake Elsinore Municipal Code unless specified otherwise.

- Permanent compacted slope gradients shall not exceed a ratio of 2:1, horizontal to vertical.
- Slope face erosion should be minimized by providing positive drainage away from slopes via berms at the slope crest and lined ditches to conduct water away from the top and toe of slopes as appropriate. Slope terraces for drainage and debris control shall be placed at 30 foot vertical intervals where slopes exceed 30 feet in height.
- Slopes exceeding 3 feet in height should have permanent irrigation systems installed and planted with native species to avoid slope face erosion.
- Solely angular forms should not be permitted. The graded form should reflect the natural rounded terrain to the greatest extent possible.

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- The toe and crest of any manufactured slope in excess of ten (10) vertical feet in height should be rounded in proportion to the total height of the slope. When slopes cannot be rounded, vegetation should be used to alleviate sharp angular appearances.
- Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope should incorporate curves of varying radii to reflect the natural terrain.
- Retaining and/or crib walls are encouraged when they result in either a significant reduction in manufactured slope area and/or increase the usable site area.
- Retaining and/or crib walls should be designed to visually blend into the landscape by breaking into a series of stepped lower walls or landscaped with native plant materials when deemed appropriate.
- Adequate positive drainage should be provided away from building pad areas to prevent ponding and to reduce percolation of water into the foundation soils.
- Building pads should have a gradient of at least two percent towards drainage facilities.
- Surface drainage should preclude the possibility of flow over slope faces with the use of brow ditches, earth berms, and other methods.
- Adequate drainage should be provided for any cut and/or fill slopes, landscaped areas outside building pads such as parks, recreation areas, and paved areas.
- Slopes adjacent to raised lots and/or the tract should be provided with a sub-drain along the toe to intercept subsurface water flow.



Entry Monument Locations



● Secondary Entry Monument



⊙ Major Entry Monumentation

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Such subsequent approvals shall follow appropriate established City review processes.

Individual project approval requests and development applications for proposed development within the Specific Plan area shall file an application with the City of Elsinore for review and processing as outlined below.

Tentative Subdivision Maps: Applications for tentative maps are to be filed with the City for processing according to the City's subdivision procedures. The Community Development Director shall review the application for completeness and notify the applicant of his determination within 30 days of submittal. Once an application has been deemed complete, it shall be reviewed and processed according to the provisions of the Subdivision Map Act (Government Code Section 66410) and the City's subdivision procedures.

Design Review: Applications for Design Review are to be filed with the City for processing according to the Zoning Code requirements. The Community Development Director shall review the application for completeness and notify the applicant of his determination within 30 days of submittal. Once an application has been deemed complete, it shall be reviewed and processed according to the provisions of Section 6.8, Design Review below.

6.5 Density Transfer Provisions

The transfer of residential density between the SF-1 and SF-2 development areas is permitted based upon the provisions outlined below. Any such density transfer shall not require an amendment to this Specific Plan.

1. Transfers of density may be approved to add or reduce the number of units within the SF-1 or SF-2 development areas up to but not exceeding 20% of the Target Yield for each area as shown in Table 2, *Land Use Statistical Summary*.
2. The permitted density within the SF-1 and/or SF-2 development areas need not be evenly distributed to all subdivisions which comprise the land use designation.
3. Density transfers into the SF-1 or SF-2 development areas shall not result in development projects exceeding the upper end of their respective Density Ranges as shown in Table 2, *Land Use Statistical Summary*.
4. Application for density transfer shall be made in writing at the time of Subdivision Map and/or Design Review application. Such application shall be reviewed by the Community Development Director or designee, as a separate but parallel action, who shall approve the Density Transfer request administratively, if it meets the provisions stated above.

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TABLE 5

**CANYON HILLS ESTATES SPECIFIC PLAN
FINANCING & MAINTENANCE PLAN**

Service or Facility	Construction Responsibility	Funding Responsibility/ Alternatives	Operation & Maintenance Responsibility
Circulation & Transportation			
On-site Streets (public)	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	City of Lake Elsinore
On-site Streets (private)	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	HOA
Off-site Street Improvements - Lost Road & Navajo Springs	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	City of Lake Elsinore/County of Riverside
Off-site Street/Intersection Improvements (If applicable)	City of Lake Elsinore/County of Riverside	City of Lake Elsinore/County of Riverside DIF/TUMF	City of Lake Elsinore/County of Riverside
Parks & Landscaping			
Private Park	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	HOA
Neighborhood Public Park	Developer/Builder	Developer/Builder and City of Lake Elsinore*: CL, EQ, CFD/LLD	City of Lake Elsinore
Project Entries: Landscaping & Monumentation	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	HOA
Utilities			
On-site Public Water Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Elsinore Valley Municipal Water District (EVMWD)
On-site Street Lighting	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	City of Lake Elsinore and/or HOA
On-site Waste Water Collection System	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Elsinore Valley Municipal Water District (EVMWD)
On-site Reclaimed Water Distribution System	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Elsinore Valley Municipal Water District (EVMWD)
On-site Storm	Developer/Builder	Developer/Builder	City of Lake

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Service or Facility	Construction Responsibility	Funding Responsibility/ Alternatives	Operation & Maintenance Responsibility
Drainage & Detention Facilities		Funding: CL, EQ, CFD/LLD	Elsinore, County Flood Control and/or HOA
Electric, Gas, Phone, Cable TV	Developer/Builder	Developer/Builder, Utility Operator Funding: CL, EQ, CFD/LLD	Utility Operator
<p>Notes:</p> <p>Funding Sources noted by abbreviations:</p> <ul style="list-style-type: none"> ◇ CL Conventional Bank Construction Lending ◇ EQ Equity Financing ◇ CFD/LLD Community Facilities District or Landscape & Lighting District ◇ DIF Developer Impact Fees ◇ TUMF Transportation Uniform Mitigation Fee <p>* City funding of park construction cost above Quimby fee credit amount.</p>			

6.6 Adjustments & Amendments

As with the implementation of any land development over time, certain modifications to the Specific Plan text, exhibits, and/or project may be necessary. These modifications, should they become necessary, are divided into two categories.

The first category, “administrative adjustments” or minor modifications, allow for minor changes to the Specific Plan without a public hearing or further environmental analysis, and may be approved by the Community Development Director. The second category, “amendments”, are required for all other changes, and are required to be approved by the Planning Commission and City Council in the same manner in which the Specific Plan was originally approved. Amendments must be found to be in substantial conformance with the objectives and design intent of the Canyon Hills Estates Specific Plan, and the policies of the City’s General Plan.

Adjustments and/or amendments may be requested at any time by submittal to the Community Development Director for determination as to whether they constitute a minor modification and can be approved administratively by the Director as an adjustment, or whether they constitute an amendment and must be processed through the Commission-Council public hearing process.

Administrative adjustments and amendments are discussed in more detail below.

6.6.1 Administrative Adjustments

Certain minor adjustments to explicit provisions in the Specific Plan may be made administratively by the Community Development Director without amending the Plan. These types of adjustments include:

- Transfer of dwelling units from one residential planning area to another is permitted, under the criteria specified in Section 3.3.5.
- The addition of new information to the Specific Plan maps or text that does not change the effect of any provisions or guidelines.
- Changes to the community infrastructure such as water, sewer and drainage systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan, nor change the general concepts of the systems.
- Modifications in the boundaries and acreages of land use designation areas due to final road alignments or other technical refinements during more detailed design in the tentative tract/final map process, provided that the overall Specific Plan area does not exceed the estimated 246.4 acres.
- Minor changes in roadway alignments and street sections are allowed, provided such changes are consistent with the streetscape concept for the roads, and subject to the approval of the City Engineer.
- Modifications to the design guidelines contained in Section V, provided such changes are generally consistent with the community design concept.
- Other similar adjustments that in the determination of the Community Development Director, are consistent with the design objectives of the approved Specific Plan.

After the Community Development Director has approved an administrative adjustment to the Plan, it shall be attached to the official copy of the Specific Plan on file at the City as an addendum.

6.6.2 Specific Plan Amendments

The Specific Plan may be amended in the same manner as a General Plan. It may also be amended as often as deemed necessary by the City Council.

Specific Plan amendments shall be consistent with the General Plan. Once the proposed amendment has been submitted to the City, city staff shall review the application for completeness, and then issue a notice of the upcoming public hearings. Staff shall prepare a staff report with recommendations on the

amendment and forward it to the Planning Commission for consideration and action to pass their own recommendation on to the City Council for final action on the request.

Depending on the nature of the proposed amendment, a supplemental environmental analysis may be required, pursuant to CEQA Guidelines, Section 15162.

Types of changes that would require a Specific Plan amendment include:

- Changes to the text or maps of the Plan other than the addition of new information which does not change the effect of any provisions or guidelines.
- Addition of permitted uses or intensity of use development beyond what is presently permitted within the various land use development areas.
- Changes in infrastructure such as drainage, water or sewer systems which have the effect of increasing capacity beyond the approved land use intensity.

In reviewing proposed amendments to the Specific Plan, the following criteria shall be used in determining an amendment's compatibility with the overall intent of the Canyon Hills Estates Specific Plan:

- Consistency with General Plan goals & policies.
- Consistency with the Canyon Hills Estates Specific Plan project objectives.
- Consistency with the canyon Hills Estates Specific Plan design objectives.
- Consistency with the overall theme and design character established for the Canyon Hills Estates Specific plan.

6.7 Site Plan Review

The purpose of the Site Plan Review process is to ensure that the ensuing Tentative Tract Map is consistent with the Canyon Hills Estates Specific Plan. This process is based on the Site Plan Review specified in City Municipal Code Section 17.99.140 of the Specific Plan District ordinance.

Site Plan Review is required for residential and nonresidential uses. Section IV and V include land use controls and design guidelines for all proposed land uses.

Site Plan Review will occur simultaneously with Tentative Tract Map review and approval. Conditions of approval for Tentative Tract Map shall reflect the Site Plan Review process.

6.7.1 Site Plan Review Application

This section supersedes the Site Plan Review criteria requirements in Section 17.99.140 of the City Municipal Code Specific Plan District ordinance unless specified otherwise. The following design information shall be submitted in the Site Plan Review package, which can be in the form of the Canyon Hills Estates Specific Plan:

1. A topographic map of sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;
2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas and driveways, walkways, trails, utilities and other public improvements; maximum building height; minimum yards and space between buildings and distances from property lines and rights-of-way, walls and fences to include location, height and materials;
3. A landscape and irrigation plan;
4. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for the sale or lease of individual property, if any, as provided in the State Map Act and the City's Subdivision Ordinance;
5. Location and dimensions of public and quasi-public areas, including but not limited to parks and parking areas. The acreage of required open space and parks shall be based on the City Code in effect at the time of tentative map filing.

6.7.2 Site Plan Review Administration

This section supersedes the Site Plan Review criteria requirements in Section 17.99.140 of the City Municipal Code Specific Plan District ordinance unless specified otherwise. The Site Plan Review shall be conducted by the Planning Commission at a public hearing. At this hearing, the Planning Commission shall review the Site Plan Review package submitted, and may receive comments from the public concerning the proposed development and the manner in which it will affect the subject property and surrounding properties. Review of the Site Plan may occur concurrently with and at the same public hearing as the Specific Plan and Tentative Tract Map.

The Planning Commission shall make the following findings before approving a Site Plan Review Application:

1. The project as approved will comply with the goals and objectives of the General Plan, and the zoning district and development standards specified in the Specific Plan.

2. The project complies with the design guidelines outlined in the Specific Plan and other applicable provisions of the Municipal Code.
3. Conditions and safeguards pursuant to the Specific plan, including guarantees and evidence of compliance, have been incorporated into the approval of the subject project.

The decision of the Planning Commission shall be final 10 days from the date of decision, unless an appeal is filed with the City Council pursuant to the City procedures outlined in Chapter 17.80 of the Zoning Ordinance. A Site Plan Review approval shall lapse and become void concurrently with the map which the Site Plan Review accompanies.

6.8 Design Review

The purpose of the Design Review Process is to assure that new development, or the alteration of existing development, occurs in a manner which enhances the character and quality of surrounding properties and that the scale, spacial relationships and architectural treatment of structures including materials, colors, and design, visually contribute to the area and environment in which they are located. This process is based on the Design Review specified in City Municipal Code Chapter 17.82; however, this section supersedes the Design Review requirements in Chapter 17.82 of the City Municipal Code unless specified otherwise.

6.8.1 *Design Review Required*

No building permit shall be issued for, and no person shall commence to use, any structure, including signs, until that structure and its accompanying development has received "Design Review" approval pursuant to the provisions of this Chapter.

6.8.2 *Design Review Application*

Application for a Design Review shall be filed with the City Planning Department on a form prescribed by the Director of Community Development and shall include, but not be limited to, the following data and maps:

1. Name and address of the applicant.
2. Statement that the applicant is the owner or the authorized agent of the owner of the property subject to the "Design Review" request. This provision shall not apply to proposed public utility right-of-way.
3. Address and legal description of the property (Assessor's Parcel Number).

4. A list of all owners of property located within three-hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.
5. Site plans, scaled and fully dimensioned, indicating the location of all property lines, type and location of all buildings and structures, entrances, parking, landscape areas, signs, walls, and preliminary grading information.
F. Location of existing improvements on adjacent properties and public right-of-way within one-hundred feet (100') of the site boundaries.
6. Elevations and floor plans for all buildings.
7. A statistical inventory of the project including size of site, number of parking spaces, and coverage information.
8. A statement from the applicant describing the project and its objectives.
9. The Director may require additional information or plans, if necessary, to determine whether a "Design Review" should be granted or denied. The Director may also authorize omission of any plans and drawings required by this action if he finds they are not necessary.

6.8.3 Design Review Application Fees

A Design Review application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

6.8.4 Design Review Hearing

With the exception of a Minor Design Review as provided in Section 6.8.8 below, the Planning Commission shall hold at least one hearing on each application, for a Design Review. The hearing shall be set and notice given as prescribed in City Municipal Code Chapter 17.92. At this hearing, the Planning Commission shall review the application and drawings submitted and may receive comments from the public concerning the proposed development and the manner in which it will affect the subject property and surrounding properties.

6.8.5 Scope of Design Review

In order to achieve the purpose of this Chapter the following design concepts shall be paramount in the consideration of any design review approval:

1. The design concept must be consistent with the approved Specific Plan.
2. The scale and spatial relationship of all structures should be appropriate to the site and to surrounding developments. Structures should be located on

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their lots so as to create interest and varying vistas as a person moves along the street.

3. The design concept should complement the quality of existing development and create a visually pleasing, non-detractive relationship between the proposed and existing projects. Garish colors at substantial deviance to the rest of the neighborhood would not be appropriate.
4. Exterior materials should evidence a concern for quality and originality. The use of a particular material should, as a rule, exemplify the special characteristics of the product or be demonstrative of its unique application. Tilt-up panels employing formed design or with exposed aggregate is preferable to smooth-surface or painted panels. Similarly, metal as an enhancement material is acceptable while plain metal buildings are not. Paint, in general, should be considered an enhancement tool but should not be considered a replacement for the use of textured surfaces.
5. Visible electrical, mechanical and special processing equipment such as vent stacks as well as similar features should be avoided; however, if essential should be screened and said screening should be an integral aspect of the project design.
6. The design of accessory structures, fences, and walls should be harmonious with the design of the principal structures and should employ compatible building materials.
7. Project should demonstrate a respect for a neighboring property's privacy, quiet, function, or views, and elements of the design including, but not limited to, openings, docks, and equipment placement should not be located in such a way as to create a nuisance for an adjoining property.
8. The project should be designed in such a way that its circulation patterns and parking areas are efficient and do not impact traffic on adjoining right-of-ways. Adequate on-site parking should be provided and intrinsic maneuvering such as for trucks and for drive-through facilities should be contained entirely on-site.
9. Landscaping should be evenly divided over the site and be visually attractive regardless of the season. In addition to its aesthetic attributes, landscaping should be available to screen parking and storage areas and to shade parking lots.
10. The project should demonstrate concern for solar orientation and other forms of energy conservation. Deep eaves, overhangs, canopies, and other features that provide shelter and shade should be apparent in the design.

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11. The project should be harmonious with the topography of the site in order to minimize the requirement for grading and the associated disruption of the City's scenic amenities.
12. The size and scale of signs should be harmonious with the overall design concept of the project and materials and colors should reflect those used for the principal structures. Signs should enhance, not dominate or distract from the appearance of the project.

6.8.6 Action of the Planning Commission

The Planning Commission may approve the Design Review as the project was submitted or may approve the Design Review with changes in the design or the Design Review application may be denied. A Design Review approval may be subject to such conditions as the Planning Commission may prescribe. Conditions may relate to, but are not limited to, site design, including relationship to surrounding uses, functions of buildings or portions of site, setback, coverage, amount of open space, infrastructure improvements; shape, height, and bulk of structures; distances between buildings; architectural design of structure including exterior materials, colors, and textures; location of ancillary equipment; locations of points of ingress and egress; location, amount, and design of parking areas; location and efficiency of truck maneuvering and loading areas; landscaping, including location and general nature; signs including location, size, design, and height; lighting; walls and fences, including location, height, and materials; project grading; and project phasing.

The decision of the Planning Commission shall be final 10 days from the date of decision, unless an appeal is filed with the City Council pursuant to the City procedures outlined in Chapter 17.80 of the Zoning Ordinance.

6.8.7 Findings of the Planning Commission

The Commission shall make the following findings before approving a Design Review:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the project is located.
2. The project complies with the design directives contained in Specific Plan Section 6.8.5 and all other applicable provisions of the Specific Plan and Municipal Code.
3. Conditions and safeguards pursuant to Specific Plan Section 6.8.6, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to insure development of the property in accordance with the objectives of this Chapter and the planning district in which the site is located.

6.8.8 Minor Design Review

The Community Development Director or his designee may approve, deny, or conditionally approve the following projects subject to the provisions of this Section:

1. Modifications to the Planning Commission approved designs of single-family detached dwellings if the design theme is consistent with the provisions of Section V, Design Guidelines of the Specific Plan.
2. Additions to residential dwellings.
3. Alterations to existing structures which do substantially change the appearance of the structure even though the floor area may not be affected (i.e. changes in the shape or exterior materials).
4. The following residential accessory structures: carports, gazebos, and patio covers (both trellis-type and solid) as well as enclosed structures containing less than 700 square feet of floor area such as second dwelling units, sheds, cabanas, children's playhouses, and work shops.
5. Signs pursuant to City Municipal Chapter 17.94.

Application and fees for Minor Design Review shall be as prescribed by Specific Plan Sections 6.8.2 and 6.8.3.

The Director of Community Development shall be empowered to approve a Minor Design Review as the project was submitted or may require changes in the design or may deny the project and instruct the Building Division to issue no building permits for the project.

The Minor Design Review approval may be granted subject to such conditions as may be deemed appropriate in accordance with the provisions of Section 6.8.6 above, related to the scope of the conditions of approval.

The Director of Community Development shall only approve a Minor Design Review when the findings required by Section 6.8.7 above, can be made.

The person submitting the project for Minor Design Review may appeal the Director of Community Development's decision and/or conditions to the Planning Commission; provided that said appeal be submitted to the Director of Community Development within 10 days of the Director of Community Development's decision. The Planning Commission shall hear the appeal in the same manner prescribed for a Design Review pursuant to the provisions of this Chapter. Planning Commission decisions may be appealed to City Council. No construction related to the Minor Design Review shall commence prior to Director of Community Development action.

The Director of Community Development may also elect to submit any Minor Design Review to the Planning Commission when, in the Director's opinion, any of the following may be applicable:

1. The project may significantly affect properties other than the applicant's and additional public notification and input is warranted.
2. The project to proceed will need the benefit of a variance pursuant to City Municipal Code Chapter 17.76.

Unless specific provisions are specified for Minor Design Review, for the general administrative purposes of this Section, the terms "Design Review" and "Minor Design Review" shall be interchangeable.

6.8.9 Lapse of Design Review Approval

A Design Review approval shall lapse and shall become void one (1) year following the date on which the Design Review became effective, unless prior to the expiration of one year, a building permit related to the Design Review is issued and construction commenced and diligently pursued toward completion. Notwithstanding conditions to the contrary, a Design Review granted pursuant to this Section shall run with the land for this one (1) year period and shall continue to be valid upon a change of ownership of the site which was the subject of the Design Review application.

6.8.10 Modification of Design Review Approval

Any significant alteration or expansion of a project for which there has been a Design Review approval as well as all applications for modification or other change in the conditions of approval of a Design Review shall be reviewed according to the provisions of this Section in a similar manner as a new application.

VII. GENERAL PLAN CONSISTENCY ANALYSIS

This Specific Plan has been prepared to provide the consistency between the City of Lake Elsinore General Plan policies and actual development within the Specific Plan area. By functioning as a regulatory document, the CHE Specific Plan provides a means of implementing the City's General Plan through implementation of the Specific Plan land use provisions, development regulations and design guidelines. This section addresses the conformance of the Canyon Hills Estates Specific Plan to the City of Lake Elsinore General Plan Elements. The CHE Specific Plan is consistent with the following General Plan policies applicable to the project.

TABLE 6

GENERAL PLAN CONSISTENCY ANALYSIS TABLE

Goal/Policy/Implementation Measure	Specific Plan Consistency
LAND USE ELEMENT	
<p>GOAL 1.0 To achieve the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional and uses.</p>	<p>The CHE Specific Plan includes a mixture of residential, open space and recreational land uses. The CHE Specific Plan increases the residential base for commercial development and creates a large open space and neighborhood park</p> <p>Specific Plan Reference: Section 3.3</p>
<p>Objective 1.1 Encourage the development and maintenance of a broad range of housing types for all income groups and age categories.</p>	<p>The Residential component of the CHE Specific Plan includes a project objective that provides for a mixture of market rate residential products and densities clustered in neighborhoods such that implementation of the CHE Specific Plan can change in response to market conditions. The mixture of compact lot single family detached homes and 7,200 square foot (SF) lots up to 20,000+ SF lots is aimed at providing a broad range of housing types for 1st, 2nd, and 3rd time home buyers.</p> <p>Specific Plan Reference: Sections 3.2 and Section 6.2</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 1.1.1 The City shall encourage planned residential and/or planned unit developments, through the use of specific plans and zoning, that promote innovative site design; preserve natural features; and to provide open space, recreational facilities, and other amenities and facilities.</p>	<p>The CHE development is being implemented through the specific plan process that is consistent with the goals and policies of the Lake Elsinore General Plan and which provides for the development of a cohesive planned development that clusters development allowing for the preservation of more than 60% of the site in open space and includes a 5.4 acre improved public park.</p> <p>Specific Plan Reference: Section 1.1</p>
<p>Policy 1.1.3 The City shall evaluate land use compatibility, noise, traffic and other environmental hazards when making residential and land use decisions.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate environmental conditions, which include land use compatibility, noise, traffic, and other environmental hazards.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>Objective 1.4 Provide for open space and recreational land uses to meet the needs of the community.</p>	<p>The CHE Specific Plan provides a public 5.4-acre park and approximately 150 acres of open space, which together represent more than 60 percent of the total plan area.</p> <p>Specific Plan Reference: Sections 3.3.3 and 3.3.4</p>
<p>Policy 1.4.1 The City shall require the dedication of open space and parkland and encourage private open space and other recreational amenities within proposed development.</p>	<p>The CHE Specific Plan provides for the dedication of the public park and open space area.</p> <p>Specific Plan Reference: Section 1.4</p>
<p>GOAL 3.0 To achieve a physical environment in which development of the land respects the City's natural environment.</p>	<p>The CHE Specific Plan incorporates the site topography into the overall design as shown on Figure 16, Slope Analysis Map. The clustering of development preserves over 50% of the site's natural environment.</p> <p>Specific Plan Reference: Sections 1.4, 3.2, 3.8 & 3.9</p>
<p>Objective 3.1 Ensure the consideration of environmental and geologic features in the planning process.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate environmental conditions related to geologic features.</p> <p>Specific Plan Reference: Section 1.3</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 3.1.1 The City shall use the specific plan as a tool to plan to examine and plan closely for environmental features.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will include an analysis of all environmental features related to the project site and the proposed development. Additionally, the CHE Specific Plan includes a project objective that incorporates the natural project site topography into the overall design. The CHE Specific Plan allows for clustering and protection of open space areas, which would not otherwise be possible under other General Plan designations.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>Policy 3.2.2 The City shall require on-site lighting be located so that only the intended area is illuminated , off-site glare is minimized, and safety is provided..</p>	<p>The CHE Specific Plan includes lighting guidelines that address this policy.</p> <p>Specific Plan Reference: Section 5.4.6</p>
<p>GOAL 4.0 To provide infrastructure and services to support existing and future land uses.</p>	<p>The CHE Specific Plan includes the provision of backbone infrastructure for domestic water service, wastewater conveyance, and storm water drainage. In addition, the CHE Specific Plan includes the provision of electrical and natural gas service to the plan area. As an established city, Lake Elsinore is able to provide the necessary services to support the proposed project. The location of existing infrastructure and services that will serve the Project Site is to the north in the existing development of Canyon Hills.</p> <p>Specific Plan Reference: Section 3.6</p>
<p>Objective 4.1 Ensure that impacts on infrastructure from new development do not exceed the City's ability to provide essential facilities and services; and plan for the correction of existing infrastructure and service deficiencies.</p>	<p>The CHE Specific Plan establishes the required infrastructure to support the planned land uses. The Specific Plan outlines a Financing and Maintenance Plan which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements.</p> <p>Specific Plan Reference: Section 1.3</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 4.1.3 The City shall continue to require that development proposals be fully responsible for meeting public facilities and services requirements.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will include an analysis of infrastructure requirements.</p> <p>The CHE Specific Plan has been prepared to provide for the orderly and efficient development of the Project site in accordance with the City's General Plan programs, goals, policies, and implementation measures. The Specific Plan establishes the type, location, intensity and character of development, and the required infrastructure to support the planned land uses.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>OPEN SPACE/CONSERVATION ELEMENT</p>	
<p>GOAL 1.0 To identify, protect and conserve natural resources.</p>	<p>The CHE Specific Plan provides a 5.4-acre public park, representing approximately 2% of the total plan that provides passive and active recreational features. In addition, approximately 150 acres of open space, representing more than 60% of the total plan area, is included in the CHE Specific Plan.</p> <p>Specific Plan Reference: Sections 3.3.3 and 3.3.4</p>
<p>Objective 1.1 Preserve important biological habitats and protect plant and animal species of concern.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR includes the preparation of a biological resources technical study and an analysis of the CHE Specific Plan's potential impact on habitats and plant and animal species.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>Objective 1.2 Increase and preserve natural and planted vegetation on public and private lands.</p>	<p>The CHE Specific Plan includes approximately 150 acres of open space, representing approximately 60% of the total plan area. In addition, the CHE Specific Plan includes a landscaping plan that includes enhancement and preservation of Cottonwood Creek and several mature oak trees adjacent to Cottonwood Creek.</p> <p>Specific Plan Reference: Sections 3.3.4 and 5.4.5</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Objective 1.3 Promote water conservation and ensure that the quality of water resources is not degraded as a result of urbanization of the City.</p>	<p>The CHE Specific Plan includes a landscaping plan that includes the use of drought tolerant landscaping. The Proposed Project will also comply with all local, regional, state and federal requirements for water conservation and water quality through implementation of the National Pollution Discharge Elimination System (NPDES) and preparation of a Water Quality Management Plan (WQMP).</p> <p>Specific Plan Reference: Sections 3.6.3 and 5.4.5</p>
<p>Policy 1.3.2 The City shall implement the use of reclaimed water for irrigation of parks, golf courses, publicly landscaped areas and other feasible applications when reclaimed water becomes available from the Elsinore Valley Municipal Water District.</p>	<p>The CHE Specific Plan includes a reclaimed water distribution system.</p> <p>Specific Plan Reference: Section 3.6.1</p>
<p>Policy 1.3.3 The City shall require adequate erosion control and water runoff measures of development projects that may otherwise impact water resources adversely.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and the National Pollution Discharge Elimination System (NPDES) and requires the preparation of an Environmental Impact Report (EIR). The EIR includes an analysis of impacts related to storm water control.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>GOAL 2.0 To achieve and maintain State and national ambient air quality standards.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR includes the preparation of an air quality technical study to determine the CHE Specific Plan's potential impact.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>Objective 2.2. Reduce air pollutant emissions.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate air quality impacts related to short-term construction-related activities and long-term operations and recommend mitigation measures, as necessary, to reduce potential air quality impacts.</p> <p>Specific Plan Reference: Section 1.3</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
GOAL 3.0 To prevent the loss of significant historical and cultural resources.	The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate potential impacts related to historical and cultural resources. Specific Plan Reference: Section 1.3
GOAL 4.0 To identify and preserve open space areas for public safety, recreation, scenic quality and preservation of natural resources.	The CHE Specific Plan provides a public 5.4-acre park, representing approximately 2% of the total plan that provides passive and active recreational features. In addition, approximately 130 acres of open space will remain undisturbed, representing approximately 53% of the total plan area, is included in the CHE Specific Plan. Specific Plan Reference: Sections 3.3.3 and 3.3.4
GOAL 7.0 To protect against loss of soils from wind and water erosion.	The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate potential impacts related to soil erosion. Specific Plan Reference: Section 1.3
PARKS AND RECREATION ELEMENT	
Goal 1.0 To provide a range of recreational opportunities for all residents and visitors.	The CHE Specific Plan provides a 5.4-acre public park, representing approximately 2% of the total plan that provides passive and active recreational features. In addition, approximately 150 acres of open space, representing more than 60% of the total plan area, is included in the CHE Specific Plan. Specific Plan Reference: Sections 3.3.3 and 3.3.4
Objective 1.1 Provide a combination of local park acreage, park facilities and parks and recreation programs to serve the different needs of the community.	The 5.4-acre public park included in the CHE Specific Plan includes the following improvements for active and passive recreational uses: tot lot, children's play area, picnic tables, basketball court, turf play areas, pedestrian paths, and barbeques. Specific Plan Reference: Section 3.3.3

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 1.1.4 The City shall require developers of residential projects of greater than fifty dwelling units to dedicate land based on the park acreage standard of five (5) acres to one thousand (1,000) population or the payment of in lieu fees.</p>	<p>Adoption of the CHE Specific Plan by ordinance rather than by resolution will convert the CHE Specific Plan into a project-specific regulatory document that will ensure the dedication of the public park and open space area.</p> <p>The 5.4-acre public park and trail system included in the CHE Specific Plan exceeds this threshold requirement.</p> <p>Specific Plan Reference: Section 3.3.3</p>
<p>Objective 1.4 Establish a primary trail network of equestrian and hiking trails that interfaces with other trails (i.e., bikeways) and links City, County of Riverside and state park and recreational facilities.</p>	<p>The CHE Specific Plan includes a non-vehicular circulation system that includes bicycle and trail plans that connect to existing regional walkway networks.</p> <p>Specific Plan Reference: Section 3.4.2</p>
<p>PUBLIC SAFETY AND URBAN SERVICES ELEMENT</p>	
<p>GOAL 1.0 To ensure a high level of public safety for the community.</p>	<p>The CHE Specific Plan includes walls and fences in the overall site design. The purpose of the walls and fences foster the community identity of the CHE and provide privacy and security for residential areas. Additionally, development of the CHE Specific Plan add "eyes on the street," which will deter the unlawful trespassing of dirt bikes and four wheel drive vehicles on the Project Site.</p> <p>Specific Plan Reference: Section 5.4.4</p>
<p>Objective 1.1 Provide effective and cost-efficient police, fire and emergency medical service to the City to minimize potential injury, loss or destruction of persons and property and to provide a safe and secure environment for the City's residents and visitors.</p>	<p>The CHE Specific Plan includes an annexation to the City of Lake Elsinore. Completion of this annexation would result in the logical and orderly extension of municipal services to the CHE Specific Plan area, which includes the provision of police, fire and emergency medical services. Furthermore, development of the CHE Specific Plan will reduce the risk of wild land fires and improve emergency access to the project site and surrounding area through the proposed road improvements and improve fire fighting capabilities through the provision of the proposed water infrastructure improvements, which includes water tanks.</p> <p>Specific Plan Reference: Section 1.3</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 1.1.2 The City shall ensure that new developments shall be approved only after it is determined that there is adequate water pressure to maintain the required fire flow. The City shall also work with local water districts to achieve required pressure levels, where currently deficient, in the developed portions of the City.</p>	<p>Domestic water to the CHE Specific Plan area would be provided by the Elsinore Valley Municipal Water District (EVMWD) from existing infrastructure adjacent to the southern perimeter of the CHE Specific Plan boundary. The water delivery system will consist of transmission and distribution mains, water storage reservoirs, and pumping and pressure reducing facilities within two pressure zones. This system would provide adequate fire flow pressure. EVMWD has provided a water and sewer will serve letter for this project. As such, the Proposed Project is expected to achieve the required water pressure.</p> <p>Specific Plan Reference: Section 3.6.1</p>
<p>Objective 1.2 Minimize the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geologic hazards resulting from earthquakes and geologic constraints.</p>	<p>The CHE Specific Plan is not located within a designated fault zone. The nearest active fault is the Temecula segment of the Elsinore fault which is located 4.8 miles from the Project site.</p> <p>Specific Plan Reference: Section 2.2</p>
<p>Policy 1.2.1 The City shall ensure that seismic and geologic hazards are identified through the development review process, including the development of standards and requirements for critical land uses/facilities and geologically vulnerable areas.</p>	<p>The CHE Specific Plan is not located within a designated fault zone. In addition, the CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate potential impacts related to seismic ground shaking and other geologic hazards.</p> <p>Specific Plan Reference: Sections 1.3 and 2.2</p>
<p>Objective 1.3 Minimize the risk of injury to residents and visitors and of property damage due to flooding.</p>	<p>The CHE Specific Plan is not located within a 100-year floodplain.</p> <p>Specific Plan Reference: Section 2.2</p>
<p>Policy 1.3.3 The City shall require drainage improvements as a condition of project approval as deemed necessary by the City Engineer.</p>	<p>The CHE Specific Plan includes storm water conveyance infrastructure designed to convey storm water off-site to the existing storm drain system in the Canyon Hills Specific Plan, which is adequately sized to support the CHE project. The Project will be conditioned to require the drainage improvements.</p> <p>Specific Plan Reference: Section 3.6.3</p>

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Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 1.3.4 The City shall ensure that flooding hazards are evaluated during the development review process, including placement of restrictions on development within floodplain areas in accordance with FEMA requirements and consideration of potential Railroad Canyon Dam failure inundation impacts as required by the City's subdivision code.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will evaluate potential impacts related to flooding. The CHE Specific Plan is not located within the dam inundation area of the Railroad Canyon (Canyon Lake) Dam.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>GOAL 2.0 To ensure public infrastructure supports existing and future land uses.</p>	<p>The CHE Specific Plan includes the provision of public infrastructure for the provision of domestic water, wastewater and storm water drainage.</p> <p>Specific Plan Reference: Section 3.6</p>
<p>Policy 2.1.2 The City shall, prior to the issuance of building permits, require landowners to demonstrate that adequate water capacity exists or will be provided to serve the proposed development.</p>	<p>Domestic water to the CHE Specific Plan area would be provided by the EVMWD from existing infrastructure adjacent to the southern perimeter of the CHE Specific Plan boundary. The water delivery system will consist of transmission and distribution mains, water storage reservoirs, and pumping and pressure reducing facilities within two pressure zones. EVMWD has provided a water and sewer will serve letter for this project.</p> <p>Specific Plan Reference: Sections 3.6.1</p>
<p>Policy 2.2.1 The City shall, prior to the issuance of building permits, require landowners to demonstrate that wastewater/sewer flows will be accommodated for the proposed development.</p>	<p>The CHE Specific Plan includes wastewater conveyance infrastructure designed to convey wastewater off-site to the existing drains in the Canyon Hills Specific Plan. EVMWD has provided a water and sewer will serve letter for this project.</p> <p>Specific Plan Reference: Section 3.6.2</p>
COMMUNITY DESIGN ELEMENT	
<p>GOAL 1.0 To develop and reinforce an image of the City related to its regional and natural setting and its tourist orientation.</p>	<p>The CHE Specific Plan includes a coordinated set of design guidelines intended to provide a high-quality community design approach that addresses both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). Implementation of the design guidelines will result in a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility in design.</p> <p>Specific Plan Reference: Section 5</p>

CANYON HILLS ESTATES

Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>GOAL 2.0 To preserve, strengthen, or develop the positive qualities of individual districts or neighborhoods and enhance their image and function.</p>	<p>The CHE Specific Plan includes a coordinated set of design guidelines intended to provide a high-quality community design approach that addresses both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). Implementation of the design guidelines will result in a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility in design.</p> <p>Specific Plan Reference: Section 3.2</p>
<p>GOAL 3.0 To preserve elements of the natural environment in the community.</p>	<p>The CHE Specific Plan includes a project objective that incorporates the natural project site topography into the overall design. The CHE Specific Plan also includes approximately 150 acres of open space, representing more than 60% of the total plan area.</p> <p>Specific Plan Reference: Section 3.2</p>
<p>Objective 3.1 Promote site design and building construction that preserves significant landforms.</p>	<p>The CHE Specific Plan includes a project objective that incorporates the natural project site topography into the overall design. By clustering the development, the CHE Specific Plan includes approximately 150 acres of open space, representing more than 60% of the total plan area.</p> <p>Specific Plan Reference: Section 3.2</p>
<p>GOAL 4.0 To develop a circulation system that creates community image and identity.</p>	<p>Consistent with the Canyon Hills community to the north, the CHE Specific Plan includes a coordinated set of design guidelines intended to provide a high-quality community design approach that addresses the community level design elements (streetscapes, entries, parks/open space). Implementation of the design guidelines will result in a consistent design expression on the circulation system while allowing reasonable flexibility in design.</p> <p>Specific Plan Reference: Sections 5</p>
<p>Objective 4.2 Identify the principal gateways of the community and establish arrival statements in landscape and architectural setting.</p>	<p>The CHE Specific Plan includes signage and lighting guidelines, which include arrival monuments.</p> <p>Specific Plan Reference: Section 5.4.6</p>

CANYON HILLS ESTATES

Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>GOAL 5.0 To protect and enhance public views of significant natural features and of developed land.</p>	<p>The CHE Specific Plan includes a project objective that incorporates the natural project site topography into the overall design. The CHE Specific Plan also includes approximately 150 acres of open space, representing more than 60% of the total plan area.</p> <p>Specific Plan Reference: Section 3.2</p>
<p>CIRCULATION ELEMENT</p>	
<p>GOAL 1.0 To provide a street network to move people and goods safely and efficiently throughout Lake Elsinore.</p>	<p>The CHE Specific Plan includes a vehicular system comprised of the following: access streets, local streets, private local streets, and an emergency access road. The project will connect to the existing City street network.</p> <p>Specific Plan Reference: Section 3.4.1</p>
<p>Objective 1.1 Strive to maintain a minimum Level of Service "C" at all intersections during non-peak hours and Level of Service "D" (volume/capacity ratio of 0.90 or less) at all intersections during peak hours to ensure that traffic delays are kept to a minimum.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR includes the preparation of a traffic analysis of the CHE Specific Plan that will quantify existing Levels of Service and potential impacts to those levels.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>Policy 1.1.1 The City shall establish street standards, and all new road facilities shall be constructed or upgraded, where feasible, to meet City standards.</p>	<p>The CHE Specific Plan's vehicular system is consistent with City of Lake Elsinore roadway standards.</p> <p>Specific Plan Reference: Section 3.4.1</p>
<p>Policy 1.1.2 The City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, and bicycle.</p>	<p>The CHE Specific Plan will be primarily served by Cottonwood Canyon Road that has adequate capacity for the Proposed Project for reasonable access by car, truck, transit, and bicycle and will match the existing Cottonwood Canyon Road improvements to the north of the Project Site. Secondary access is from Navajo Springs Road, which provides adequate and reasonable access by all transportation modes.</p> <p>Specific Plan Reference: Section 3.4.1</p>

CANYON HILLS ESTATES

Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>Policy 1.1.3 The City shall require an adequate evaluation of potential traffic impacts associated with proposed new developments prior to project approval. Further, the City shall require the implementation of appropriate mitigation.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR includes the preparation of a traffic analysis of the CHE Specific Plan that will quantify existing Levels of Service and potential impacts to those levels and recommended mitigation measures, if necessary.</p> <p>Specific Plan Reference: Section 1.3</p>
<p>GOAL 3.0 To promote alternatives to motorized transportation that meet the needs of the all City residents.</p>	<p>The CHE Specific Plan provides for a non-vehicular circulation system. The non-vehicular system includes an 8-foot public trail within a 17-foot expanded parkway along one side of all internal local streets. In addition to these local street trails, the non-vehicular system includes a Class 2 on-street bicycle lane along Cottonwood Canyon Road that will also provide regional connectivity.</p> <p>Specific Plan Reference: Section 3..4.2</p>
<p>Objective 3.2 Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.</p>	<p>The CHE Specific Plan provides for a non-vehicular circulation system. The non-vehicular system includes an 8-foot public trail within a 17-foot expanded parkway along one side of all internal local streets.</p> <p>Specific Plan Reference: Section 3..4.2</p>
<p>GOAL 4.0 To provide an adequate supply of private off-street and public parking to meet the needs of residents and visitors to the City.</p>	<p>The CHE Specific Plan will provide for adequate parking supply in conformance with the Lake Elsinore Municipal Code.</p> <p>Specific Plan Reference: Section 4.2</p>
<p>Policy 4.2.1 The City shall require developers to provide adequate on-site parking and/or contribute to a program to acquire and/or maintain off-site facilities.</p>	<p>The CHE Specific Plan will provide for adequate parking supply in conformance with the Lake Elsinore Municipal Code.</p> <p>Specific Plan Reference: Section 4.2</p>

CANYON HILLS ESTATES

Goal/Policy/Implementation Measure	Specific Plan Consistency
HOUSING ELEMENT	
<p>GOAL 1.0 To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore.</p>	<p>The residential component of the CHE Specific Plan includes a project objective that provides for a mixture of market rate residential products and densities clustered in neighborhoods such that implementation of the CHE Specific Plan can change in response to market conditions. The CHE Specific Plan includes a coordinated set of design guidelines intended to provide a high-quality community design approach that addresses individual lot and home design elements (siting, architecture). Implementation of the design guidelines will result in a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility in design.</p> <p>Specific Plan Reference: Section 3.2 and 5</p>
<p>GOAL 5.0 To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p>	<p>Sales of residential units will comply with the State of California, Fair Employment and Housing Act.</p>
<p>GOAL 6.0 To encourage the incorporation of energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments.</p>	<p>Development of the residential component would incorporate the energy standards from the California Code of Regulations, Title 24, Part 6 (California's Energy Efficiency Standards for Residential and Non-Residential Buildings).</p>
NOISE ELEMENT	
<p>GOAL 1.0 To reduce noise impacts from transportation sources.</p>	<p>The CHE Specific Plan includes walls and fences in the overall site design. The purpose of the walls and fences foster the community identity of the CHE and provide protection from roadway noise for residential and recreational uses. The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will include an analysis of potential noise-related impacts and recommended mitigation measures, if necessary.</p> <p>Specific Plan Reference: Sections 1.3 and 5.4.4</p>

CANYON HILLS ESTATES

Goal/Policy/Implementation Measure	Specific Plan Consistency
<p>GOAL 2.0 To incorporate noise considerations into land use planning decisions.</p>	<p>The CHE Specific Plan includes walls and fences in the overall site design. The purpose of the walls and fences foster the community identity of the CHE and provide protection from roadway noise for residential and recreational uses. The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will include an analysis of potential noise-related impacts and recommended mitigation measures, if necessary.</p> <p>Specific Plan Reference: Sections 1.3 and 5.4.4</p>
<p>GOAL 3.0 To develop measures to control non-transportation noise impacts.</p>	<p>The CHE Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and requires the preparation of an Environmental Impact Report (EIR). The EIR will include an analysis of potential noise-related impacts and recommended mitigation measures, if necessary. The project is also required to comply with the City's Noise Ordinance, which controls and limits non-transportation noise.</p> <p>Specific Plan Reference: Sections 1.3</p>