

REVISED
Canyon Hills/Cottonwood Hills
Specific Plan Amendment #1

APPROVED
[Signature]

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PREFACE

CANYON HILLS is an award winning master planned community in the City of Lake Elsinore, developed by Pardee Homes. Canyon Hills combines a variety of land uses which are compatible with the natural land forms and topography, including:

- Commercial Sites
- School Sites
- Fire Station
- Natural Open Space
- Community Parks and Neighborhood Parks
- Multi-Family Parcels for construction of higher density communities with apartments, condominiums, attached dwellings (including duplexes, triplexes, patio homes and townhomes) and small lot detached homes on private streets
- Single Family lots of various sizes to allow for a variety of detached single family homes.

Pardee Homes has completed Phase 1 of Canyon Hills and is now planning the development and buildout of the final phases as provided for in the approved Specific Plan. As part of the overall planning effort the approved Specific Plan is being revised to better respond to current land development issues and address the following:

- The name of the project has been changed from "Cottonwood Hills" to "CANYON HILLS"
- The Land Use Plan has been revised to better respond to market demands by providing a variety of products in various price ranges. Today's homebuyers include many more singles, single parents, "empty nesters", and retirees. Their housing needs vary greatly and are quite different for the traditional "nuclear" family, i.e. two-parent households with children.
- Conveniently located Community Recreation Centers have been incorporated into the project. These Homeowner Association (HOA) maintained centers provide the lifestyle demanded by many of today's buyers.
- A new Fire Station is now proposed for construction along Railroad Canyon Road. This station will serve the needs of Canyon Hills as well as other areas of the City.
- Several parcels have been identified for School Sites. A middle school has been constructed within the community, which is a change to the original Specific Plan.
- Development standards have been revised to ensure more compatible construction with topographic and habitat constraints.
- No increase in the original number of approved units is requested.

The Lake Elsinore City Council approved the original Canyon Hills Specific Plan (formerly known as the Cottonwood Hills Specific Plan) in 1989. At that time, the original Specific Plan proposed 4,275 dwelling units (2,628 single-family detached dwelling units and 1,647 multi-family attached units); 28.4 acres of commercial uses; 32.6 acres for public schools; 42.1 acres of parks; 950 acres of natural open space; and 77 acres of roads. The total project area encompassed about 1,970 acres.

In addition to approval of the original Specific Plan, the City Council also approved the following applications between 1989 and 1990:

- Re-Zone and Annexation No. 88-1: Annexed the entire 1,970 acres into the City of Lake Elsinore.
- General Plan Amendment 88-1: Amended the City's General Plan to include the Specific Plan area onto the General Plan's Land Use Map.
- Development Agreement: Vesting agreement between the City and Pardee Construction.
- Vesting Tentative Tract Map 23848: Subdivided the Phase 1 portion of the Specific Plan area into 14 development phases. The vesting map encompassed about 455 acres and created 669 parcels for residential development, and schools, park, and commercial sites.

As a result of the economic down-turn of the mid-1990s, the project was not fully implemented from the time the aforementioned applications were approved by the City in the late 1980s and early 1990s. Development activity began again during the late 1990s, when the City approved a five-year time extension for Vesting Tract Map 23848 in 1999. During this same time, the master developer, Pardee began selling portions of the vesting map to various merchant builders. As a result, the City, in the late 1990s and early 2000s, approved a series of amendments to Vesting Tract Map 23848 and Design Review applications for the various merchant builders.

As of mid-2002, the following builders have begun construction of single-family detached residences in the Phase 1 portion of the Canyon Hills Specific Plan area. Note that the total number of units to be ultimately constructed by each builder is presented.

- Pardee Construction: 173 dwelling units
- Woodside Homes: 130 dwelling units
- Richmond American: 81 dwelling units
- KB Homes: 128 dwelling units
- Capital Pacific Homes: 96 dwelling units

The discussions, standards, guidelines, policies, chapters, and sections contained in this document are the same as the original Specific Plan. Updated revisions to the document are shown as ~~strikeouts~~ for the deleted text and are ***bolded italics*** for the new text.

Overview of changes to Specific Plan by section;

Executive Summary

Revise unit and acreage counts.

Chapter 1 - Introduction

Revise unit and acreage counts.

Chapter 2 – Overview of Specific Plan

Revise unit and acreage counts. Revise zoning descriptions. Update exhibits to current planning.

Chapter 3 – Residential Element

Revise unit and acreage counts. Revise zoning descriptions. Update exhibits to current planning.

Chapter 4 – Commercial/Institutional Element

Revise unit and acreage counts. Revise zoning descriptions. Update exhibits to current planning.

Chapter 5 – Public Facilities and Services Element

Add middle school description. Update exhibits to current planning.

Chapter 6 – Resources Management Element

Strike-out deleted planning areas. Update exhibits to current planning. Note alternate to City as Open Space service provider.

Chapter 7 - Circulation Element

Update exhibits to current planning.

Chapter 8 – Zoning Element

Revise and add zoning descriptions and planning areas. Update exhibits to current planning.

Chapter 9 – Community Wide Implementation Element

Strike-out deleted planning areas. Update exhibits to current planning. Note alternate to City as Open Space service provider.

Chapter 10 – Planning Units

Revise and add zoning descriptions and planning areas. Strike-out deleted planning areas. Update exhibits to current planning. Strike-out “Additional Mitigation Measures” section – new Environmental Impact Report will address this issue.

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EXECUTIVE SUMMARY

Canyon Hills Cottonwood Hills is a planned residential community situated on 1,968.7 acres of undeveloped land in the western portion of Riverside County. The property is located between Interstates 15 and 215, and is one of a series of existing and proposed projects along the Railroad Canyon Road/Newport Road corridor connecting the two freeways. Surrounding land uses include planned communities, estate lots, rural residential, and undeveloped land.

Concurrent Applications

The principal purpose of the *Canyon Hills Cottonwood Hills* Specific Plan is to provide guidelines for private and public development within the specific plan area, over a build-out period of approximately 10 years. The Plan includes goals, land use proposals, design guidelines, and zoning, as well as an implementation program. The Plan reflects the City's Specific Plan District ordinance and is coordinated with the City's zoning code.

The City's General Plan does not currently provide land use designations for the *Canyon Hills Cottonwood Hills* area. The Specific Plan addresses conformance with General Plan policies and objectives, and provides the basis for a General Plan Amendment.

The specific plan area is almost entirely located within the City of Lake Elsinore's Sphere of Influence, and directly abuts the existing City boundary. For the 60 acres at the eastern end of the plan area, amendment of the City's Sphere of Influence to add this property is necessary for annexation. Annexation into the City from Riverside County requires approval of the annexation application by the City and by the Riverside County Local Agency Formation Commission (LAFCO). The application includes the Specific Plan as rezoning for the property; the Plan for the Provision of Municipal Services; and the Fiscal Analysis.

A Vesting Tentative Map for Phase I of the Plan has been submitted in conjunction with the Specific Plan. Preparation of a Development Agreement with the City is also being undertaken with Phase I of the community.

An Environmental Impact Report (EIR) accompanies the Specific Plan, General Plan amendment, Sphere amendment, City annexation, and Phase I applications.

Land Use Plan

The specific plan area consists of relatively flat, developable valley areas ringed by foothills which are not readily developable. The Plan preserves the two major drainage ways onsite, the San Jacinto River and Cottonwood Creek, minimizing disturbance to associated riparian habitat areas. The undisturbed steep slope areas are designated as permanent open space as well, resulting in retention of approximately 48% of the plan area in natural open space.

The Specific Plan proposes development of 4,275 dwelling units at an overall gross density of 2.17 dwelling units per acre. This overall density is appropriate to site development conditions, permitting a mix of housing densities to accommodate a range of site constraints and to respond to market conditions. In addition, the proposed density is similar to or less than densities of approved nearby specific plan projects, and gives flexibility in locating lower density residential at interfaces with neighboring rural residential areas. *Canyon Hills Cottonwood Hills* will accommodate an estimated 11,415 residents.

A network of major community roadways creates the framework for development within the developable portions of the site. Railroad Canyon Road, proposed for upgrading to a regional arterial highway, provides the primary access to the plan area. *Canyon Hills Road Cottonwood Hills Road* is planned as a new major highway extending from Railroad Canyon Road, at the primary entrance to the community, to Holland Road, the eastern secondary entrance to the plan area. Connections are provided from *Canyon Hills Road Cottonwood Hills Road* to offsite rural residential areas along Lost Road and Cottonwood Canyon Road. Bicycles and transit buses will be accommodated on the major road system. A network of residential collector streets serve the various development areas.

Proposed residential development emphasizes single-family detached residential, with a total of ~~2,486~~ ~~2,628~~ detached units situated on ~~743.1~~ ~~727.7~~ gross residential acres. Half-acre estate lots (SF1) are planned at the eastern and southern plan perimeter, totaling ~~111~~ ~~93~~ units on ~~84.7~~ ~~69.5~~ gross acres. Conventional single-family lots (SF2) are located in the east and central portions of the property, representing ~~1,001~~ ~~1,893~~ units on ~~333.5~~ ~~528.7~~ gross acres. In areas along major roadways next to school/park complexes, smaller lot single-family (SF3) projects are proposed, making up ~~1,374~~ ~~642~~ units on ~~324.9~~ ~~129.5~~ acres.

Multifamily attached residential is sited in the western portion of the specific plan area, in proximity to major roadways and support uses. MF1 attached residential includes ~~446~~ ~~549~~ units on ~~48.2~~ ~~50.8~~ acres, with a density range of 8 up to 15 DU/acre to accommodate duplex and townhouse development. Denser residential at up to 24 DU/acre is planned for ~~75.9~~ ~~59.6~~ gross acres, yielding ~~1,343~~ ~~1,098~~ housing units. Recreational facilities will be incorporated into all attached residential projects.

Community support uses totaling about ~~132~~ ~~103~~ acres include commercial and institutional development and school/park complexes. *The Most* commercial is clustered in two centers at the community entrance at the Railroad Canyon Road/*Canyon Hills Road Cottonwood Hills Road* intersection. ~~One institutional site is located central to the community, and can accommodate private day care and schools, churches, private clubs, and public facilities.~~ *One institutional site is located on Railroad Canyon Road and will serve the community as a fire station.* There are ~~three~~ ~~four~~ school/park complexes distributed over the plan area to provide convenient access. These complexes meet community requirements for onsite elementary schools and public parklands. No other public facility sites are required within the specific plan area.

Community open space includes both (1) natural and naturalized open space, which consists of property in its natural condition or graded and landscaped to appear natural; and (2) developed open space associated with proposed development projects and streets, with grading and landscaping to achieve a designed aesthetic effect. The permanent natural open space serves multiple functions, including preserving natural habitat; providing a recreational resource; buffering land uses; providing a landmark, scenic backdrop for roadways, or visual resource for nearby development; and retaining natural topography and rock outcrops. The developed open space creates an attractive visual setting; contributes to an aesthetically cohesive community atmosphere; and provides for active and passive recreation.

Provision of Public Services

Both offsite and onsite street and utilities infrastructure will be provided by the *Canyon Hills Cottonwood Hills* development. All streets within the plan area will be designed as outlined in the Specific Plan, phased as specified in the phasing program, and financed and constructed by the development. *Canyon Hills Cottonwood Hills* is also a participant in a Benefit Assessment District to construct Railroad Canyon Road. Utilities will be installed in conjunction with phased development, including water, sewer, gas, electric, and franchise utility services. *Canyon Hills Cottonwood Hills* will participate in constructing a new trunk sewer in Railroad Canyon as well.

Fire protection, police protection, solid waste collection, and other municipal services will be provided by the City of Lake Elsinore. A Development Agreement will spell out the financing and other commitments of the City and the *Canyon Hills Cottonwood Hills* developer(s) in regard to all public services and facilities.

Onsite drainage facilities will be provided in conjunction with development, and are designed to minimize impacts on neighboring uses. Channel enhancement of upper Cottonwood Creek is proposed to control flooding.

Community Identity

The community design goal of the Specific Plan is to create an attractive, aesthetically coherent community emphasizing well-designed streetscapes and development projects against a backdrop of permanent natural open space. Design guidelines, together with development standards for zoning districts, are provided to guide design and review of individual development projects.

For residential, commercial, and institutional land uses, design guidelines are set out for project appearance, site relationships, circulation and parking, and interfaces with adjacent uses. Zoning includes standards for setbacks, lot sizes, building height, parking, and signage, as well as permitted uses. These guidelines and standards are designed to create attractive planning unit projects, each contributing to the overall identity and character of the *Canyon Hills Cottonwood Hills* community while providing for the public health, safety, and welfare.

Design guidelines are also outlined for public facilities, including schools, parks, and utilities. In addition, streetscape design objectives and guidelines are described in the Specific Plan. The principal streetscape concept is to create visual continuity community wide through parkway design, including elements such as landscaping, street lighting, signage, and fencing.

Environmental Impacts and Mitigation

All the environmental impacts of the *Canyon Hills Cottonwood Hills* project identified in the Environmental Impact Report have been found to be either not significant, or mitigated by the planning proposals and design guidelines set out in the Specific Plan.

The impacts with mitigation measures spelled out in the Specific Plan include grading; visual quality; biological resources; cultural resources; traffic circulation; services and utilities; hydrology and water quality; geology and soils; noise; energy conservation; and air quality. Mitigation of these environmental impacts will be made conditions of project approvals for planning units.

The plan involves the development of a new planned community to accommodate the residential growth anticipated in the region. In this respect, it contributes to the cumulative environmental effects which are always associated with land development, including increased demands for services and energy; increased traffic and air emissions; and regional reductions in biological habitat. The Specific Plan incorporates several measures which promote the conservation of resources - a balance of land uses and large areas of open space including natural habitat areas. These measures do not, however, reduce these cumulative impacts below a level of significance. The community will contribute substantially to the regional, cumulative adverse conditions.

Community Implementation

The Specific Plan includes an implementation program to provide for orderly build-out of the community within the context of market conditions; ensure the timely provision of adequate infrastructure and other public facilities and services; and delineate implementation processes which insure each planning unit is developed consistent with the provisions of the Specific Plan.

An implementation process is outlined proceeding from the Specific Plan, to tentative tract mapping, to final mapping and improvement plans, to permitting. A Site Plan Review process accompanying tentative mapping is required, to ensure consistency with the Specific Plan. The City's usual Design Review process is utilized during final mapping and construction document review, to provide conformance at a detailed level with the zoning standards and design guidelines of the Specific Plan and tentative map, as well as other City guidelines and requirements.

The Zoning Element of the Specific Plan contains zoning districts for the various proposed land uses. Each planning unit is assigned a zoning district, and the permanent natural open space is placed in an open space zone. The zoning districts are modeled after the City Zoning Code with adjustments for the site parameters, planning goals, and anticipated market conditions of the ***Canyon Hills Cottonwood Hills*** community. Each zoning district includes permitted uses and development regulations, along with references to the current City Code where appropriate.

The proposed phasing program calls for staged development of the community in six phases. Generally, development would be sequenced from west to east along ***Canyon Hills Road Cottonwood Hills Road***, with projects northwest of Railroad Canyon Road in an open phase. Development is tied to phased transportation improvements, as well as phased provision of public facilities such as schools, parks, and utilities.

The facilities financing program outlines financing mechanisms to fund construction of public facilities, infrastructure, and other capital improvements, and to provide for subsequent maintenance and operations of improvements and open space. Key components to the financing program include:

- Road Benefit District.
- City Development Agreement.
- School District Agreements.
- Lighting and Open Space Maintenance District.
- Property Owner Associations.

While the Specific Plan lists options for the financing of improvements and maintenance for each public facility and service, the components above will be developed to spell out precise financing commitments.

Introduction

Chapter 1

Chapter 1 – INTRODUCTION

1.1 Community Description

Canyon Hills Cottonwood Hills is a planned residential community situated on approximately 1,969 acres of undeveloped land in the western portion of Riverside County. The property is located between Interstates 15 and 215, and is one of a series of existing and proposed projects along the Railroad Canyon Road – Newport Road corridor connecting the two freeways.

As shown in Figure 1.1, *Canyon Hills Cottonwood Hills* immediately abuts the existing eastern boundary of the City of Lake Elsinore, and is proposed for annexation into the City. Adjacent projects and land uses are summarized in Table 1.1, for both existing and planned conditions. Surrounding land uses include planned communities; estate lots; rural residential; and open, undeveloped acreage.

The *Canyon Hills Cottonwood Hills* Specific Plan proposes development of 4,275 dwelling units at an average gross density of 2.17 dwelling units per acre. While predominantly a single-family detached residential community, a range of housing densities is planned. Support uses including schools, parks, commercial, and institutional are provided for the estimated 11,415 residents. An extensive open space system is proposed, incorporating steep slope areas and prominent landforms as well as the creek and river drainage ways.

Canyon Hills Cottonwood Hills encompasses all of Sections 11 and 12 of Township 6 South, Range 4 West, and all of Section 7 and portions of Section 8 of Township 6 South, Range 3 West, San Bernardino Base and Meridian.

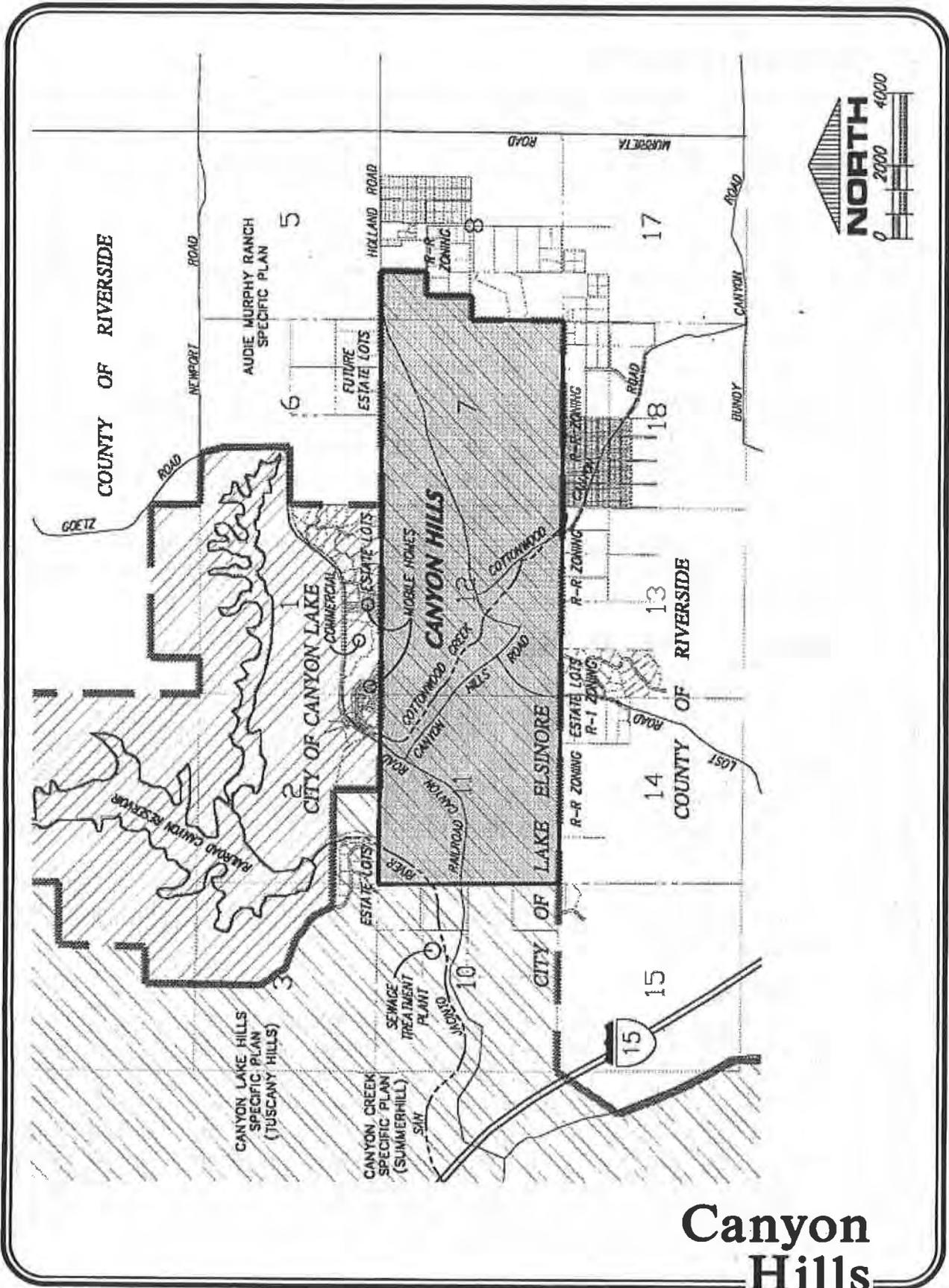
1.2 Significance of Specific Plan

The principal purpose of the *Canyon Hills Cottonwood Hills* Specific Plan is to provide guidelines for private and public development within the specific plan area, over a buildout period of approximately 10 years. The Plan includes a series of goals and development proposals which are embodied in the Specific Plan Map. In addition, development standards are set out to provide the zoning framework for approval of individual projects. Implementation mechanisms for public facilities, improvements, and open space are outlined, as well as design review guidelines for each land use type.

The Specific Plan meets the requirements of the City's Specific Plan District Ordinance, Chapter 17.99 of the Zoning Code. It is intended to implement the City of Lake Elsinore General Plan for the specific plan area.

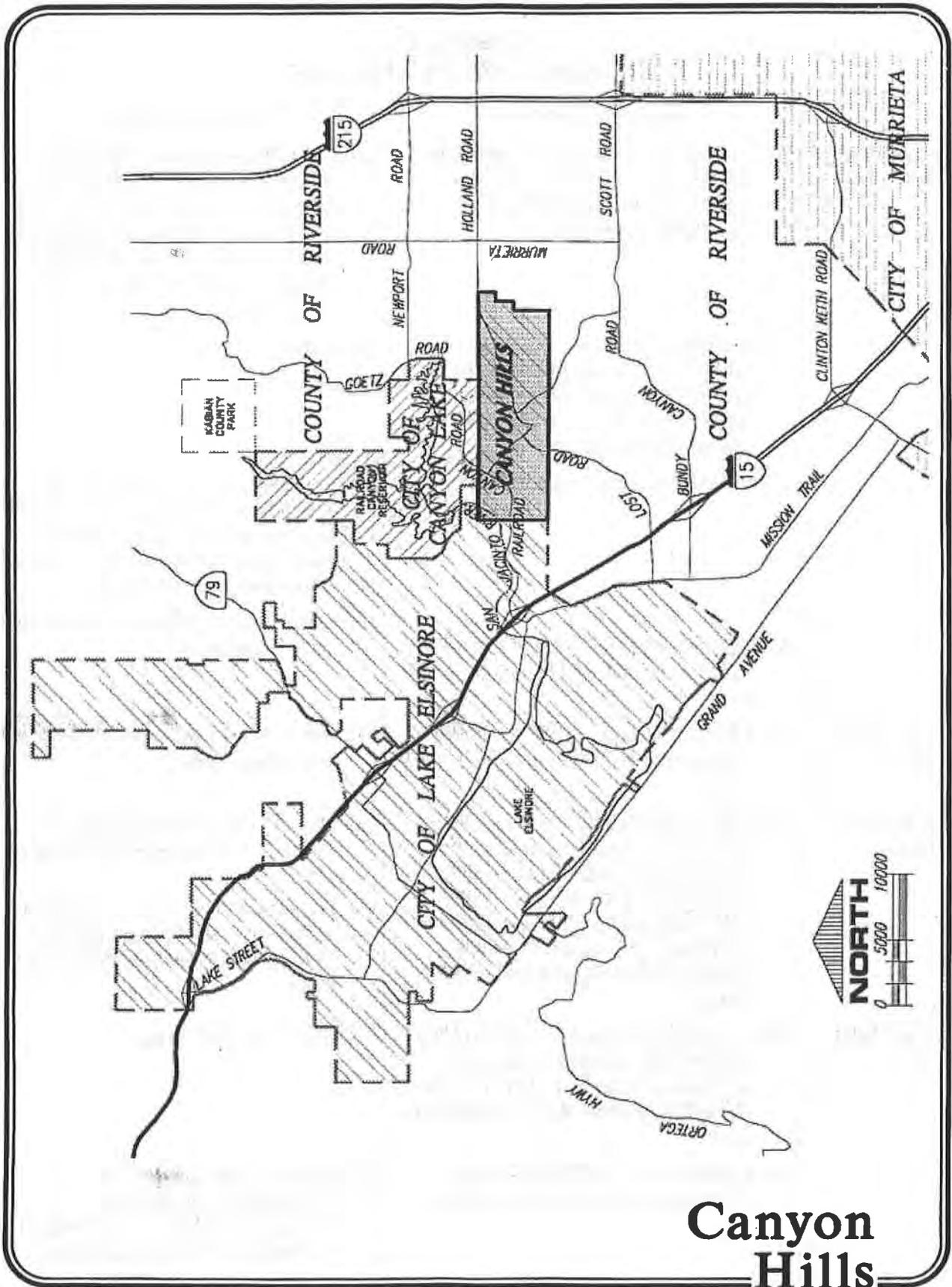
1.2a Annexation

As illustrated in Figure 1.2, the *Canyon Hills Cottonwood Hills* plan area is almost entirely situated within the City of Lake Elsinore's Sphere of Influence, and directly abuts the existing City boundary. For this reason, the Specific Plan has been prepared for review, approval, and implementation through the City of Lake Elsinore, and assumes the property is wholly annexed into the City. The Plan reflects the requirements of the City's "SPD Specific Plan District" Ordinance and is coordinated with the City's Zoning Code and Subdivision and Grading Ordinances. While the City's General Plan does not currently provide land use designations for recently added portions of the Sphere of Influence, the Specific Plan is consistent with General Plan policies and objectives, and provides the basis for a General Plan Amendment.



Canyon Hills

Location and Surrounding Uses 1.1



Canyon Hills

City Sphere of Influence 1.2

Table 1.1
SURROUNDING LAND USES

| | Existing Conditions | Planned Conditions |
|-------------------|--|--|
| Surrounding North | <p>(a) City of Lake Elsinore - vacant, under development. Under General Plan, Specific Plan Area (2 DU/acre), Floodplain and Floodway.</p> <p>(b) Riverside County, Canyon Lake Community – under development. Mobile home park, golf course, neighborhood commercial center, equestrian estate lots.</p> <p>(c) Riverside County – vacant.</p> <p>(d) Riverside County – vacant. R-R zoning (rural residential with minimum ½-acre lots).</p> | <p>(a) City of Lake Elsinore, Canyon Lake Hills (Tuscany Hills) Specific Plan Area (Approved Tentative Tract Map for 856 detached units, Development Agreement for total of 2,000 units) - estate lots (average 2.75-acre lots), natural park.</p> <p>(b) Same.</p> <p>(c) Riverside County, Audie Murphy Ranch Specific Plan No. 209 – estate lots (10-acre lots) on west portion, estate lots (½-acre lots with 2-acre lots at boundary) on east portion.</p> <p>(d) Same. Sun City/Menifee Valley Plan under preparation.</p> |
| Surrounding East | <p>(a) Riverside County – rural. R-R Zoning (rural residential with minimum ½-acre lots).</p> | <p>(a) Same. Sun City/Menifee Valley Plan under preparation.</p> |
| Surrounding South | <p>(a)(b) Riverside County - rural residential, farmland, or vacant. Most in R-R zoning (rural residential with minimum ½-acre lots). R-1 zoning in vicinity of Lost Road (one-family dwellings with minimum 7,200-square-foot lots). Existing lot sizes from 8,990 square feet and up.</p> | <p>(a) City of Lake Elsinore Sphere of Influence - no designated land use as yet.</p> <p>(b) Riverside County - Sun City/Menifee Valley Plan under preparation for portion east of Cottonwood Canyon Road.</p> |
| Surrounding West | <p>(a) City of Lake Elsinore - Vacant. Under General Plan, Very Low Density Residential (2-acre lots) in R-1 Zoning, Floodplain and Floodway to immediate west.</p> <p>(b) Further west, Specific Plan Area (3 DU/acre), sewage treatment plant.</p> | <p>(a) Immediate west, same.</p> <p>(b) Further west, Canyon Creek (Summerhill) Specific Plan (3 Approved Tentative Tract Maps) – residential and support land uses.</p> |

In this context, the approval of the Specific Plan by the City of Lake Elsinore constitutes the rezoning ordinance for annexation from Riverside County into the City. The rezoning is a necessary component of the annexation application when it is reviewed by the Riverside County Local Agency Formation Commission (LAFCO). In addition, the Specific Plan provides the basis for the Plan for the Provision of Municipal Services, another annexation application component.

For the 60 acres at the eastern end of the specific plan area, amendment of the City's Sphere of Influence to add this property is necessary for the annexation. The City of Lake Elsinore must be the initiating party for the sphere amendment, and it may be processed through LAFCO concomitantly with the annexation application.

When annexed into the City of Lake Elsinore, the Specific Plan replaces the General Plan and Zoning Ordinance of Riverside County as the development controls for the *Canyon Hills Cottonwood Hills* site. However, to the extent feasible, the Plan has been coordinated with County circulation requirements and neighboring County land uses.

1.2b Subdivisions

Under the City's Specific Plan District Ordinance, an overall master subdivision map encompassing the entire property, and/or tentative subdivision maps and site plans for individual projects, may be approved concurrently with the Specific Plan. The Specific Plan provides the guidelines for preparation and review of all subdivision maps and site plans within the specific plan area. A site plan review process will ensure conformance with the Specific Plan for each development project.

1.2c Environmental Review

The Specific Plan is accompanied by an Environmental Impact Report (EIR) which describes existing site conditions, identifies project impacts, and prescribes mitigation measures. The mitigation measures have been incorporated into the Specific Plan document in order to enhance the plan, as well as facilitate review of individual development projects by the City's Planning Division. The EIR is also a required component for the annexation application.

1.2d Specific Plan

The City's Specific Plan District Ordinance specifies that minor changes to the approved Specific Plan may be made by the Community Development Director, provided the proposed changes are consistent with the purpose and character of the approved plan. All modifications or amendments to the Specific Plan, other than minor changes, must be processed as a Specific Plan Amendment and are subject to all Specific Plan procedures.

1.2e Public Participation

Approvals by the City of Lake Elsinore Planning Commission and City Council, and the Riverside County LAFCO, are generally subject to public hearings. This includes adoption of the Specific Plan; initiation and approval of the Sphere of Influence Amendment; approval of the City Annexation; amendment of the City General Plan; certification of the Environmental Impact Report; and approval of Tentative Tract Maps.

1.3 Site Analysis

This section summarizes the existing conditions on the *Canyon Hills Cottonwood Hills* property, as well as factors to be considered in planning the community.

1.3a Existing Conditions

Figure 1.3 presents a slope analysis of the specific plan area in three slope categories. Generally speaking, the flattest areas in the 0-10% category are considered very developable, other factors permitting. Areas in the intermediate category of 10 to 25% slopes can usually be developed with proper design and engineering. Areas exceeding 25% in slope are ordinarily not developable in standard subdivisions, although small areas may be utilized to connect more developable areas or for special uses such as estate lots or water storage facilities. As Figure 1.3 illustrates, the central valley portions of the site are the flattest and most easily developed. There are large portions of the specific plan area in steep slopes which are not readily developable.

Figure 1.4 provides a generalized overview of the topographic conditions, drainage ways, and site features existing on the property. The natural character of the plan area is set by the major drainage ways - the San Jacinto River and Cottonwood Creek - in combination with the topographic contrast of the valleys and relatively level areas with steep slopes and peaks. The low and high points in the plan area are 1,300 and 2,170 feet, respectively, an elevation differential of approximately 870 feet. Most of the flatter areas have been disturbed by dry farming, grazing, and/or hunting activities, while the steeper foothills remain generally undisturbed.

There are four types of watercourse areas in the specific plan area:

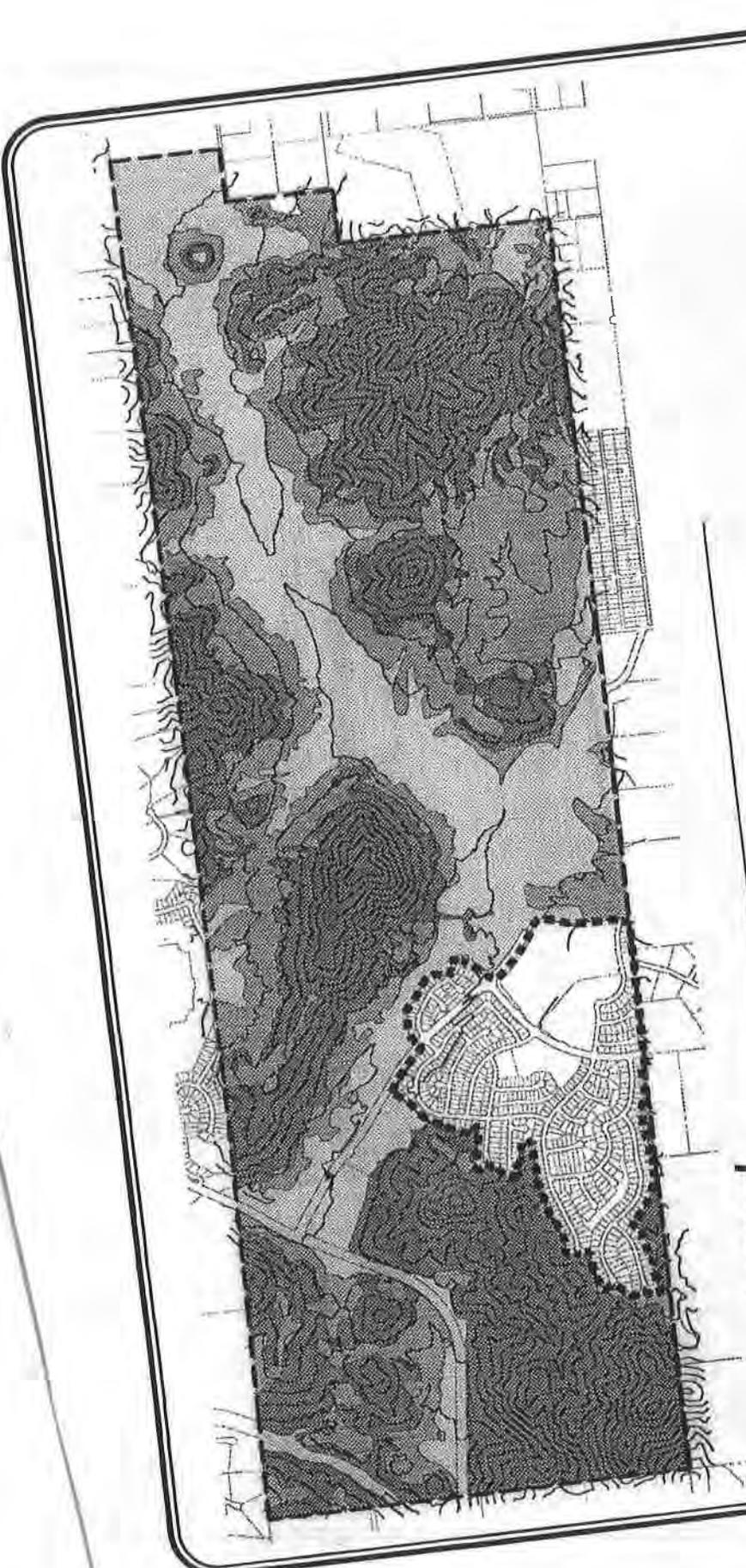
- The San Jacinto River, running in a riparian-vegetated, relatively narrow valley through the northwest corner of the site.
- The lower portion of Cottonwood Creek, through a moderately flat area in the west central portion of the site, with considerable riparian oak woodland vegetation.
- The upper portion of Cottonwood Creek, over a flat area with flooding potential and with relatively few trees, in the south central part of the site.
- Scattered small drainage courses with some riparian oak woodland vegetation, in steeper areas of the site.

The more vegetated river and upper Cottonwood Creek areas constitute visual and habitat resources.

Railroad Canyon Road, a two-lane paved road, runs through the northwest corner of the specific plan area. Cottonwood Canyon Road, Holland Road, and Lost Road are all existing dirt roads which traverse the property and connect offsite to the larger regional circulation system. There are additional minor dirt roads on the property, such as parallel to the San Jacinto River and in the foothills in the southeast portion of the site.

Among existing site features are a series of sewage ponds in the west central area of the property, which can be removed for development. The present sand and gravel extraction operations on the south side of Railroad Canyon Road will be eventually discontinued. A small historic cemetery is located in the north central portion of the specific plan area. At the eastern end of the property, an existing residence can be removed for future development.

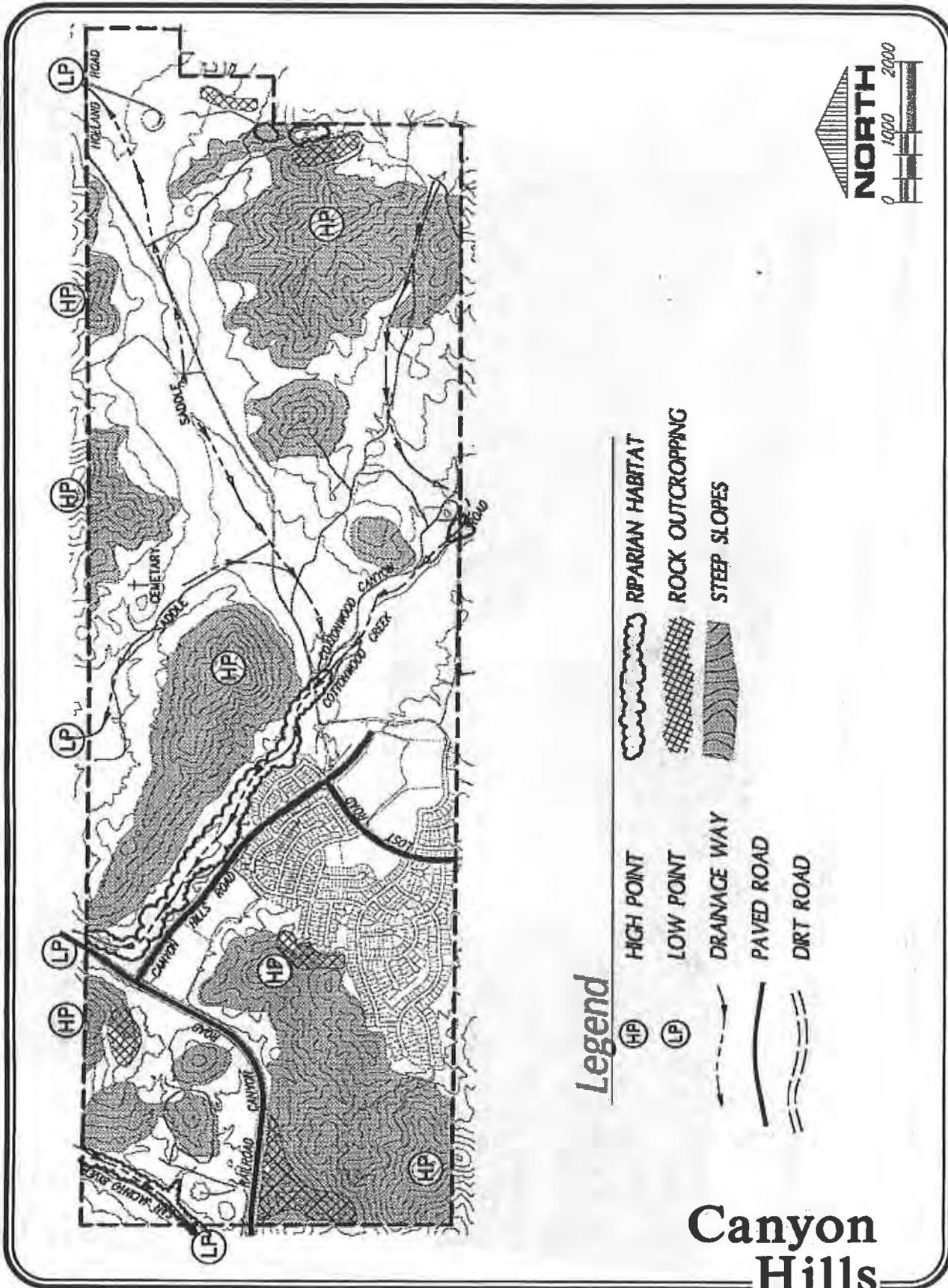
Existing neighboring uses offsite are summarized in Section 1.1.



Legend

- EXISTING DEVELOPMENT
- SLOPES 0% TO 10%
- SLOPES 10% TO 25%
- SLOPES 25% AND GREATER

Canyon Hills
Slope Analysis 1.



Canyon Hills

Existing Site Conditions 1.4

1.3b Development Factors

A series of development factors shape the planning proposals for the *Canyon Hills Cottonwood Hills* Specific Plan. These factors are described below and depicted in Figure 1.5:

1. Realignment and widening of Railroad Canyon Road, to accommodate projected cumulative regional and community traffic.
2. Consideration of offsite circulation planning and arrangement of the specific plan circulation system to tie into offsite roadways, including Lost, Cottonwood Canyon, and Holland Roads; including utilities linkages where needed.
3. Consideration of projected noise levels along Railroad Canyon Road and other major roads through the project.
4. Recognition of the existing and proposed land uses adjacent to the specific plan area, identifying and treating sensitive perimeter conditions.
5. For the drainage ways,
 - Preservation of the San Jacinto River and lower Cottonwood Creek riparian areas as habitat and scenic resources.
 - Enhancement of the upper Cottonwood Creek area as a riparian resource.
 - Mitigation of impacts to those scattered minor riparian areas utilized for development.
 - Consideration of offsite impacts and future offsite development requirements in drainage design and improvements.
6. Recognition of the valley/foothills topography in the designation of relatively flat developable areas, the preservation of steep slopes and distinctive features, and the overall grading concept.
7. Maximization of attractive offsite and onsite views in the grading and planning of residential areas and the public street system.

Minor adjustments to service district boundaries where logical to best serve the proposed community. This may include the water and sewer district boundary, the school districts' boundaries, and park service jurisdictions.

Development of portions of the specific plan area will result in the loss of prime agricultural soils with the potential for production. These soils are located in the flatter, developable portions of the site. The loss in lands and potential agricultural income is not considered significant in terms of regional agricultural production. The property has not been dry farmed for over five years, because it is not considered profitable. There are no irrigation systems or other capital improvements for agricultural use of the property. The surrounding areas are being converted or have been converted to development, so the project does not constitute premature conversion of agricultural lands to urbanization. The urbanized use of the specific plan area represents long-term benefits to the City, compared to continued use for hunting activities.

Overview of Specific Plan

Chapter 2

Chapter 2 – OVERVIEW OF SPECIFIC PLAN

2.1 Specific Plan Goals

The overall goal for *Canyon Hills* ~~Cottonwood Hills~~ is TO CREATE A MASTER PLANNED RESIDENTIAL COMMUNITY WHICH IS SENSITIVE TO THE PHYSICAL ENVIRONMENT AND ENHANCES THE QUALITY OF LIFE OF THE CITY AND REGION. The goals subsumed under this overall goal are outlined below.

City General Plan: Insure the Specific Plan and subsequent development are consistent with the policies and objectives of the City of Lake Elsinore General Plan.

Residential Land Use: Create a balanced community, with a range of housing products emphasizing single-family detached residential, located in areas appropriate to site conditions, the circulation network, and surrounding land uses.

Commercial/Institutional Land Use: Encourage attractive, accessible commercial and institutional development which meets community needs, and complements the full range of activities available in central Lake Elsinore.

Public Facilities: Develop public school and park facilities and utilities infrastructure adequate to support and enhance community residential development.

Open Space: Establish an extensive system of open space as an aesthetic amenity, environmental preserve, and recreational resource for the community.

Circulation: Provide an adequate system for vehicular, transit, bicycle, and pedestrian circulation within the community, while tying to the larger region.

Community Design: Create an attractive, aesthetically coherent community, emphasizing well-designed streetscapes and development projects against a backdrop of permanent natural open space.

Implementation: Insure the timely provision of adequate facilities and services to meet community needs, and provide for the ongoing operation and maintenance of community facilities and open space.

2.2 Overall Specific Plan

This section provides a summary description of the proposed land use and circulation plan for the *Canyon Hills* ~~Cottonwood Hills~~ community.

2.2a Planning Concepts

The *Canyon Hills* ~~Cottonwood Hills~~ Specific Plan is organized around a series of planning concepts. These are based on the development factors outlined in Section 1.3, as well as market considerations and public services requirements. The planning concepts are set out below:

- Develop a master planned residential community at an overall density of approximately two dwelling units per acre.

- Provide a range of residential densities to accommodate a variety of housing products targeted for a range of income levels, with emphasis on single-family detached residential.
- Locate higher density residential and commercial uses in the western portion of the community, in proximity to Railroad Canyon Road and **Canyon Hills Road** ~~Cottonwood Hills Road~~.
- Situate lower density residential uses in the eastern portion of the community, more distant from major transportation facilities and the center of Lake Elsinore.
- Site lower density residential adjacent to existing rural residential areas, to provide a transition buffer.
- Designate institutional and commercial sites to serve the community.
- Locate the **four** ~~three~~ school/park sites to best serve the community in terms of access, project phasing, topography and natural features, and service districts.
- Preserve a natural open space system made up of sensitive riparian areas, steep slopes, distinctive topographic features, and buffers.
- Given the topography, accessibility, and neighboring uses of the specific plan area, provide no industrial development sites within the community.
- Create a backbone street network of major roads to meet the circulation needs of the community, while transitioning into the existing and proposed street system for the surrounding area.
- Provide for path systems to accommodate bicyclists and pedestrians.

2.2b Land Use Summary

Figure 2.1 illustrates the land use plan for the specific plan area, while Table 2.1 tabulates the land use areas by parcel number and use type. Approximately **984.8** ~~1,018~~ acres, or **50%** ~~52%~~, of the plan area is developed, devoting **833** ~~838~~ acres or **85%** ~~82%~~ of the developed acreage to residential uses. About **983.9** ~~951~~ acres, or **50%** ~~48%~~, of the plan area is designated for natural and naturalized open space. All acreages are subject to minor modification during detailed engineering and design, as addressed in Section 9.1.

A total of 4,275 residential units is proposed. This includes **2520** ~~2,628~~ or **59%** ~~61.5%~~ in detached units, and **1,755** ~~1,647~~ or **41%** ~~38.5%~~ in attached units. The housing is expected to accommodate an estimated population of 11,415 residents. In total, about 103 acres of commercial, institutional, and public facilities uses support the residential development. No industrial development is proposed.

**Table 2.1
LAND USE TABULATION (CONTINUED)**

| Land Use Designation | Planning Areas | New Planning Areas | Planning Phase (fig. 9.2) | Gross Acreage | New Acreage | Density (DU/Gross ac) | Density (DU/Gross ac) | Dwelling Units | New Dwelling Units |
|--|------------------------|--------------------------|-----------------------------|---|--|--------------------------------|---|---|--|
| *=Planning Phase 1 is Existing Development | | | | | | | | | |
| RESIDENTIAL | | | | | | | | | |
| MF1 MultiFamily Detached Residential 1 (8 up to 15 DU/gross ac) | 1 11 12 - | 1 - 12 | Open 2 | -26.1 -10.9 -13.8 50.8 | 30.8 0 17.4 48.2 | 10.5 10.0 12.0 | 10.31 0 7.57 | -274 -109 -166 549 | 318 0 128 446 |
| Subtotal | | | | | | | | | |
| MF2 MultiFamily Detached Residential 2 (15 up to 24 DU/gross ac) | 2 5 13 - - | 2 5 13 36 37 | Open Open 2 4 6 | -26.9 -12.8 -19.9 -0 -0 58.7 | 26.2 12.4 16.4 10.1 10.8 75.9 | 18.0 16.9 20.0 0 0 | 18.00 17.42 17.80 18.75 15.83 | -484 -216 -398 -0 -0 1,098 | 484 216 292 180 171 1,343 |
| Subtotal | | | | | | | | | |
| TOTAL RESIDENTIAL | 21 | 28 | | 838.1 | 867.2 | 5.1 avg | 4.93 avg | 4,275 | 4,275 |
| COMMERCIAL / INSTITUTIONAL | | | | | | | | | |
| COMMERCIAL | | | | | | | | | |
| C2 | 3 | 3 | Open | -7.8 | 7.7 | | | | |
| C1 | 4 | 4 | Open | -13.4 | 13.9 | | | | |
| C1 | 16 | | | -2.0 23.2 | | | | | |
| Subtotal | | | | | 21.6 | | | | |
| INSTITUTIONAL | | | | | | | | | |
| IN | 15 20 - | - - 38 | Open | 1.3 3.9 -0 5.2 | 0 0 2.0 2.0 | | | | |
| Subtotal | | | | | | | | | |
| TOTAL COMMERCIAL/INSTITUTIONAL | 5 | 3 | | 28.4 | 23.6 | | | | |

**Table 2.1
LAND USE TABULATION (CONTINUED)**

| Land Use Designation | Planning Areas | New Planning Areas | Planning Phase (fig. 9.2) | Gross Acreage | New Acreage | Density (DU/Gross ac) | Density (DU/Gross ac) | Dwelling Units | New Dwelling Units |
|--|----------------|--------------------|---------------------------|---------------|-------------|-----------------------|-----------------------|----------------|--------------------|
| *=Planning Phase 1 is Existing Development | | | | | | | | | |
| PUBLIC USES | | | | | | | | | |
| ES ELEMENTARY SCHOOLS | | | | | | | | | |
| West Elementary School | 8 | - | | 10.6 | 0 | | | | |
| West Elementary School | - | 35 | 1* | —0 | 12.0 | | | | |
| Central Elementary School | 19 | 19 | 4 | 11.3 | 11.4 | | | | |
| East Elementary School | 26 | 26 | 6 | 10.7 | 12.2 | | | | |
| Middle School | - | 34 | 1* | —0 | 28.1 | | | | |
| Subtotal | | | | 32.6 | 63.7 | | | | |
| PUBLIC PARKS | | | | | | | | | |
| NP West Neighborhood Park & Rec. Area | 7 | 7 | 1* | 5.0 | 9.2 | | | | |
| CP Community Park & Rec. Area | 18 | 18 | 4 | 27.7 | 24.5 | | | | |
| NP East Neighborhood Park | 27 | 27 | 6 | 5.0 | 2.5 | | | | |
| PP Parkway Park & Rec. Area | 17 | 17 | 3 | 4.4 | 6.8 | | | | |
| Subtotal | | | | 42.1 | 43.0 | | | | |
| OS OPEN SPACE Including Natural Open Space and Naturalized Open Space Outside of Planning Areas | | | | | | | | | |
| | | | | 950.7 | 910.8* | | | | |
| MAJOR ROADS and Minor Roads Not Included in Planning Areas | | | | | | | | | |
| | | | | 76.8 | 60.4 | | | | |
| TOTAL PUBLIC USES | 7 | 8 | | 1,102.2 | 1077.9 | | | | |
| COMMUNITY TOTAL | 33 | 39 | | 1,968.7 | 1,968.7 | 2.17 | 2.17 | 4,275 | 4,275 |

**Additional Open Space areas not included in the 910.8 ac. Are located within the Planning Areas as follows:
Parkways and slopes between roadways and Open Space = 20.42 ac.; Riparian Mitigation areas = 13.00 ac;
Tank sites w/roadways = 7.09 ac. Making a total Open Space area in excess of 950 ac.*

2.3 Specific Plan Designation

Under Chapter 17.99 SPD Specific Plan District in the City of Lake Elsinore Zoning Code, any Specific Plan Area requires a "specific plan designation" that is specified in the City's General Plan. The associated development intensity policy is designated on the General Plan Land Use Map or in the text of the General Plan. Any project that has a Specific Plan designation in the City's General Plan must be developed under an approved Specific Plan and must have (SP) Specific Plan zoning.

The specific plan area for the *Canyon Hills Cottonwood Hills* Specific Plan has no current land use designation in the General Plan and no zoning in the City of Lake Elsinore. As described in Section 1.2, approval of the Specific Plan will provide Specific Plan (SP) zonings. In addition, the General Plan will be amended to designate the property "specific plan", as described by process (2) in Section 17.99.070 of the Zoning Code. The proposed residential development intensity is an average of 2.17 dwelling units per gross acre. On the General Plan Land Use Map, this would be indicated by the designation "Specific Plan Area (SPA) 2.17 DU/Acre". For the 1,968.7 acres, this designation yields a total of 4,275 dwelling units to be clustered in the developable portions of the specific plan area. Transfer of units within the property is permitted under the conditions specified in Section 3.3a. However, no additional units may be transferred to the *Canyon Hills Cottonwood Hills* plan area from offsite.

An overall density of 2.17 dwelling units per acre is appropriate to the specific plan property based on both site development conditions and on existing and proposed development adjacent to or near the community. Approximately ~~984.8~~ 1,018 acres or ~~50%~~ 52% of the plan area is considered developable. At 4,275 dwelling units, this yields an overall density of ~~4.34~~ 4.2 units per developable acre. This density permits a mix of housing densities to accommodate a range of site constraints and offsite interface conditions, and to respond to market conditions as well. The proposed specific plan density of 2.17 dwelling units per acre is similar to or less than existing or approved nearby large scale projects: Canyon Lake Hills (2 DU/acre); Canyon Creek (Summerhill, 3 DU/acre); Audie Murphy Ranch (3.6 DU/acre); and Canyon Lake (2.4 DU/acre including the lake). With its location at the perimeter of the City after annexation and its adjacency to rural residential in the County, a significantly higher density than 2.17 dwelling units per acre is not considered appropriate.

2.4 General Plan Conformance

The *Canyon Hills Cottonwood Hills* Specific Plan has been prepared in conformance with the goals, policies, and objectives of the City of Lake Elsinore General Plan. Appendix C provides a detailed discussion of plan conformance, with references to the Specific Plan as applicable. This includes the Land Use Policies of the 1982 General Plan, as well as the adopted draft policies and objectives for land use of the revised General Plan presently under preparation.

The General Plan 1982 Land Use Map does not encompass the *Canyon Hills Cottonwood Hills* specific plan area. A General Plan Amendment accompanies the Specific Plan to add the planning area to the Land Use Map.

2.5 Conformance with Specific Plan District Ordinance

The following discussion addresses conformance of the proposed Specific Plan with the criteria set out in the Specific Plan District (SPD), Chapter 17.99 of the Zoning Code:

1. "The location and design of the proposed development shall be consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City, or in the process of being prepared and adopted."

The Specific Plan is consistent with the goals, policies, and objectives of the City's General Plan, as addressed in Section 2.4 and in detail in Appendix C.

2. "The proposed location shall allow the development to be well integrated with or adequately buffered from its surroundings, whichever may be the case."

The specific plan area is surrounded by a mix of existing and proposed land uses, as described in Section 1.1. The proposed Specific Plan demonstrates sensitivity to surrounding areas through the following measures:

- Selection of similar or compatible land uses for areas with neighboring offsite uses.
 - Creation of buffers where appropriate, using land forms, landscaping and/or open space, and fencing.
 - Utilization of development standards to insure proper permitted uses and lot sizes, yards, parking, and so on.
 - Use of design guidelines to insure attractive development, view enhancement and/or protection, grading, and drainage.
3. "All vehicular traffic generated by the development, either in phased increments or at full buildout, is to be accommodated safely and without causing undue congestion upon adjoining streets."

Chapter 7 of the Specific Plan describes the street system necessary to support the proposed residential development. This includes upgrading Railroad Canyon Road as a regional facility, as well as community streets tying into the County street system, and local and residential collector streets solely serving the *Canyon Hills* ~~Cottonwood Hills~~ community. Chapter 9 outlines the proposed phasing program for the specific plan area. This program is designed to insure that adequate street infrastructure is available to support the community as it is built out.

4. "The Final Specific Plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by City Code, the City may require that suitable areas be reserved for schools, parks and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments or operations in the development."

Canyon Hills Cottonwood Hills is planned to include onsite elementary schools, parks, and utilities to adequately serve the project. Chapter 5 outlines financing mechanisms for community and offsite public facilities. A phasing program for their timely provision is presented in Chapter 9 as well. Chapter 6 describes open space preservation, including both natural and developed open spaces and their implementation.

5. "The overall design of the Specific Plan will produce an attractive, efficient and stable development."

The Specific Plan provides guidelines for the orderly development of the *Canyon Hills Cottonwood Hills* community. Through the development standards prescribed in the plan, appropriate land uses meeting coverage, height, and parking requirements are insured. The plan also includes design guidelines, for the purpose of creating an aesthetically attractive, integrated community. Development standards and design guidelines are provided for each land use type, together with a Site Plan Review process to ensure project conformance with the Specific Plan.

6. "In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation."

The Environmental Impact Report accompanying the Specific Plan addresses impacts of the project on the environment, and lists mitigation measures. Mitigation measures are incorporated into the Specific Plan Map and design guidelines where necessary. Appendix B of this Plan contains a table summarizing environmental impacts, mitigation, and Specific Plan references for mitigation measures.

Residential Element
Chapter 3

Chapter 3 - RESIDENTIAL ELEMENT

3.1 Residential Land Use

Residential is the predominant land use for the developable acreage in the *Canyon Hills Cottonwood Hills* specific plan area. Figure 3.1 depicts the proposed distribution of residential development in the community. Each residential planning area is designated for development at a certain density (dwelling units per gross residential acre), placing it within a housing category. Table 2.1 in Chapter 2 lists each residential planning area together with the gross residential acreage, density, and anticipated dwelling units. A total of 4,275 dwelling units is proposed on ~~867.2~~ ~~838.1~~ gross residential acres, for a community average of ~~4.93~~ ~~5.1~~ units per residential acre. The overall average community wide is 2.17 dwelling units per gross acre, consistent with an SPA 2.17 designation.

3.1a Housing Mix

Five housing categories based on density and product types are utilized in the specific plan. These include SF1, SF2, SF3, MF1, and MF2 densities as described in Table 3.1. A density range is specified for each category, for example, 2 up to (but not including) 4 DU/gross acre.

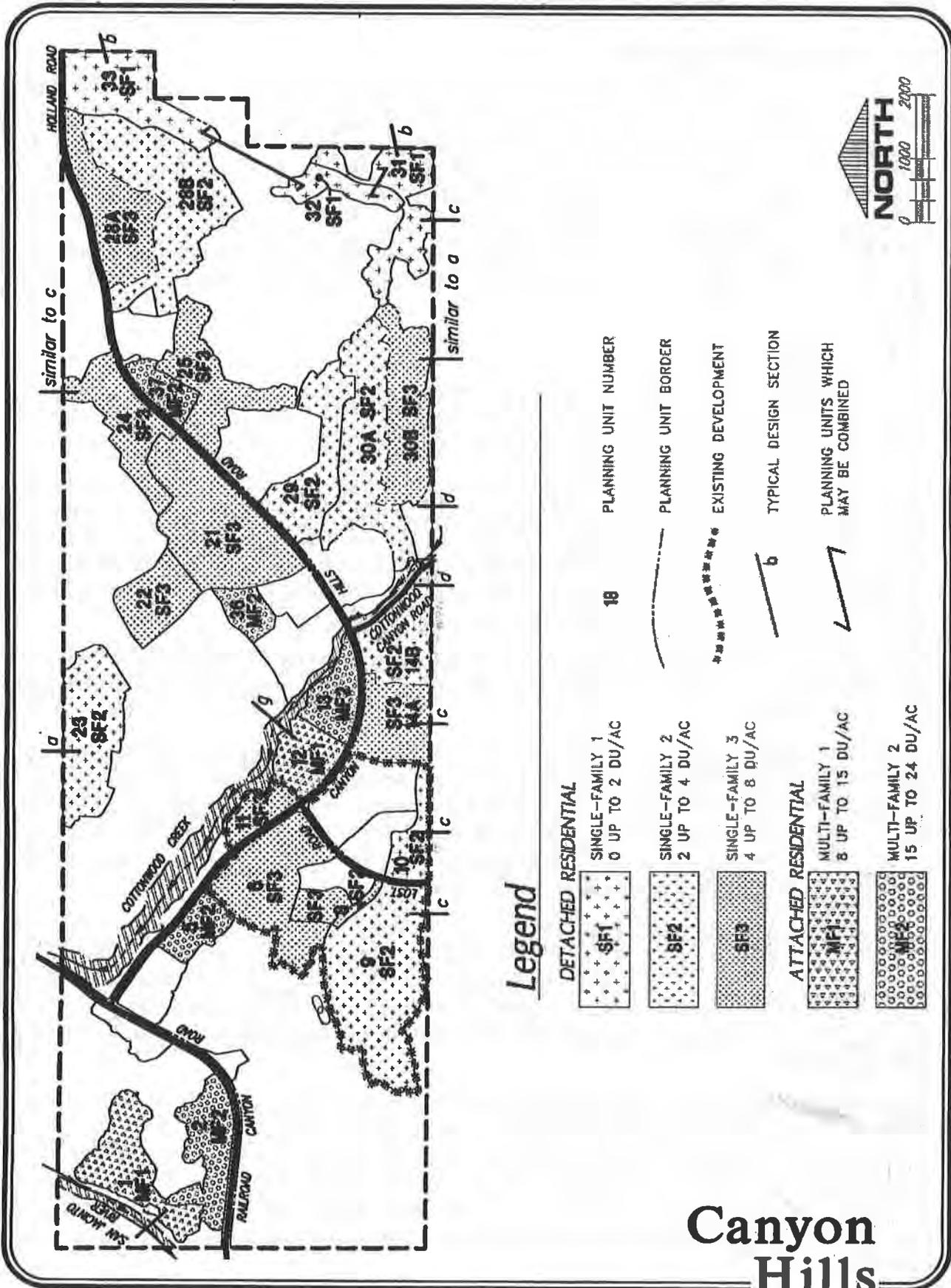
The SF1, SF2, and SF3 categories constitute the single-family detached units, while the MF1 and MF2 classifications make up the multifamily attached units *and small single family detached units with private streets*. Consistent with the goal of emphasizing single-family detached residential, about ~~58.1%~~ ~~61.5%~~, or ~~2,486~~ ~~2,628~~ of the units are detached, utilizing ~~85.7%~~ ~~87%~~, or ~~743.1~~ ~~727.7~~ acres, of the residential developable area. The remaining ~~1,789~~ ~~1,647~~ units, or ~~41.9%~~ ~~38.5%~~ are attached, on a total of ~~124.1~~ ~~110.4~~ gross residential acres.

A total population of approximately 11,415 residents is estimated for the community at buildout. This represents an average of 2.67 persons per dwelling unit, the average household size for the City of Lake Elsinore.

Single-Family Residential 1 (SF1) provides detached estate lot development on one-half acre lots. This type of development is appropriate in steeper areas where standard subdivisions cannot be well accommodated by conventional grading techniques and where accessibility is limited; and at sensitive interfaces with offsite rural residential areas. Lots may be entirely or partially padded out, depending on location. Planning areas with this density designation may be constructed conventionally by a builder or built as custom homes.

Single-Family Residential 2 (SF2) is specified for detached residential planning areas with the City's conventional (R-1) lot size of 7,260 SF. Residential at this density is suitable for developable areas adjacent to offsite residential and rural residential areas; and in locations somewhat removed from major community facilities and transportation. This type of development can be readily terraced to suit moderately steep topographic conditions and to take advantage of views.

Single-Family Residential 3 (SF3) is designed to provide affordable detached residential, filling the niche between SF2 and MF1 development. The proposed "small lots" may take the form of deep lots (the conventional configuration) or wide/shallow lots (an innovative configuration emphasizing an attractive streetscape). SF3 residential should be located near school/park complexes and public open space to augment open space opportunities. This type of development is best suited to relatively flat areas, or to moderate slopes where terracing may be utilized.



Legend

- | | | | | | |
|--|---|--|--|--|---|
| | DETACHED RESIDENTIAL SINGLE-FAMILY 1 0 UP TO 2 DU/AC | | DETACHED RESIDENTIAL SINGLE-FAMILY 2 2 UP TO 4 DU/AC | | DETACHED RESIDENTIAL SINGLE-FAMILY 3 4 UP TO 8 DU/AC |
| | ATTACHED RESIDENTIAL MULTI-FAMILY 1 8 UP TO 15 DU/AC | | ATTACHED RESIDENTIAL MULTI-FAMILY 2 15 UP TO 24 DU/AC | | PLANNING UNIT BORDER |
| | | | | | EXISTING DEVELOPMENT |
| | | | | | TYPICAL DESIGN SECTION |
| | | | | | PLANNING UNITS WHICH MAY BE COMBINED |
| | 18 | | | | PLANNING UNIT NUMBER |

Canyon Hills

Residential Land Use 3.1

Multifamily Residential 1 (MF1) can accommodate a variety of low density attached housing types, including duplexes, patio homes, townhouses, and two-story flats, *and detached single family homes on small lots with private streets*. This type of development is appropriate in relatively flat areas next to major community roadways; and adjacent to riparian open space corridors and public natural open space. Planning areas with this designation will feature project recreational facilities, and usually condominium ownership *of attached homes and fee ownership of small lots on private streets*.

Multifamily Residential 2 (MF2) is designated for medium density attached projects. Housing at this density will feature two- to three-story walk-up units with surface parking, occupied as rental or condominium units. Development of this type should be accessible from major community roadways, and is best located in relatively flat areas near community facilities such as commercial centers and parklands. MF2 planning units will contain on-site recreational facilities and common open space areas.

Table 3.1

HOUSING TABULATION

| Housing Category | Density Range | Possible Products | Gross Acreage | <i>New Acreage</i> | Number of DU | <i>New Of DU</i> | Percent of Total DU | <i>New % Total DU</i> |
|------------------------------|------------------------------|---|---------------|--------------------|--------------|------------------|---------------------|-----------------------|
| SF1 | 0 up to 2 DU/gross acre | ½-acre estate lot detached | 69.5 | 87.4 | 93 | 111 | 2.2% | 2.6% |
| SF2 | 2 up to 4 DU/gross acre | 7,260 SF lot detached | 528.7 | 333.5 | 1,893 | 1,001 | 44.3% | 23.4% |
| SF3 | 4 up to 8 DU/gross acre | Small lot detached, deep or wide lot | 129.5 | 324.9 | 642 | 1,374 | 45.0% | 32.1% |
| TOTAL SINGLE-FAMILY DETACHED | | | 727.7 | 743.1 | 2,628 | 2,486 | 61.5% | 58.1% |
| MF1 | 8 up to 15 DU/gross acre | Attached-duplexes, townhouses, patio homes, flats | 50.8 | 48.2 | 549 | 446 | 12.8% | 10.4% |
| MF2 | 15 up to 24 DU/gross acre | Attached-walk-up apartments and condominiums | 59.6 | 75.9 | 1,098 | 1,343 | 25.7% | 31.4% |
| TOTAL MULTIFAMILY ATTACHED | | | 110.4 | 124.1 | 1,647 | 1,789 | 38.5% | 41.9% |
| COMMUNITY TOTAL | | | 838.1 | 867.2 | 4,275 | 4,275 | 100% | 100% |

3.1b Housing Location

The distribution of residential areas in the plan and the designation of housing categories evolved from the following considerations:

- The general location of the specific plan area at the perimeter of the City's sphere of influence, as a suburban community.
- Primary access to the plan area from the west end, off the Railroad Canyon Road/*Canyon Hills Road Cottonwood Hills Road* intersection.

- Interfaces with existing and proposed land uses surrounding the community as outlined in Chapter 1.
- The elongated shape of the plan area, together with the primary circulation route in the east/west direction – *Canyon Hills Road* ~~Cottonwood Hills Road~~.
- The constraints and opportunities of the existing topography, natural features, and rock outcrops, as presented in Chapter 1, plus the grading requirements for different types of residential development.
- The constraints and opportunities of the watercourses and accompanying vegetation on the property to residential development.
- Relationships of residential development to the circulation system in terms of access, visual quality, traffic noise, and development phasing.

Based on these considerations, the proposed pattern of residential development is characterized by the following concepts:

- Placement of the attached housing in the western half of the plan area, resulting in a detached/attached residential mix with an overall density of 7.5 dwelling units per gross residential acre.
- Designation of the eastern half of the plan area for detached housing only, resulting in an overall density of 3.5 dwelling units per gross residential acre.
- Siting of SF1 estate residential adjacent to the rural residential County areas east of the community, and SF1 estate and SF2 detached residential next to the rural residential and estate residential areas at the northern and southern boundaries.
- When consistent with the preceding concepts, utilization of relative flat areas where possible for attached housing and steeper areas for detached housing; and employment of terracing to maximize views and minimize grading.
- Insurance of the potential for a mix of up to four housing categories (SF2, SF3, MF1, and MF2) in the early phases of community development off *Canyon Hills Road* ~~Cottonwood Hills Road~~.

3.1c **Balanced Community**

Canyon Hills ~~Cottonwood Hills~~ is planned as a balanced community, in that housing is proposed for a range of lifestyles at a variety of household income levels.

Section 3.1a describes the type of residential development associated with each housing category. Because of location, topography, density, and product type, each planning area will have its own character and represent a particular market and lifestyle appeal. A spectrum of housing prices will be provided, ranging from upper-end for SF1 units to moderate income for MF2. Most units accommodate middle and upper-middle income residents, provided in the SF2, SF3, and MF1 projects. The emphasis on middle and upper-income residents is consistent with Policy 5 of the Draft General Plan Land Use Policies. However, the MF2 projects are expected to accommodate moderate income households, contributing to the City's available housing for this level. Residential development within the community will conform with State requirements for handicapped accessibility.

An effective affirmative marketing plan is proposed to be utilized in conjunction with all residential projects to ensure affirmative marketing of sale and rental units. The objective of the program should be to establish a racially balanced community through advertising and other

methods, intended to inform minority and majority households that *Canyon Hills Cottonwood Hills* housing is available on an equal opportunity basis.

3.2 Residential Design and Development

The objectives below provide the basis for the residential design guidelines and development standards:

- Maximize view opportunities.
- Create project identity while contributing to the overall character of the *Canyon Hills Cottonwood Hills* community.
- Provide attractive, yet functional, circulation and parking.
- Buffer housing from noise and traffic.
- For attached projects, provide common areas such as recreational facilities and shared open space.
- Provide pedestrian access to nearby amenities.

3.2a Residential Development Standards

Chapter 8 provides development standards for the residential zoning districts associated with each housing category. These standards include permitted uses, uses subject to a conditional use permit, and accessory uses. In addition, standards are specified for lot size and/or area; street frontages, setbacks, and building separations; lot coverage; building height; dwelling unit size; and open space. Parking is subject to Chapter 17.66 of the Zoning Ordinance, while Chapter 17.14, Residential Development Standards, is applicable to all residential projects. Section 8.9 prescribes signage standards for residential planning areas.

3.2b Residential Design Guidelines

Tables 3.2 and 3.3 outline guidelines for the design of detached and attached residential planning areas, respectively. These guidelines supplement and in a few cases modify the Residential Development Standards in Chapter 17.14 of the Zoning Ordinance.

The design guidelines should be employed in both the engineering and design and City review of residential planning areas. City review will occur at both the Site Plan Review and Design Review stages, as described in Chapter 9.

For a discussion of the mitigation of traffic noise impacts on residential projects, see Section 7.2d. Energy conservation and water conservation measures are addressed in Sections 6.6 and 6.9, respectively. The fire management program described in Section 6.2d contains provisions for water utilities, access, and building materials and design which are applicable to all residential projects.

A standard security package shall be provided in all dwelling units. This includes dead bolts for exterior doors, locking devices for all nonfixed windows and garage doors, and smoke detectors. Lighting fixtures shall be installed at all front entries to both detached and attached units.

Table 3.2
DETACHED RESIDENTIAL DESIGN GUIDELINES

Project (Planning Area) Identity and Appearance

- Give each planning area a distinct identity through such measures as common design treatments, delineation of project boundaries, a looped circulation system, and project entries. The following planning areas may be designed as separate projects or combined into single projects:
 - Planning Areas 10 and 14
 - Planning Areas 22 and 23
 - Planning Areas 29 and 30
 - Planning Areas 31, 32, and 33
- Employ a selected landscape palette throughout each project, particularly at project entries, on slopes visible to the public, and in common or public areas along streets.
- Coordinate the design of buildings, fencing, signage, and street hardscape to create an overall project atmosphere or style, while permitting a variety of floor plans and individuality in dwelling unit exteriors and yards. Utilize similar scale, colors, materials, and architectural style throughout each project. A single color, roof material, style, or other design characteristic is acceptable if there is adequate variation in other design features.

Project (Planning Area) Streetscape

- Vary the appearance of residences lining streets by utilizing curvilinear streets; front yard setback variations; front building elevation variations; alternating unit types; reverse plans and driveways; or a combination of these measures. A typical local streetscape is depicted in Figure 3.2.
- Utilize a curvilinear residential street pattern to create visual interest, as illustrated in Figure 7.13.
- To prevent a row-house effect, site no more than two adjacent residences with the same front yard setback, and utilize a minimum setback variation of 3 feet. This requirement is not applicable to fan cul-de-sacs, where variation is introduced by the cul-de-sac configuration.
- Provide landscaped strips between street curbs and sidewalks along residential lots, as shown in Figures 7.10 and 7.12; and install street canopy trees to provide summer shade. For fan cul-de-sacs, ensure adequate planting areas are provided for trees between unit driveways.
- Employ a selected landscape palette throughout each project, to give continuity and visual unity to the planning area. Repeat a theme canopy tree(s) throughout each project in a formal spaced pattern.
- Cluster mailboxes to reduce visual clutter where approved by the postal service.

Table 3.2
DETACHED RESIDENTIAL DESIGN GUIDELINES (CONTINUED)

View Opportunities

- Maximize residential view opportunities through site planning that is adaptive to topographic conditions and natural open space.
- Utilize terracing where appropriate to the natural grade to create view opportunities, as illustrated in Figure 6.7.
- Maintain significant onsite topographic features as attractive open space vistas or backdrops from residential units, as described in Chapter 6.
- Where feasible, stagger lots in flatter areas to maximize views.
- Utilize open fencing such as tubular steel to permit views where noise, safety, and privacy considerations permit.
- During initial construction, carefully select and site landscape materials so as to frame and preserve views at their maturity, and to not block sight lines.

Offsite Interfaces

- Consider land uses outside the specific plan area when designing projects at the community boundary. For the planning areas listed below, refer to the designated typical section:

| | |
|------------------|---|
| Planning Area 9 | Typical Section c |
| Planning Area 10 | Typical Section c |
| Planning Area 14 | Typical Sections c, d |
| Planning Area 23 | Typical Section a |
| Planning Area 24 | Similar to Typical Section c |
| Planning Area 30 | Typical Section d, similar to Typical Section a |
| Planning Area 31 | Similar to Typical sections b, c |
| Planning Area 33 | Typical Section b |

- Create buffer zones made up of building setbacks (yards); expanded setbacks; slope differentials; screen trees or plantings; uniform fencing treatments; or preferably a combination of these measures.
- For Planning Areas 31 and 33, provide a buffer along the specific plan area boundary a minimum of 50 feet in width, including side or rear yard setbacks as appropriate.
- Consider views from existing offsite residential areas into the *Canyon Hills Cottonwood Hills* community in designing the appropriate buffer treatment for a residential project.
- For slopes running downhill from *Canyon Hills Cottonwood Hills* lots into offsite areas, such as in Planning Areas 23, 31, and 33, utilize an open space easement to preserve the open space condition and designate open space maintenance responsibility to ensure an attractive appearance.

Table 3.2
DETACHED RESIDENTIAL DESIGN GUIDELINES (CONTINUED)

Onsite Interfaces

- Separate detached residential uses from other denser residential projects and nonresidential uses through use buffers.
- See the appropriate design guidelines for nonresidential use buffers.
- For buffers between residential areas, utilize two or more of the following measures:
 - Building setbacks (yards)
 - Slope differentials
 - Screen trees and plantings
 - Uniform fencing treatments
 - Building height variations
 - Permanent natural open space and fire lanes

These measures should augment the specific plan layout, which often provides road or open space separations between density categories; and zoning standards, which prescribe minimum setbacks between planning areas and height limitations for attached projects next to detached projects. The front yards of two residential housing types should not face each other across a shared public street.

Open Space

- Where possible, buffer residential areas from highly trafficked major roads using open space such as slope banks or berms within the expanded street parkway.
- Provide "touch-downs" of natural and/or naturalized open space next to residential streets to give visual interest and provide fire vehicle access.
- For yards abutting steep slope areas of natural open space, see Section 6.2c.
- For residential dwelling units adjacent to natural open space, apply the standards of the fire management zone outlined in Section 6.2d.

Circulation and Parking

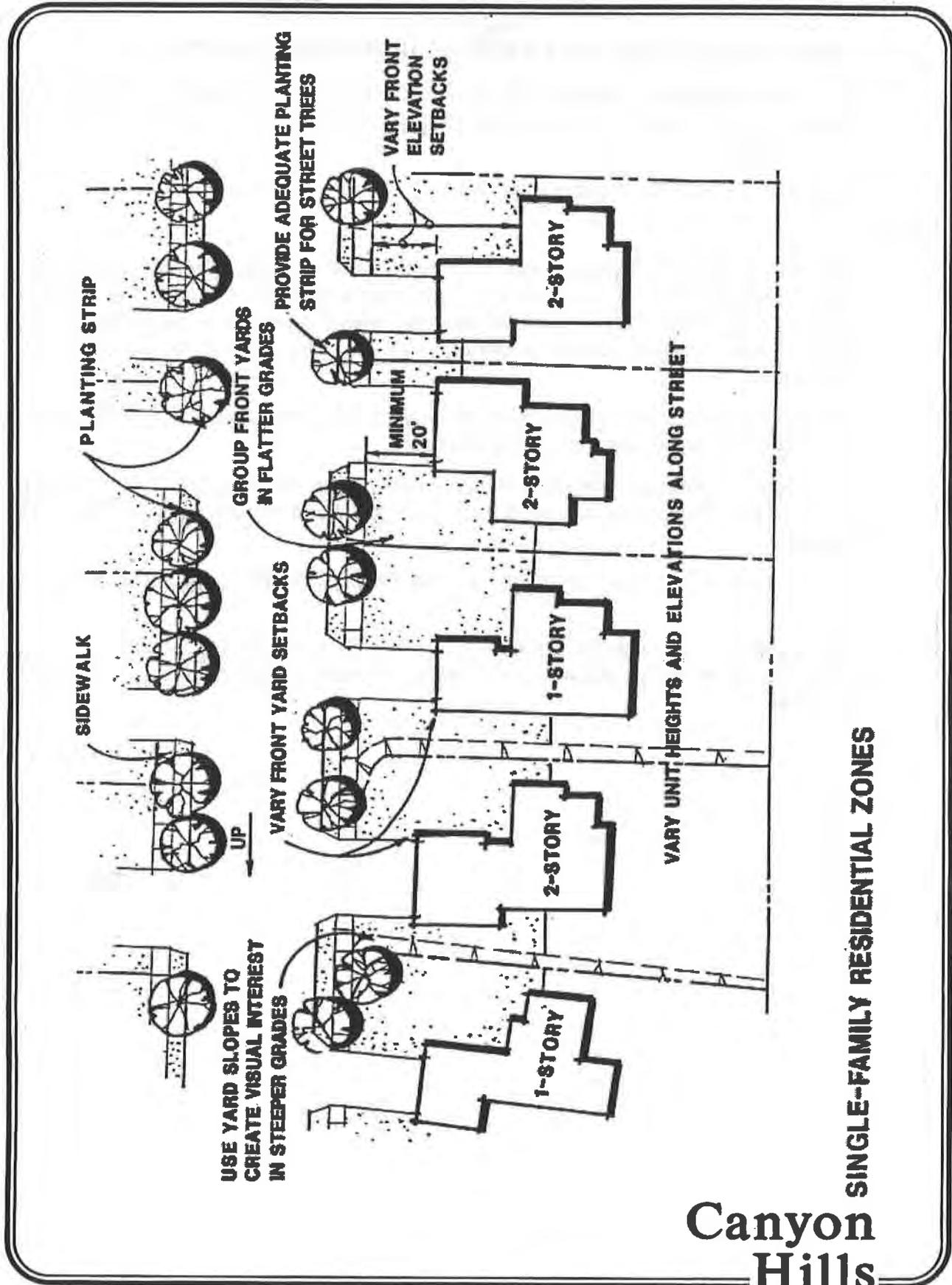
- Adapt street alignments to topographic conditions and the character of each project site. Generally, residential streets should be curvilinear with gentle transitions between tangents and radii, as shown in Figure 7.13. Vertical alignments should be carefully coordinated with horizontal curves to permit safe and continuous movements.
- Give detailed attention to the design of intersecting streets, stopping points, sight distances, curved alignments, and view overlooks, not only to meet City standards and policies, but also to maximize visual appeal.
- Limit access to individual residential lots from local or residential collector streets, not from major community streets.

Table 3.2
DETACHED RESIDENTIAL DESIGN GUIDELINES (CONTINUED)

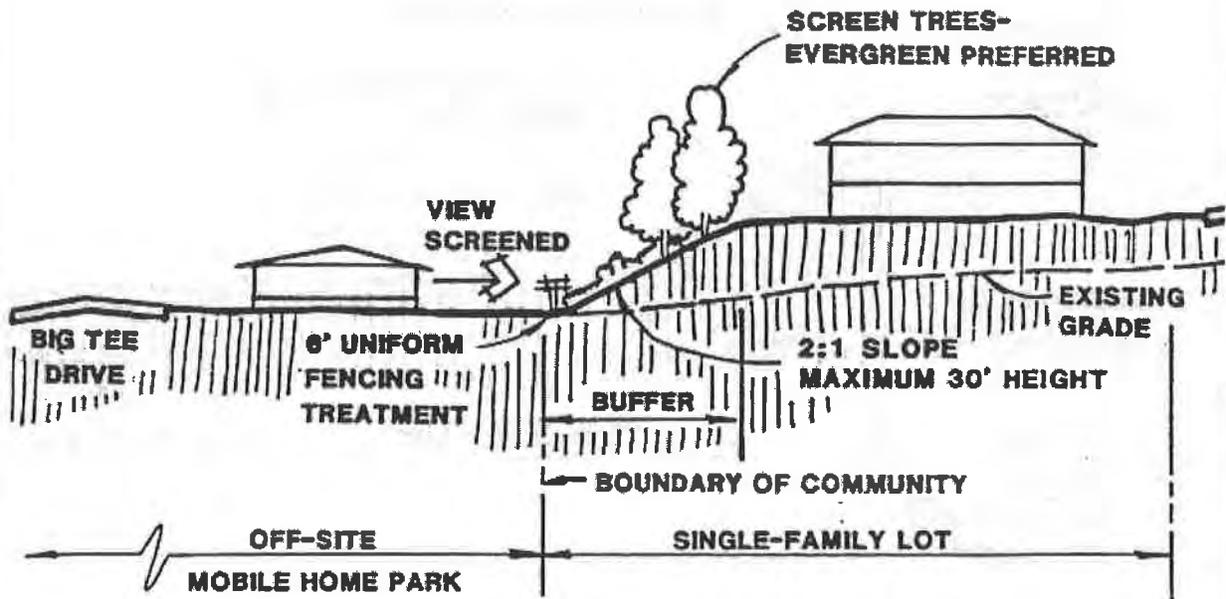
- Give special attention to the siting of houses on lots and the placement of driveways to permit adequate distances between driveways to accommodate on-street parking and landscaped strips.
- See Section 7.1 for street design guidelines.

Fencing

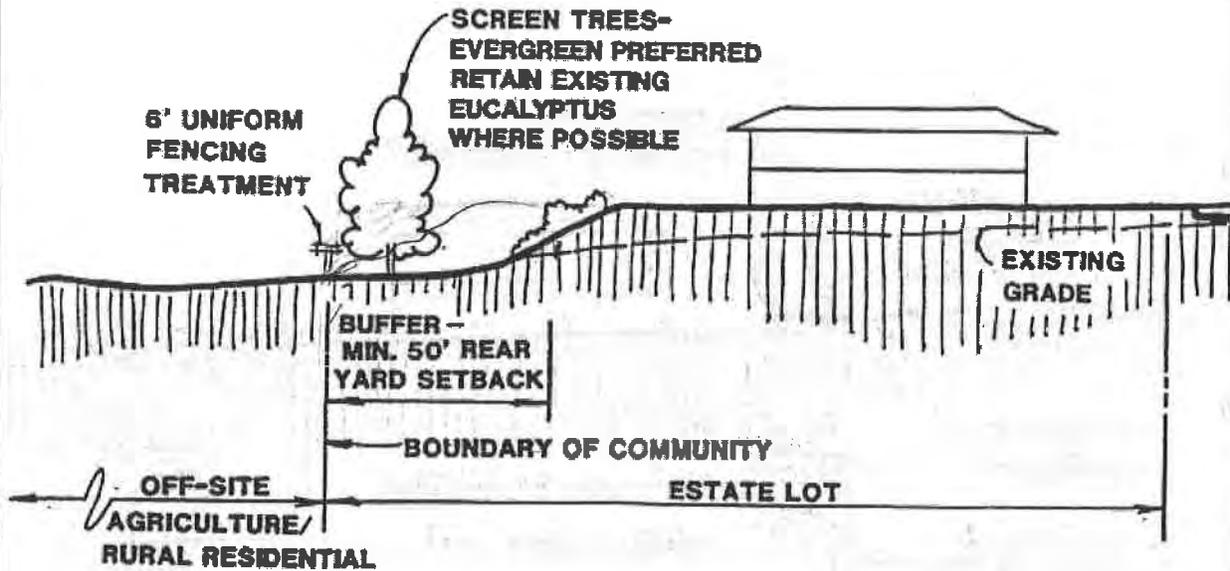
- At project perimeters fronting major community roads, employ the communitywide fencing treatments to separate planning areas from parkways or expanded parkways. Utilize a solid wall treatment such as masonry where noise and privacy control are required, and an open fencing treatment such as tubular steel to capture view opportunities.
- At project perimeters next to permanent natural open space, use nonflammable fencing as part of the fire management zone, per Section 6.2d.
- Within detached residential projects, utilize solid noise walls at side yards abutting public streets, except where views may merit open fencing. Interior fencing along lot lines may be wood.
- Covered chain link fencing is permitted in open fencing conditions within the SF1 Zone only.
- Where school district boundaries run along residential collector streets, employ fencing along with lot orientation and subdivision layout to separate planning areas into separate "territories".



Typical Local Streetscape 3.2



TYPICAL SECTION a

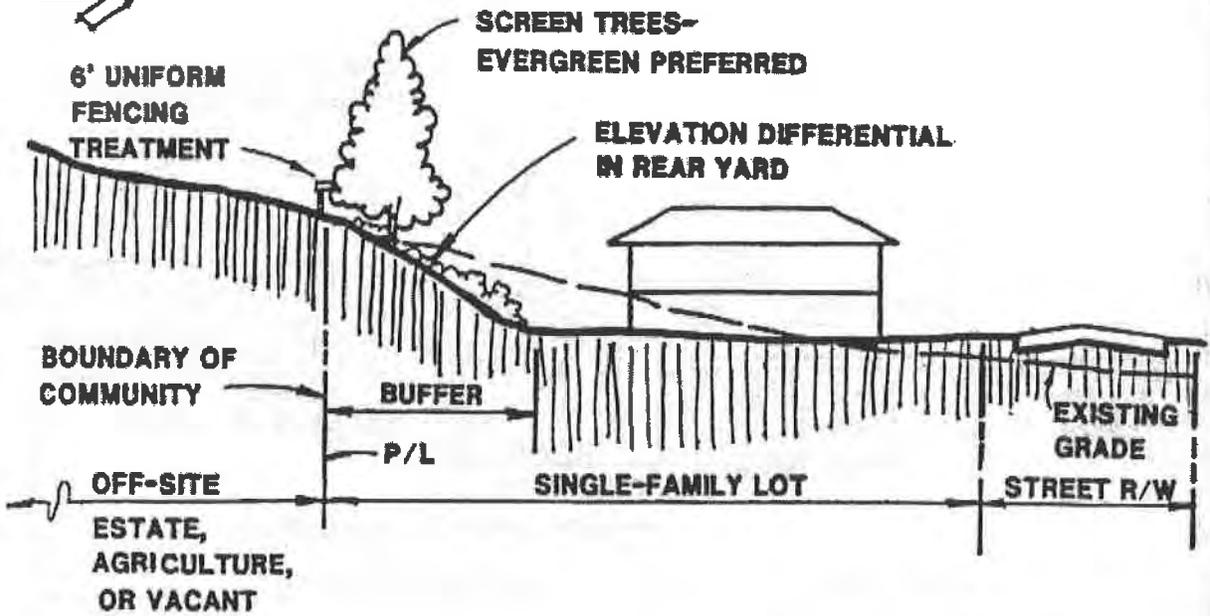


TYPICAL SECTION b

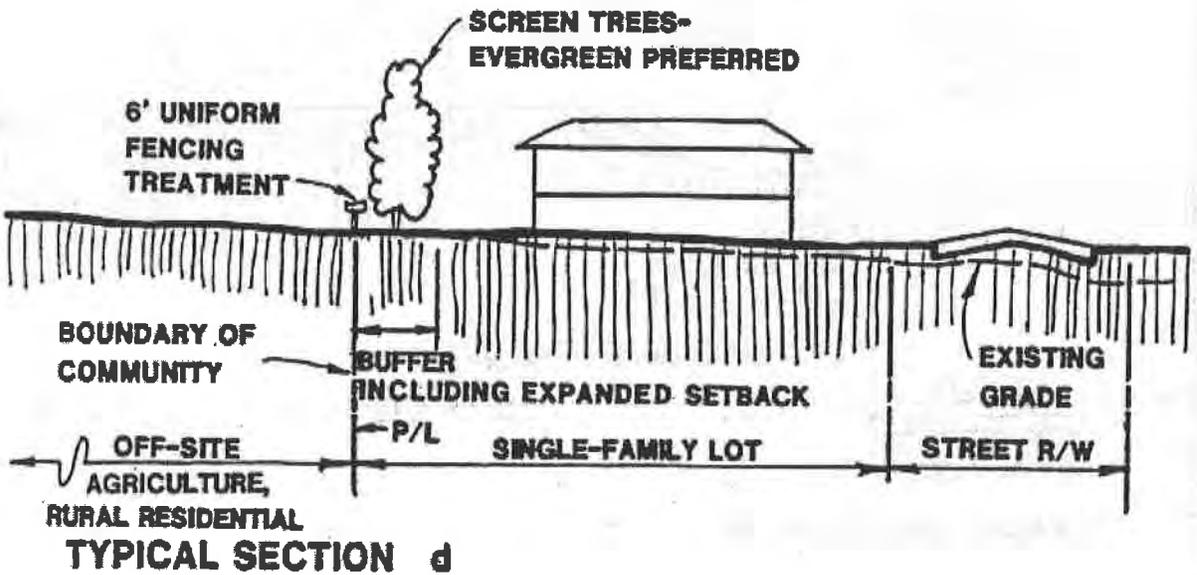
Canyon Hills

Offsite Interface 3.3

VIEW OVER



TYPICAL SECTION c



TYPICAL SECTION d

Canyon Hills

Offsite Interface 3.4

Table 3.3
ATTACHED RESIDENTIAL DESIGN GUIDELINES

Project (Planning Area) Identity and Appearance

- Give each planning area an identity through common design elements or treatments, delineation of project boundaries, distinctive entries, and shared recreational areas or other focal points. The scale, colors, materials, design details, and architectural style of buildings, signage, mailbox areas, and furnishings should be similar for the entire project.
- Utilize a selected landscape palette throughout each project. The purpose is to give continuity and unity to the project while ensuring compatibility with the overall community.
- Create distinct project subareas within larger attached housing projects by varying architectural and landscape elements (e.g., roof style or color, building elevations, use of materials, material colors) in order to create clusters with identity, achieve some variety, and avert visual monotony. This is applicable to Planning Areas 1, 2, and 13.
- Along project streets, avoid visual monotony by utilizing curvilinear streets; building setback variations; building elevation variations; variety in building massing; a varied planting palette and/or pattern; or a combination of these measures.
- Coordinate project entry monuments or walls, and other project signage, to produce an attractive appearance.
- For Planning Areas 11, 12, and 13, carry the riparian planting theme from Cottonwood Creek across *Canyon Hills Road* ~~Cottonwood Hills Road~~, utilizing a riparian plant palette and an informal cluster pattern.

View Opportunities

- In projects or project subareas with view opportunities, use site planning to maximize views for as great a number of units as possible. Possible design measures include terraced building pads, split level products, building staggering, unit clustering, and view corridors. Landscaping should frame or enhance views.
- In projects or project subareas with limited or no view opportunities, emphasize creating attractive internal views within the project. Areas with external view opportunities should be considered for common areas, to enhance the entire project. Landscaping should be employed to generate internal vistas and visual excitement.

Buffer Conditions

- Separate attached residential projects from other residential and nonresidential uses through the use of buffers, employing two or more of the following measures:
 - Building setbacks (yards)
 - Slope differentials
 - Screen trees and plantings
 - Uniform fencing treatments
 - Building height variations
 - Permanent natural open space

Table 3.3
ATTACHED RESIDENTIAL DESIGN GUIDELINES (CONTINUED)

These measures should augment the specific plan layout, which often provides road or open space separations between land uses; and zoning standards, which provide minimum setbacks between planning areas or land uses, and height limitations for attached projects next to detached projects.

- For projects next to major community roads, design buffers to provide visual and noise privacy. Refer to the Grading and Fencing design guidelines for streetscapes in Table 7.1c, and Noise Mitigation in Section 7.2d.

Riparian Open Space Buffers

- For attached projects adjacent to riparian areas, provide a buffer to protect the resource from undue encroachment.
- As shown in Typical Section “f” (Figure 3.5), protect the San Jacinto River habitat in the design of Planning Area 1 through the use of a substantial buffer area; access control through fencing; building and road setbacks; and daylight grading to the extent possible.
- For Planning Areas 11, 12, and 13 illustrated in Typical Section “g” (Figure 3.6), protect the Cottonwood Creek riparian area via building setbacks; uniform fencing; a buffer area including a trail corridor where appropriate; and blended landscaping. The buffer area should extend from the property line of the planning area (generally at the fence) to the edge of the riparian area, defined by the drip line created by the majority of the trees (isolated trees are not included).
- See Figure 6.5 for a depiction of the desired grading along wetlands.
- See Section 6.2b, Riparian Habitat Areas; and Section 6.2d, Fire Management.

Open Space

- See also "Buffer Conditions" and "Riparian Open Space Buffers" above.
- For yards abutting steep slope areas of natural open space, see Figure 6.2 and Section 6.2c.
- For fire management zones adjacent to natural open space, see Section 6.2d.
- Provide each residential unit with private outdoor open space in the form of private yards, patios, decks, or balconies, with good views if feasible.
- Provide each attached residential project with usable, common open space in the form of recreational facilities, walking and seating areas, and/or children's play areas. See Section 5.2e concerning Project Recreational Facilities.

Circulation and Parking

- Design project roads to be curvilinear in nature, in order to slow traffic and to provide visual interest. There should be adequate provision for bicycle and pedestrian circulation within projects and linkages to the neighborhood bicycle and pedestrian path networks.
- Make parking bays small in size with screening where possible. Parking areas adjacent to another residential project should be screened by fencing and landscaping, and lighting should minimize light spillover.

Table 3.3
ATTACHED RESIDENTIAL DESIGN GUIDELINES (CONTINUED)

- Place identifiable project entries at entrances into the planning area from major community roads and residential collector streets.
- Provide adequate parking per Chapter 17.66 of the Zoning Code. Shade parking with landscaping, through building and wall placement, and/or provision of covered parking or garages.
- Utilize a theme canopy tree(s) for parking areas and roadways throughout each project, to provide visual continuity and shade.

Crime Preventive Design

- Utilize the principle of "defensible space" by designing "territories" with which people associate themselves and neighbors. Examples include clustering front entries of dwellings around common open space areas; facing windows and private open spaces onto common recreational facilities; and utilizing cul-de-sac or loop street patterns.
- Incorporate crime prevention as a factor in the design of projects, such as limiting the height of landscaping and fencing to maintain visibility of common areas from streets and other trafficked areas; providing elevation differentials between public and private spaces; and locating parking and common use facilities near destinations.
- Provide night lighting for all parking lots, covered parking (carports), walkways, project entries, and dwelling unit front entries.

Fencing

- At project perimeters fronting major community roads, employ the community wide solid wall treatment to provide noise and privacy control.
- At project perimeters next to permanent natural open space, use nonflammable fencing as part of the fire management zone, per Section 6.2d.
- Interior fencing between dwelling units may be wood.
- Covered or uncovered chain link fencing is not permitted at project perimeters.

3.3 Residential Implementation

All residential projects will be implemented by private builders with the approval of the City of Lake Elsinore. Section 9.1 outlines the implementation process from the Specific Plan to certificate of occupancy. A residential phasing program is presented in Section 9.3a.

3.3a Unit Transfer

The gross and net acreages of individual planning areas are subject to modification during detailed engineering and design. Consequently, the dwelling unit yields provided in the Specific Plan may be subject to some corresponding modification at the time subdivision maps and site plans are submitted.

Accordingly, dwelling units may be transferred between planning areas under this Plan. However, the following criteria must be met in order to effect a transfer:

- The unit transfer will not result in an increase in housing density category or the upzoning of any planning area receiving transferred units.
- The basic intent of the Specific Plan in regard to development standards and design guidelines must be adhered to.
- Under no circumstances shall the total dwelling unit count of 4,275 be exceeded for the overall specific plan area, except in redesignations of land uses as specified in Section 5.1 for school sites and Section 4.2 for institutional sites.

Approval of the transfer of units from one planning area to another shall be based on the following schedule:

| <u>Number of Dwelling Units to be Transferred</u> | <u>Approving Entity</u> |
|---|--------------------------------|
| 1 through 20 units | Community Development Director |
| 21 through 50 units | Planning Commission |
| 51 units and above | City Council |

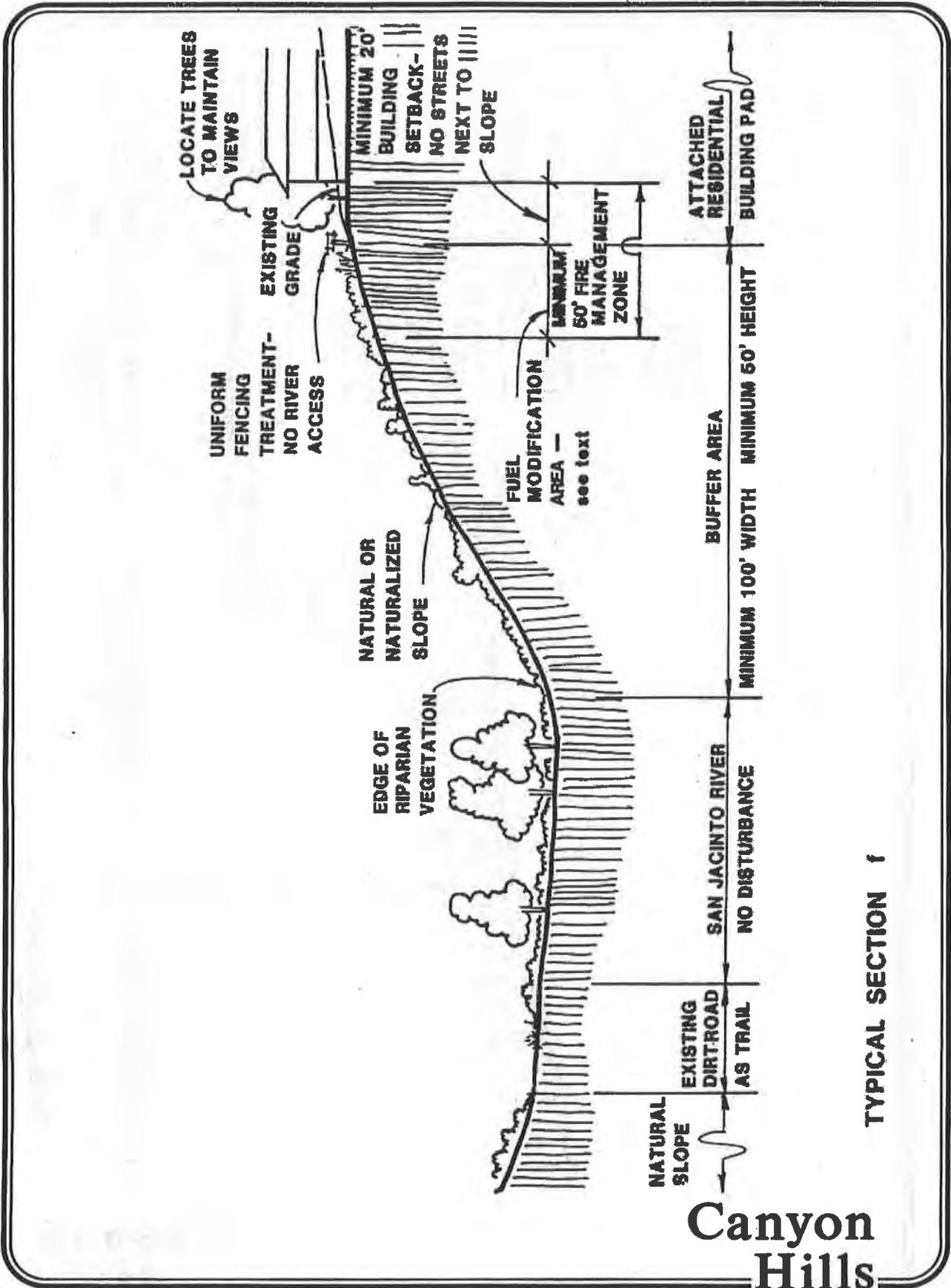
The maximum acreage change due to dwelling unit transfer shall conform to the schedule below:

| | |
|-----|------------------------------|
| SF1 | 0.70 acre per DU transferred |
| SF2 | 0.27 acre per DU transferred |
| SF3 | 0.20 acre per DU transferred |
| MF1 | 0.08 acre per DU transferred |
| MF2 | 0.05 acre per DU transferred |

The residential monitoring program shall be utilized to maintain an accurate count of dwelling units and their location within the Specific Plan area. This program is described in Section 9.3e.

3.3b Residential Review

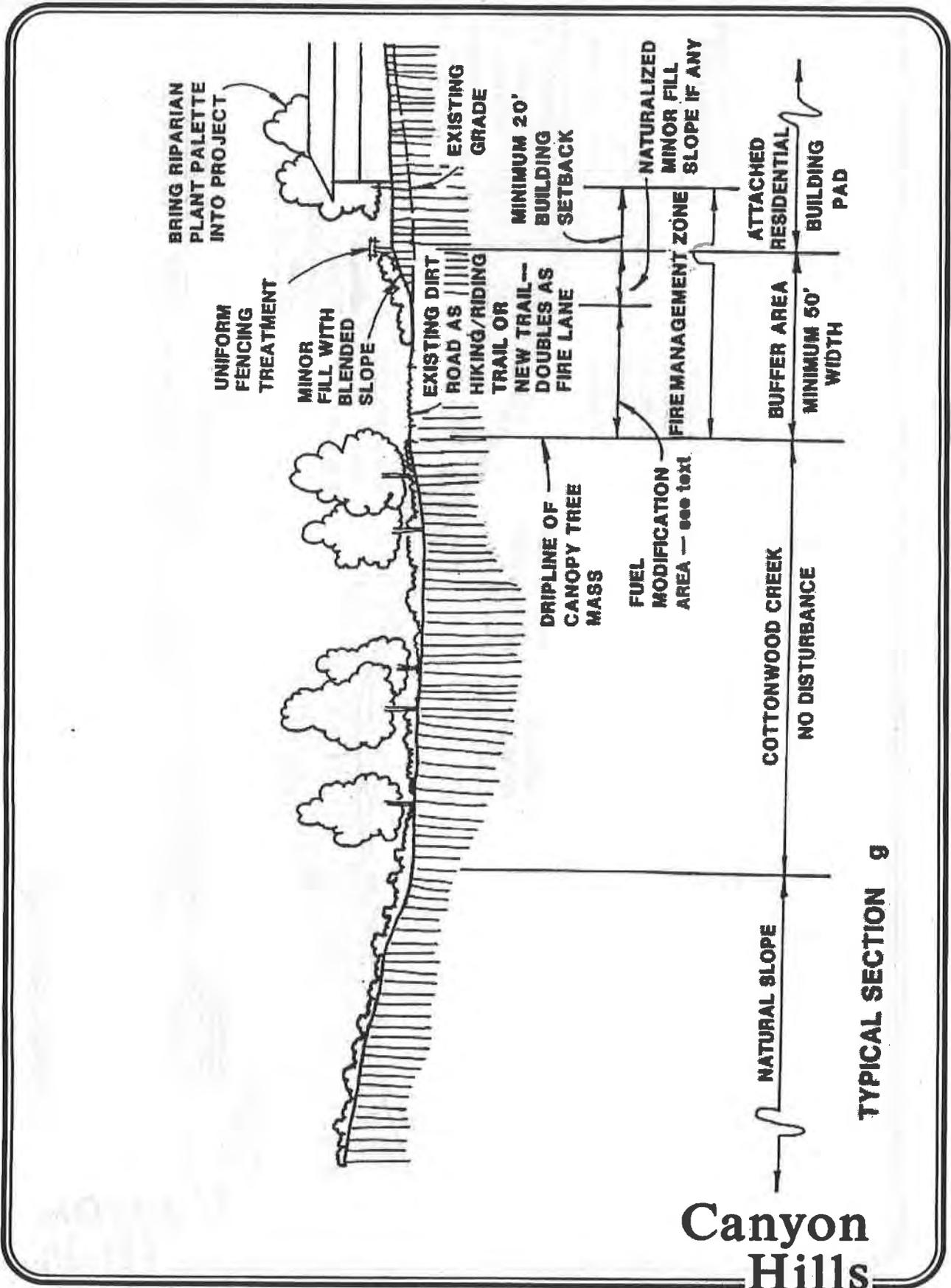
Residential planning areas should be designed and reviewed in accordance with (1) the designated residential zoning district, as specified in Chapter 8; (2) appropriate residential, signage, and parking development standards as specified in Section 3.2a; and (3) the residential design guidelines provided in Section 3.2b above. The Site Plan Review process detailed in Section 9.2 should be utilized to ensure development is in conformance with the Specific Plan.



TYPICAL SECTION 1

Canyon Hills

River Interface 3.5



Canyon Hills

Creek Interface 3.6

**Commercial/
Institutional Element**
Chapter 4

Chapter 4 - COMMERCIAL/INSTITUTIONAL ELEMENT

4.1 Commercial Land Use

This section addresses commercial land uses in the *Canyon Hills Cottonwood Hills* community.

4.1a Commercial Sites

A total of ~~21.6~~ 23.2 acres of commercial development is proposed within the specific plan area. This commercial is intended to meet the convenience commercial requirements of community residents, as well as supplementing existing and proposed commercial development in Canyon Lake and Audie Murphy Ranch. Other commercial needs are expected to be served by specialty commercial in the downtown area of Lake Elsinore; general and convenience commercial at the Interstate 15/Railroad Canyon Road interchange; and a proposed regional shopping mall west of that interchange.

Figure 4.1 depicts the locations of the ~~two~~ three proposed commercial sites, and Table 4.1 outlines appropriate uses for each location. ~~Most of The~~ commercial acreage is situated at the Railroad Canyon Road/*Canyon Hills Road Cottonwood Hills Road* intersection. As the primary entrance into the community, this location best serves most community residents while being easily accessible to motorists on Railroad Canyon Road. ~~A small neighborhood commercial site is also provided central to the community to meet convenience commercial needs.~~

4.1b Commercial Development Standards

As shown in Table 4.1, a zoning district shall apply to each commercial planning area. Chapter 8 provides development standards for the C1 (Neighborhood Commercial) and C2 (General Commercial) districts based on the City's C-1 and C-2 zoning districts. These standards include permitted uses and uses subject to a conditional use permit; lot area, street frontage width, setback, and building height requirements; and landscape improvements. Signage standards are prescribed in Section 8.9, Community Signage. Parking is subject to Chapter 17.66 of the Zoning Ordinance. Chapter 17.38, Nonresidential Development Standards, is applicable to all commercial projects.

4.1c Commercial Design Guidelines

The objectives below provide the basis for the design concept and guidelines for commercial projects:

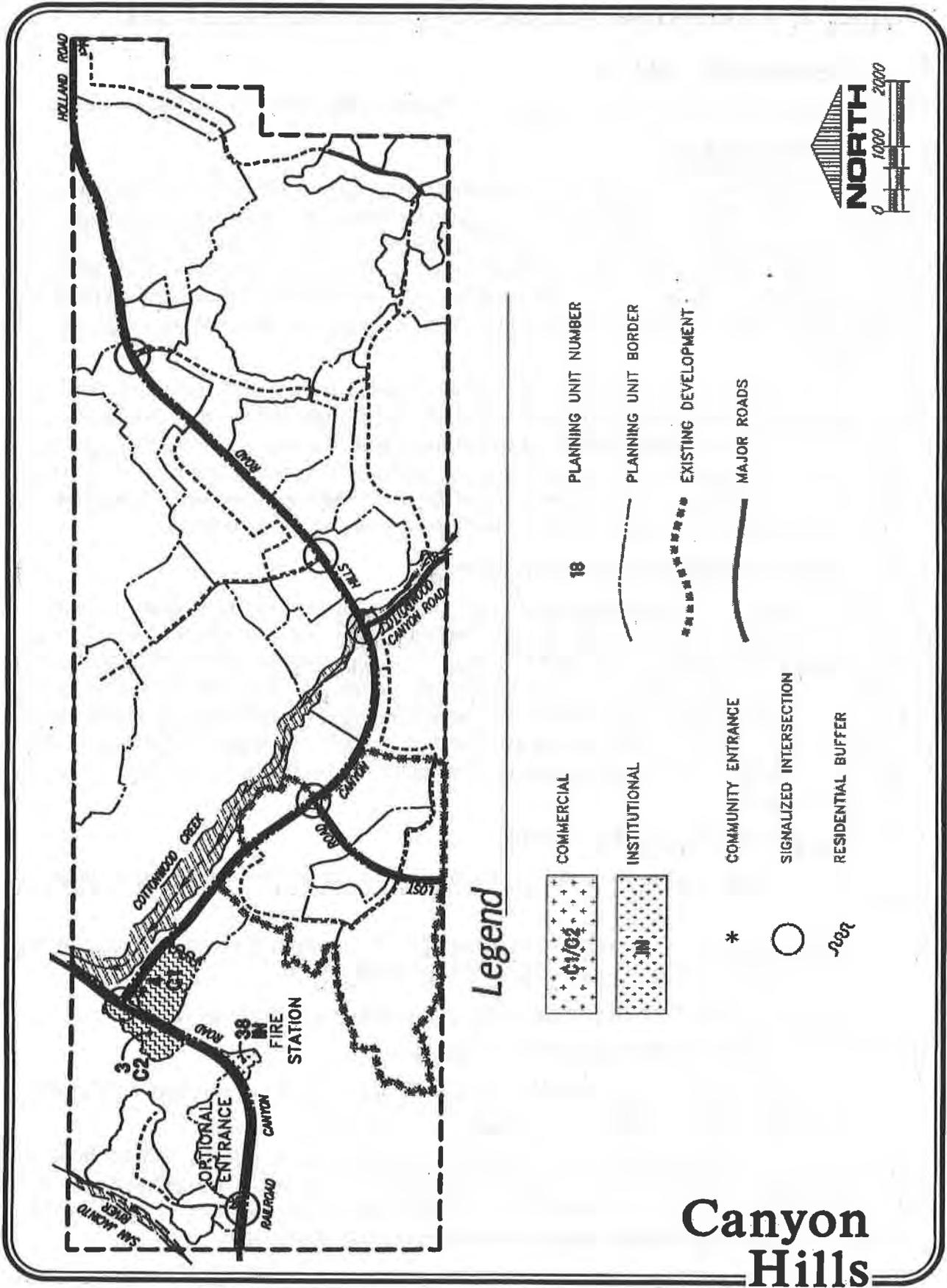
- Design commercial development to contribute to the overall visual character of the community, especially as viewed from the major road system.
- Provide adequate vehicular and pedestrian access to commercial projects.

Minimize any possible conflicts with nearby residential uses.

- For Planning Areas 3 and 4, design the commercial projects to complement each other as well as the community entrance treatment.

The overall commercial concept is to design each project as a functionally and aesthetically integrated building complex. Typical strip commercial development is inappropriate, as is a series of stand-alone buildings in various architectural styles surrounded by parking. Instead, each commercial complex should function and appear as a coordinated unit.

Table 4.2 outlines guidelines for the design of commercial development projects. These guidelines should be employed in the design and review of commercial planning areas. The guidelines supplement the development standards in the City's Zoning Ordinance.



Canyon Hills

Commercial/Institutional Land Use 4.1

**Table 4.1
COMMERCIAL LAND USE**

| Planning Area | Location | Gross Acreage | Appropriate Uses | Development Standards |
|---------------|---|--------------------------------|---|--|
| 3 | Railroad Canyon Road, west side of intersection with Canyon Hills Road Cottonwood Hills Road. | 7.8 ac 7.7 ac. | <ul style="list-style-type: none"> • Commercial services – personal, professional, repair, financial. • Major retail, such as home improvement center. • Specialized retail, such as bakery, boutique. • Restaurants. • Commercial recreation, such as bowling alley, theater. • Convenience services – auto service station, drive-through establishments. | C2 Zone (General Commercial District). Conditional Use Permit as required by Zone. |
| 4 | Railroad Canyon Road and Canyon Hills Road Cottonwood Hills Road, southeast of intersection. | 13.4 ac 13.9 ac. | <ul style="list-style-type: none"> • Neighborhood commercial, such as supermarket, drugstore. • Specialized retail, such as video store, apparel store. • Commercial services - personal, professional, repairs, financial. • Restaurants. • Convenience services - auto service station, drive-through establishments. | C1 Zone (Neighborhood Commercial District). Conditional Use Permit as required by Zone. |
| 16 | Canyon Hills Road Cottonwood Hills Road and Cottonwood Canyon Road, southwest corner. | 2.0 ac. | <ul style="list-style-type: none"> • Convenience shopping, such as mini mart. • Convenience services, such as auto service station. • Commercial services – personal, professional, repair, financial. | C1 Zone (Neighborhood Commercial District) Conditional Use permit as required by Zone. |

Table 4.2
COMMERCIAL DESIGN GUIDELINES

Functional Considerations

- Where development abuts a major road, keep the pads as close to the street elevations as possible, to facilitate vehicular access, project visibility, and drainage.
- Consider crime preventive design and ease of surveillance in site planning and access design. Exemplary measures include visual corridors into the project from major roadways; landscaping to maintain views of pedestrian areas from drive aisles; visibility of parking and pedestrian areas from onlookers inside of commercial establishments; and sufficient night lighting of pedestrian and parking areas.
- Use shading devices extensively in parking and pedestrian areas, such as canopy trees, arcades, decorative awnings, and porticos.

Appearance

- Design all commercial buildings and accompanying signage to be architecturally compatible within the project.
- Coordinate the design of projects and associated expanded parkways with the parkways and medians of adjacent roadways including landscaping, project entries, street furniture, and fencing.
- Utilize buildings and landscaping to screen major manufactured slopes from view.

Use Buffers

- Provide a buffer between commercial development and other land uses, to act as an access control, visual screen, and noise barrier.
- For commercial developments next to residential projects, utilize fencing and slope banks as well as the City-required landscaped strip to create a use buffer.
- Per the City's development standards, minimize undesirable impacts on nearby residential areas by screening delivery, storage, and trash areas; limiting spillover lighting; carefully siting driveway entrances; and screening rooftop equipment.
- ~~For Planning Area 16, consider the impacts of any proposed design on the institutional site to the west (Planning Area 15).~~

Signage

- Establish a uniform signage program for each commercial center to ensure adequate functionality and aesthetic quality. See Section 8.9p.
- Coordinate permanent commercial center signage along street frontages with merchant identification signage on buildings, to create a cohesive signage program.
- Consider proximity to nearby residential uses in locating and designing signage for Planning Area 4 and 16.

Access and Parking

- Where possible, provide project access from each public roadway bounding the commercial site, including both left and right turn access into the planning area where feasible.
- Coordinate project access with adjacent intersection design and also the median cuts in abutting arterial and major highways as addressed in Section 7.1.

Table 4.2
COMMERCIAL DESIGN GUIDELINES (CONTINUED)

- Lay out car and pedestrian flow patterns carefully within the site, minimizing auto/pedestrian conflicts if possible and insuring adequate fire and delivery vehicle access.
- Provide adequate onsite parking per Chapter 17.66 of the Zoning Code. Parking for hikers is not permitted in the commercial centers, as described in Section 7.6.
- Soften the visual impact of parking areas onsite and offsite by using planted islands; screening with landscaping, berms, and walls; breaking up parking into sublots or into areas associated with particular uses; utilizing textured paving and walkways; or similar design measures.
- Utilize a theme canopy tree(s) for parking areas and drives throughout each commercial center, to provide visual continuity and shade.
- Accommodate nonmotorized transportation by providing onsite bicycle parking, and sidewalks and seating areas.
- Coordinate commercial project planning with transit stop accommodation, per Section 7.4.

Open Space Interfaces

- Provide a minimum 50-foot wide fire management zone at the interface of commercial development with natural open space. This width may include parking areas; service roads acting as a fire lane; manufactured slopes and benches with irrigated landscaping; fuel modification areas; or a combination of these or similar measures. See Sections 6.2c and 6.2d.
- Landscape all manufactured slopes abutting permanent natural open space areas with naturalized plantings having a sufficiently low fuel volume and high moisture content to act as a firebreak, while producing a natural appearance.
- For the high cut slope along the southern edge of Planning Area 4, utilize "contoured landscaping" to augment grading techniques and building placement to produce an attractive appearance.

Planning Areas 3 and 4

- Make the commercial projects for Units 3 and 4 compatible in architecture, landscaping, and signage.
- Where possible, emphasize views of buildings and screen vistas of parking areas by motorists traveling Railroad Canyon Road. This can be accomplished through building siting and massing; pad elevations and gradients; and slopes, berms, walls, and landscaping.
- Carefully design commercial signage in relation to Railroad Canyon Road, so as to minimize visual clutter and to coordinate with the community entrance treatment at the Railroad Canyon Road/*Canyon Hills Road* ~~Cottonwood Hills Road~~ intersection, while recognizing the requirement for sufficient project and merchant identity through visible signage.

4.2 Institutional Land Use

This section describes institutional land uses in the *Canyon Hills Cottonwood Hills* community.

4.2a Institutional Sites

Within the specific plan area, a total of ~~2.8~~ 5.2 acres is set aside for development of institutional sites.

~~As pictured in Figure 4.1, Planning Unit 15 is located near the intersection of Cottonwood Hills Road and Cottonwood Canyon Road. The 1.3-acre site receives primary access from Cottonwood Hills Road via a local street at a median break. Secondary access may be provided directly from Cottonwood Hills Road on a right-in/right-out basis. If within three years of occupancy of the adjacent neighborhood commercial site (Planning Unit 16) the property is not purchased for institutional use, it may be redesignated for neighborhood commercial (C1) use under the C1 Zone.~~

~~Planning Unit 20 is situated near the community park/school complex on Cottonwood Hills Road, central to the community. This 3.9-acre site may be developed as one or two institutional parcels. The property is accessible from Street "E", and alternately from Cottonwood Hills Road. The site is visible to travelers along Cottonwood Hills Road, the major east/west route through the community. If within three years of completion of community park (Planning Unit 18) the property is not purchased for institutional use, it may be redesignated for Single-Family Detached (SF3) residential use at 4 up to 8 dwelling units per acre.~~

Planning Area 38 is a 2.8-acre site southwest of the intersection of Railroad Canyon Road and Canyon Hills Road. This site shall be used for emergency facility uses such as a fire station. The site receives access directly off of Railroad Canyon Road. A median break will be constructed in Railroad Canyon Road as an emergency crossing with appropriate emergency signals for access to the site.

Appropriate uses for the institutional site(s) include the following:

- Public facilities.
- ~~Private or commercial day care, nursery, and elementary schools.~~
- Fire Station
- ~~Private non-commercial clubs, lodges, and fraternal organizations excepting fraternities and sororities.~~
- ~~Churches and religious institutions, including attached schools.~~
- ~~Non-profit institutions whose primary purpose is the promotion of the public health and welfare.~~

4.2b Institutional Development Standards

Institutional projects shall conform to the C1 (Neighborhood Commercial) zone outlined in Section 8.6. Development standards are provided for lotting, setbacks, building height, and landscape improvements. Signage standards are prescribed in Section 8.9, Community Signage. Parking and nonresidential development standards are subject to Chapters 17.66 and 17.38, respectively, of the City of Lake Elsinore's Zoning Ordinance.

4.2c Institutional Design Guidelines

Institutional project design should be based on the following objectives:

- Design institutional development to contribute to the overall visual quality of the community, especially as viewed from the major road system.
- Provide adequate vehicular and pedestrian access to institutional projects.
- Consider nearby residential areas in designing institutional uses.
- Design institutional projects to complement nearby nonresidential uses.

The most important concept in designing the institutional projects is creation of an integrated complex, sitewide. In the case of possible multiple uses on one site, such as two public facilities or institutions, coordination is required in access, building design, and landscape treatment to achieve a unified appearance. For religious institutions, the relationship of the principal building or sanctuary to related buildings and facilities is a consideration. Integration of various recreational and outdoor facilities with buildings is a factor in school and private club design. Whatever the institutional use(s), a series of unrelated buildings and outdoor facilities does not represent appropriate design. This means a master plan for the site is important, since institutional facilities are often built in phases. For nonpublic facilities, a master plan shall be required as part of the Conditional Use Permit process.

Institutional design guidelines are outlined in Table 4.3.

4.3 Commercial/Institutional Implementation

All commercial and institutional development will be implemented through a prescribed development process. Section 9.1 outlines the implementation process from the Specific Plan to certificate of occupancy. A development phasing program is presented in Section 9.3a.

Commercial and institutional planning areas should be designed and reviewed in accordance with (1) the designated commercial zoning district, as specified in Chapter 8; (2) the Community Signage standards prescribed in Section 8.9; and (3) the commercial and institutional design guidelines provided in Section 4.1 and 4.2 above. The Site Plan Review process detailed in Section 9.2 should be utilized to ensure proposed development is consistent with the Specific Plan. A conditional use permit (CUP) is required for certain uses, such as churches, private clubs, and commercial day care.

Table 4.3
INSTITUTIONAL DESIGN GUIDELINES

Appearance

- Design all institutional buildings and accessory uses (including signage) to be architecturally compatible within the project.
- Coordinate the design of the project(s) and associated expanded parkways and/or slopes adjacent to the street with the parkway and median of *Canyon Hills Road* ~~Cottonwood Hills Road~~, including landscaping, project entry and signage, street furniture, and fencing.

Access and Parking

- ~~For Planning Unit 15, provide vehicular and bicycle access directly and/or indirectly from *Canyon Hills Road* Cottonwood Hills Road.~~
- ~~For Planning Unit 20, provide vehicular and bicycle access from the residential collector Street "E" adjacent to the project and/or from *Canyon Hills Road* Cottonwood Hills Road. Coordinate project access with the design of the adjacent Street "E"/*Canyon Hills Road* Cottonwood Hills Road intersection.~~
- Lay out car and pedestrian flow patterns carefully within the site, minimizing auto/pedestrian conflicts if possible and ensuring adequate emergency access.
- Provide adequate onsite parking per Chapter 17.66 of the Zoning Code. Soften the visual impact of parking areas onsite and offsite by using planted islands; screening with landscaping, berms, and walls; breaking up parking into small lots; utilizing textured paving and walkways; or similar design measures.
- Use shading devices extensively in parking and pedestrian areas, such as canopy trees, arcades, decorative awnings, and porticos.
- Utilize a theme canopy tree(s) for parking areas and drives throughout the planning area, to provide visual continuity and shade.

Site Planning

- Consider crime preventive design and ease of surveillance in site planning and access design.
- Be sensitive to nearby residential areas in the location and design of driveways; buildings; delivery, storage, and trash areas; and lighting. ~~For Planning Unit 15, this applies to residential Planning Units 13 and 14; for Planning Unit 20, this applies to residential Planning Unit 21.~~
- Provide a buffer between institutional projects and other land uses, to act as a visual screen, access control, and noise barrier.
- For institutional projects next to residential projects, utilize fencing and slope banks as well as the City-required landscaped strip to create a use buffer.

**Public Facilities
And Services Element
Chapter 5**

Chapter 5 - PUBLIC FACILITIES AND SERVICES ELEMENT

5.1 Public Schools

This section addresses provision of public schools for the *Canyon Hills Cottonwood Hills* community.

5.1a School Districts

The specific plan area is currently split between two sets of school districts, as shown in Figure 5.1.

The western two-thirds of the community is situated within the Lake Elsinore School District (elementary) and the Elsinore Union High School District. The elementary school district currently accommodates Grades K-6 for the City of Lake Elsinore and adjacent areas. The high school district serves Grades 7-12, and presently encompasses the Murrieta, Temecula/Rancho California, and Lake Elsinore areas. A reorganization and unionization of the elementary and high school districts into the Lake Elsinore Unified School District has been approved, effective July 1989.

The eastern third of the specific plan area is located within the Menifee Union School District and the Perris Union High School District. Currently the Menifee district serves Grades K-7, with plans underway to add Grade 8, and possibly the high school grades in the future. The high school district provides for Grades 9-12 for the specific plan area. It presently serves a total of five feeder elementary school districts.

A minor district boundary adjustment is proposed for the specific plan area, as shown in Figure 5.1. The proposed boundary is run along logical road and/or subdivision boundaries, resulting in reasonable service areas for the proposed schools in the community

5.1b School Facilities

In Table 5.1, the number of students anticipated for each school district is estimated. This is based on current student generation rates, and the number of dwelling units planned in each district with the proposed boundary change. Totals of 1,718 elementary students (K-6) and 856 high school students (7-12) are forecasted.

Table 5.1
STUDENT GENERATION

| School District | Grades | Dwelling Units | Generation Rate (Students/DU) | Total Students |
|--|--------------------|----------------|-------------------------------|----------------|
| Lake Elsinore School District ⁽¹⁾ | K-6 | 3,447 | 0.40 | 1,379 |
| Menifee Union School District | K-6 ⁽²⁾ | 828 | 0.41 | 339 |
| Total Elementary | K-6 | 4,275 | - | 1,718 |
| Elsinore Union High School District ⁽¹⁾ | 7-12 | 3,447 | 0.205 | 707 |
| Perris Union High School District | | | | |
| Middle School | 7-8 ⁽²⁾ | 414 | 0.16 | 66 |
| High School | 9-12 | 414 | 0.20 | 83 |
| | 7-12 | 828 | 0.18 | 149 |
| Total High School | 7-12 | 4,275 | - | 856 |

⁽¹⁾Unification of the Lake Elsinore School District and the Elsinore Union High School District is effective in July 1989.

⁽²⁾Grades 7-8 to be phased into Menifee Union from Perris Union by 1989, at a generation rate of 0.128 student per dwelling unit.

To accommodate the elementary students, three elementary school sites totaling 35.4 ~~32.6~~ gross acres are designated in the specific plan area. These sites are distributed over the community to maximize opportunities for walking to school. The West and Central Elementary Schools are situated in the Lake Elsinore School District, while the East Elementary School lies in the Menifee Union School District. Each school site is large enough to provide approximately 10.0 net acres for school development. This 10-acre size meets both districts' standards for school sites to accommodate a 500- to 700-student elementary school building, necessary bus and parking areas, and outdoor play facilities. In addition, this meets the recommended site size of 10 acres for 650 students of the California State Department of Education in its draft School Site Selection and Approval Guide.

The West Elementary School (Planning Area 35) (Planning Unit 8) is located next to Lost Road, with access received from Street "D" off Lost Road. The West *Middle School* Neighborhood Park is sited next to the school, to facilitate joint usage of recreational and parking facilities. ~~In the event the site is not required for school purposes, it should be designated as 5.0 acres for Neighborhood Park usage; and the remainder as SF3 (Single-Family Detached) residential, at 4 up to 8 dwelling units per acre.~~

The Central Elementary School (Planning Area 19) is situated along the Street "E" collector. To allow potential sharing of recreational and parking facilities, the Community Park is sited immediately adjacent to the school site. If the property is not needed for an elementary school, it should be designated as 5.0 acres for Community Park usage; and the remainder as SF3 (Single-Family Detached) residential, at 4 up to 8 dwelling units per acre.

The East Elementary School (Planning Area 26) is placed along *Canyon Hills Road Cottonwood Hills Road*, with access provided by the Street "B" collector. The East Neighborhood Park is located immediately to the south, to permit sharing of recreational and parking facilities. If the site is not required for school purposes, it should be designated as 5.0 acres for Neighborhood Park usage; and the remainder as SF2 (Single-Family Detached) residential, at 2 up to 4 dwelling units per acre.

The West Middle School (Planning Area 34) is placed at the intersection of Canyon Hills Road and Lost Road and adjacent to the West Elementary School (Planning Area 35). The West Neighborhood Park is located immediately west, to permit sharing of recreational and parking facilities.

The high school students living in *Canyon Hills Cottonwood Hills* will attend school facilities offsite. For the Elsinore Union High School District, the probable schools include the Terra Cotta Junior High school or a new junior high school east of Interstate 15; and the Temescal Canyon High School. In the eastern portion of the plan area, students are likely to attend the new middle school on Garboni Road east of Murrietta Road; and a future high school in either the Perris Union High School District or the Menifee Union School District, depending on the jurisdiction at that time.

5.1c School Design Guidelines

Design guidelines for the three onsite elementary schools are provided in Table 5.2.

Table 5.2
ELEMENTARY SCHOOL DESIGN GUIDELINES

School Building

- Design school building(s) to the requirements of the school district, taking into account permanent and portable facilities.
- Coordinate architectural style and features with nearby residential areas.
- Coordinate school building design with the community park recreation building to be compatible functionally and aesthetically (Central Elementary School).

Recreation Facilities

- Coordinate the selection and design of facilities with the adjacent public park.
- Possible facilities:
 - Turf playground
 - Paved playground
 - Play apparatus for tots
 - Play apparatus for children
 - Outdoor seating/classroom area

Access and Parking

- Auto access from adjacent residential collector street or local linkage street, off of major community road.
- Possible shared drives with adjacent public park.
- Adequate parking per Chapter 17.66 of the Zoning Ordinance, Parking Requirements. Theme canopy shade trees(s) for parking areas and drives.
- Possible joint usage or overflow usage of park's off-street parking per Section 7.3.
- Adequate bicycle parking and access.
- Handicapped parking and accessibility.
- School entry monumentation and signage coordinated with community wide signage program.

Interface with Adjacent Residential

- Provide a buffer between the school and adjacent detached residential planning areas, utilizing slope differentials; screen trees and plantings; uniform fencing treatments; or a combination of these measures.
- Design night lighting to minimize spillover into adjacent residential areas through proper location and fixture selection.

Crime Preventive Design

- To facilitate surveillance, grade the site to be as visible as possible from adjacent public roadways, school drives, and parking areas.
- Incorporate crime prevention as a factor in the design of school buildings, lighting, landscaping, and parking areas.

5.2 Public Parks

This section concerns the provision of population-based public parks. Chapter 6 describes the community open space system, which includes natural areas to be preserved for passive recreational use.

5.2a Parks Requirements

The City of Lake Elsinore General Plan addresses parks requirements in the Outdoor Recreation chapter of the Environmental Resources Management Element. As a new community, the *Canyon Hills Cottonwood Hills* Specific Plan represents an opportunity to insure adequate recreational facilities are provided onsite for community residents. These facilities are proposed to include the following:

- Public parks.
- Public school play facilities.
- Project recreational facilities for MF1 and MF2 (Multifamily Attached) residential planning areas.

Current City standards call for 2.5 acres of neighborhood park and 2.5 acres of community (district) park per 1,000 population, for a total of 5.0 acres of parkland per 1,000 persons. Based on an estimated community population of approximately 11,415 residents, 57.1 acres of parkland is needed. Under the Specific Plan, ~~13.8~~ 10.0 gross acres of neighborhood parks, ~~24.5~~ 27.7 gross acres of community park, and ~~6.8~~ 4.4 acres of parkway park are proposed, totaling ~~45.1~~ 42.1 acres. In addition, there are ~~31.8~~ 15.0 acres of adjacent school recreational facilities, ~~about 5.0 acres on each of~~ *on the* three elementary school sites *and the middle school site*, or 50% of net school acreage. The parks are sized to meet City "size range" and "population served" standards, and distributed over the community to maximize accessibility to residents. Also, the school/park sites are laid out to facilitate joint design and usage.

As shown in Figure 5.1, the western portion of the specific plan area is currently located within the Lake Elsinore Recreation and Park District service area, while the eastern part is situated within the Sphere of Influence of the Sun City CSA 145. However, as part of the annexation into the City of Lake Elsinore, the City is expected to assume responsibility for the parklands and recreational services within *Canyon Hills Cottonwood Hills*.

5.2b Neighborhood Parks

Two neighborhood parks are proposed to serve the specific plan area, one in the western portion and one in the east. Design guidelines for the parks are provided in Table 5.3.

The West Neighborhood Park (Planning Area 7) ~~is situated next to the West Elementary School, and receives access from Street "D" and possibly from the West Elementary School.~~ The site is ~~9.2~~ 5.0 acres in size, and provides a large flat pad for recreational facilities. There are attractive views from the site to the north and possibly the east.

The East Neighborhood Park (Planning Area 27) is placed adjacent to the East Elementary School, and is accessible from the Street "B" residential collector. The ~~2.5~~ 5.0-acre site can include a large flat pad for play fields ~~plus naturalized slopes to transition to the natural open space to the south.~~ The park and school recreational facilities can be interconnected. The park is directly accessible to the ~~SF2~~ SF3 (Single-Family Detached) residential project in Planning Area ~~28~~ 25. Additional foot access is proposed via a special walkway from Planning Area ~~25~~ 28.

Table 5.3
NEIGHBORHOOD PARK DESIGN GUIDELINES
PLANNING UNITS 7 AND 27

Recreational Facilities - for each park/school complex

- Multisports field accommodating two softball diamonds and soccer field.
- Paved multipurpose court complex and/or paved play area.
- Use of school building for restrooms and indoor recreation; if school is not built, restroom facility to be provided.
- Children's and tots' play apparatus areas.
- Meadow/lawn area for informal sports and play.
- Picnicking and seating areas, taking advantage of view opportunities and providing landscaping for summer shade.

Access and Parking - West Neighborhood Park

- Auto access from linkage Street "D".
- Possible shared drive with West Elementary School.
- Adequate onsite parking. Parking overflow in West Elementary School.
- Adequate bicycle parking and access.
- Handicapped parking and accessibility.

Access and Parking - East Neighborhood Park

- Auto access from collector Street "B" off *Canyon Hills Road* ~~Cottonwood Hills Road~~.
- Possible shared drive with East Elementary School.
- Adequate onsite parking. Parking overflow in East Elementary School or possible joint usage of parking per Section 7.3.
- Adequate bicycle parking and access.
- Special walkway from Planning Area 28 to provide additional foot accessibility.
- Handicapped parking and accessibility.

Coordination with Adjacent Elementary School

- Master plan school/park site to facilitate joint usage of outdoor facilities.
- Provide for joint usage of outdoor facilities.
- Arrange for indoor use of school facilities, including restrooms and meeting spaces.

Appearance and Landscaping

- Create a relatively flat pad(s) consistent with the proposed recreational facilities.
- Coordinate the landscaping design of the park with adjacent roadways, including plantings, park entries and signage, and any street furniture and fencing.
- Utilize a theme canopy tree(s) for parking areas and drives within the park, to provide visual continuity and shade.
- Coordinate park entry monumentation and signage with the community wide signage program.
- For the East Neighborhood Park, landscape the manufactured slope abutting natural open space with groundcover and plantings to control erosion and produce a natural appearance.

Table 5.3
NEIGHBORHOOD PARK DESIGN GUIDELINES
PLANNING UNITS 7 AND 27 (CONTINUED)

Interface with Adjacent Residential

- Provide a buffer between the park and adjacent detached residential, utilizing slope differentials; screen trees and plantings; uniform fencing treatments; or a combination of these measures.
- Design night lighting to minimize spillover into residential areas through proper location and fixture selection.

Crime Preventive Design

- To facilitate surveillance, grade the site to be as visible as possible from adjacent roads. Also from park drives and parking areas.
- Incorporate crime prevention as a factor in the design of lighting, landscaping, and parking areas.

5.2c Community Park

A ~~24.8~~ ~~27.7~~-acre community park (Planning Area 18) is proposed to serve *Canyon Hills Cottonwood Hills* and other City residents. The park is centrally located in the community at the intersection of *Canyon Hills Cottonwood Hills* and Cottonwood Canyon Roads. The site is accessible from *Canyon Hills Road Cottonwood Hills Road* and the Street "E" collector.

The park is segmented into two primary areas: the Cottonwood Creek naturalized open space corridor to the west, and the developed pad area to the east. This arrangement permits a diversity of recreational opportunities, both passive and active.

The western creek corridor of about 7.6 acres is proposed to be as natural appearing and functioning as possible. Portions will require regrading to create a natural appearing creek channel as needed for flood control. Existing vegetation should be retained where possible, and augmented by native and naturalized species. A hiking/riding trail corridor is proposed, utilizing the existing dirt road where feasible. The creek area is envisioned as primarily a passive seating/picnicking area and visual resource. This park area is further discussed as Open Space "C" in Chapter 6.

The developed east area of about ~~17.2~~ ~~20.1~~ acres is proposed for active recreation uses on flat pads. Opportunities exist to share parking and/or recreational facilities with the adjacent elementary school. Park facilities will be especially accessible from the SF3 (Single-Family Detached) residential project in Planning Area 21 to the east of Street "E".

Design guidelines for the community park are set out in Table 5.4.

5.2d Creek Park

A ~~6.8~~ ~~4.4~~-acre parkway park (Planning Area 17) is proposed along Cottonwood Canyon Road between Street "E" "~~B~~" and *Canyon Hills Road Cottonwood Hills Road*. This area includes a portion of Cottonwood Creek, regraded as needed for flood control to create a natural appearing creek channel. The park will receive vegetative enhancement under the riparian replacement program outlined in Section 6.2b.

Table 5.4
COMMUNITY PARK DESIGN GUIDELINES
PLANNING UNIT 18

Recreational Facilities - for park/school complex

- Multisports field accommodating two baseball diamonds and two soccer fields.
- Paved multipurpose court complex.
- Multiuse paved area.
- Tennis court complex.
- Children's and tots' apparatus areas.
- Large meadow/lawn area for informal sports, play, and events.
- Picnicking and seating areas, arranged along riparian preserve and providing landscaping for summer shade.
- Recreation building housing restrooms, concession, office, and storage area. Possibly cluster with elementary school building.

Access and Parking

- Auto access from **Canyon Hills Road** ~~Cottonwood Hills Road~~ and/or Street "E".
- Possible shared drive with Central Elementary School site.
- Adequate off-street parking to accommodate hikers of Cottonwood Creek trail corridor as well as community park users.
- Adequate bicycle parking and access.
- Special walkway from Planning Area 21/Street "E" through park to creek corridor.
- Cottonwood Creek trail corridor (see Section 7.7).
- Handicapped parking and accessibility.

Coordination with Central Elementary School

- Master plan school/park site if possible to facilitate joint usage of outdoor facilities.
- Provide for shared drive and/or joint usage or overflow usage of off-street parking per Section 7.3.
- Coordinate school and recreation building design, to be compatible functionally and aesthetically.
- Coordinate landscaping of the manufactured slope abutting Open Space "T" to ensure visual continuity.

Cottonwood Creek Riparian Area (Open Space "C")

- Preserve existing riparian habitat in the northwest corner of the park site.
- Enhance the riparian habitat area in the southwestern portion of the site, as described in Section 6.2b.
- Provide a trail corridor, as discussed in Section 7.7.

Table 5. 4
COMMUNITY PARK DESIGN GUIDELINES
PLANNING UNIT 18 (CONTINUED)

Appearance and Landscaping

- For the nonriparian portion of the park, create a relatively flat pad(s) consistent with proposed recreational facilities.
- Coordinate the landscaping design of the park with adjacent roadways, including plantings, park entries and signage, street furniture, and fencing.
- Carry the riparian planting theme from Cottonwood Creek across *Canyon Hills Road* ~~Cottonwood Hills Road~~, utilizing a riparian plant palette and informal clusters.
- Utilize a theme canopy tree(s) for parking areas and drives within the park, to provide visual continuity and shade.
- Landscape the manufactured slope abutting natural open space with groundcover and plantings to control erosion and produce a natural appearance.
- Coordinate park entry monumentation and signage with the community wide signage program.

Crime Preventive Design

- To facilitate surveillance, grade the site to be as visible as possible from *Canyon Hills Road* ~~Cottonwood Hills Road~~ and collector Street "E", and from park drives and parking areas.
- Incorporate crime prevention as a factor in the design of the recreation building, lighting, landscaping, and parking areas.

The creek park is planned as primarily a passive park and visual resource. A hiking/riding trail corridor is proposed through the park, utilizing the existing dirt road where feasible. At-grade trail crossings should be planned at Street "B" and *Canyon Hills Road* ~~Cottonwood Hills Road~~.

5.2e Project Recreational Facilities

Approximately 42% 39% of *Canyon Hills* ~~Cottonwood Hills~~ residents are anticipated to reside in multifamily attached (MF1 and MF2) residential projects. These projects will provide private recreational facilities for resident use, as follows:

- Minimum of one pool complex per attached residential planning area, at a ratio of one pool per up to 200 dwelling units. The pool should be rectangular in shape to maximize usability.
- Weight room as part of pool complex for MF2 attached projects.
- Passive recreational areas.

Other possible facilities include tennis courts; ball courts; picnicking and barbecue areas; and recreational buildings. Project facilities will be maintained by project owners for rental projects or homeowner associations for condominium projects.

All residential areas will include private open space for recreational pursuits. This includes private yards for detached residential units, and yards, patios, balconies, and decks for attached housing units.

5.3 Public Services

This section addresses public services to be provided to the *Canyon Hills Cottonwood Hills* community. Transit service is described in Section 7.4. Implementation of public services is discussed in Section 5.5.

5.3a Fire Protection

Fire protection at an urban level of service will be provided through the City of Lake Elsinore, via a contract with Riverside County or by its own City fire department. Currently, the California Department of Forestry supplies manpower to the Riverside County Fire Department.

Under a regional service concept, the specific plan area is served by two fire stations: Station 60, an existing facility in Canyon Lake; and Station 68, a new facility scheduled for construction at Garboni and Murrietta Roads southeast of the plan area. For the early phases of development, these facilities are adequate to serve the community. However, a new City fire station in the vicinity of Railroad Canyon Road and Interstate 15 will be required, to service *Canyon Hills Cottonwood Hills* and other new projects east of Interstate 15 as well as existing southern Lake Elsinore. Several sites have been designated within other specific Plan areas; and no fire station site is required for the *Canyon Hills Cottonwood Hills* property. However, financial participation by *Canyon Hills Cottonwood Hills* in provision of a new fire station is anticipated.

For a discussion of the Fire Management Program for the community, see Section 6.2d.

5.3b Police Protection

Police protection for the community will be provided by the Riverside County Sheriff's Department under contract to the City of Lake Elsinore. *Canyon Hills Cottonwood Hills* will be within the City service area served on a dispatch basis, with police service provided from the Lake Elsinore Sheriff's Station in central Lake Elsinore.

Additional police staff and equipment will be required to serve the community. However, a new police substation onsite is not anticipated. Any financial participation by *Canyon Hills Cottonwood Hills* in the provision of police services will be determined by the development agreement with the City.

5.3c Library Services

Library services for the community will be provided by the Riverside City/County Library System. Services will be provided from two existing facilities: the Lake Elsinore Branch Library in downtown Lake Elsinore and Canyon Lake Branch Library at the main gate commercial center in Canyon Lake. Additional library staff and resources will be needed, but a new branch library building onsite is not projected.

Canyon Hills Cottonwood Hills will contribute property taxes allocated through the County to the library system. Additional financial participation by the community, if any, will be determined by the *Canyon Hills Cottonwood Hills* development agreement with the City.

5.3d Solid Waste Service

Solid waste will be collected by the City or its contractor within the community. Commercial and attached projects may contract for private trash collection. Disposal is anticipated at Riverside County landfills within reasonable proximity to the community. Design of trash enclosures shall meet City requirements.

5.3e Postal Service

Public postal service will be supplied by the U.S. Postal Service to the community. Service will be provided from the post office in downtown Lake Elsinore.

5.4 Utilities

A number of utilities services and facilities serving *Canyon Hills Cottonwood Hills* will be operated by public and semipublic agencies. Figure 5.2 depicts the locations of major utilities within or near the community.

5.4a Water Service

Potable water will be provided to the specific plan area by the Elsinore Valley Municipal Water District (EVMWD). As shown in Figure 5.2, the plan area is located almost wholly within the sphere of influence of the district, except for the easternmost 60 acres, which are located in the Eastern Municipal Water District. The entire community is proposed for annexation into the EVMWD preceding development, with the eastern portion of plan area to be deannexed from the Eastern Municipal Water District.

An existing 33-inch water transmission line runs along the San Jacinto River from the Canyon Lake Filtration Plant. It is proposed to pump community water from this pipeline to two pressure zones at the elevations of 1,750 and 1,940 feet. Three water reservoirs are anticipated, two sited in the steep southwestern portion of the site (Open Space "G") and one in open Space "M2". The actual number and location of tanks will depend upon final engineering. From the tanks water will be distributed via water mains, most within public street rights-of-way.

Adequate fire flows and fire hydrants will be provided for in the design of water services.

All water tanks should receive aesthetic treatment to minimize visual disruption. Reservoirs should be sited to the extent practical in locations with little or no visibility from residential areas, and if possible, from public thoroughfares. No tanks should be placed on the central promontory (Open Space "I"). Partial burial or berms may be a consideration. Tanks should be painted to match the background as seen by nearby observers, whether earthtone or skytone. Screening with landscaping may provide effective camouflage in some locations. Siting of water reservoirs should be coordinated with the City and EVMWD.

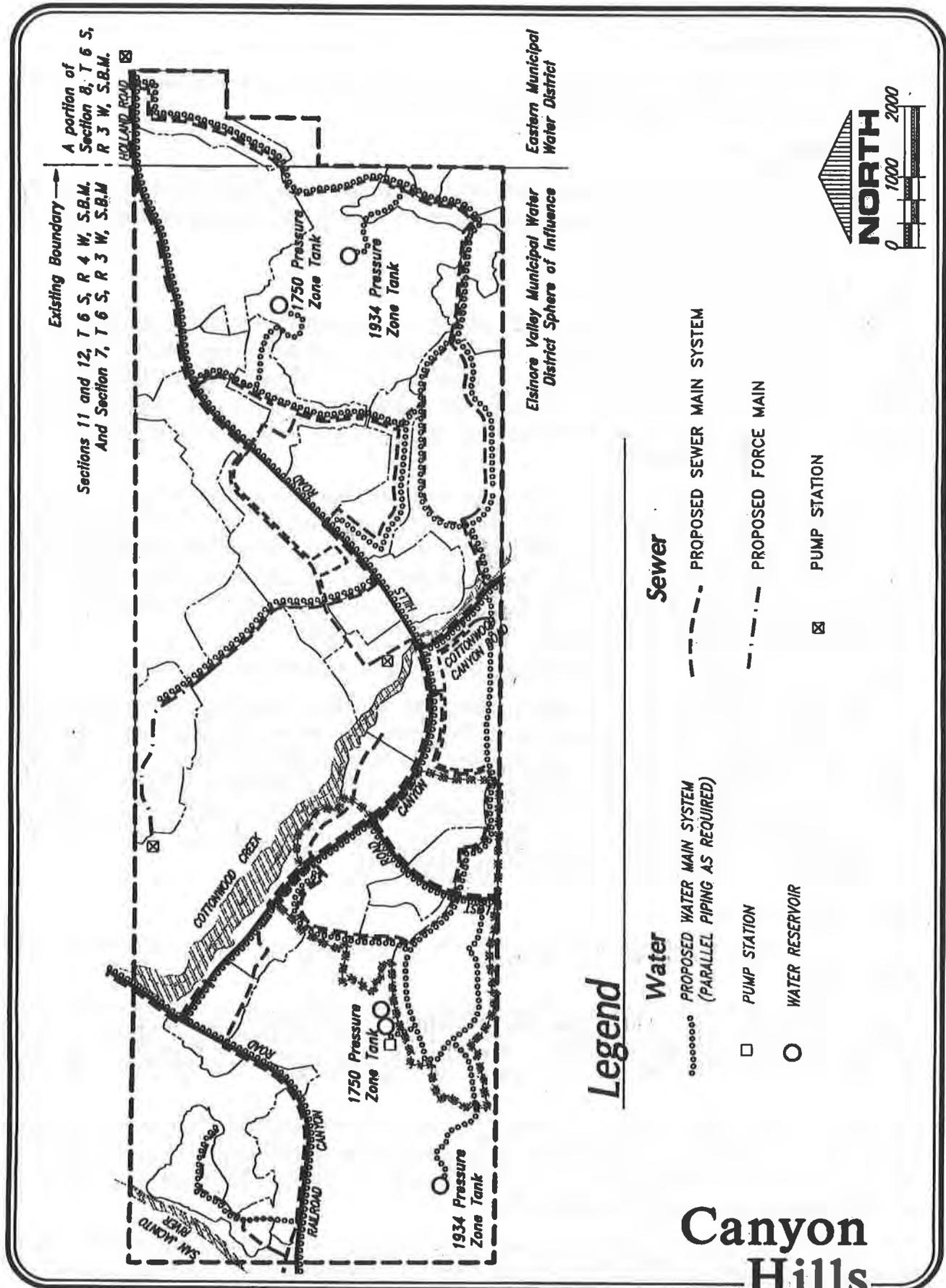
5.4b Sewer Service

As for water service, sewer service is expected to be provided by the Elsinore Valley Municipal Water District.

A new offsite trunk sewer will be required, connecting the community to an existing trunk sewer west of Interstate 15, which runs onto the Regional Wastewater Treatment Plant. The sewer will generally follow the San Jacinto River, partly within the new Railroad Canyon Road right-of-way.

Community wastewater will not be routed to the existing Railroad Canyon Wastewater Reclamation Facility west of the plan area. The existing sewage ponds onsite will not be required after the trunk sewer is installed. They may be relocated on an interim basis and ultimately will be removed during the course of development.

A system of sewer mains, largely within public street rights-of-way, will collect sewage within the community. Most of the specific plan area is served by gravity sewers. However, as noted in Figure 5.2, forced mains with small pump stations will be required in several locations.



Canyon Hills

Utilities Concept Plan 5.2

5.4c Gas and Electric Service

Electric service within the specific plan area will be provided by the Southern California Edison Company. All electrical distribution lines will be undergrounded, usually within public street rights-of-way.

Aboveground electrical vaults should be located to be as unobtrusive as possible, especially from public thoroughfares and parklands. If visually intrusive, vaults should be screened by a solid wall; fencing in combination with landscaping; berming with landscaping; or a dense planted hedge. Accessibility should be maintained as required by the power company.

Gas service will be provided to the community by the Southern California Gas Company. Any gas lines will be undergrounded, generally within public street rights-of-way.

5.4d Communications Services

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

5.4e Utility Access Roads

Under the Specific Plan, several utility access roads will be required running through natural open space. Where possible, existing dirt roads and other disturbed areas should be utilized for pipeline alignments and maintenance access. Where new roads are required, they should be engineered to the extent possible to avoid major scarring of natural open space areas. Any manufactured slopes resulting from utility road grading should be landscaped to control erosion and restored to produce as natural an appearance as possible.

Utility access roads not doubling as trails within the riparian open space corridors should have access control from public streets, such as gates. This is to discourage casual off-road vehicle use.

5.5 Public Facilities and Services Implementation

Implementation mechanisms for public facilities and services are outlined in Tables 5.5a (Onsite Facilities), 5.5b (Services), and 5.5c (Utilities). This includes land, improvements, and operations and maintenance as required. Selection of an option, where there are choices, will occur with approval of a development agreement or final maps as appropriate.

Implementation phasing is addressed in Section 9.3.

Table 5.5a.
PUBLIC FACILITY IMPLEMENTATION OPTIONS
ONSITE FACILITIES

| Public Facility | Land | Improvements | Operations and Maintenance |
|----------------------------|--|---|---|
| Elementary Schools | <ul style="list-style-type: none"> • Deeded in fee to school district by developer in lieu of school impact fee • Reservation by developer. Purchase by school district through school impact fees, or state or local funding sources. • Deeded in fee to school district through purchase via Mello Roos. • Deeded in fee to City be developer. Leaseback by school district. • Deeded in fee to City, reverting to developer if not used. Leaseback by school district. | <ul style="list-style-type: none"> • Built by school district through school impact fees, and state or local funding sources. • Turnkey – developer built, and developer or partially developer funded. • Turnkey – developer built, and Mello Roos or partially Mello Roos funded. | <ul style="list-style-type: none"> • School tax assessments and other funding sources. |
| Junior/Senior High Schools | <ul style="list-style-type: none"> • School impact fees. • State or local funding sources. | <ul style="list-style-type: none"> • School impact fees. • State or local funding sources. | <ul style="list-style-type: none"> • School tax assessments and other funding sources. |
| Public Parks | <ul style="list-style-type: none"> • Deeded in fee to City by developer. • Dedicated to City in lieu of Park fees. • Reservation by developer. Purchase by City through park fees. • Deeded in fee to City through purchase via Mello Roos or facilities benefit district. • City ownership, school district leaseback, or joint powers agreement. | <ul style="list-style-type: none"> • Built by City through park capital improvement fund fees. • Turnkey – developer built and funded. • Turnkey – developer built, Mello Roos funded. • Built through facilities benefit assessment. • Built by City through Capital Improvement Program. | <ul style="list-style-type: none"> • User fees collected by City. • City general fund. • School district for leased portions. • Citywide Lighting and Landscaping District. • <i>Canyon Hills Cottonwood Hills</i> Lighting and Open Space Maintenance District. |

Table 5.5b.
PUBLIC FACILITY IMPLEMENTATION OPTIONS
SERVICES

| Public Service | Mitigation of Impacts | Operations and Maintenance |
|----------------------------|---|---|
| Fire Protection Services | <ul style="list-style-type: none"> • Public safety impact mitigation fee. • Community facilities district. • Financial participation in provision of fire station. | <ul style="list-style-type: none"> • City general fund. • Special service district. • County Structure Fire Protection allocation from property taxes. |
| Police Protection Services | <ul style="list-style-type: none"> • Public safety impact mitigation fee. • Community facilities district. • Indirectly through property taxes allocated to City. | <ul style="list-style-type: none"> • City general fund. • Special service district. |
| Library Service | <ul style="list-style-type: none"> • Community facilities district. • State bond funding. • Indirectly through property taxes allocated to County. • Impact mitigation fee. | <ul style="list-style-type: none"> • County Library property tax. • User fees. |
| Solid Waste Collection | | <ul style="list-style-type: none"> • General Fund, contracted to private service. • Private collection services for attached residential and commercial projects. |

Table 5.5c.
PUBLIC FACILITY IMPLEMENTATION OPTIONS
UTILITIES

| Utility | Land | Improvements | Operations and Maintenance |
|--|--|--|--|
| Offsite Trunk Sewer | <ul style="list-style-type: none"> Land or easement acquired by Elsinore Valley Municipal Water District | <ul style="list-style-type: none"> Improved by Elsinore Valley Municipal Water District, funded by reimbursement agreement. Improved by Water District; funded by Mello Roos or facilities benefit assessment. | <ul style="list-style-type: none"> Elsinore Valley Municipal Water District user developer fees; possible charges. |
| Offsite Utility Facilities: <ul style="list-style-type: none"> Water Sewer Gas Electricity | | <ul style="list-style-type: none"> Hook-up fees. | <ul style="list-style-type: none"> Elsinore Valley Municipal Water District user charges. Southern California Edison user charges. Southern California Gas Company user charges. |
| Onsite Water Reservoirs and Connection to Transmission Line Offsite | <ul style="list-style-type: none"> Land or easement dedicated to Elsinore Valley Municipal Water District. | <ul style="list-style-type: none"> Improved and funded through subdivision process. Improved by developer, funded through Mello Roos. | <ul style="list-style-type: none"> Elsinore Valley Municipal Water District user charges. |
| Onsite Utilities | <ul style="list-style-type: none"> Land or easement dedicated to appropriate agency. Distribution lines generally within public street rights-of-way. | <ul style="list-style-type: none"> Improved and funded through subdivision process. | <ul style="list-style-type: none"> Elsinore Valley Municipal Water District user charges. Southern California Edison user charges. Southern California Gas Company user charges. General Telephone Company user charges. Franchise cable television user charges. |

Resources
Management Element
Chapter 6

Chapter 6 - RESOURCES MANAGEMENT ELEMENT

6.1 Open Space System

A substantial portion of the *Canyon Hills Cottonwood Hills* community is reserved as open space. As shown in Figure 6.1, this includes both natural and naturalized open space, and developed open space along roadways and within projects. Table 6.1 provides a description of the various community open space areas, including the open space type and functions for each open space. Public parks may be considered an additional component of the open space system, and are discussed further in Chapter 5.

Natural open space and naturalized creek and roadside open space (exclusive of natural parklands and open space interfaces within planning areas) together constitute approximately 951 acres, or 48%, of the specific plan area. Natural open space consists of property preserved in its existing state, usually with native vegetation and undisturbed landforms. The unique characteristics of each natural open space are described in Table 6.1, utilizing the City General Plan's nomenclature for special area overlays. Naturalized open space is made up of areas graded to a natural or near-natural appearance. These areas are revegetated with native or naturalized species which once established require little maintenance and irrigation. Naturalized open space provides a visual transition from developed property to natural open space, and often functions as a fuel break as well.

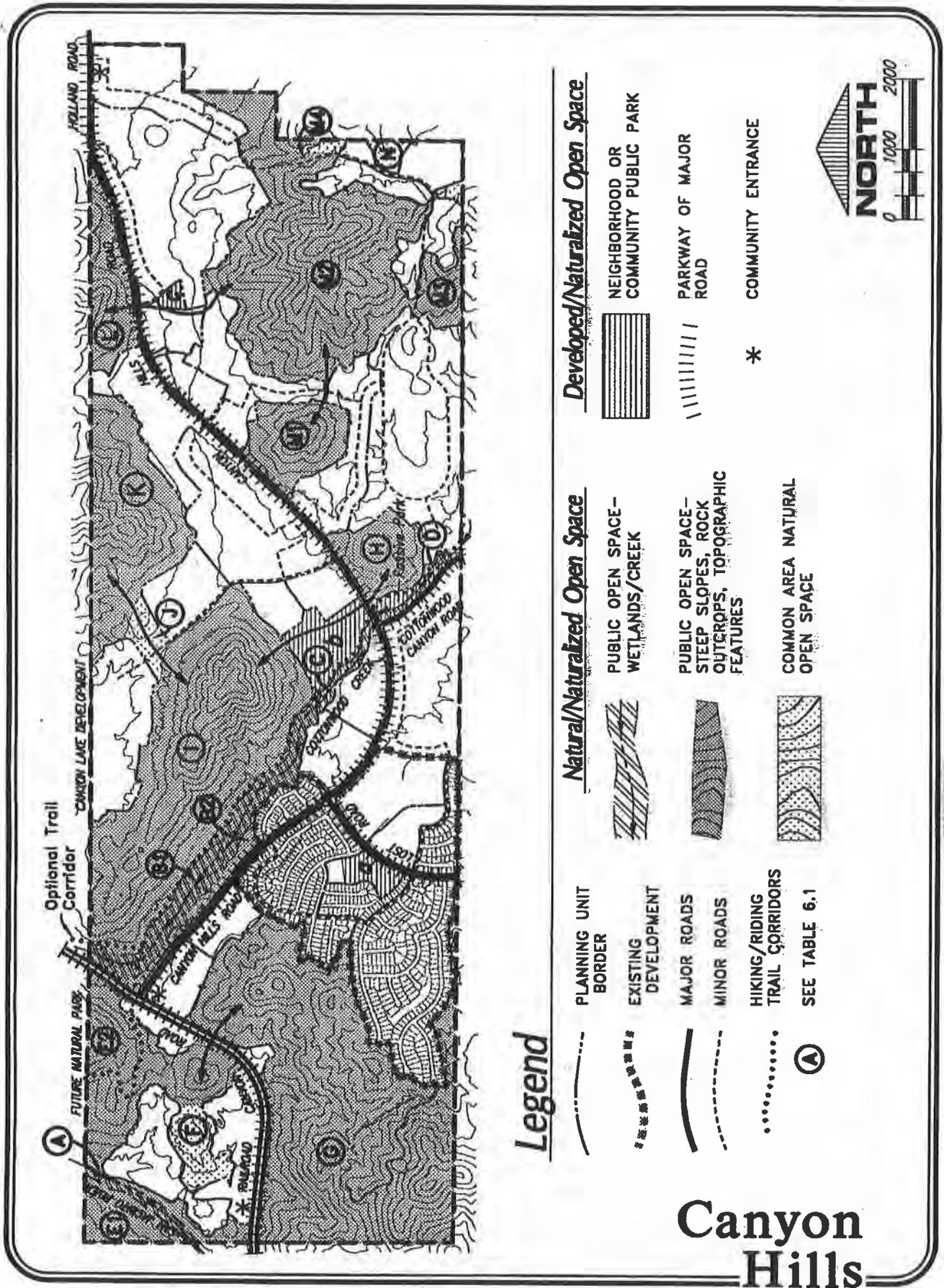
The natural and naturalized open space areas make up an integrated system of community open space. Much of this open space is linked along the Cottonwood Creek and San Jacinto River corridors. Considerable community open space is part of larger open space areas offsite in surrounding properties. Several relatively small open space areas function as common areas within residential enclaves. In some locations, linkages of open space or school/park lands provide visual and/or physical connections between major open space areas, usually across roadways.

In laying out the specific plan area, special care has been given to the provision of natural/naturalized open space vistas from roadways. For both Railroad Canyon Road and *Canyon Hills Road Cottonwood Hills Road*, significant stretches of roadway are either single-loaded or unloaded by development. This approach provides users of these streets and parallel pathways with scenic visual opportunities. In addition, all residential collector streets are proposed to have some adjacent natural open space or move through large areas of natural open space.

Developed open space consists of much of the open space next to major roads and residential collector streets, plus most of the open space within individual development projects. This type of open space is graded and landscaped to achieve a designed aesthetic effect, usually with ornamental or ornamental and naturalized plantings requiring extensive irrigation and maintenance.

Roadways with parallel pathways provide a linked network of open space parkways within the community. In most cases, street parkways include both naturalized open space transitioning into natural open space, as in the open space vistas described above; and also developed open space, including medians, street rights-of-way, and transitions to adjacent development projects (expanded parkways). The streetscape design guidelines in Chapter 7 are proposed to create visual continuity in the overall street parkway network of the community.

Developed open space within development projects may include recreational facilities; open space interfaces in fire management zones; landscaped buffers between projects or project areas; screening of trash collection, outdoor storage, and delivery areas; parking lot landscape treatments; and seating and passive areas. Project open space can be visually and functionally



Legend

| | | | |
|--|-------------------------------|--|---|
| | PLANNING UNIT BORDER | | DEVELOPED/NATURALIZED OPEN SPACE |
| | EXISTING DEVELOPMENT | | NEIGHBORHOOD OR COMMUNITY PUBLIC PARK |
| | MAJOR ROADS | | PARKWAY OF MAJOR ROAD |
| | MINOR ROADS | | COMMUNITY ENTRANCE |
| | HIKING/RIDING TRAIL CORRIDORS | | |
| | SEE TABLE 6.1 | | PUBLIC OPEN SPACE - WETLANDS/CREEK |
| | | | PUBLIC OPEN SPACE - STEEP SLOPES, ROCK OUTCROPS, TOPOGRAPHIC FEATURES |
| | | | COMMON AREA NATURAL OPEN SPACE |



Canyon Hills

Community Open Space 6.1

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|--------------------|--|---|--|---|
| "A" in Figure 6.1 | San Jacinto River, Railroad Canyon | Naturalized Open Space/Wetlands Public | <ul style="list-style-type: none"> • Component of regional open space corridor including river and dirt road/trail. • Wetlands habitat preservation. • Visual resource for adjacent project and surrounding areas. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Flood-Prone Area |
| "B1" in Figure 6.1 | Lower Cottonwood Creek | Naturalized Open Space/Wetlands Public | <ul style="list-style-type: none"> • Component of area open space corridor including creek and trail. • Wetlands habitat preservation. • Visual resource for community and nearby projects. • Visual entrance to the community. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Flood-Prone Area |
| "B2" in Figure 6.1 | Lower Cottonwood Creek Addition | Naturalized Open Space/Creek Public | <ul style="list-style-type: none"> • Component of area open space corridor including trail. • Riparian replacement area with enhanced habitat value. • Visual resource for community and nearby projects, next to Canyon Hills Road Cottenweed-Hills-Road. • Visual entrance to the community. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Flood-Prone Area |
| "C" in Figure 6.1 | Upper Cottonwood Creek, Community Park | Naturalized Open Space/Creek Public | <ul style="list-style-type: none"> • Component of area open space corridor including creek and trail. • Riparian replacement area with enhanced habitat value. • Visual resource for recreational areas in community park. • Visual linkage between Open Spaces "I" and "H". • Visual resource in heart of community, next to Canyon Hills Road Cottenweed-Hills-Road. • Visual resource for adjacent projects. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Flood-Prone Area |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|--------------------------------------|---|--|--|---|
| "D" and "Parkway Park" in Figure 6.1 | Upper Cottonwood Creek, Cottonwood Canyon Road Parkway and Parkway Park | Naturalized Open Space/Creek Public | <ul style="list-style-type: none"> • Component of area open space corridor including creek and trail. • Riparian replacement area with enhanced habitat value. • Visual resource for adjacent community streets and projects. • Addition to Open Space "H", enhancing adjacent hill. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Flood-Prone Area |
| "E1" in Figure 6.1 | Northwest Corner of Railroad Canyon | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Scenic backdrop for San Jacinto River. • Buffer to contiguous Canyon Lake Hills estate lots. • Diegan coastal sage scrub habitat preservation. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Hillside Area |
| "E2" in Figure 6.1 | Northwest, Central Railroad Canyon | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Scenic backdrop for San Jacinto River from offsite. • Addition to and trail corridor access to Canyon Hills 'natural park'. • Diegan coastal sage scrub habitat preservation. • Steep slope and rock outcrop preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Hillside Area |
| "F" in Figure 6.1 | Northwest, Central Peak | Natural Open Space/Steep Slopes Common Area | <ul style="list-style-type: none"> • Landmark for Railroad Canyon Road developments. • Visual resource for adjacent collector street and regional arterial. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Hillside Area |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|-------------------|---------------|---|--|--|
| "G" in Figure 6.1 | Southwest | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Extraction operations, to be discontinued. • Scenic backdrop for Railroad Canyon Road. • Visual resource for adjacent projects. • Buffer to contiguous very low density residential areas to west and south. • Diegan coastal sage scrub and chamise chaparral habitat preservation. • Steep slope and rock outcrop preservation. • Water storage sites. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Hillside Area |
| "H" in Figure 6.1 | Central Mound | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual landmark for central community. • Scenic backdrop for Cottonwood Creek, Canyon Hills Road, Cottonwood Hills Road, and Cottonwood Canyon Road. • backdrop and addition to Parkway Park. • Buffer between development areas. • Diegan coastal sage scrub habitat preservation. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Hillside Area |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|-------------------|--------------------|---|---|---|
| "I" in Figure 6.1 | Central Promontory | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • The prominent landform of the community. • Scenic backdrop for Cottonwood Creek. • Support to creek habitat area. • Visual resource for adjacent projects. • Linkage to Open Space "K" via Open Space "J" • Diegan coastal sage scrub habitat preservation. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource Conservation area • Hillside Area |
| "J" in Figure 6.1 | Cemetery Hill | Natural Open Space Common Area | <ul style="list-style-type: none"> • Topographic feature as landmark. • Buffer between Planning Areas 22 and 23. • Linkage between Open Spaces "I" and "K" • Diegan coastal sage scrub habitat preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource Conservation area • Hillside Area |
| "K" in Figure 6.1 | North Central | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual resource for east valley and adjacent projects. • Buffer to contiguous Canyon Lake estate lots (Valley View Estates) and Audie Murphy Ranch estate lots. • Cemetery preservation. • Linkage to Open Spaces "I". • Diegan coastal sage scrub habitat preservation. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource Conservation area • Historic Resource Value. • Hillside Area |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|--------------------|-----------------------------|---|--|---|
| "L" in Figure 6.1 | Northeast Corner | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual resource for east valley. • Scenic backdrop for <i>Canyon Hills Road Cottonwood Hills-Read</i>. • Buffer to contiguous Audie Murphy Ranch estate lots and area zoned Rural Residential. • Visual Linkage to Open Space "M2" via eastern school/park complex • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Hillside Area |
| "M1" in Figure 6.1 | Southeast – Street "B" Peak | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual resource for central community. • Scenic backdrop for <i>Canyon Hills Road Cottonwood Hills-Read</i>. • Buffer between residential developments. • Diegan coastal sage scrub habitat preservation. • Steep slope preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource Conservation area • Hillside Area |
| "M2" in Figure 6.1 | Southeast Central | Natural Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual resource for east valley and adjacent projects. • Accommodation of estate lots. • Scenic backdrop for Streets "B" and "C". • Linkage to Open Spaces "L", "M1", "M3" and "M4". • Diegan coastal sage scrub habitat preservation. • Steep slope and rock outcrop preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource Conservation area • Hillside Area |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|-----------------------------|-----------------------|--|--|--|
| "M3" and "M4" in Figure 6.1 | Southeast - Perimeter | Naturalized Open Space/Steep Slopes Public | <ul style="list-style-type: none"> • Visual resource to adjacent residential projects. • Accommodation of estate lots. • Buffer to contiguous vacant property and rural residential in County. • Scenic backdrop for Street "C". • Linkage to Open Space "M2". • Diegan coastal sage scrub habitat preservation. • Steep slope and rock outcrop preservation. | <ul style="list-style-type: none"> • Scenic Value • Resource • Conservation area • Hillside Area |
| "N" in Figure 6.1 | East - Southeast | Natural Open Space Common Area or Lotted Out with Open Space Easement | <ul style="list-style-type: none"> • Accommodation of and visual resource to estate lots. • Buffer to contiguous vacant property and rural residential in County • Retention of landform as part of offsite feature • Scenic backdrop for Street "C". • Steep slope and rock outcrop preservation. | <ul style="list-style-type: none"> • Scenic Value • Hillside Area |
| Figures 7.3 and 7.4 | Railroad Canyon Road | Parkway/ Developed and Naturalizes | <ul style="list-style-type: none"> • Visual resource to motorists, bicyclists, and pedestrians. • Community entrance. • Project entries. • Noise and air pollution buffer. • Visual screen for parking areas. | |

**Table 6.1
COMMUNITY OPEN SPACE SYSTEM (CONTINUED)**

| Figure Reference | Name | Type of Open Space | Open Space Functions | Unique Characteristics Under City General Plan |
|--------------------|---|---|---|--|
| Figures 7.5 to 7.9 | Major Community Roads <ul style="list-style-type: none"> • Canyon Hills Road • Cottonwood Hills Road • Holland Road • Lost Road • Cottonwood Canyon road | Parkway/ Developed and Naturalizes | <ul style="list-style-type: none"> • Visual resource to motorists, bicyclists, and pedestrians. • Community entrances. • Project entries. • Aesthetic continuity for community. • Noise and air pollution buffer. • Visual screen for parking areas. | -- |
| a, b, and c | Public Parks <ul style="list-style-type: none"> • West Neighborhood Park • Community Park • East Neighborhood Park For Parkway Park see "D" above. | Parkland & Largely Developed Open Space | <ul style="list-style-type: none"> • Active and passive recreation. • Scenic resource to passerby. • Addition and transition to adjacent natural open spaces; linkage between natural open spaces. • Preservation of distinctive natural features. • Component of overall aesthetic character of community. • Visual resource to adjacent projects. | -- |

linked to the street parkways, parklands, and natural/naturalized open space via roads, paths, and landscape treatments.

6.2 Open Space Design Guidelines

This section sets out the overall landscape concept for open space in the community. In addition, design guidelines for the interfaces between development and natural open space are outlined as well as provisions for creating naturalized open space areas.

6.2a Community Landscape Concept

Landscaping of the open space system described in Section 6.1, including both naturalized and developed open space, is critical in creating an attractive, aesthetically coherent community. The overall landscape concept for *Canyon Hills Cottonwood Hills* is outlined below:

- Recognize the permanent natural open space areas as a visual backdrop and design feature of the community, including both the watercourses and steep slopes and knolls. Provide a fire management program together with limiting access to open space areas to protect natural open space resources. See Section 6.2d (Fire Management) and Section 7.6 (Pedestrian/Equestrian Circulation).
- For the design treatment of Railroad Canyon Road, coordinate parkway and median landscaping from Canyon Lake to Interstate 15. See Section 7.2 (Streetscape Design).
- Enhance Cottonwood Creek as a community visual resource by carrying the riparian planting theme across *Canyon Hills Road Cottonwood Hills Road* between Railroad Canyon Road and Street “E”, and across Cottonwood Canyon Road; and by enhancing the creek and adjacent areas in Open Spaces “B2”, “C”, and “D” and the Parkway Park. See Section 6.2b (Riparian Habitat Areas) and Section 7.2 (Streetscape Design).
- For major community roads not adjacent to riparian areas, develop a landscaped parkway theme emphasizing nonregimented clusters of vertically oriented trees responding to views, and a naturalized treatment of interfaces with natural open space. See Section 7.2 (Streetscape Design) and Section 6.2c (Natural Open Space Interfaces).
- Within planning areas, provide a uniform planting theme for each project emphasizing repetitive use of shade trees along streets and/or in parking areas. See Section 3.2b (Residential); Section 4.1c (Commercial); Section 4.2c (Institutional).
- Create community entrances on *Canyon Hills Road Cottonwood Hills Road* at Railroad Canyon Road (west primary entrance), and at Street “C” (east secondary entrance), and optionally along Railroad Canyon Road (secondary entrance). For individual planning areas, develop identifiable project entries along major community roads based on the community entrance theme. See Section 7.2c (Streetscape Design).
- For manufactured slopes between land uses and natural open space, utilize landscaping to provide a visual transition from developed to natural areas; to act as a fire break as part of the fire management zone; and for erosion control. See Section 6.2c (Natural Open Space Interfaces); Section 6.2d (Fire Management).
- For manufactured slopes within planning areas, provide for view preservation, erosion control, and a high-quality appearance in the development of a uniform landscaping treatment.
- For buffer areas between land uses, utilize landscaping for screening and visual enhancement which is appropriate to the plant palette of the adjacent planning areas. See

Sections 3.2b (Residential); 4.1c (Commercial); 4.2c (Institutional); 5.1c (Elementary Schools); 5.2b (Neighborhood Parks); 5.2c (Community Park) .

- For the extraction operation areas, and water tanks and utility access roads with associated manufactured slopes, develop landscape treatments to screen or deemphasize any scarring, to control erosion, and to minimize watering. See Section 6.2e (Extraction Operations); Section 5.4a (Water Service); Section 5.4a (Utility Access Roads).
- Consider water conservation in plant selection and irrigation design. See Section 6.9 (Water Conservation).

In general, the City of Lake Elsinore's Landscape Guidelines shall be utilized in community landscaping, to provide guidelines and minimum standards for landscaping and to define the landscaping review and approval process. However, as to standards, flexibility is expected to be required in street tree selection and spacing to implement the informal parkway themes outlined above. In addition, landscaping will receive review at a conceptual level in the Site Plan Review process outlined in Section 9.2, before proceeding to the Design Review (Preliminary Landscape Plans) and Landscape Construction Documents steps described in the Landscape Guidelines.

6.2b Riparian Habitat Areas

For development adjacent to the San Jacinto River (Open Space "A") and Cottonwood Creek (Open Spaces "B1" and part of "C"), care should be taken to limit incursion into significant riparian habitat areas. Buffers next to residential areas should be created as described in Table 3.3, and illustrated in Figures 3.5 and 3.6. Grading next to riparian areas is addressed in Section 6.4. Any daylighted areas or manufactured slopes transitioning between planning areas and riparian areas should be landscaped with native or naturalized plantings to provide a visual transition and erosion control. Trees common to riparian areas should be placed to frame (rather than block) views from adjacent planning areas, and to shade and enhance trail corridors.

For the lower portion of Cottonwood Creek, it is proposed to carry the riparian planting theme across *Canyon Hills Road* ~~Cottonwood Hills Road~~. This includes informal, clustered plantings of trees such as coast live oak and cottonwood within the parkway and medians of the road (in the right-of-way). The riparian theme should be incorporated into the expanded parkways along Planning Areas 4, 5, 6, 10, *and* 14 ~~15, and 16~~; and into the landscape design of the project for Planning Areas 11, 12, and 13 and the Community Park as well. Pockets of disturbed areas and proposed manufactured slopes along the northern edge of *Canyon Hills Road* ~~Cottonwood Hills Road~~ (within Open Space "B2" as it interfaces with the natural open space) should receive landscape enhancement with the riparian palette also.

For the Upper Cottonwood Creek area in the Parkway Park, Open Space "D" and most of Open Space "C", a riparian area enhancement program is proposed. Figure 7.8 illustrates the proposed grass-lined channel to contain flooding over nearby flat lands. The creek property in these areas should be regraded consistent with functional requirements and contoured for a natural creek appearance. Native and naturalized vegetation should be introduced including trees such as coast live oak, fremont cottonwood, and western sycamore, or similar species. Plantings should be arranged in clusters or in a meandering fashion, to create an informal, natural effect. It is anticipated that runoff and drainage patterns should be sufficient to support this habitat. However, during design of the creek areas for the Cottonwood Canyon Road parkway, Parkway Park and the Community Park, the hydrology and soil conditions should be assessed, and these areas augmented with temporary or permanent irrigation as necessary. For further discussion of the proposed channelization, see Sections 6.4b and 6.5. The riparian plant palette should be carried across Cottonwood Canyon Road, in the parkway landscape treatment for the roadway.

While the majority of riparian habitat and mature trees are preserved under the proposed Specific Plan, some habitat will be removed, especially scattered areas of live oaks and willows. Replacement of areas removed is planned in the riparian enhancement areas: Open Space "B2", Open Space "C" within the Community Park, the Parkway Park (Planning Area 17), and Open Space "D".

6.2c Natural Open Space Interfaces

Figures 6.2 and 6.3 illustrate typical interface conditions of development with steep slopes in natural open space.

For the typical residential interfaces depicted in Figure 6.2; the rear or side yard of individual detached housing lots or the rear or side yard of attached housing projects acts as an interface with adjacent natural open space. Interfaces should be graded and landscaped to be attractive while providing a portion of the firebreak between buildings and natural vegetation. Landscaping should include hydroseeded or planted groundcover to control slope erosion, with high moisture content/low fuel volume characteristics; and trees placed toward the toes of slopes to provide visual screening while limiting fire hazard. Nonflammable fencing, such as tubular steel fences or masonry walls, should be provided along the property line of the project. If the fencing is in a highly visible location, such as at an offsite interface as described in Section 3.2, the fencing style and materials should be uniform. To the rear of the fencing, a fuel modification area should be provided as required, where native vegetation is thinned and managed to reduce fuel loading.

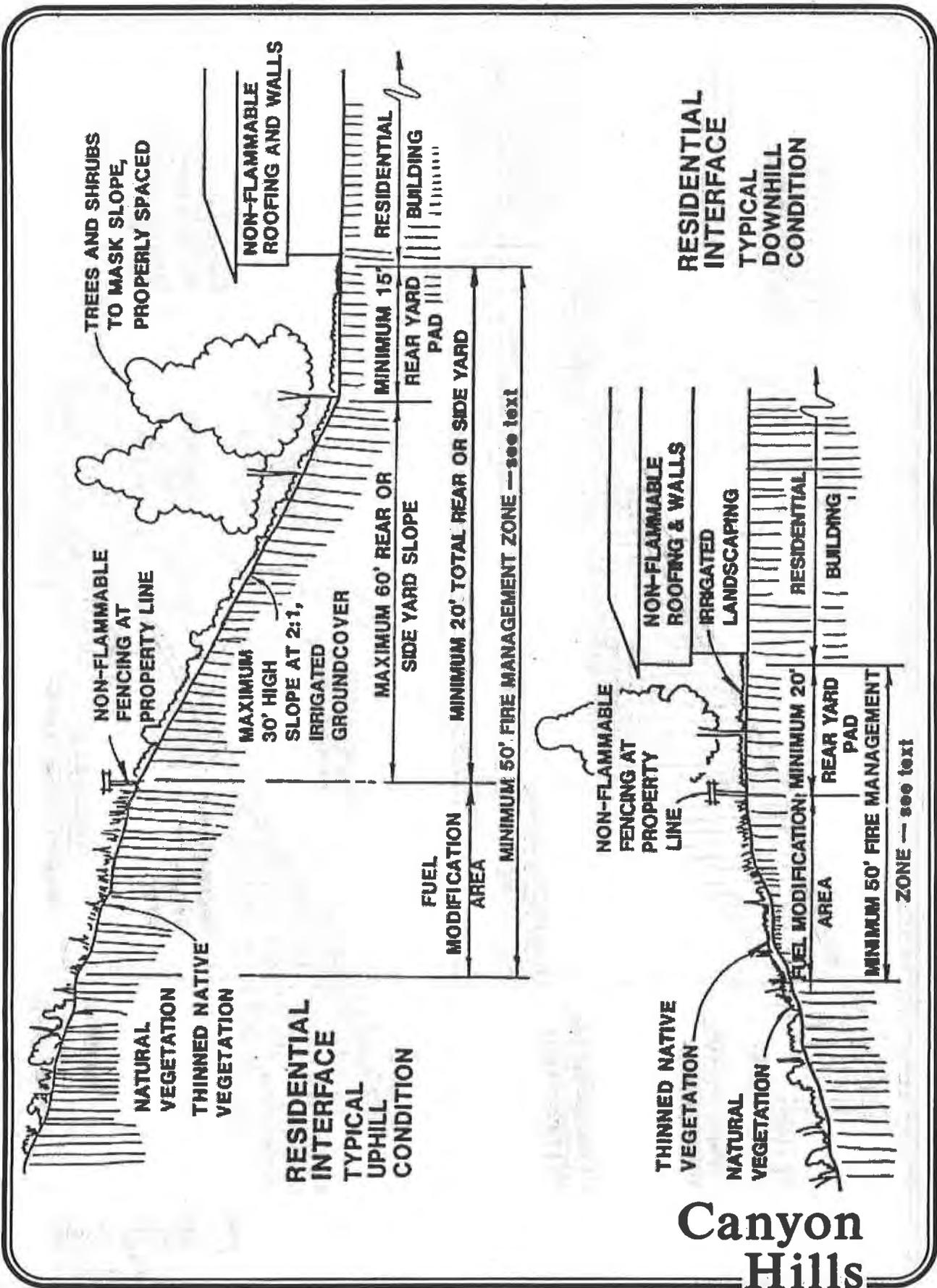
At open space interfaces with commercial areas, a 50-foot fire management zone should be provided as described in Table 4.2. Landscaping of manufactured slopes transitioning to open space should be provided as for residential interfaces above. For the high cut slope along the southern edge of Planning Area 4, "contoured landscaping" should augment grading techniques to produce an attractive appearance.

For the roadway interface, the parkway within the right-of-way and any manufactured slope should act as a transition to natural open space. Grading to achieve a natural appearance is addressed in Section 6.4. In general, sidewalks are envisioned along residential collectors next to open space, but not along major roads, as described in Section 7.6a. Landscaping should consist of naturalized groundcover, with shrubs and accent trees clustered at the toes of slopes and at touchdown points where roadway grading daylight natural open space. Plant selection and spacing should emphasize erosion control and a natural appearance. Landscaping should require little or no irrigation, or temporary irrigation, to establish the plantings; the exception is locations where irrigated plantings are important for fire management. At touchdown points, appropriate planting should be utilized to curb casual access by pedestrians and off-road vehicles to natural open space areas.

6.2d Fire Management

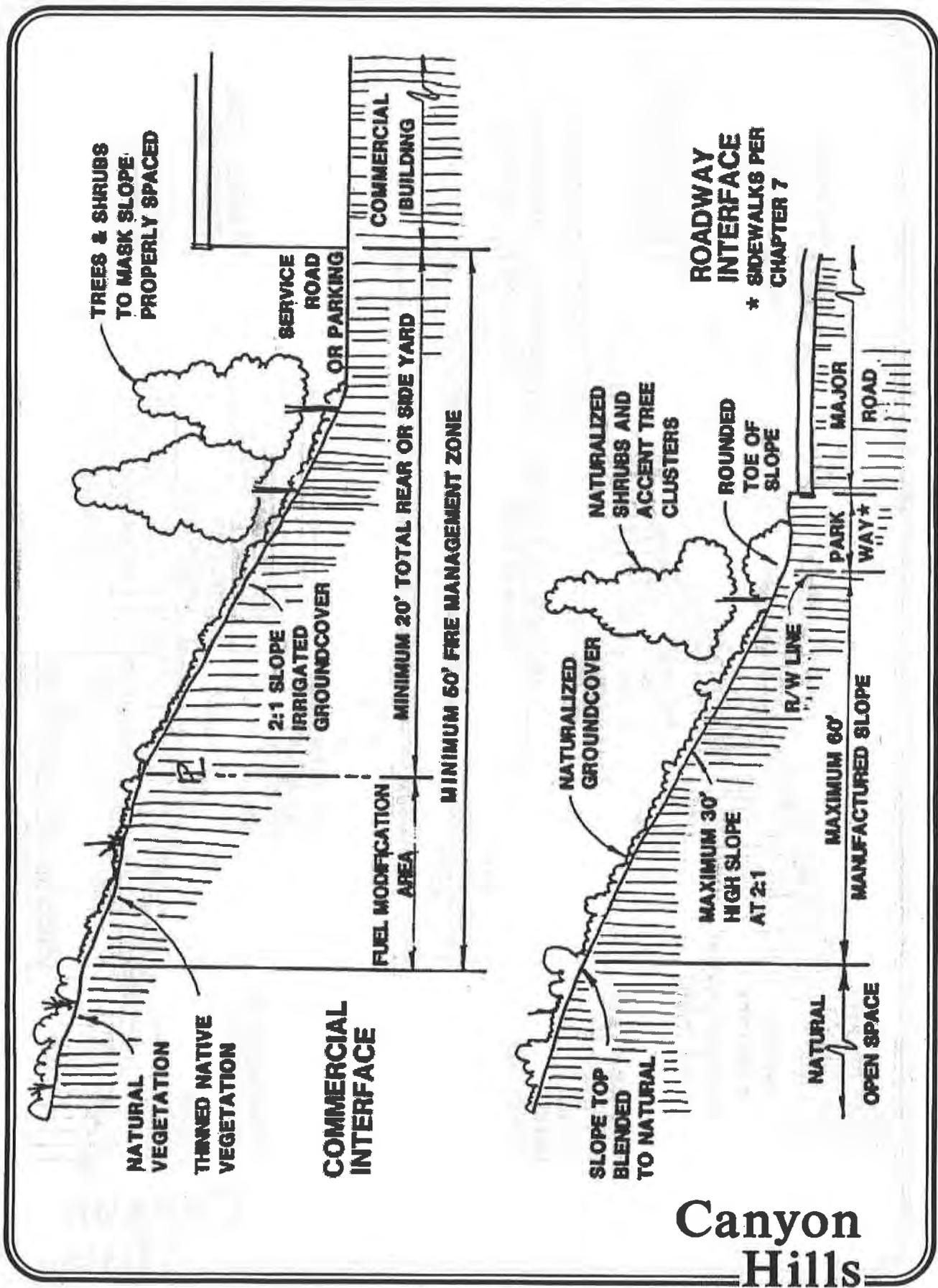
Canyon Hills Cottonwood Hills is located in a hazardous fire area for wildland fires. Accordingly, a fire management program is proposed to protect life and property.

The fire management program for the community consists of five components: fire protection service; water utilities; fire management zones; provision of access; and building design and materials. These are outlined in Table 6.2 and in some cases, described further in other sections of the Specific Plan.



Canyon Hills

Open Space Interfaces 6.2



Open Space Interfaces 6.3

Table 6.2
FIRE MANAGEMENT PROGRAM

Fire Protection Service

- Contribute to a City fire station facility and provide for fire protection services as described in Chapter 5.

Water Utilities

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

Fire Management Zones

- Create fire management zones a minimum of 50 feet in width at the interfaces of development with natural open space, as set out in Section 6.2c and Section 3.2. The fire management zone should include irrigated yards and slopes; fencing for residential areas; and where required, fuel modification areas. No fire management zone is required next to offsite existing or future development.
- For fuel modification areas within natural open space areas, thin, prune, and/or clear native vegetation on a periodic basis to reduce fuel loading and fire hazard, while retaining erosion control.
- For the manufactured slope and yard portions of the fire management zone:
 - Provide a landscaped and/or surfaced rear or side yard depth of a minimum of 20 feet.
 - Select plantings with fire retardant and low fuel volume characteristics, such as ice plant and saltbush.
 - Space trees at a minimum of three times their diameter, and large shrubs at a minimum of 18 feet on center.
 - Maintain plantings other than trees and large shrubs at no greater than 18 inches in height; prune tree branches 6 feet off the ground; and remove dead limbs and plant material on a periodic basis.
 - Adjacent to residential and commercial development, irrigate plantings to ensure high moisture content.

Table 6.2
FIRE MANAGEMENT PROGRAM (CONTINUED)

- Install nonflammable fencing along common boundaries between rear or side yards and natural open space, as follows:
 - Masonry Wall: Minimum 50-foot fire management zone.
 - Tubular Steel Fencing or Covered Chain Link for View Conditions: Minimum 70-foot fire management zone with maximum 50-foot fuel modification area in back of fence; or minimum 50-foot fire management zone entirely irrigated.
- For maintenance of fire management zones:
 - Provide maintenance of fuel modification zones as part of natural open space maintenance, as described in Section 6.3.
 - Incorporate maintenance requirements for manufactured slopes and yards in CC&Rs for development projects.

Provision of Access

- Consider fire management in the design of local and private residential streets, using the guidelines provided in Section 7.1c.
- Provide access to open space areas from public and private streets at intervals not to exceed 1,500 feet. Where possible, "double-duty" access ways as hiking/riding trails; utility access roads and easements; touch-down points (daylight areas); and other open space "windows" between residential lots, at the ends of cul-de-sacs, or to the rear of attached projects. A minimum clearance of 15 feet should be provided between lots or buildings at fire access points designated for use for fire equipment. To discourage casual off-road vehicle use, curb cuts should not be installed except for utility access roads; utility access roads should have access control, such as gates.
- Provide access to all buildings within commercial, institutional, and residential projects by an all-weather road or driveway in accordance with fire department clearance and distance requirements.
- Post public and private streets with street name signs.
- Prohibit flag lots in project design.

Building Design and Materials

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

6.2e Extraction Operations

There are two existing sand and gravel extraction operations on the south side of the present Railroad Canyon Road. These activities will be discontinued due to the realignment and upgrading of Railroad Canyon Road, and to the incompatibility of mining operations with nearby proposed residential development. Currently, these are minor operations and their closure does not represent a significant impact on regional sand and gravel resources.

During the widening and improvement of Railroad Canyon Road, the roadway is expected to be realigned through the disturbed areas. Any disturbed property remaining should be reclaimed as part of the Railroad Canyon Road improvement project. Disturbed areas should be contour graded to achieve as natural appearance as possible. In addition, naturalized landscaping should be installed, requiring little or no irrigation. Plantings should be selected and placed to achieve a random natural look. Trees should be sited toward the toes of slopes to provide visual screening. Complete landscape coverage of disturbed areas is not necessary, provided erosion control is adequate and a natural appearance is achieved.

6.3 Open Space Preservation and Maintenance

Implementation of the community open space system is addressed in Table 6.3. "Figure Reference" refers to Figure 6.1 and other graphics in the Specific Plan. For each open space type, preservation and development mechanisms are outlined, as well as maintenance mechanisms. In some cases, several options are available, usually tailored to specific situations.

To protect its permanent open space status, the majority of natural open space is proposed for deeding, dedication, or open space easement to the City. Most of the natural open space areas and the public portions of the naturalized open space areas are designated for preservation under "OS" zoning. The Open Space District is described in Chapter 8.

Any Open Space area referenced within this document as being deeded, dedicated, or granted by easement to the City of Lake Elsinore can also be deeded, dedicated, or granted by easement as Open Space to another approved public entity.

The primary vehicle for open space maintenance at the community level is a proposed communitywide ***Canyon Hills Cottonwood Hills*** lighting and open space maintenance district. This vehicle would assess all property owners in ***Canyon Hills Cottonwood Hills*** for maintenance of open space areas, which benefit the community as a whole and are important to maintaining the community's overall visual continuity and attractiveness. An alternative is addition of ***Canyon Hills Cottonwood Hills*** as a distinct zone to Lake Elsinore's Citywide Lighting and Landscaping District. A variation of these alternatives is to place area-level open space areas within the Citywide District, and community-level open space areas in the ***Canyon Hills Cottonwood Hills*** District. Should an open space maintenance district(s) prove impractical or unsatisfactory, a master property owners association or master homeowners association would assume maintenance responsibilities.

For individual projects with multiple ownerships, common open space areas will be legally designated. Property owner (homeowner) associations will be responsible for common area maintenance.

Table 6.3
Community Open Space Preservation and Maintenance

| Figure Reference | Type of Open Space | Preservation/Development Mechanism(s) | Maintenance Mechanism(s) |
|---|--|---|---|
| "A", "B1" | Natural Open Space/ Wetlands: San Jacinto River, Lower Cottonwood Creek | Ownership deeded in fee to City <i>or approved public entity</i> . Zoned "OS" | Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. |
| "C", Parkway Park | Naturalized Open Space/ Creek: Upper Cottonwood Creek with Community Park, Parkway Park | Developed by City and/or developer. Ownership deeded in fee to City <i>or approved public entity</i> . Zoned "OS" | City operation and maintenance, or Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. |
| "B2", "D" | Naturalized Open Space/ Creek: Cottonwood Creek with Canyon Hills Road cottonwood Hills Road and Cottonwood Canyon Road expanded parkways. | Developed by developer. Dedication to or ownership deeded in fee to City <i>or approved public entity</i> . Zoned "OS" | Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. |
| "E", "G", "H", "I", "K", "L" "M" | Natural Open Space/ Steep Slopes | Ownership deeded in fee to City <i>or approved public entity</i> . Zoned "OS" | Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. |
| "F", "J" "N" | Natural and Naturalized Open Space/ Steep Slopes | Private ownership with open space easement; or common area ownership by private project. | Individual private owner; or project property owners association. |
| Figures 6.2, 6.3 | Naturalized Open Space: Manufactured slopes as transition between natural open space and: a) Public Streets b) Private development | a) Developed by developer. Dedication to or open space easement to City <i>or approved public entity</i> . Zoned "OS" b) Developed by developer. Private ownership or common area ownership by private project. | a) Canyon Hills Cottonwood Hills lighting and open space maintenance district, or project property owners association, as appropriate b) Individual property owner; or project property owners association as appropriate. |
| Figures 7.3, 7.4 | Railroad Canyon Road: a) Right-of-way, including medians, parkway. b) Expanded parkway adjacent to private development, including slopes, community entrances and project entries. | a) Developed by Railroad Canyon road financing program. Dedicated to City <i>or approved public entity</i> . b) Developed by developer. Private ownership or common area ownership by private project. Open space easement to City <i>or approved public entity</i> as needed. | a) City Maintained; or Citywide lighting and landscaping district. b) Individual property owner; or project property owners association as appropriate, or Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. |

Table 6.3
Community Open Space Preservation and Maintenance

| Figure Reference | Type of Open Space | Preservation/Development Mechanism(s) | Maintenance Mechanism(s) |
|--------------------|---|--|---|
| Figures 7.5 to 7.9 | Major Community Roads: c) Right-of-way, including medians, parkways, and temporary parkways. d) Expanded parkways, including slopes, project entries. | a) Developed by developer. Dedicated to City <i>or approved public entity</i> b) Developed by developer. Private ownership or common area ownership by private project. Open space easement to City <i>or approved public entity</i> as needed. | a) City Maintained; or Citywide lighting and landscaping district. b) Individual private owner; or project property owners association as appropriate, or <i>Canyon Hills Cottonwood Hills</i> lighting and open space maintenance district. |
| - | Developed Project Open Space: Residential, commercial, and institutional projects. | Developed by developer. Common area ownership by private project, or private ownership. | Project property owners association, or individual private property owner. |

6.4 Grading

This section addresses the objectives, overall concept, and guidelines for grading in *Canyon Hills Cottonwood Hills*.

6.4a Grading Objectives

Grading for the community is based on the following objectives:

- Protect designated wetlands habitat areas in their natural state, while channelizing and enhancing other creek areas as habitat and visual resources.
- Preserve steep slopes and prominent topographic features as natural open space.
- For manufactured slopes in highly visible areas immediately adjacent to natural open space, contour grade to produce a natural appearance.
- Maximize view opportunities in the buildable portions of the site.
- Utilize a 30-foot height maximum, *when practical*, on manufactured slopes to avoid major scarring.
- Provide adequate gradients for City streets and sight distances at street intersections as required by City design standards.
- Balance cut and fill within proposed phases of community buildout to the extent possible.
- Utilize grading as an element of buffering between land uses; between the community and offsite areas; and between residential areas and major roads.

The sand and gravel extraction areas are discussed in Section 6.2e.

6.4b Community Grading Concept

Figure 6.4 illustrates the grading concept for the *Canyon Hills Cottonwood Hills* community. Under this concept, the bulk of development is confined to buildable areas of less than 25% slope.

For the valleys and gently sloping areas, a combination of cut and fill is proposed as shown in Figure 6.5. Generally, valley floors are filled; valley sides are terraced in cut-and-fill; and lower valley walls or perimeter valley areas are cut. This grading approach helps produce a balance of cut-and-fill while permitting maximization of views for residential units.

The San Jacinto River and lower portion of Cottonwood Creek (downstream and northwesterly of the existing Cottonwood Canyon Road/Holland Road intersection) are preserved as wetlands areas with existing riparian habitat. In these areas, grading should daylight above the preservation area where possible. This approach creates buildable pads and roadways separated from the natural open space to be preserved, without spillovers, as shown in Figure 6.5. Where the topography does not permit this approach, fill slopes may be utilized to create a grade separation; the slope height should be as minimal as possible, up to a maximum of 30 feet. For the upper (upstream and southwesterly) portion of Cottonwood Creek within the proposed Community Park and along Cottonwood Canyon Road, a grass-lined channel is proposed to contain flooding over nearby flatlands. The creek property in these areas should be regraded consistent with functional requirements, including a possible retention basin area; contoured for a natural creek appearance; and planted with naturalized vegetation.

As depicted in Figure 6.5, prominent topographic features including hills and mounds are to be preserved in natural open space. These features act as landmarks for the community and focal points for adjacent development projects.

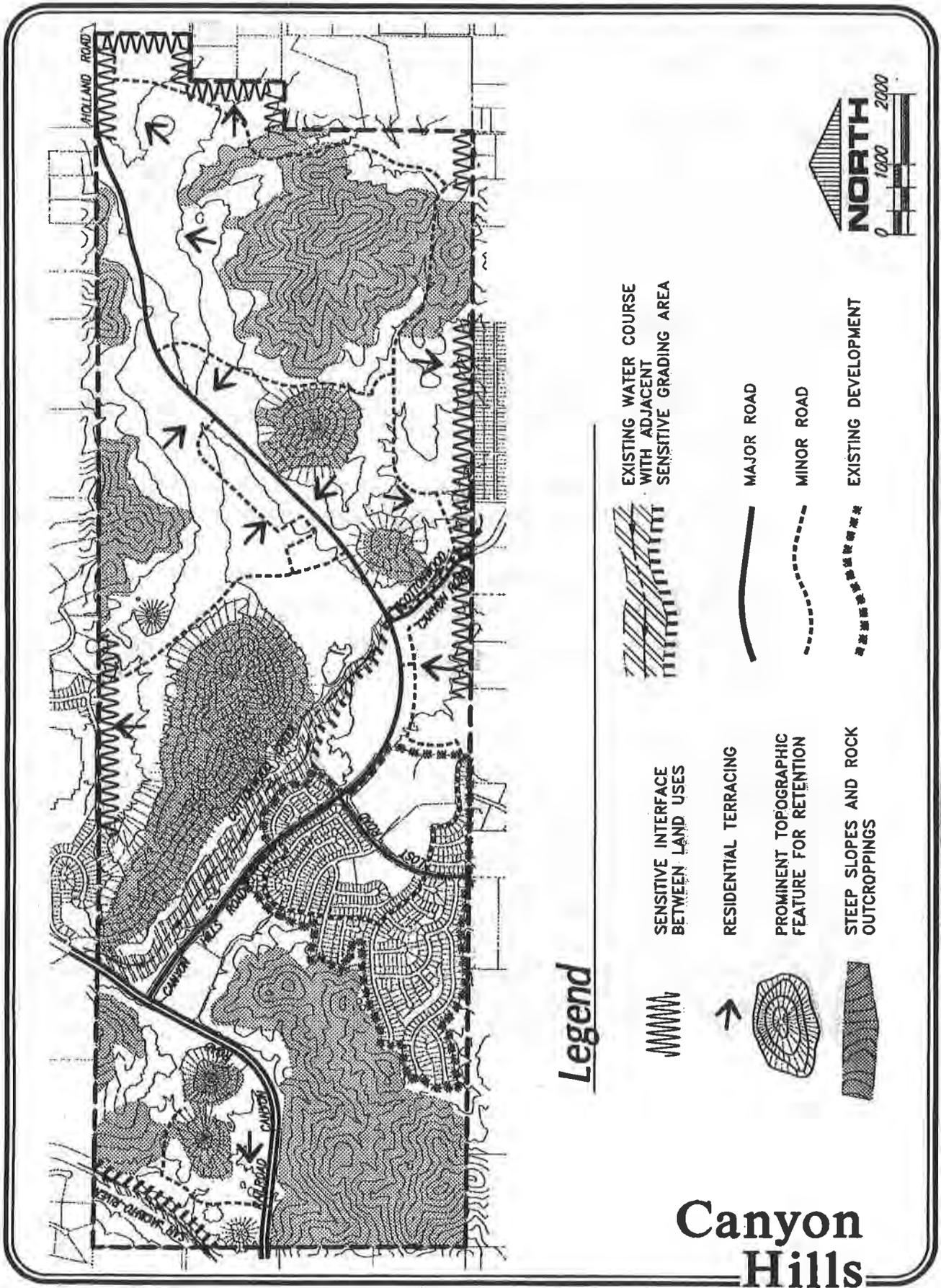
For highly visible manufactured slopes next to major roads, grading should consider visual impacts to motorists. Slopes adjacent to natural open space should be graded to produce a natural appearance.

6.4c Grading Guidelines

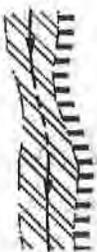
The following guidelines apply to the design and implementation of grading within the *Canyon Hills Cottonwood Hills* community. Additional guidelines for phasing of grading are provided in Section 9.3.

Manufactured Slopes

- Limit manufactured slopes to a 30-foot maximum height within the community. This guideline should apply except as noted below:
 - Short slope lengths at interfaces with natural open space and at the perimeter of projects in spot locations, where additional height is required to achieve a naturalized appearance and/or to provide a needed circulation linkage designed to City street standards.
 - At the rear of Planning Area 4, to achieve a reasonable pad configuration and elevation in relation to adjacent streets without undue encroachment into the Cottonwood Creek riparian area.
 - At the interface of Planning Area 29 with Open Space “M1”, to produce a daylight condition where possible next to the open space peak.
 - In Planning Area 1, where an existing drainage course meets the San Jacinto River, to produce a daylight condition where possible in the transition buffer adjacent to the river.
- Utilize a maximum slope gradient of 2:1.
- Permit flexible design for manufactured slopes along Railroad Canyon Road. The 30-foot slope height may be exceeded, or a 3/4:1 slope gradient may be utilized in geologically stable areas. This exception is due to the street standards and utilities engineering requirements of the roadway in relation to the terrain and soils.
- Consider visual appearance in the grading of cut slopes. Under the grading concept outlined in Section 6.4b above, a number of potentially long cut slopes may be created adjacent to natural open spaces. Figure 6.6 illustrates several grading variations to enhance these slopes, including varying slope heights, contour grading, and breaking up long slopes. Other visual techniques should also screen or aesthetically improve long cut slopes, including placement of buildings in front of slopes and well-located landscaping.

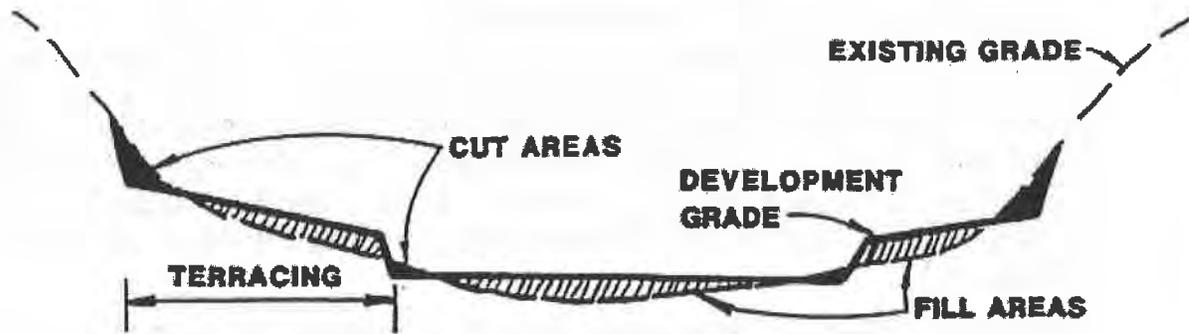


Legend

- 
 SENSITIVE INTERFACE BETWEEN LAND USES
- 
 RESIDENTIAL TERRACING
- 
 PROMINENT TOPOGRAPHIC FEATURE FOR RETENTION
- 
 STEEP SLOPES AND ROCK OUTCROPPINGS
- 
 EXISTING WATER COURSE WITH ADJACENT SENSITIVE GRADING AREA
- 
 MAJOR ROAD
- 
 MINOR ROAD
- 
 EXISTING DEVELOPMENT

Canyon Hills

Grading Concept 6.4



GRADING IN VALLEY AREAS



GRADING ADJACENT TO WETLANDS



GRADING TO ENHANCE KEY FEATURES

**Canyon
Hills**

Grading Approaches 6.5

Roadways

Along the major road system, specially treat manufactured slopes located adjacent to natural open space to produce a natural appearance. As shown in Figure 6.6, grading techniques include varying slope heights; contour grading slopes; and breaking up long lengths of slopes. The maximum unbroken horizontal length of slope at the same height should be 400 feet; in combination with slope height variations and/or contour grading, longer distances may be considered, pending Site Plan Review. The tops and toes of slopes should be rounded, utilizing a radius of 20 feet. Naturalized landscaping should also be installed to visually blend the graded areas into the natural terrain. See Table 7.1b and Figure 6.3.

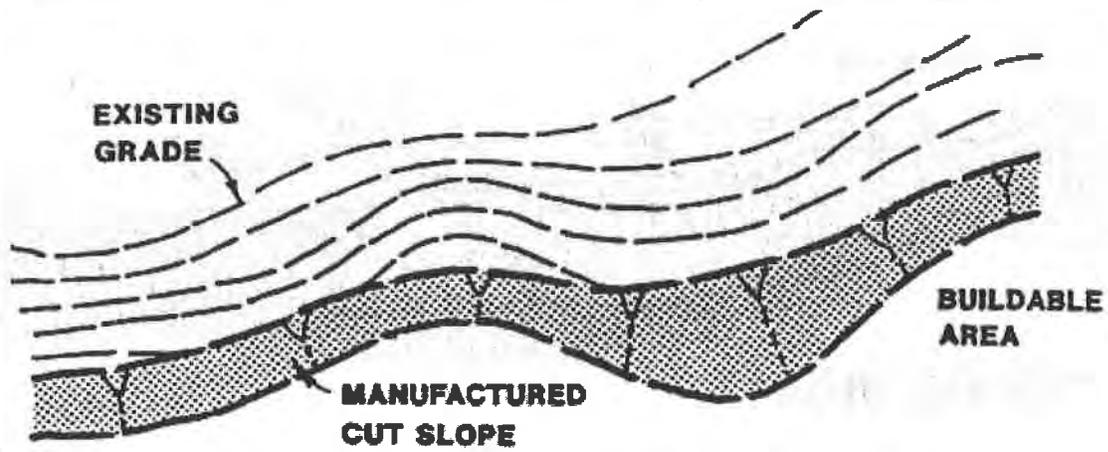
- For lengthy manufactured slopes within the expanded parkways of major roads (abutting development projects), vary the slope faces in coordination with the landscaping to avoid a monotonous appearance. See Table 7.1c.
- Flatten and round slope banks at community entrances and project entries to create attractive entrance points and provide sight distances for motorists.
- Utilize City of Lake Elsinore and Riverside County standards, as appropriate, for the engineering of street grades and sight distances.

Residential Development

- For residential areas, utilize terracing where appropriate to work with the natural grade and to maximize view opportunities, as shown in Figure 6.7.
- For interfaces with offsite rural residential areas, use elevation differentials where possible to provide a buffer. An example depicting a slope downward into the community is illustrated in Figure 6.7. Section 3.2 addresses the interfaces of residential projects with offsite uses.
- For interfaces between residential areas and watercourses, limit grading into riparian habitat areas. Section 3.2 provides design guidelines for riparian interfaces with residential areas.
- Where possible, buffer residential areas from highly trafficked major roads using slope banks or berms. Figure 6.7 demonstrates the residential pad above the street, with a slope as a buffer.

Nonresidential Development

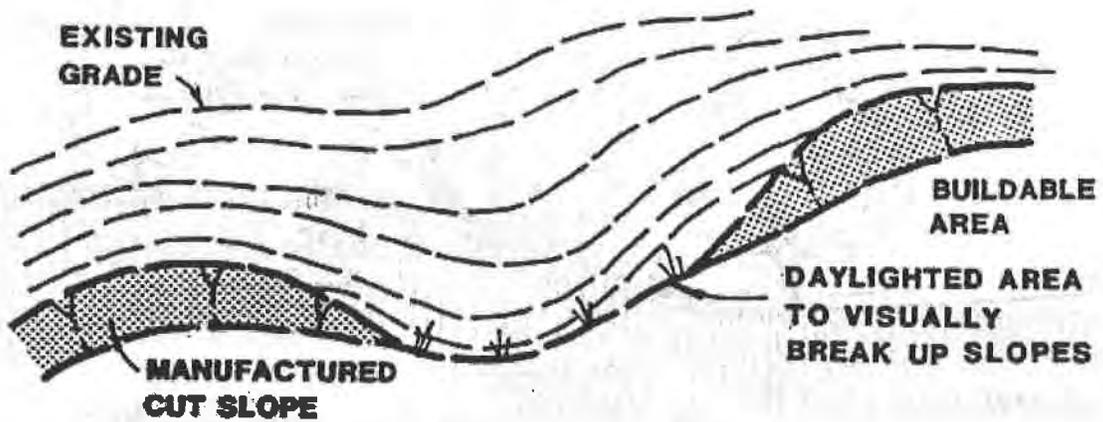
- For commercial areas adjacent to major roads, keep the pads as close to the street elevations as possible to facilitate access and project visibility. At the same time, the use of minor slopes and berms as well as landscaping and siting techniques is encouraged to screen large expanses of parking from passersby.
- Utilize slope banks where feasible to buffer residential areas from immediately adjacent nonresidential uses, such as commercial development and school sites.



VARY SLOPE HEIGHTS



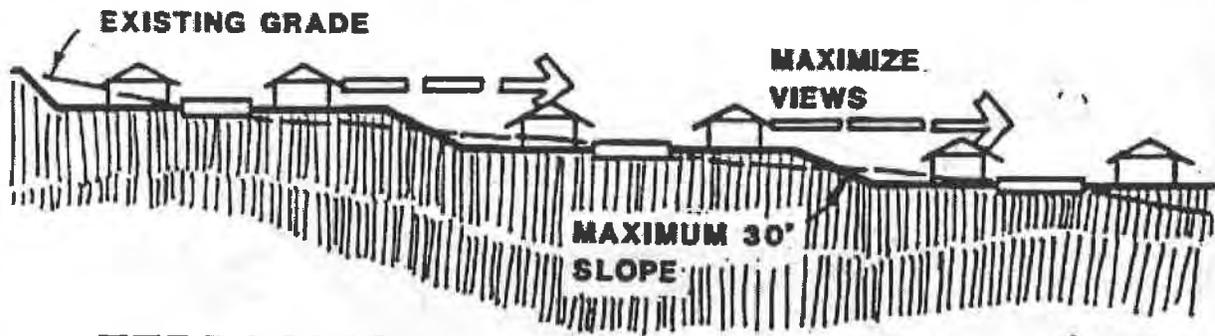
CONTOUR GRADE SLOPES



BREAK UP SLOPES

Canyon Hills

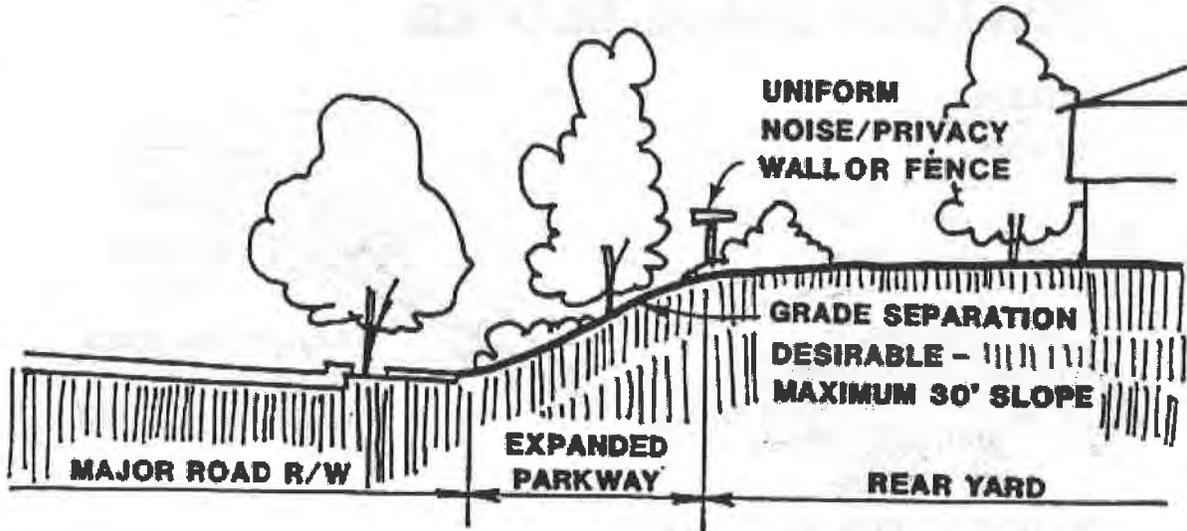
Cut Slope Variations 6.6



TERRACING



INTERFACE OFF-SITE



INTERFACE WITH MAJOR ROADS

Canyon Hills

Residential Grading 6.7

Grading Operations

- Consider the potential for erosion and settling in all grading operations. To the extent feasible, earth moving should be accomplished in phases, to avoid clearing of ground far in advance of grading.
- Control grading operations, to avoid spillovers into natural open space areas and trampling native vegetation to be preserved.
- Recognizing that brush or native vegetation must be cleared or trimmed to protect built structures, limit clearing within designated natural open spaces to the minimum necessary to comply with fire codes and the fire management program, and preserve the natural landform. Steep slopes in natural open space areas should retain their native root stock or be replanted with native or naturalized fire retardant vegetation.
- Protect natural features, such as significant rock outcrops and specimen trees within designated natural open space areas, to the extent feasible during both grading design and operations.

The Grading Ordinance (Ordinance 801) of the City of Lake Elsinore should be applied to individual development projects within *Canyon Hills* ~~Cottonwood Hills~~ as each is designed, approved, and implemented. Where the ordinance and these guidelines disagree, the Specific Plan guidelines should be utilized.

6.4d Geology and Soils

Canyon Hills ~~Cottonwood Hills~~ is located within an alluvial basin bounded by the Elsinore fault zone to the west and the San Jacinto fault zone on the northeast. The site is generally underlain by dense granitic and metamorphic bedrock which would not experience any settlement during a seismic event. However, Cottonwood Canyon itself is underlain by older alluvial fan deposits. Under seismic loading conditions, settlement potential for these onsite alluvial materials is low, but soils below the water table have a high liquefaction potential. With construction, settlement of foundations in bedrock areas will be negligible; and in-fill areas within tolerable limits once alluvial soils are removed.

Engineering and construction for the specific plan area should be conducted in accordance with the recommendations of a registered engineer, to ensure mitigation of geologic and seismic impacts on the property. Detailed grading plans will be reviewed by the City to ensure appropriate treatment of cut and fill slopes, alluvial removal, and handling of drainage. During construction, continuous observation and testing under the direction of the soils engineer and/or engineering geologist is required to verify conformance with the recommendations and to confirm that the conditions found are consistent with the geotechnical investigation.

6.5 Drainage and Hydrology

This section describes the objectives and concepts for drainage in the *Canyon Hills* ~~Cottonwood Hills~~ community.

6.5a Drainage Objectives

The following objectives provide the basis for the community drainage concept:

- Maintain the basic drainage pattern from the existing to developed condition. In general, avoid diversion of flows from existing drainage courses.
- Control soil erosion of and sedimentation from steep natural slopes and manufactured slope banks.

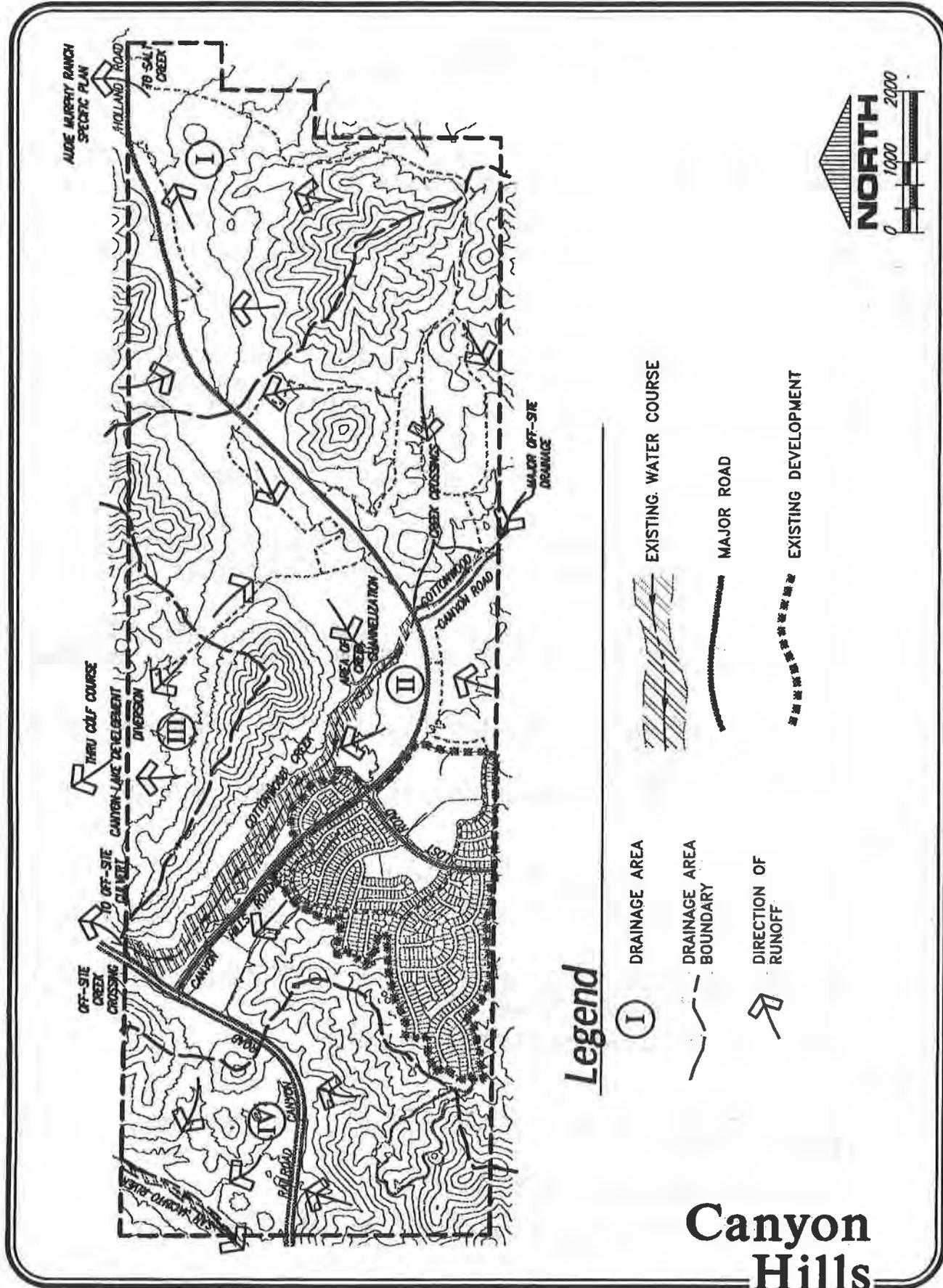
- Retain the San Jacinto River in its existing state.
- For Cottonwood Creek, provide improvements as necessary to control flooding and permit adequate community circulation.
- Consider offsite areas in the design of community drainage facilities.

6.5b Drainage Concepts

Figure 6.8 illustrates the four major drainage areas within the specific plan area. The drainage concept for each area is outlined in Table 6.4. Overall, the anticipated runoff from the community is estimated at 5% to 7% above existing levels. It is anticipated that this drainage can be accommodated by existing facilities offsite for Areas II, III, and IV, and proposed new facilities associated with Audie Murphy Ranch in drainage Area I. The increase in runoff due to *Canyon Hills Cottonwood Hills* will constitute less than 1% of the San Jacinto River flows.

All drainage and flood control measures shall be provided in accordance with the requirements of the Riverside Flood Control and Water Conservation District. The tentative map for any parcel or tract shall include information concerning onsite and offsite drainage and drainage facilities, per City requirements. A preliminary hydrology study for major flow areas and a preliminary hydraulic design for the storm drain system and structures shall be submitted with the Site Plan Review application accompanying tentative maps. Onsite facilities will be provided by the developer(s) in conjunction with development. Maintenance of storm drains and street culverts will be the responsibility of the City.

Section 9.3d addresses grading and drainage during construction.



Drainage Concept 6.8

Table 6.4
DRAINAGE CONCEPTS

Area I

- Route development runoff offsite via a storm drain system in Street "C" and ***Canyon Hills Road*** ~~Cottonwood Hills Road/Holland Road~~.
- Coordinate with Audie Murphy Ranch concerning routing community runoff through the proposed Salt Creek flood control/water quality improvements, and with regard to the phasing of these improvements.

Area II

- Channelize upper Cottonwood Creek (from the southern boundary of the community to the heavy riparian area in the Community Park), to prevent potential flooding over adjacent properties. Consider offsite upstream properties and possible onsite retention in the design of this channel. See Section 6.4b.
- Install box culverts for street crossings to accommodate ***Canyon Hills Road*** ~~Cottonwood Hills Road~~ and Street "B".
- As required, increase the capacity of the existing culvert under Railroad Canyon Road and downstream facilities to accommodate Cottonwood Creek drainage, as it moves on ultimately to the San Jacinto River.
- Limit incursion into lower Cottonwood Creek (from the heavy riparian area in the Community Park to the northern community boundary), retaining the existing drainage pattern.
- Route runoff via a storm drain system into Cottonwood Creek, and provide erosion and siltation control measures as needed.
- Obtain any special permits or approvals required for creek-related improvements.

Area III

- Route runoff via a storm drain system, for subsequent drainage offsite.
- Divert increased runoff from the easterly portion of the drainage area from flowing directly into Canyon Lake.
- Direct offsite flows via the existing drainage course, ultimately to the San Jacinto River. Coordinate with the Canyon Lake community.
- Utilize erosion and siltation control measures as required.

Area IV

- Route runoff into the San Jacinto River via a storm drain system including Street "A" and Railroad Canyon Road.
- Provide erosion and siltation controls as necessary.
- Limit incursion into the San Jacinto River, retaining the existing drainage pattern.

6.6 Energy Conservation

This section addresses energy conservation for the *Canyon Hills* ~~Cottonwood Hills~~ community.

6.6a Energy Conservation Measures

Energy conservation measures which will be incorporated into the community are described below:

- Title 24 of the California Administrative Code requires that new buildings be designed to meet energy performance standards for space conditioning and water heating. Compliance can be achieved through a combination of measures, including systems design and equipment for space conditioning and water heating; appliance selection; roof, wall, and infiltration insulation; lighting; and swimming pool heating.
- The circulation system and land use plan for the community contributes to energy conservation. Use of alternatives to the private automobile is encouraged by convenient bicycle and pedestrian routes and by accommodating public transit. Support commercial and public facilities are provided within the community for residents.
- The community will be supplied gas service in addition to electric power, as discussed in Section 5.4c.
- The parkways for the major streets and minor roadways should utilize street trees to shade sidewalks and any on-street parking, per Chapter 7.
- All swimming pools in multifamily attached (MF1 and MF2) projects should be heated by solar collectors.
- Overhangs for shade in single-family detached residential (SF1, SF2, SF3) planning areas should project a minimum of 18 inches on front elevations and 12 inches on rear and side elevations.
- In multifamily attached (MF1 and MF2) projects, parking should be shaded using garages, carports, canopy trees, and/or shaded locations.
- In commercial and institutional parking and pedestrian areas, shading devices should be utilized extensively, such as canopy trees, arcades, decorative awnings, and porticos.

6.6b Subdivision Design

To the extent practical, energy conservation concerns should be considered in project layout and building design. However, it is recognized that energy concerns must be realistically balanced with recreation, privacy, aesthetic, grading, market, and other environmental considerations. Under Section 66473.1 of the State Subdivision Map Act, all proposed projects should address passive or natural heating and cooling opportunities in subdivision design. This requirement should be met as part of the Tentative Map/Site Plan Review package, as described in Chapter 9.

As a first priority, project design should consider summer cooling opportunities. Possible measures include:

- Orienting buildings and ventilation to take advantage of south/southwest prevailing summer breezes.
- Utilizing overhangs and other shading devices to shadow south and west building exposures during the summer.

- Using deciduous trees to shade southern building exposures, parking areas, sidewalks, and recreation areas during the summer, yet allow solar access during the winter.
- Providing year-round shade where possible to western building exposures, parking areas, and pedestrian areas.
- Considering summer glare and reflection in the selection of hardscape materials, particularly in public projects.

As a second priority, project design should consider year-round direct access for solar collectors. Possible measures include:

- Maximizing the length or area of south-facing walls and/or roofs in houses and residential buildings.
- Optimizing active access for solar collectors for pool areas in attached residential projects.
- Limiting shade from vegetation and building overhangs on the southern building exposure, but considering summer cooling opportunities.

As a third priority, project design should take into account winter passive solar heating opportunities. Potential measures include:

- Utilizing a north/south lotting pattern on east/west streets, which is expected to be the predominant pattern for terraced single-family detached projects in the specific plan area. This maximizes the southern exposure of glazing facing the front and rear yards.
- Considering shadow patterns and passive solar access in laying out attached residential projects.
- Incorporating summer shading devices which can permit winter passive heating of buildings on the southern exposure, such as roof overhangs; deciduous street and yard trees; and rear yard patio covers.

6.7 Cultural Resources

This section discusses the mitigation of impacts by development on cultural resources within the specific plan area.

Three prehistoric sites are considered important archaeological resources on the site, because they may help determine when the area was settled and from where the prehistoric inhabitants came. Development is proposed for these sites, and it is not feasible to preserve them in open space. To mitigate this significant impact, a program to recover information from the sites prior to grading is required. This program should include a test phase to identify important cultural deposits located at each site and define site boundaries. If important cultural deposits are found, a subsequent data recovery phase should be undertaken. The mitigation program should be completed prior to issuance of land development permits.

In addition, there is a historic family cemetery onsite, as well as a nearby home site noted on the 1898 USGS map. The cemetery is located in Open Space "K", a designated public open space area, and should be preserved. To prevent vandalism, the grave markers should be removed and stored. At the Manker family home site, the initial clearing operations for construction should be monitored by a historic site archaeologist to determine if there are any structures or historic artifacts which can be recovered. If any significant historic material is discovered, it should be removed before grading occurs. Initially, limited grading should be undertaken to discover any

buried historic resources. If any are found, a data recovery phase should be accomplished prior to completion of grading operations.

Chapter 10 notes which planning areas must include cultural resources mitigation during design and construction.

6.8 Biological Resources

This section addresses the mitigation of impacts on biological resources within the specific plan area.

6.8a Vegetation

Under the Specific Plan, approximately ~~976~~ ^{1,033} acres of *Canyon Hills* ~~Cottonwood Hills~~ will be developed or placed in naturalized open space, and approximately ~~992.7~~ ⁹³⁶ acres will be preserved in natural open space. Much of the proposed development is sited in disturbed areas or in non-native grasslands. Most of the natural open space constitutes large, relatively undisturbed tracts of native vegetation.

This approach results in the permanent preservation of substantial portions of the following plant communities onsite:

- Diegan coastal sage scrub
- Chamise chaparral
- Southern willow scrub
- Southern cottonwood-willow riparian forest
- Southern coast live oak riparian forest

The direct impacts on general vegetation resources resulting from community development remain below a threshold level of significance. Impacts to scattered areas of southern coast live oak riparian forest and to southern willow scrub areas in upper Cottonwood Creek will be mitigated by implementation of a riparian enhancement program in Open Spaces "B2", "C", "D", and the Parkway Park. This program is described in Section 6.2b.

There are no known significant impacts to sensitive plant species, including listed rare or endangered species. The preservation of relatively undisturbed tracts of natural habitat within open space areas provides adequate mitigation of potential impacts to sensitive plant populations.

6.8b Wildlife

Much of the most significant habitats for wildlife are preserved in natural open space. These encompass wetlands, woodlands, coastal sage scrub, and rock outcroppings.

The Plan contains a series of measures to preserve the San Jacinto River as wetlands habitat. This includes preservation of natural open space (Open Space A), as well as sensitive design of adjacent development in Planning Area 1 (see Section 3.2). If they do use the river habitat, the least Bell's vireo, a listed endangered species, should be adequately protected.

All of the identified and potential habitat of the Stephen's kangaroo rat, an endangered species, will be eliminated by proposed development. This significant adverse impact will be mitigated by participation in the regional management program established by the County under a Habitat Conservation Plan (HCP); or in an interim City program consistent with the goals of the HCP and approved by the U.S. Fish and Wildlife Service. Because the area of habitat used by the Stephen's kangaroo rat within the specific plan area appears to be much less than the minimum area necessary for long-term conservation of populations of the species, avoiding the adverse

impact by preservation onsite is not expected to attain the desired result of preservation of this species on the property.

Significant impacts by development are anticipated to the black-tailed gnatcatcher and orange-throated whiptail, two animals listed in Category 2 of listed species under consideration for inclusion on the Endangered Species List of the U.S. Fish and Wildlife Service. Conversion of substantial portions of coastal sage scrub and chamise chaparral from a status of no protection from grazing, agriculture, and recreation uses, to large parcels of protected natural open space adequately mitigates these impacts. Also, this conversion adequately mitigates impacts on other sensitive animal species identified onsite.

6.9 Water Conservation

Water conservation should be considered in the selection of mechanical equipment and plumbing fixtures in *Canyon Hills* ~~Cottonwood Hills~~ projects. Emphasis should be placed on devices and design characterized by low water requirements and efficient utilization of water.

Low-flush toilets and urinals are required under the California Health and Safety Code Section 17921.3, and efficiency standards for maximum flow rates for faucets and showerheads are specified by Title 20 of the California Administrative Code.

In addition, landscape design should recognize water conservation concerns. Choice of plant materials should emphasize low water requirements and should minimize water runoff. Landscape watering systems should supply water efficiently, minimizing waste. In landscape design, water conservation concerns should be balanced with two other factors: (1) the need for canopy trees and shade, and (2) the high moisture content/low fuel volume requirements of landscaping in fire management zones.

In single-family detached planning areas with four or more model home plans, one of the model homes shall incorporate water conserving landscape design principles. This model home should demonstrate exclusively low water use plant materials and low flow irrigation systems, with appropriate signage. Home buyers should be referred to the City or water district for literature concerning water conservation in landscaping.

Circulation Element

Chapter 7

Chapter 7 - CIRCULATION ELEMENT

7.1 Street System

This section describes the street system for the *Canyon Hills Cottonwood Hills* specific plan area, including ties to surrounding roadways. Figure 7.1 illustrates the larger areawide circulation network, while Figure 7.2 depicts the street system within the community.

7.1a Railroad Canyon Road

At present Railroad Canyon Road is a curbsless, two-lane paved roadway running through the northwest corner of *Canyon Hills Cottonwood Hills* and then westward to an interchange with Interstate 15. The existing Average Daily Traffic (ADT) volume is 10,500 vehicles within the specific plan area.

As shown on Figure 7.1, Railroad Canyon Road is expected to ultimately connect to Newport Road within the Audie Murphy Ranch Specific Plan area. This will provide a continuous east/west linkage between Interstates 215 and 15. Railroad Canyon Road is classified as a 110-foot Arterial Highway in the Riverside County General Plan, with a four-lane divided highway configuration. A portion of roadway within the adjacent Canyon Lake community is already built to a four-lane standard.

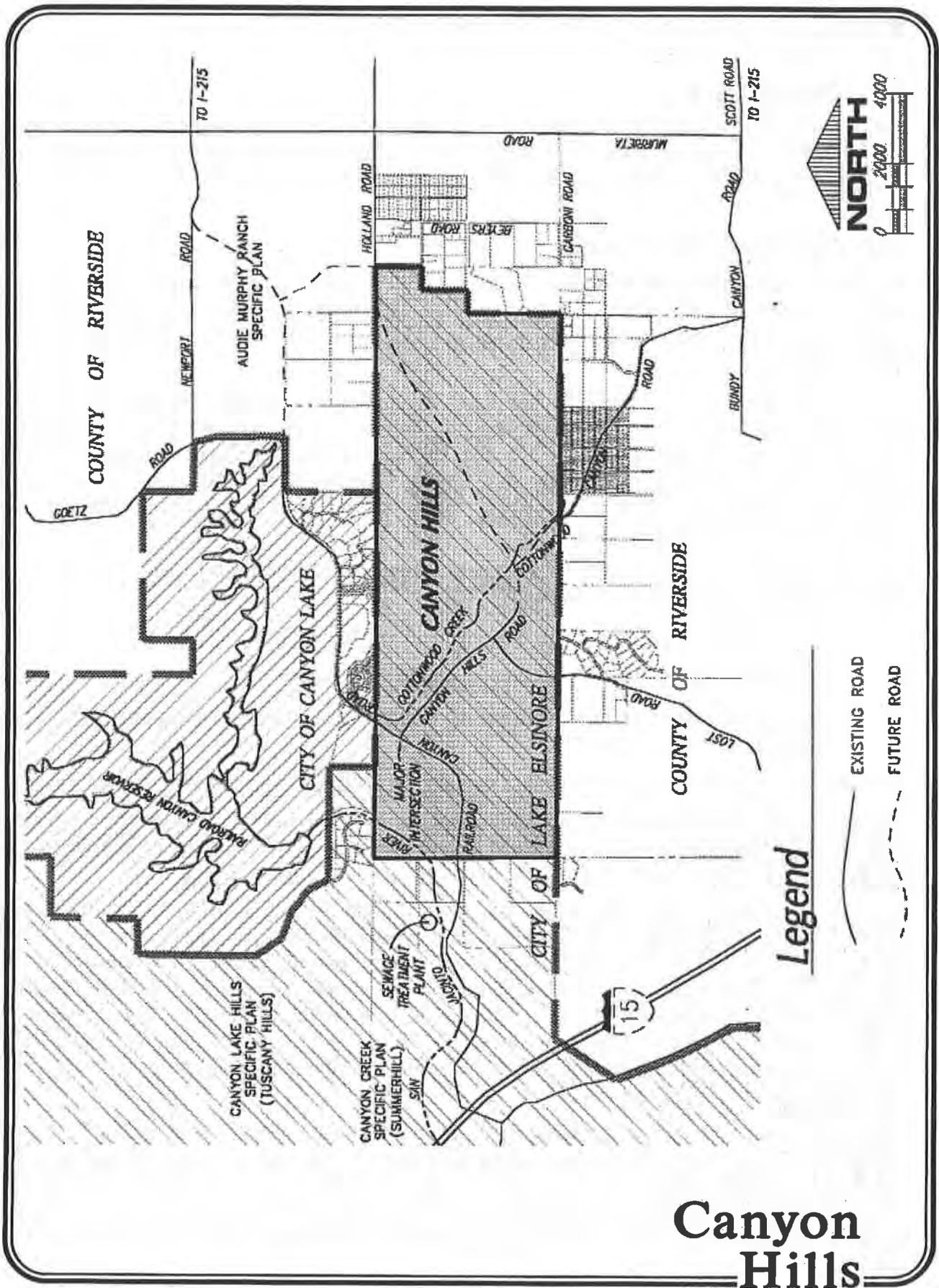
In determining future requirements for a regional roadway such as Railroad Canyon Road, four types of traffic generators must be assessed:

- Existing traffic.
- Traffic generated by general expected growth in the region.
- Traffic generated by buildout of major developments, such as Audie Murphy Ranch and Summerhill (Canyon Creek).
- Traffic generated by development of the *Canyon Hills Cottonwood Hills* community.

Using these generators, the cumulative future ADT for Railroad Canyon Road southwest of the *Canyon Hills Road Cottonwood Hills Road* intersection is projected at 46,900. Near Newport Road, it is estimated at 28,200, and near the Interstate 15 interchange at 51,300.

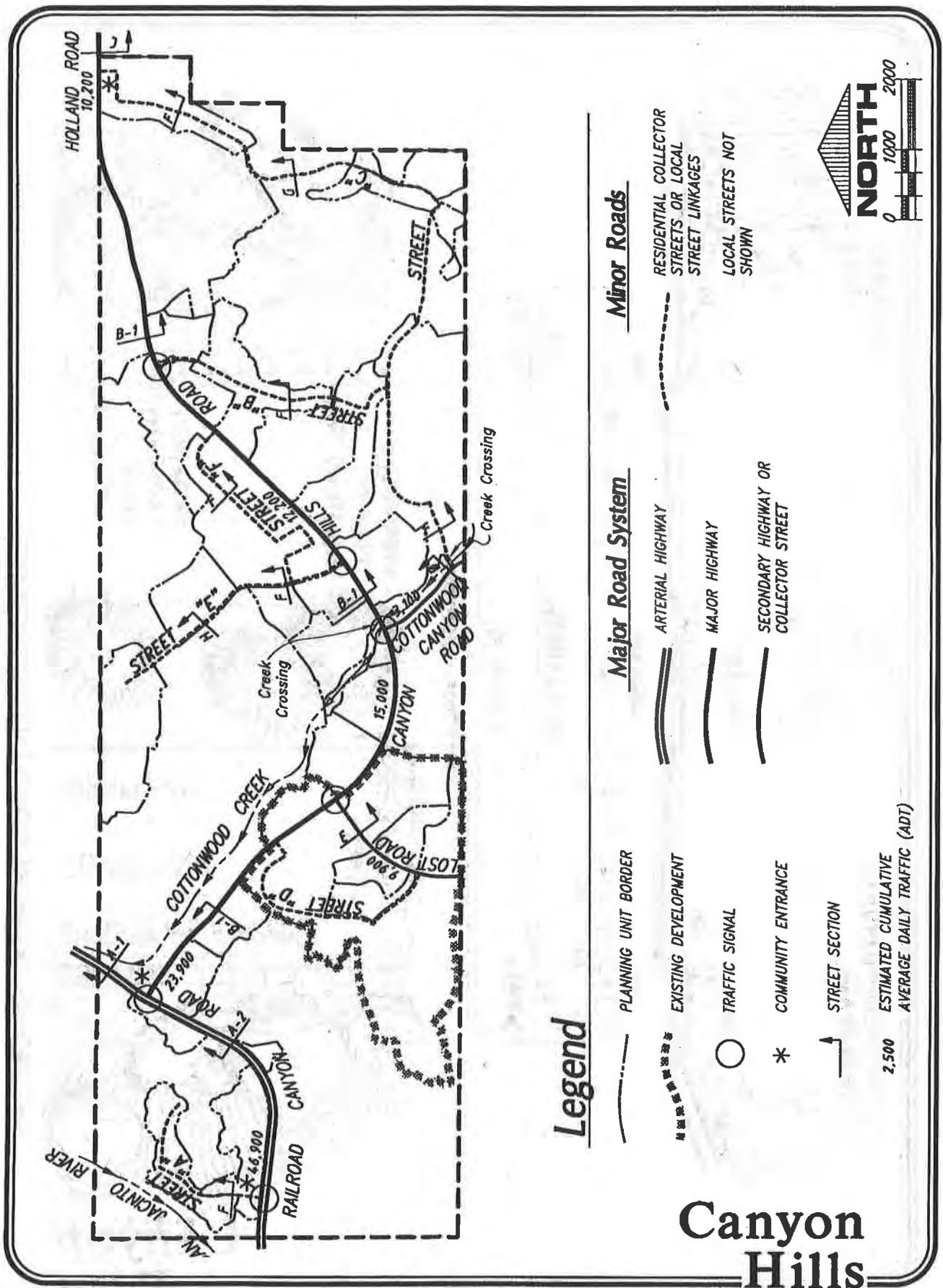
Based on these traffic projections, a four-lane divided highway with a 110-foot right-of-way is proposed north of the *Canyon Hills Road Cottonwood Hills Road* intersection, as shown in Figure 7.3 (Street Section A-1). This section would connect into the existing four-lane section in Canyon Lake. Southwest of the intersection to the community boundary, a six-lane divided highway with a 122-foot right-of-way is anticipated, as depicted in Figure 7.4 (Street Section A-2). A six-lane roadway with Class II bicycle lanes is expected for the portion of highway between *Canyon Hills/Cottonwood Hills* and Interstate 15, although the right-of-way width may vary due to site and design constraints.

Under the engineering design standards for an arterial highway, a new alignment for Railroad Canyon Road will be required. In the *Canyon Hills Cottonwood Hills* plan area, the roadway is proposed for straightening to a single arc. Much of the proposed alignment is located south of the existing roadway, to facilitate use of the present road during construction; and to place the bulk of the developable area on the north side of the roadway, rather than strip development on both sides.



Canyon Hills

Area-Wide Street Network 7.1



Legend

- PLANNING UNIT BORDER
- EXISTING DEVELOPMENT
- TRAFFIC SIGNAL
- COMMUNITY ENTRANCE
- STREET SECTION
- 2,500
- ESTIMATED CUMULATIVE AVERAGE DAILY TRAFFIC (ADT)

Major Road System

- ARTERIAL HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY OR COLLECTOR STREET

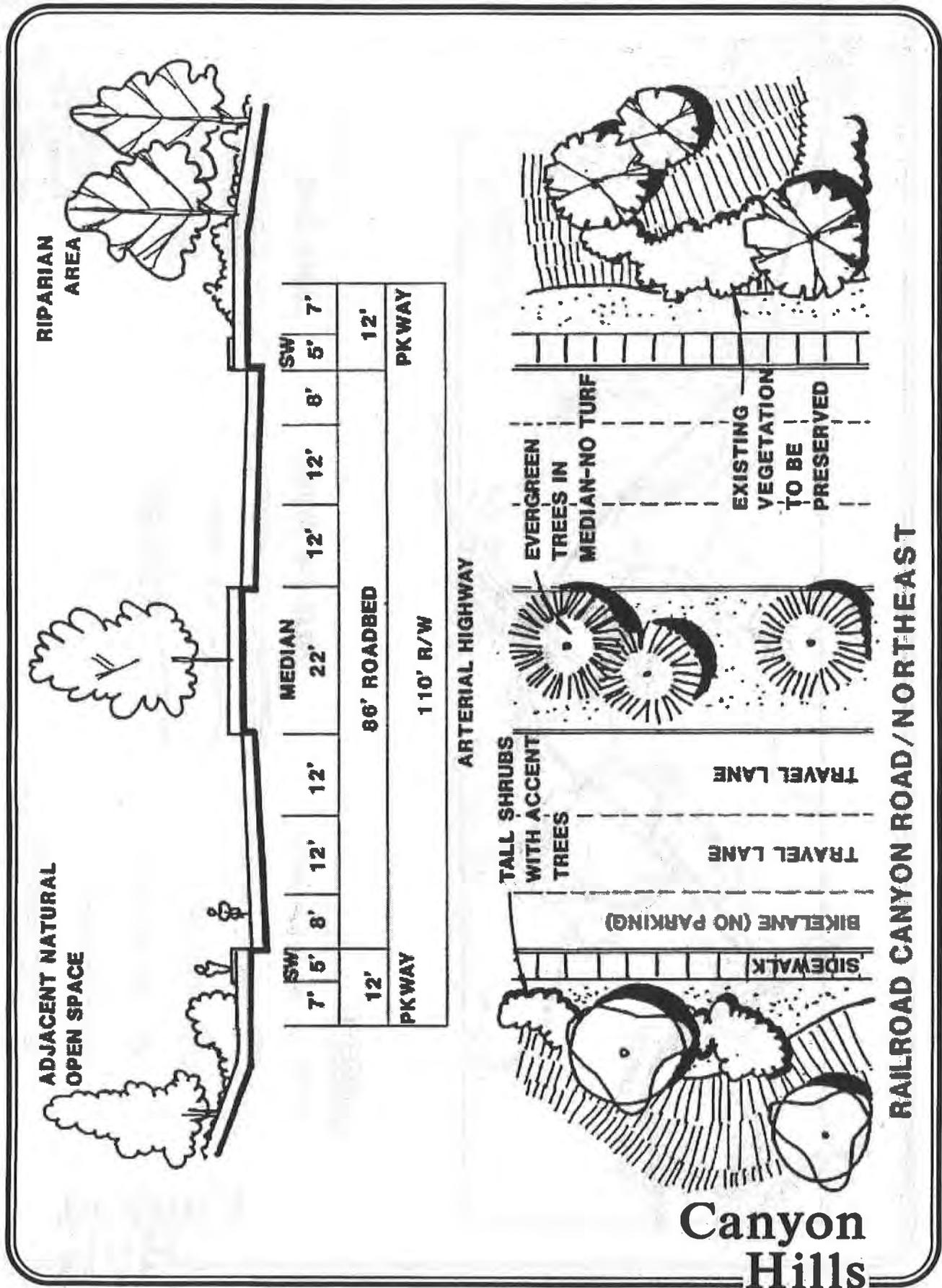
Minor Roads

- RESIDENTIAL COLLECTOR STREETS OR LOCAL STREET LINKAGES
- LOCAL STREETS NOT SHOWN



Canyon Hills

Community Street System 7.2



Canyon Hills

Street Section A-1 7.3

Railroad Canyon Road provides the primary means of access to *Canyon Hills Cottonwood Hills*, either directly to projects adjacent to the highway or indirectly via *Canyon Hills Road Cottonwood Hills Road*. The *Canyon Hills Road Cottonwood Hills Road*/Railroad Canyon Road intersection is proposed for special design and signalization. It will function as the major community entrance to the specific plan area. Additional median breaks in Railroad Canyon Road for Street "A" shall be consistent with sight distances and the speed of the highway. The minimum spacing shall be 1,320 feet (1/4 mile).

Interchange improvements are anticipated at the Railroad Canyon Road/Interstate 15 interchange. The current diamond configuration with one-lane ramps will require signalization and two-lane off-ramps.

7.1b Major Road System

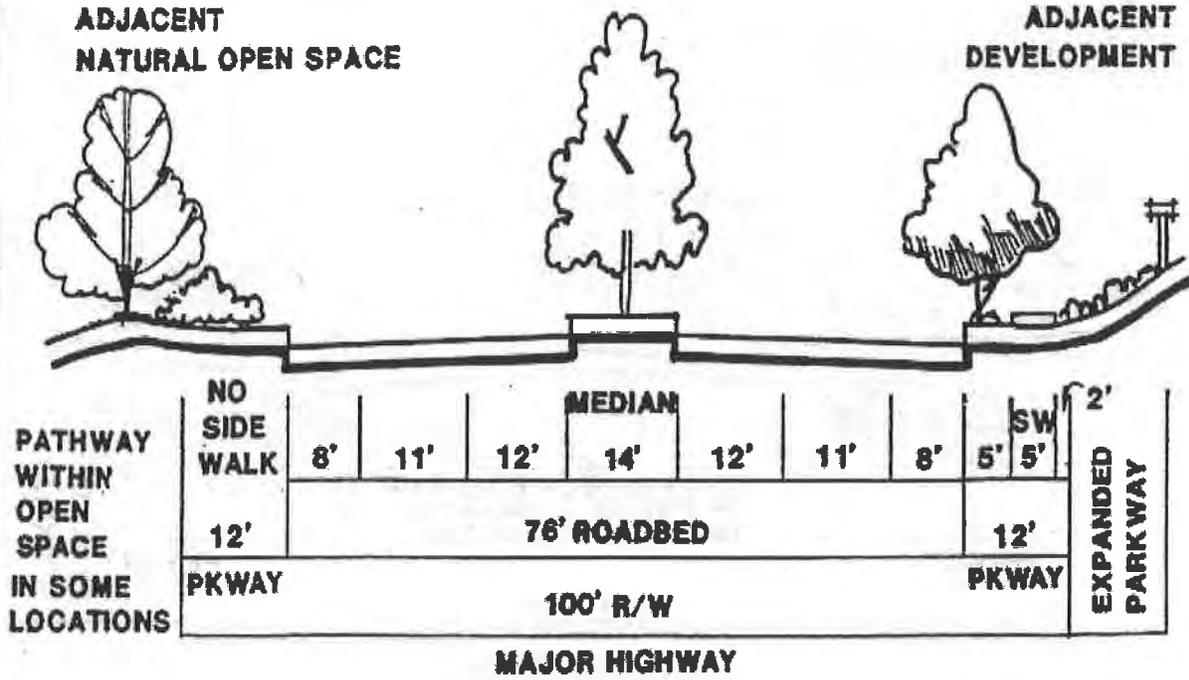
The major road system for *Canyon Hills Cottonwood Hills* is represented in Figure 7.2. This system provides the backbone for a hierarchy of community streets, and ties into the areawide street network. Included are Railroad Canyon Road (discussed in Section 7.1a), *Canyon Hills Road Cottonwood Hills Road*, Holland Road, Lost Road, and Cottonwood Canyon Road, each described briefly below.

Canyon Hills Road Cottonwood Hills Road is the primary east/west route through the specific plan area, running from Railroad Canyon Road to Holland Road. It roughly follows the alignment of the existing dirt roads onsite: the western portion of Cottonwood Canyon Road and the western portion of Holland Road. In conformance with the Riverside County General Plan, *Canyon Hills Road Cottonwood Hills Road* is proposed as a major highway with a 100-foot right-of-way dedication. For the portion of roadway west of Street "E", full width improvements are proposed, including four travel lanes, a median, and bicycle lanes as shown in Street Section B-1, Figure 7.5. East of Street "E", projected cumulative traffic volumes will not warrant full improvements at buildout of the specific plan area. For this portion of roadway, two travel lanes, a turn lane, and bicycle lanes are proposed as pictured in Street Section B-2, Figure 7.6. Temporary parkways occupy the areas between the proposed roadbed and the permanent parkways within the 100-foot right-of-way. If traffic volumes ever warrant an enlarged facility, a four-lane roadway with median may be constructed. A creek crossing is required at Cottonwood Creek.

Holland Road functions as an extension of *Canyon Hills Road Cottonwood Hills Road* east of Street "C", tying into existing Holland Road east of the community. It provides secondary access to the *Canyon Hills Cottonwood Hills* community. The proposed road alignment generally follows the present roadway along the section line. The road is currently unpaved within the specific plan area and partially paved within the rural residential area to the east. The Riverside County General Plan calls for a major highway with a 100-foot right-of-way for Holland Road. Street Section C, Figure 7.7, portrays the proposed street configuration based on the County adopted Audie Murphy Ranch Specific Plan. The 100-foot right-of-way is augmented by a 30-foot hiking/riding trail easement on the north side of the road. As for the east portion of *Canyon Hills Road Cottonwood Hills Road*, roadway improvements include two travel lanes and bike lanes with temporary parkways for future widening should traffic volumes warrant.

**ADJACENT
NATURAL OPEN SPACE**

**ADJACENT
DEVELOPMENT**



**RIPARIAN
NATURAL
OPEN
SPACE**

**NATURALIZED
SHRUBS AND
ACCENT TREE
CLUSTERS**



BICYCLE LANE (NO PARKING)

TRAVEL LANE

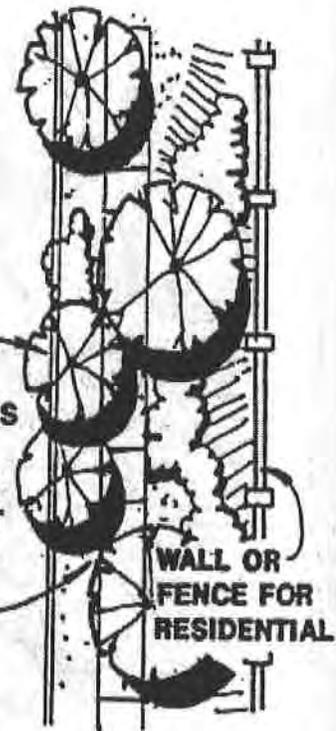
TRAVEL LANE



**MEDIAN
TREES-
NO TURF**

**PARKWAY
DECIDUOUS
CANOPY TREES
AND SHRUBS
ADJACENT TO
DEVELOPMENT**

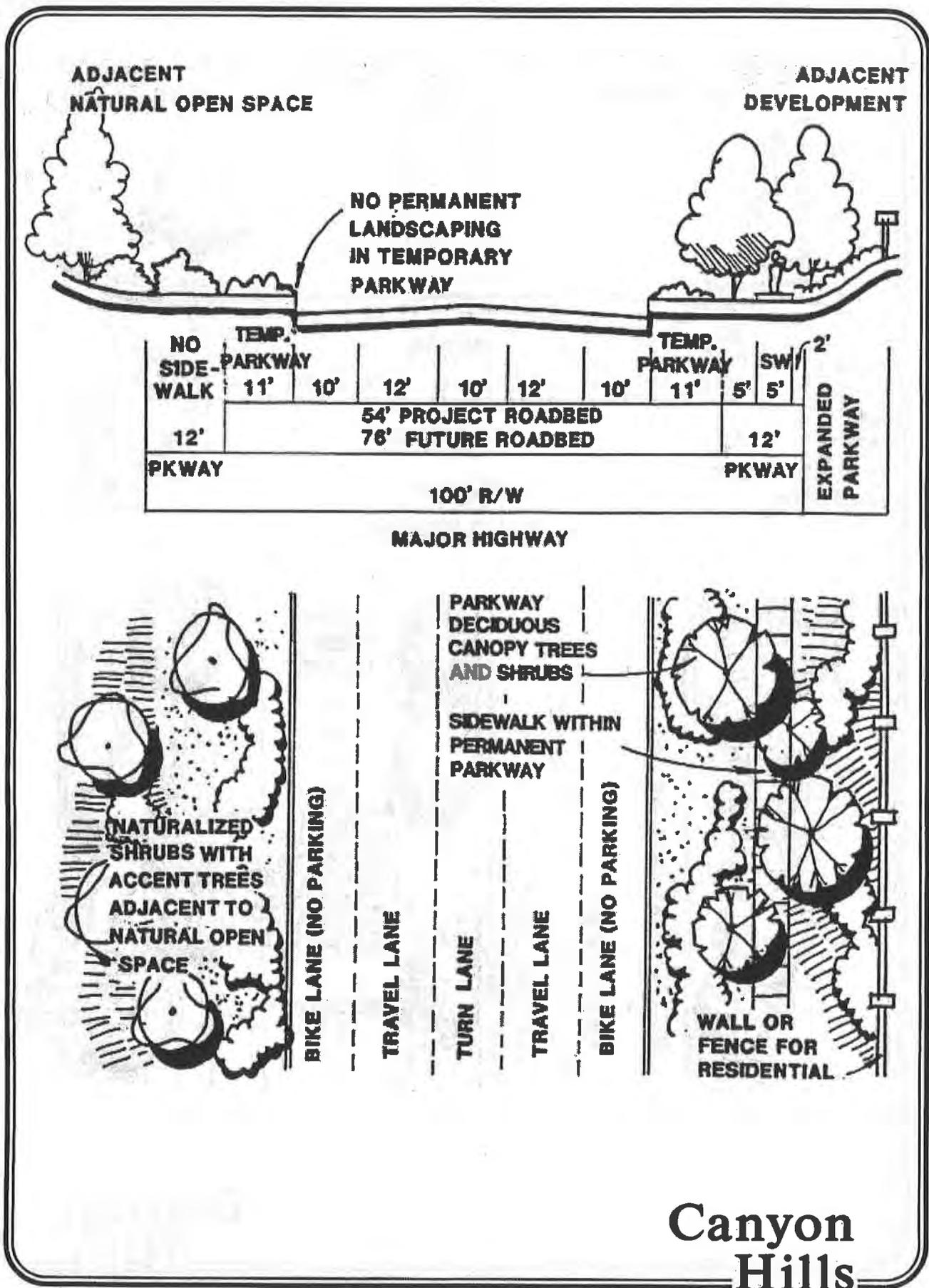
SIDEWALK



**WALL OR
FENCE FOR
RESIDENTIAL**

Canyon Hills

Street Section B-1 7.5



Canyon Hills

Street Section B-2 7.6

Cottonwood Canyon Road provides a linkage between *Canyon Hills Road* ~~Cottonwood Hills Road~~ and the existing Cottonwood Canyon Road south of the community. The proposed alignment differs from the existing dirt road by remaining on the west side of Cottonwood Creek. This portion of Cottonwood Canyon Road was recently deleted as a secondary highway from the Riverside County General Plan. Accordingly, the road is proposed as a two-lane collector street within a 66-foot right-of-way, tapering to meet the existing roadbed at the community boundary. Street Section D, Figure 7.8, represents the proposed treatment of Cottonwood Canyon Road within the plan area. An expanded parkway is proposed to the east of the street to accommodate Cottonwood Creek and a hiking/riding trail corridor. A stop sign is anticipated at the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Cottonwood Canyon Road intersection, with a future signal if traffic volumes warrant.

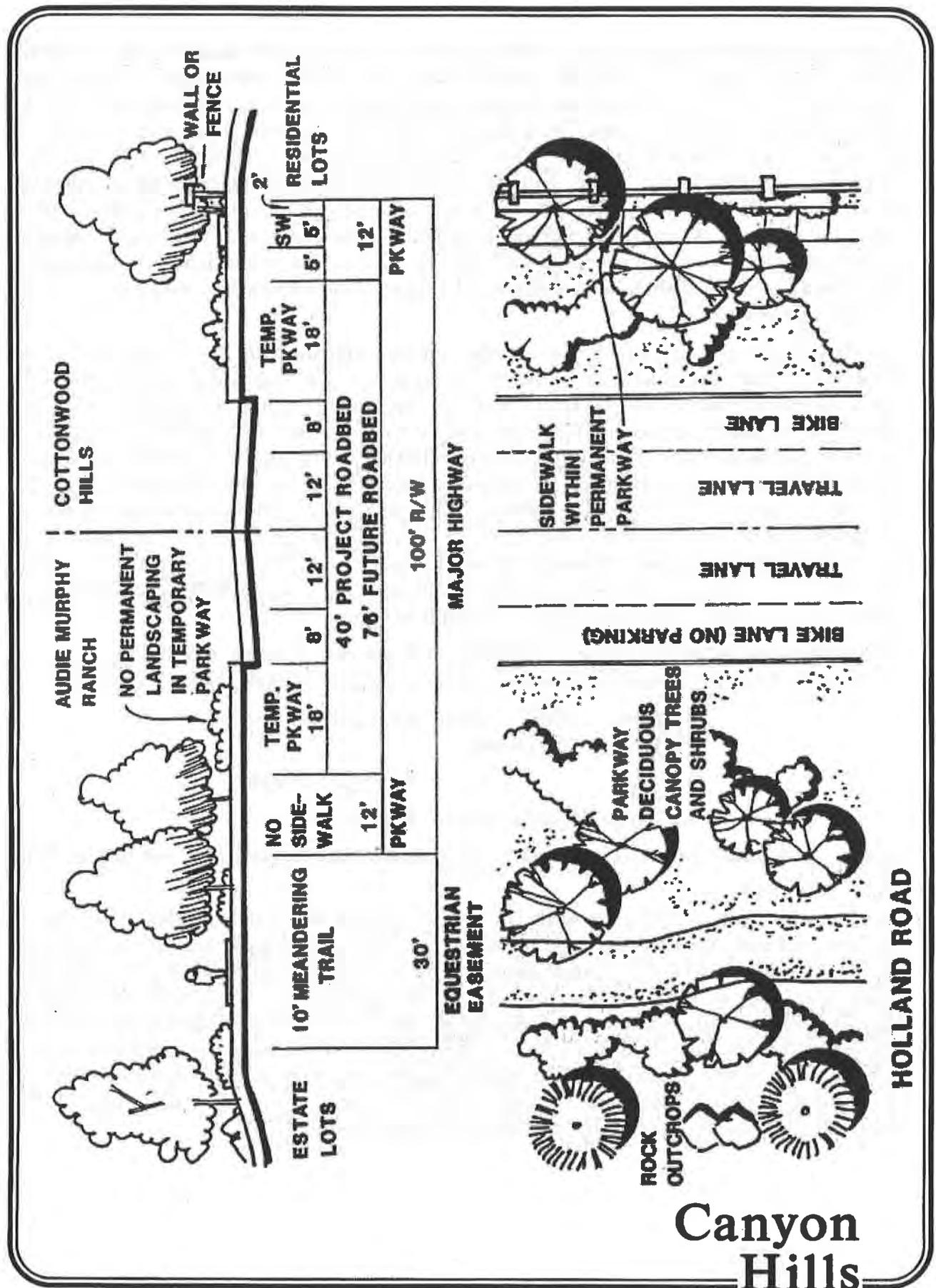
Lost Road functions as a north/south connection between *Canyon Hills Road* ~~Cottonwood Hills Road~~ and existing Lost Road south of the specific plan area. The proposed alignment runs in an arc to the east of the present dirt road, but meets the existing road at the section line on the community boundary. Under the Riverside County General Plan, Lost Road is designated a secondary highway with an 88-foot right-of-way, ultimately connecting to Lemon Street north of the Bundy Canyon Road/Interstate 15 interchange. In conformance with the General Plan, the roadway is proposed as a secondary highway within an 88-foot right-of-way dedication within the specific plan area. Street Section E, Figure 7.9, pictures the Lost Road roadway. It is anticipated that the four-lane improvements would taper to a two-lane section south of Street "D", to meet the existing road. A signal will be required at the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Lost Road intersection during community buildout.

Median breaks shall be located consistent with sight distances and the speed of the highway. The minimum access point spacing for minor streets intersecting major roads shall be as follows:

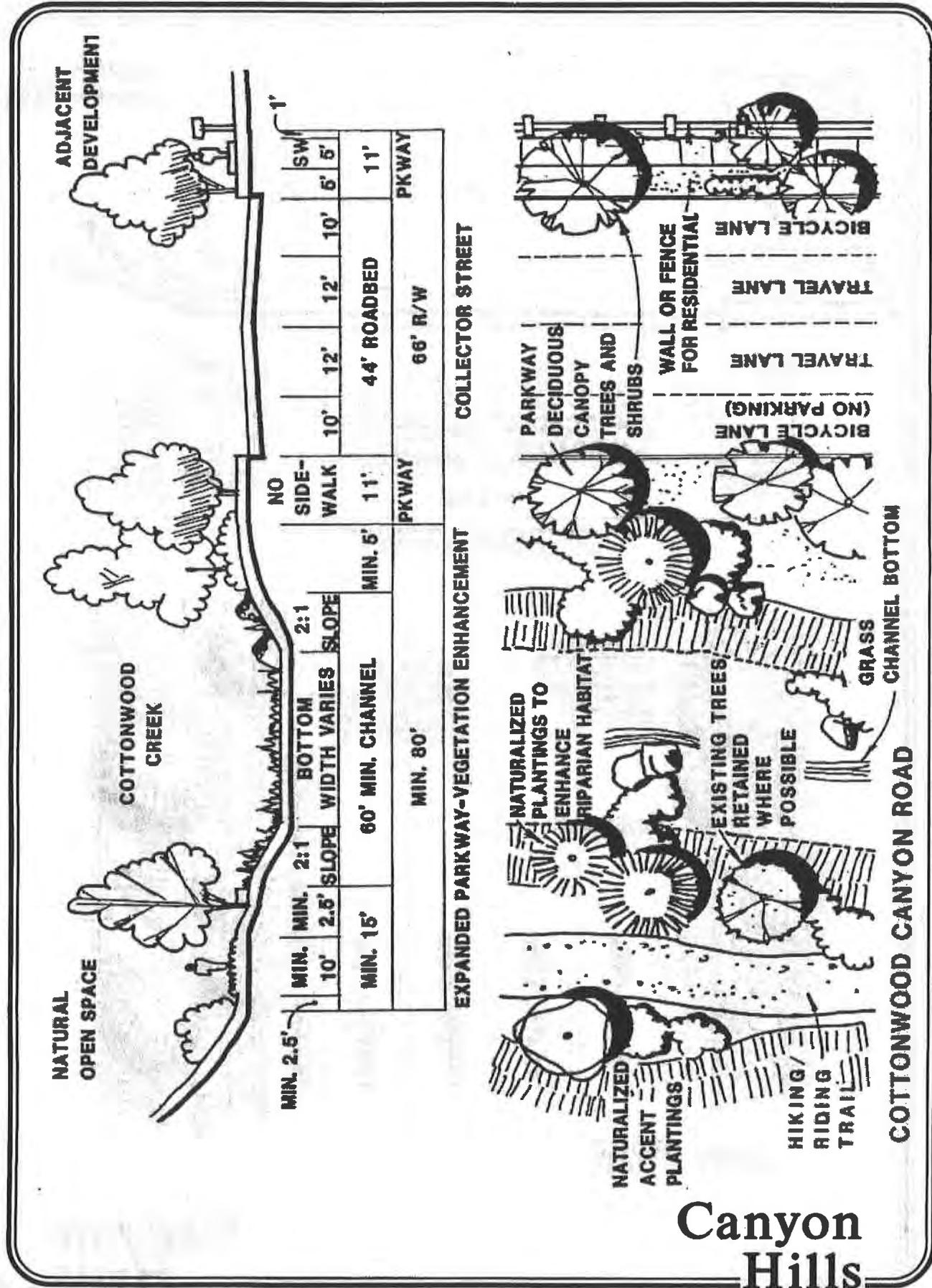
| | |
|----------------------------------|----------------------|
| <i>Canyon Hills Road</i> | 660 feet (1/8 mile) |
| Cottonwood Hills Road | |
| Lost Road | 330 feet (1/16 mile) |
| Cottonwood Canyon Road | 250 feet |

Detached residential lots shall not receive direct access from major roads, but instead from residential streets.

The cumulative future ADTs for roads offsite are depicted in Figure 7.2. Both Cottonwood Canyon Road and Lost Road are expected to receive little community-generated traffic offsite. These roadways serve rural residential areas, and the requirement and feasibility for substantial offsite upgrading as shown in Figures 7.8 and 7.9 appears low. When built out, *Canyon Hills*/~~Cottonwood Hills~~ is projected to add approximately 6,960 ADT to Holland Road. Taken together with traffic from the planned Audie Murphy Ranch project and general expected growth in the region, it is anticipated that improvement of Holland Road eastward to Murrietta Road will be required. These offsite improvements could be staged and/or specially designed for consistency with the rural residential character of nearby properties.



Street Section C 7.7

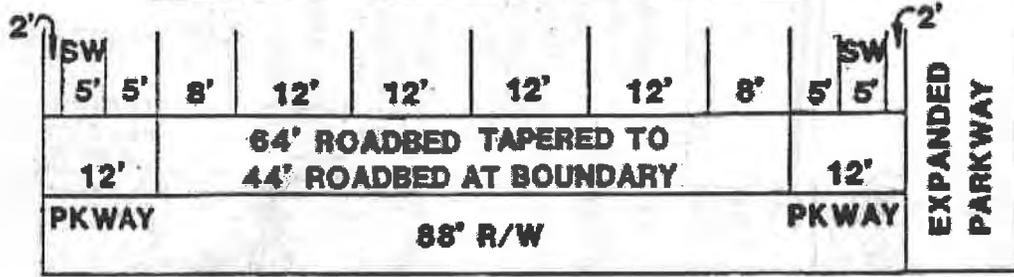
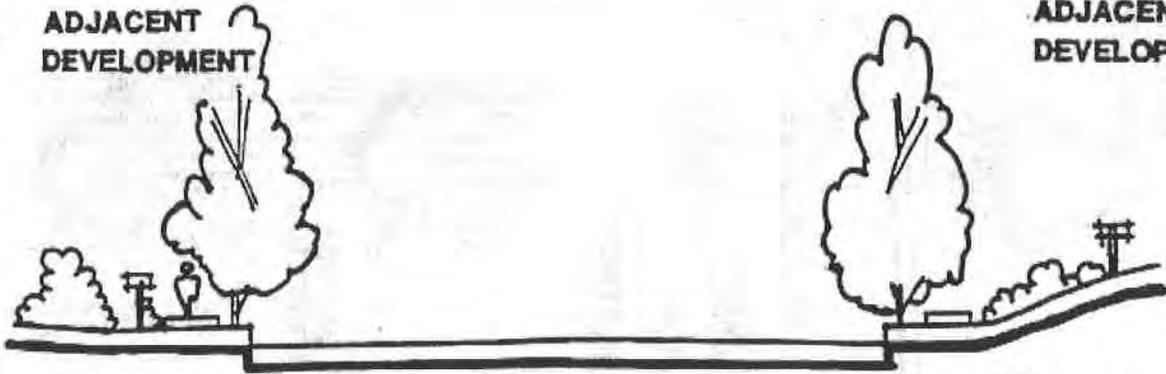


Canyon Hills

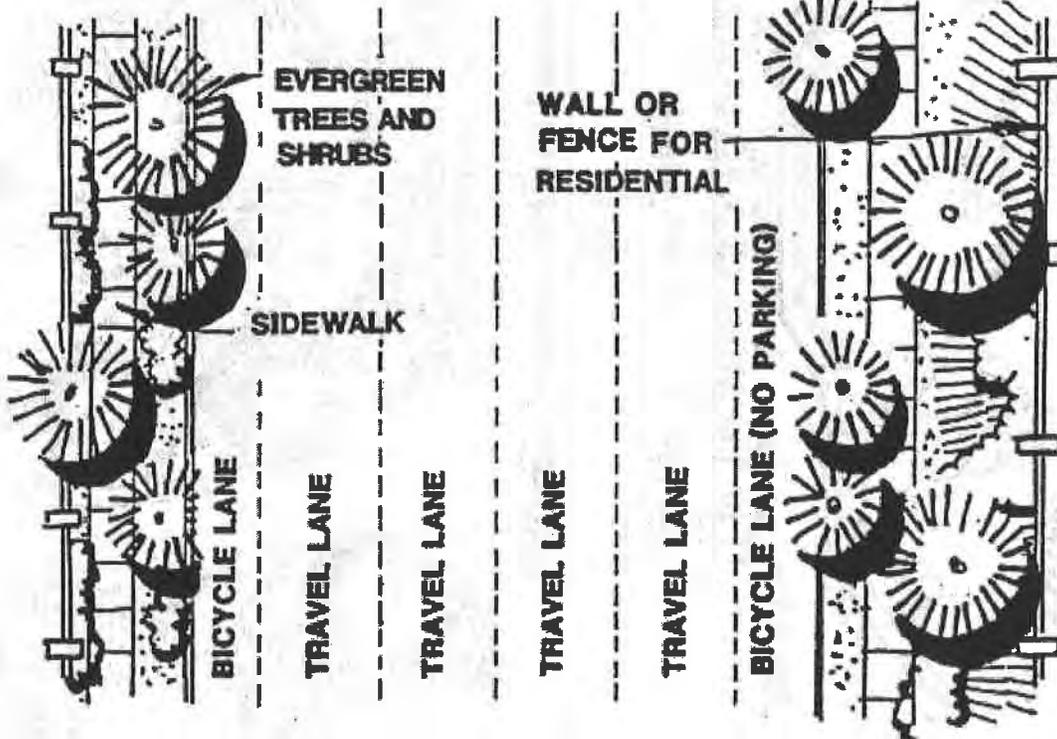
Street Section D 7.8

ADJACENT DEVELOPMENT

ADJACENT DEVELOPMENT



SECONDARY HIGHWAY



LOST ROAD

Canyon Hills

Street Section E 7.9

7.1c Minor Roads

A hierarchy of residential collector streets and local streets is proposed to feed into the major road system. Figure 7.2 shows the locations of proposed collector streets and other local street linkages serving the community.

Street Section F, Figure 7.10, illustrates the typical residential collector street with two travel lanes in a 66 foot right-of-way. For the special situation of a roadway in the estate residential area, a rural collector is depicted in Street Section G, Figure 7.11. This section would apply to Street "C" between Planning Areas 30 and 28/33, where the road serves estate lot (SF1) development. The following guidelines apply to residential collector streets:

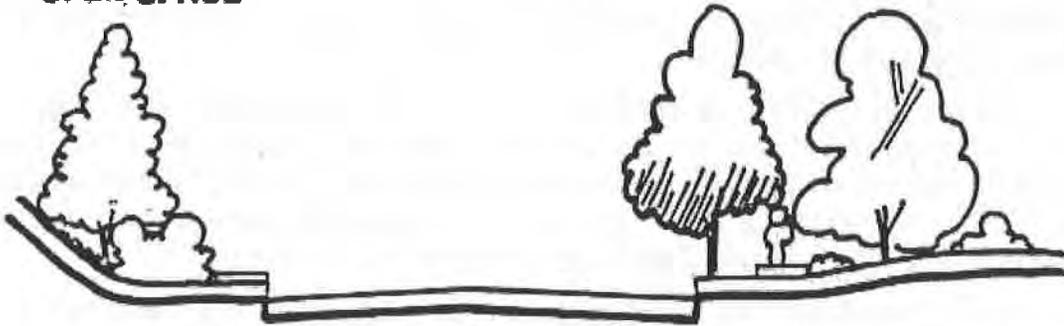
- Detached residential lots are permitted to front directly on residential collector streets. However, it is preferable not to front detached lots across the collector street from elementary school and park sites. Where school district boundaries run along collector streets, it is preferable to face lots inward into projects rather than face each other across a street.
- On-street parking should be prohibited across the collector street from elementary school and park sites, while parking immediately adjacent to these sites should be permitted.
- Widening of the roadway may be necessary where the residential collector street intersects a major road, to accommodate turn lanes.
- The sidewalk design guidelines outlined in Section 7.6a shall apply.

Street sections for public local streets, including local street linkages, are shown in Figure 7.12. These would largely apply to single-family detached residential projects. In general, subdivision street design should conform to the Subdivision Ordinance of the City of Lake Elsinore. In addition, the following design guidelines are applicable, which in event of conflict, supersede the subdivision ordinance:

- A curvilinear residential street pattern shall be utilized, as illustrated in Figure 7.13.
- For Street "D", the design should discourage through-movement through Planning Areas 6 and 9 from *Canyon Hills Road* ~~Cottonwood Hills Road~~. The residential collector street guidelines outlined above shall apply.
- Under normal circumstances, the maximum cul-de-sac length shall be 600 feet with a 36-foot/56-foot street section (Figure 7.12). Where developable acreage cannot otherwise be utilized, as in Planning Area 9, a maximum cul-de-sac length of 1,000 feet may be used with a 40-foot/60-foot street section (Figure 7.12). However, fire management concerns should be addressed; for example, insuring fire equipment can reach structures by an alternate means, such as utility roads or open space pathways; or use of mid cul-de-sac turnarounds of an adequate radius.
- The following access points requirements apply to single-family detached subdivisions (SF2 and SF3):
 - 0 through 200 dwelling units Minimum two access points
 - 201 through 300 dwelling units Minimum three access points
 - 301 through 400 dwelling units Minimum four access points

**ADJACENT NATURAL
OPEN SPACE**

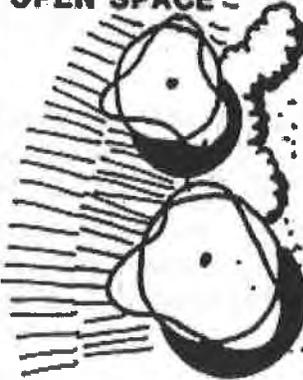
**ADJACENT
DEVELOPMENT**



| | | | | | | | | | |
|-------|-------------|---------|-----|-----|-----|----|----------|-------|--|
| 6' | SW 5' | 10' | 12' | 12' | 10' | 6' | SW 5' | | |
| 11' | 44' ROADBED | | | | | | 11' | | |
| PKWAY | | 66' R/W | | | | | | PKWAY | |

RESIDENTIAL COLLECTOR STREET

**NATURALIZED
SHRUBS
WITH ACCENT
TREES
ADJACENT
TO NATURAL
OPEN SPACE**



SIDEWALK

SHOULDER-NO PARKING

TRAVEL LANE

TRAVEL LANE

SHOULDER-PARKING PERMITTED

**DECIDUOUS
CANOPY
TREES**

**PUBLIC FACILITY
OR PRIVATE
YARD
LANDSCAPING**

SIDEWALK

R/W LINE

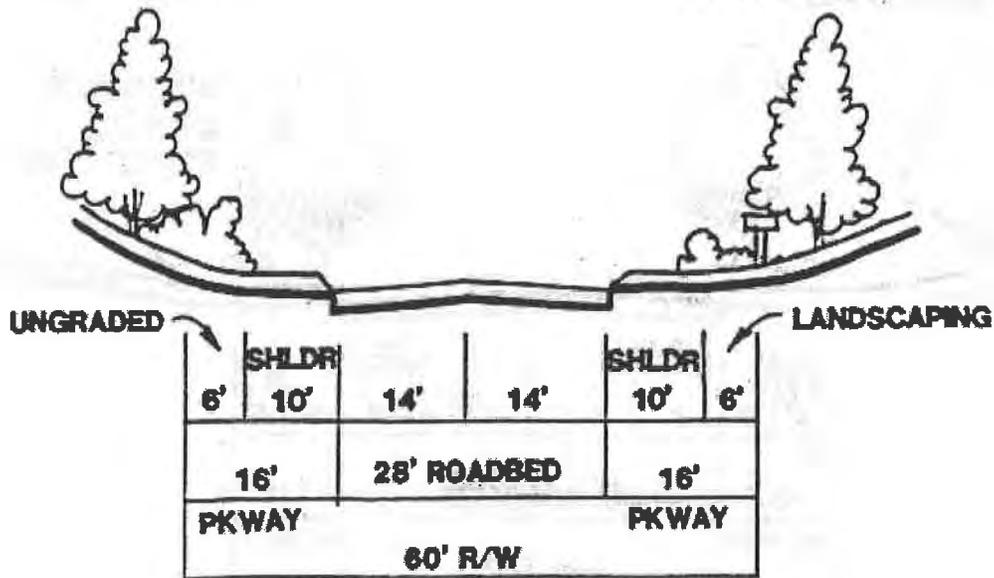
TYPICAL RESIDENTIAL COLLECTOR STREET

**Canyon
Hills**

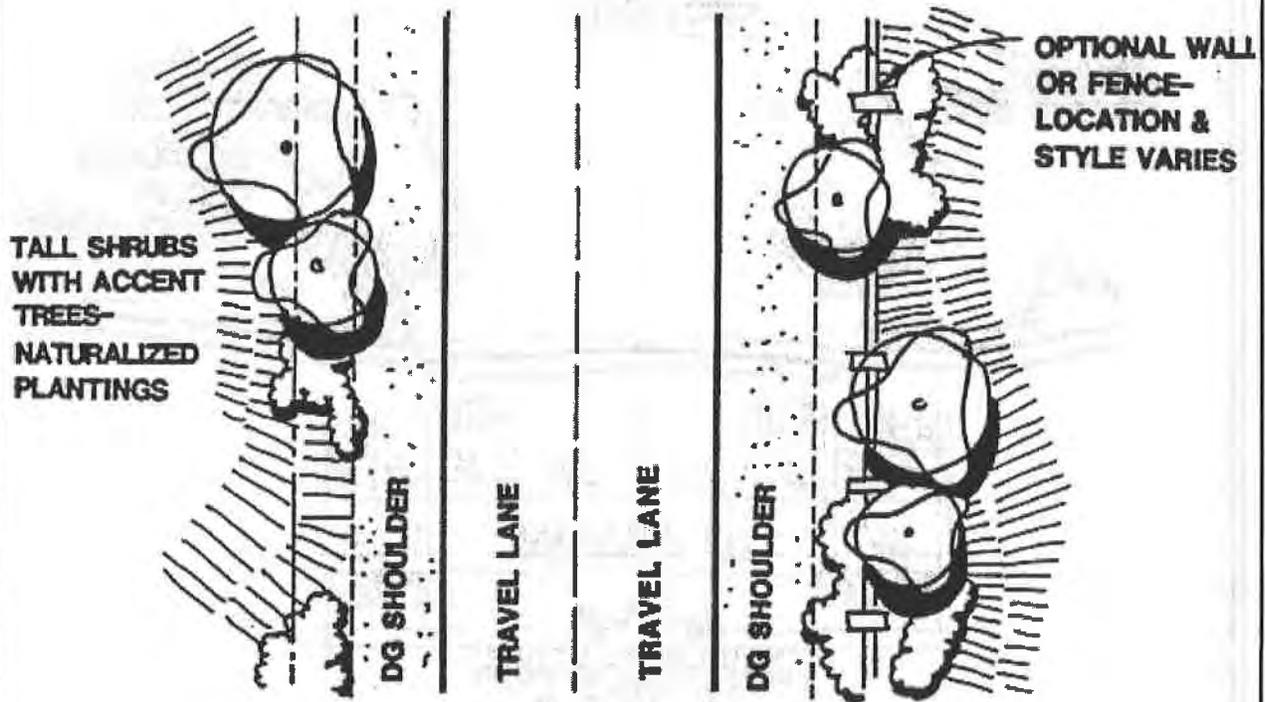
Street Section F 7.10

ADJACENT NATURAL
OPEN SPACE

ADJACENT
ESTATE LOTS



RURAL COLLECTOR STREET



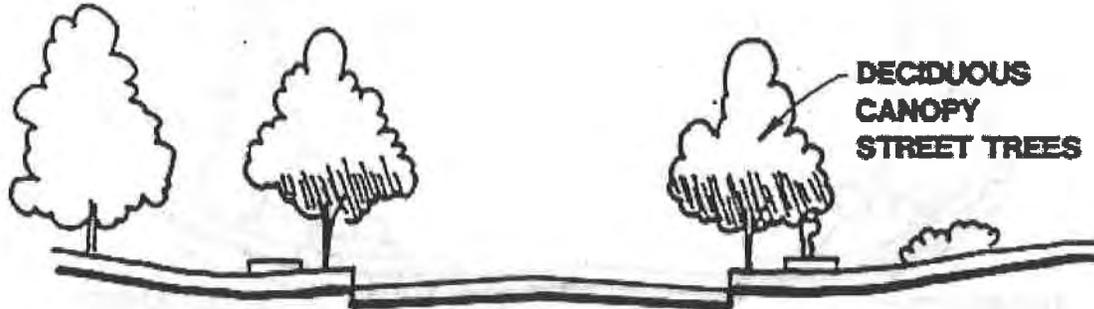
STREET "C"-ESTATE PORTION

Canyon Hills

Street Section G 7.11

**ADJACENT
DEVELOPMENT**

**ADJACENT
DEVELOPMENT**



**DECIDUOUS
CANOPY
STREET TREES**

| | | | | | | | |
|----------|-------------|-----------|-----|-----|-----------|-------|----------|
| SW 5' | 5' | PKG 7' | 11' | 11' | PKG 7' | 5' | SW 5' |
| 10' | 36' ROADBED | | | | 10' | | |
| PKWAY | | 56' R/W | | | | PKWAY | |

CUL DE SAC STREET

SECTION I

**ADJACENT
DEVELOPMENT**

**ADJACENT
DEVELOPMENT**



**DECIDUOUS
CANOPY
STREET TREES**

| | | | | | | | |
|----------|-------------|-----------|-----|-----|-----------|-------|----------|
| SW 5' | 5' | PKG 8' | 12' | 12' | PKG 8' | 5' | SW 5' |
| 10' | 40' ROADBED | | | | 10' | | |
| PKWAY | | 60' R/W | | | | PKWAY | |

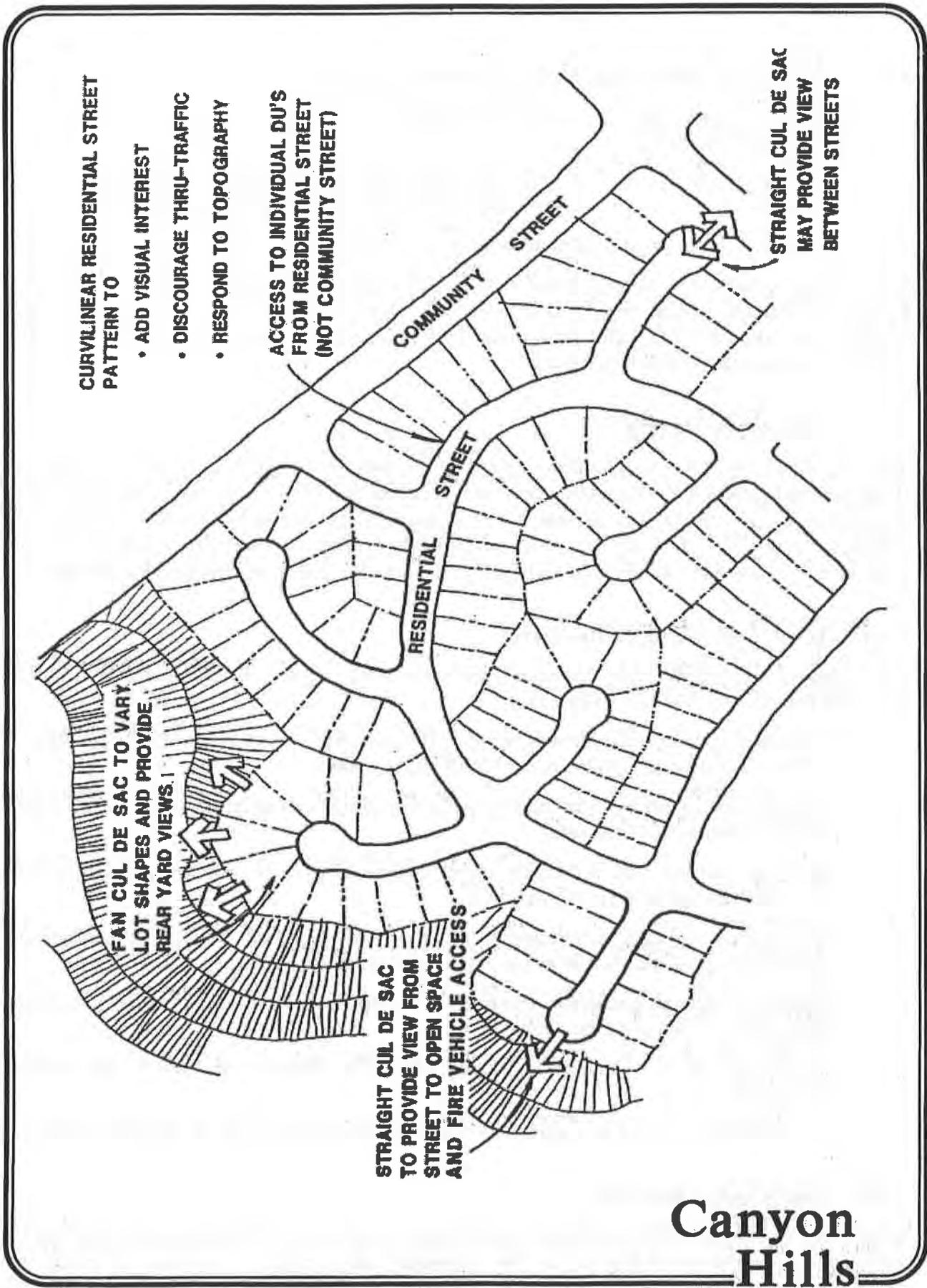
THRU LOCAL STREET

SECTION H

TYPICAL LOCAL STREETS

**Canyon
Hills**

Street Sections H&I 7.12



CURVILINEAR RESIDENTIAL STREET PATTERN TO

- ADD VISUAL INTEREST
- DISCOURAGE THRU-TRAFFIC
- RESPOND TO TOPOGRAPHY

ACCESS TO INDIVIDUAL DU'S FROM RESIDENTIAL STREET (NOT COMMUNITY STREET)

STRAIGHT CUL DE SAC MAY PROVIDE VIEW BETWEEN STREETS

FAN CUL DE SAC TO VARY LOT SHAPES AND PROVIDE REAR YARD VIEWS.

STRAIGHT CUL DE SAC TO PROVIDE VIEW FROM STREET TO OPEN SPACE AND FIRE VEHICLE ACCESS

Canyon Hills

Residential Street Pattern 7.13

- The following intersection spacing guidelines shall apply:

| | |
|--|---|
| Collector street to local street centerline offset | 200 feet minimum. |
| Local street to local street centerline offset | 250 feet minimum for SF1 and SF2 planning areas; and 200 feet minimum for SF3 planning areas. |
- The sidewalk design guidelines outlined in Section 7.6a shall apply.

In multifamily attached residential projects (MF1 and MF2), either public or private streets may be utilized. Private streets may be used with the approval of the City as specified in the Subdivision Ordinance. Roll curbs are permitted for private streets. Driveways for single-family detached dwelling units shall be concrete.

7.2 Streetscape Design

This section addresses the design of the *Canyon Hills* ~~Cottonwood Hills~~ streetscape, focusing on the major road system with community-level and areawide traffic. Streetscapes within residential planning areas are addressed in Section 3.2. The design objectives and concept for streetscapes reflect the goal of creating an attractive, aesthetically coherent community, while the design guidelines are formulated to provide guidance for the detailed design of streets and parkways.

7.2a Streetscape Design Objectives

The design of streetscapes along the major road system within *Canyon Hills* ~~Cottonwood Hills~~ should be based on the following objectives:

- Contribute to the overall identity of the community by providing a visually continuous and cohesive street design treatment for all major roads.
- Recognize that roadways with parallel pathways provide a linked network of open space parkways within the community.
- Encourage bicycle and pedestrian travel within street parkways by providing safe, efficient pathways with visual attraction.
- Complement adjacent development projects and facilities both functionally and aesthetically, providing visual and noise buffers as required.
- Provide naturalized transitions between natural open space and major roadways, using appropriate grading and landscaping.
- "Soften" the effect of hardscape, slopes, and walls through landscaping and grading techniques.
- Design streetscape improvements to be cost-effective to install and practical to maintain.

7.2b Streetscape Concept

In general, a parkway effect is desired along major roadways combining natural open space vistas and attractive developed areas. The immediate street right-of-way can, in effect, be visually expanded through compatible design treatment of adjacent open space and projects. The design guidelines should be applied to insure aesthetic continuity for streetscapes within the community.

The components of the streetscape concept include the following:

- Visual continuity communitywide in median landscaping, street furniture selection, street lighting design, and community entrance design, with particular emphasis on parkways within street rights-of-way.
- Incorporation of alternative circulation modes in streetscape design, including pedestrian, bicycle, and transit facilities.
- Sensitive treatment of natural open spaces abutting street parkways, including naturalized slope transitions as required.
- Compatible design of expanded parkways within development projects adjacent to streets, including landscaping, fencing, grading, and project entries.

A critical component of the streetscape concept is the repetitive use of selected design elements under the same or similar conditions. These elements include:

- Fencing treatments, including a solid wall treatment such as masonry where noise and privacy control are required, and an open fencing treatment such as tubular steel to capture the view opportunities.
- Street lighting fixtures.
- Sidewalk treatments, adjusted for location and function as discussed in Section 7.6a.
- Transit stops.
- Landscaping treatments, including a riparian-oriented treatment, an open-valley treatment, and a Railroad Canyon Road treatment.

In addition, signage should contribute to the parkway effect. All community entrance monumentation and landscaping should utilize a similar design motif in style, color, and texture. Project (planning area) entries should be designed to be aesthetically compatible with the community entrances. The signage program for marketing should complement the permanent signage.

All streetscape design should be harmonious with the architectural character of the community. This includes compatibility in architectural style and detailing, materials, colors, and textures with buildings constructed in the plan area. Motifs and materials suggested by the nature of the site, such as rock outcrops and tree clumps and hedgerows, may also be incorporated into streetscape design.

7.2c Streetscape Design Guidelines

Tables 7.1a, 7.1b, and 7.1c outline guidelines for the design of major road streetscapes for the overall community, adjacent natural open space, and adjacent development projects, respectively.

The street sections in Figures 7.3 through 7.9 illustrate the design guidelines for major road streetscapes.

For streetscape design within planning areas, see the Design Guidelines of the appropriate land uses.

Section 9.2a calls for development and implementation of a community signage program including both permanent and temporary signage. This program shall comply with the standards

prescribed in Section 8.9, Community Signage. All streets shall be identified by street name signs, indicating the street name and location within the City of Lake Elsinore.

Table 7.1a
STREETScape DESIGN GUIDELINES
OVERALL COMMUNITY

Landscaping

- For the street medians in Railroad Canyon Road, utilize a single selected plant palette for the length of improvements from Interstate 15 to Canyon Lake.
- For the street medians and the parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~ between Railroad Canyon Road and Street “E”, and for Cottonwood Canyon Road, employ a palette of trees, shrubs, and groundcovers which reinforces the natural palette of the Cottonwood Creek riparian area and which carries the character of the creek area across the roadways.
- For the remainder of community roads, including *Canyon Hills Road* ~~Cottonwood Hills Road~~ east of Street “E”, Lost Road, and Holland Road, develop a landscaped parkway theme emphasizing unregimented clusters of vertically oriented trees responding to and structuring open valley views.
- Select median plant materials for their low maintenance and water requirements, as well as year-round form, color, and texture.
- Coordinate median design with landscaping of parkways and expanded parkways.
- Plant temporary parkways with shrubs and groundcovers coordinated with adjacent parkway landscaping, but avoid utilizing trees.
- For a discussion of the community landscape concept and City Landscape Guidelines, see Section 6.2a.

Street Lighting

- Use a repeated streetlight fixture throughout the community, complementing the other street furniture.
- Increase light intensity at areas of high vehicular and pedestrian activity, such as important street intersections and school/park sites.
- Utilize as low intensity lighting as possible next to natural open space areas, without sacrificing safety and utility.
- Gradually modulate lighting between the high and low intensity areas.
- Select lighting fixtures which minimize impacts to astronomy observatories to the extent feasible.

Table 7.1a
STREETSCAPE DESIGN GUIDELINES
OVERALL COMMUNITY (CONTINUED)

Street Furniture

- Coordinate benches, transit stops, lighting fixtures, and other street furniture to create an identifiable community appearance together with the landscaping.
- Repeat materials, colors, and motifs or styles to produce a sense of visual continuity and architectural cohesion.

Community Entrances

- Create identifiable community entrances at the locations indicated in Figure 7.2.
- Design the entrances as part of an aesthetic transition for those entering and leaving the community.
- Utilize entrance monuments, accent plantings, and grading to produce distinctive entrances which are compatible with the overall community streetscape design and architectural character of the community.
- Consider sight distances in entrance design.
- Emphasize the entrances through illumination.

Bicycle Lanes

- For the major road system, provide striped bicycle lanes in the roadway next to the curb, with no parking permitted.

Utilities

- Underground all utility lines.
- Screen utility vaults as described in Section 5.4.

Table 7.1b
STREETSCAPE DESIGN GUIDELINES
ADJACENT NATURAL OPEN SPACE

Landscaping

- For the parkway within the street right-of-way and adjacent relatively flat areas, utilize clusters of shrubs and accent trees, supplemented by groundcover where needed for erosion control or fire management.
- For manufactured slopes abutting the right-of-way, use planted groundcover or hydroseed mix for erosion control, supplemented by clusters of trees and shrubs. See Section 6.2c and Figure 6.3.
- Select plant materials of native or naturalized species which are hardy, require little or no irrigation once established, need little maintenance, and are appropriate to local soils and microclimatic conditions. Where appropriate for fire management purposes, utilize plantings with potentially high moisture content and low fuel volume, and provide irrigation as necessary.
- Recognize that the landscaping provides a visual and botanical transition from the roadway to the natural open space.
- Consider vistas from the roadway in placing trees and tall shrubs, so views are maintained and "framed" or punctuated.
- At touchdown points where roadway grading daylights natural open space, utilize plantings to curb casual access by pedestrians and off-road vehicles into natural open space.
- For the Upper Cottonwood Creek parkway (Figure 7.8) and Lower Cottonwood Creek parkway (Figure 7.5), see Section 6.2b concerning landscaping.

Grading

- For grading next to the creek areas, see Section 6.4.
- For cut slopes next to major roadways, utilize the grading techniques illustrated in Figure 6.6 to introduce variation.
- To the extent practical, daylight grade roadways next to natural open spaces, to reduce grading into natural areas designated for preservation, and to create pockets for clusters of trees and shrubs.

Pedestrian Facilities

- To retain a natural appearance, place sidewalks next to natural open space areas only where necessary to provide safe circulation to public schools and parks. If a sidewalk is needed, place it directly abutting the street curb to minimize intrusion into the open space, as shown in Figure 7.10.
- Provide pathways where possible within the Cottonwood Creek corridor rather than immediately adjacent to the roadway, as pictured in Figures 7.5 and 7.8.

Table 7.1c
STREETSCAPE DESIGN GUIDELINES
ADJACENT DEVELOPMENT PROJECTS

Landscaping (See also Table 7.1a)

- For parkways within street rights-of-way and adjacent relatively flat areas, utilize deciduous canopy trees to provide summer shade and winter sun for pedestrians. Supplement trees with shrubs and groundcovers, or with turf in selected locations. Place plantings informally, singly and in clusters.
- For the expanded parkway between the street right-of-way and a project wall, screen plantings, or parking area - employ evergreen trees, shrubs, and groundcovers, supplemented by parkway plant materials.
- Recognize the expanded parkway as a transition between the parkway and individual development projects through plant selection, placement, and function.
- Select plant materials appropriate to local soils and microclimatic conditions, with design qualities (color, texture, massing) contributing to the overall streetscape character, and with moderate maintenance and irrigation requirements.
- Utilize plantings to frame or mask views from the roadway, as appropriate.

Grading

- For expanded parkways next to commercial and institutional projects, preferably create flat areas or limit slope heights to provide site visibility from roadways.
- For expanded parkways adjacent to residential projects, utilize an elevation differential for noise and privacy control where possible, such as shown in Figure 6.7.
- For expanded parkways abutting parks and schools, preferably grade flat areas or slopes downward from the street into the site, to optimize site access and visibility for security reasons from the roadway. While this guideline is especially applicable to residential collector or local streets next to school/park sites, it may be considered for major roads as well.
- Vary long expanses of slopes through grading, utilizing contouring and height changes.

Fencing

- Employ fencing to separate residential projects from major road parkways or expanded parkways. Utilize a solid wall treatment such as masonry where noise and privacy control are required, and an open fencing treatment such as tubular steel to capture view opportunities. Design and utilize these treatments as a repeated feature throughout the community.
- Visually vary lengthy walls and fences with accent plantings and/or subtle color or material changes.
- Select fencing materials to coordinate with the overall parkway treatment in terms of color, texture, and style.

Table 7.1c
STREETSCAPE DESIGN GUIDELINES
ADJACENT DEVELOPMENT PROJECTS (CONTINUED)

Project (Planning Area) Entries

- Provide identifiable project entries along major roads into commercial, institutional, and residential projects.
- Utilize entrance signage on property walls or stand-alone monument walls, emphasized by grading, accent plantings, and night illumination.
- Coordinate project entry design with the community entrances and overall community streetscape design.
- Apply sight distance considerations to project entry design.

Pedestrian and Transit Facilities

- Place sidewalks next to all public and private development projects. Adjacent to residential projects, provide a landscaped strip between the curb and sidewalk, as shown in Figures 7.4, 7.5, 7.6, 7.7, 7.8, and 7.9.
- Integrate transit stop design into the pedestrian walks at key street intersections, and incorporate attractive seating, shading devices, signing, and lighting. See Section 7.4.
- See Section 7.6a for walkway widths.

7.2d Traffic Noise Mitigation

Development in *Canyon Hills Cottonwood Hills* should conform to the City's noise control ordinance (Chapter 17.78 of the Zoning Code), as well as State of California noise standards for multifamily residential. Under these regulations, specific noise studies must be performed prior to issuance of building permits for attached units located in areas where exterior noise levels reach 60 dBA, to insure interior noise levels do not exceed 45 dBA. Single-family residential may be located in areas with a CNEL of up to 65 dBA.

A general noise analysis prepared for the community indicates that the portions of residential projects next to Railroad Canyon Road and *Canyon Hills Road Cottonwood Hills Road*/West and possibly *Canyon Hills Road Cottonwood Hills Road*/East will exceed acceptable noise levels without mitigation. Accordingly, at the Site Plan Review stage a more detailed noise analysis should be performed to determine the adequacy of traffic noise mitigation. The following mitigation measures may be utilized singly or in combination:

- Site the development above or below street level.
- Provide a berm, a solid wall, or a combination berm and wall along the tops of slopes.
- Where development lies below the street level, build only one-story structures next to the street or structurally insulate the upper floors of two- and three-story structures adjacent to the street.
- To attenuate noise, designate a buffer zone between the street and any structures, which may include the parkway and any expanded parkway.
- Use smaller or fewer windows, or thicker wall sheathing, to reduce interior noise levels.

Tentative maps should be conditioned to mitigate noise at the building permit stage if architectural/structural mitigation measures are utilized.

7.3 Auto Parking

Adequate parking should be provided for each residential, commercial, institutional, and public use project as it is developed. Because of the use of shoulders for emergency parking, stopped transit vehicles, and bicycle lanes, no street parking is permitted along the major road system. For the residential collector streets, parking is permitted next to development, but not adjacent to natural open space in order to protect views. Parking should be prohibited across the collector or local street from school and park sites.

Standards for off-street parking are incorporated into the development standards for each land use type. Utilization of shared parking should be considered in the neighborhood park/elementary school complexes and the community park/school complex. Any shared parking program should consider the peak use periods for each land use/activity to determine overall peak parking needs for the complex. Use of a mix of compact and standard parking spaces is encouraged, provided City standards and mix ratios are met.

Parking areas should be integrated into the overall design of the projects they serve. Flow patterns for motorists, bicyclists, and pedestrians should be considered. The visual impacts of parking lots should be minimized through careful design. Examples include use of small lots (as opposed to large, unbroken lot expanses); perimeter screening, such as berms, walls, elevation differentials, and landscaping; and interior lot islands and landscaping. All parking areas should

be landscaped. Canopy trees are preferred, to provide shade and reduce emissions. A planting theme for parking areas should be utilized throughout each project (planning area).

7.4 Public Transportation

Transit includes a number of travel alternatives such as intercity and intracity bus service, and paratransit and dial-a-ride. The Railroad Canyon Road/Newport Road corridor is a likely future transit corridor, with the potential to link *Canyon Hills* ~~Cottonwood Hills~~ to central Lake Elsinore and Interstate 15. Local transit is also a possibility along *Canyon Hills Road* ~~Cottonwood Hills Road~~ within the specific plan area. Future bus service to the community could be provided by the Lake Elsinore Transit System (LETS) and/or the Riverside Transit Authority (RTA). The nature and timing of this service will depend of the demand created by the community and other nearby projects.

The *Canyon Hills* ~~Cottonwood Hills~~ major road system can accommodate buses, vanpools, and other transit vehicles within the proposed street roadways. Road shoulders are adequate for transit vehicles sitting at transit stops, since no parking is permitted.

Transit stops with benches and shelters are logically located along bus routes at signalized street sections. As shown in Figure 7.14, this could include the Railroad Canyon Road/*Canyon Hills Road* ~~Cottonwood Hills Road~~ intersection and the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Lost Road intersection. Other potential stops include the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Cottonwood Canyon Road intersection, the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Street "E" intersection, the *Canyon Hills Road* ~~Cottonwood Hills Road~~/Street "B" intersection, and the westernmost Street "A" intersection with Railroad Canyon Road.

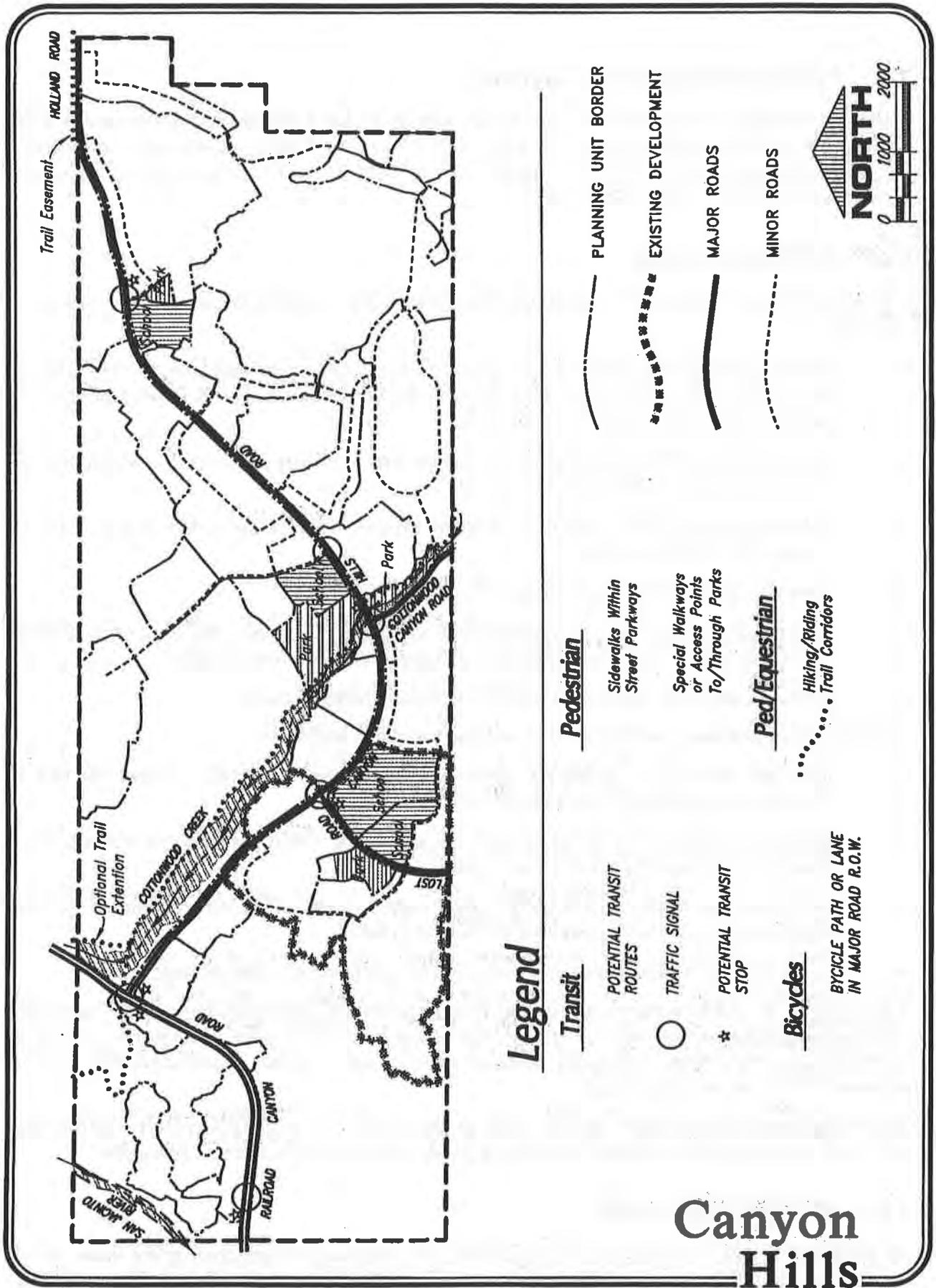
During the Design Review stage, detailed site plans for commercial areas (Planning Areas 3, 4, and 16) should be reviewed by LETS for bus stop accommodation, if any. Any transit stops at the commercial centers should be coordinated to provide access to nearby hiking trail corridors as described in Section 7.6. Transit stops should provide shade, such as through canopy trees or shelters.

7.5 Bicycle Circulation

A community bikeway system for *Canyon Hills* ~~Cottonwood Hills~~ is depicted in Figure 7.14. This system includes the following:

- Striped and signed bicycle lanes (Class II Bikeways) within the rights-of-way of Railroad Canyon Road, to serve areawide bicycling needs. This is consistent with the City and County General Plans.
- Marked bicycle lanes within the major road system to predominantly serve community needs, including *Canyon Hills Road* ~~Cottonwood Hills Road~~, Cottonwood Canyon Road, Lost Road, and Holland Road.
- Bicycle crossings at signalized intersections and signed intersections.
- Informal bicycle movement along public residential collector and local streets and private project streets.

Parking for bicycles shall be provided in activity centers, as part of project development. This includes schools, parks, and commercial uses. Bicycle parking may also be desirable for institutional uses and MF2 attached residential projects, depending on the projected users. Bicycle parking needs should be addressed during Design Review.



Canyon Hills

Non-Auto Circulation 7.14

7.6 Pedestrian/Equestrian Circulation

Figure 7.14 illustrates the pedestrian circulation system for the *Canyon Hills Cottonwood Hills* community. This network of pathways links the various residential projects and community facilities such as commercial centers, parks, and schools. In addition, recreational trails run through scenic park and open space areas.

7.6a Pedestrian System

The pedestrian path network for *Canyon Hills Cottonwood Hills* incorporates the following elements:

- Sidewalks within the parkways of the major road system to serve largely community needs (Railroad Canyon Road, *Canyon Hills Road Cottonwood Hills Road*, Cottonwood Canyon Road, Lost Road, Holland Road).
- Special walkways linking residential developments to nearby public parks, which may be designed to accommodate bicycles as well.
- Sidewalks along public residential collector streets, where indicated in Figure 7.10, to serve local pedestrian needs.
- Sidewalks along public local streets, as shown in Figure 7.12.
- Path crossings at signalized intersections or signed intersections in the form of delineated crosswalks, sometimes in conjunction with transit stops or project entries.
- Sidewalks and pathways within projects and along private streets.

The following minimum widths should be utilized for public pathways:

- Eight feet for special walkways within easements providing park access; 10 feet if pathway accommodates both foot and bicycle travel.
- Eight feet contiguous to the street curb for sidewalks within public street rights-of-way fronting on commercial centers and institutional uses.
- Six feet for sidewalks within public street rights-of-way along schools and parks; and abutting driveway access points for schools and parks.
- Five feet for the remainder of sidewalks within public street rights-of-way.

All sidewalks should be concrete and/or pavers to accommodate intensive foot travel. Sidewalks next to noncommercial development should be set back from street curbs a minimum of 5 feet to accommodate street trees. Sidewalks adjacent to open space areas should abut the curb, to minimize incursion into open space.

Access by physically disabled persons shall be provided in commercial centers, institutional uses, parks, and schools. Curb cuts should be provided where streets intersect sidewalks.

7.6b Hiking/Riding Trails

As shown in Figure 7.14, primary trail corridors are proposed within open space areas which may serve both hikers from the community and surrounding areas, and equestrians from offsite. These corridors include:

- The Cottonwood Creek corridor, located in Open Spaces “B1” and “B2”; Open Space “C” within the Community Park; the Parkway Park (Planning Area 17); and Open Space “D” within the expanded parkway of Cottonwood Canyon Road.
- An optional connection of the Cottonwood Creek corridor from the Railroad Canyon Road/~~Canyon Hills Road Cottonwood Hills Road~~ intersection northeast to the creek culvert at the Canyon Lake boundary.
- The San Jacinto River corridor (Open Space “A”); and
- The Open Space “E2” trail corridor providing access to the City natural park in Canyon Lake Hills, potentially linking to the San Jacinto River corridor offsite.

An additional east/west corridor linking Holland Road and Cottonwood Creek is under study. The Cottonwood Creek and San Jacinto River corridors correspond to "secondary riding and hiking trails" proposed in the Riverside County General Plan. Provision of a trail corridor does not imply construction or right to use until such time as a trail program is implemented.

Any pathways should utilize existing dirt roads where possible, to minimize disturbance to natural open space. Trails and pathways should be dirt, decomposed granite, or similar materials appropriate to natural open space areas. Access control should be provided at trailheads and intersections with major community roads to limit incursion by off-road vehicles. Trailheads and intersections may be signed in accordance with the standards provided in Section 8.9.

Figure 7.15 illustrates development standards for the hiking/riding trails within the community. Trail and easement widths are shown for trails and trails doubling as fire lanes; trails utilizing existing dirt roads may be wider. Vertical clearance standards are provided for equestrians and emergency vehicles; these may require selective pruning of trees.

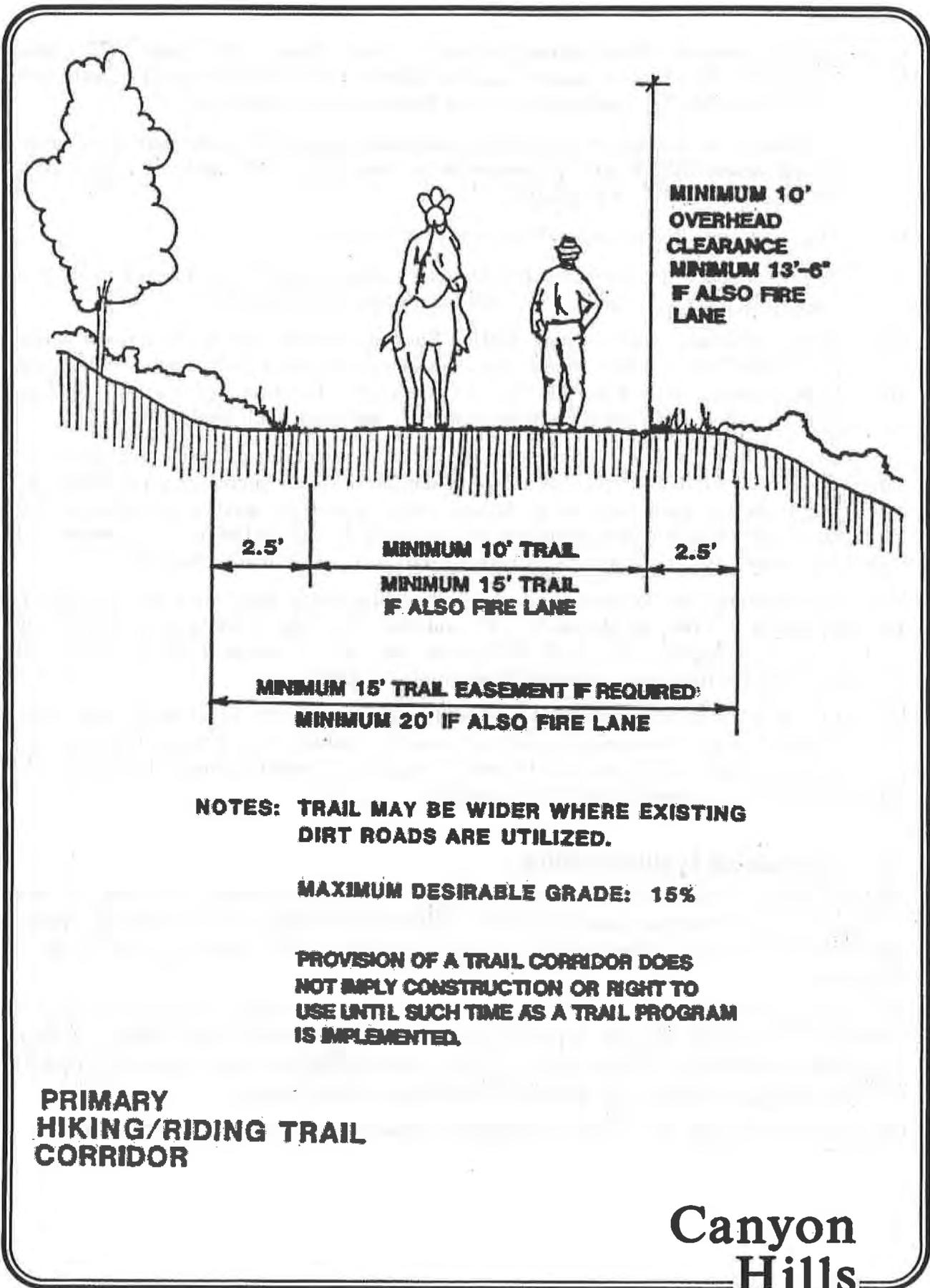
Parking for hikers using the trail corridors should be provided in the Community Park. Hiker parking shall not be permitted in the commercial centers (Planning Areas 3, 4, and 16). However, potential transit stops at the commercial centers should be accessible to the trail corridors. No equestrian centers are planned within the community.

7.7 Circulation Implementation

Implementation mechanisms for community circulation proposals are outlined in Table 7.2. This includes land, improvements, and operations and maintenance options. Selection of an option, where there are choices, will occur with approval of a development agreement or final map, as appropriate.

The potential offsite improvement of Holland Road could be funded through a variety of mechanisms, including planned improvements in conjunction with Audie Murphy Ranch; amendment to the Menifee Valley Road and Bridge Benefit District; a new Assessment District including nearby properties; or the County Capital Improvement Program.

Implementation of open space related to circulation improvements is addressed in Section 6.3.



NOTES: TRAIL MAY BE WIDER WHERE EXISTING DIRT ROADS ARE UTILIZED.

MAXIMUM DESIRABLE GRADE: 15%

PROVISION OF A TRAIL CORRIDOR DOES NOT IMPLY CONSTRUCTION OR RIGHT TO USE UNTIL SUCH TIME AS A TRAIL PROGRAM IS IMPLEMENTED.

**PRIMARY
HIKING/RIDING TRAIL
CORRIDOR**

**Canyon
Hills**

Trail Section 7.15

**Table 7.2
CIRCULATION IMPLEMENTATION**

| Onsite Public Facility | Land Options | Improvement Options | Operations and Maintenance Options |
|---|--|--|--|
| Railroad Canyon Road | <ul style="list-style-type: none"> Acquired through Menifee Valley Road and Bridge Benefit District. Dedicated to City by Developers | <ul style="list-style-type: none"> Funded through County Benefit District or City Benefit District. Improved by City | <ul style="list-style-type: none"> City maintained |
| Major Community Roads: <ul style="list-style-type: none"> <i>Canyon Hills Road</i> <i>Cottonwood Hills Road</i> Holland Road Lost Road Cottonwood Canyon Road Includes signals | <ul style="list-style-type: none"> Dedicated to City by Developers | <ul style="list-style-type: none"> Improved and funded by developer through subdivision process. Improved by developer, funded through Mello-Roos. | <ul style="list-style-type: none"> City maintained |
| Public Streets: <ul style="list-style-type: none"> Residential collector streets. Local streets and cul-de-sacs | <ul style="list-style-type: none"> Dedicated to City by Developers | <ul style="list-style-type: none"> Improved and funded by developer through subdivision process. | <ul style="list-style-type: none"> City maintained |
| Private Streets: <ul style="list-style-type: none"> Private streets and drives | <ul style="list-style-type: none"> Dedicated to project property owners association | <ul style="list-style-type: none"> Improved and funded by developer through subdivision process. | <ul style="list-style-type: none"> Project property owners association. |

**Table 7.2
CIRCULATION IMPLEMENTATION (CONTINUED)**

| Onsite Public Facility | Land Options | Improvement Options | Operations and Maintenance Options |
|---|---|---|--|
| <p>Right-of-Way Improvements:</p> <ul style="list-style-type: none"> a. Bike Lanes b. Sidewalks c. Transit stops | <p>a,b,c Dedicated public street right-of-way.</p> | <ul style="list-style-type: none"> a., b. Per roadway in which located. c. Transit agency or adjacent property developer. | <ul style="list-style-type: none"> a., b. City Maintained c. Transit agency |
| <p>Special Walkways:</p> <ul style="list-style-type: none"> a. Linkages to East Neighborhood Park b. Community Park Linkage | <ul style="list-style-type: none"> a. Deeded to project property owners association as common area; possible City easement, or deeded to City as part of neighborhood park. b. Part of school site and community park site. | <ul style="list-style-type: none"> a. Improved and funded by developer through subdivision process. b. Part of school and community park improvements. | <ul style="list-style-type: none"> a. Project property owners association, or City maintained as extension of neighborhood park. b. Part of school and community park maintenance. |
| <p>Hiking/Riding Trails:</p> <ul style="list-style-type: none"> a. Holland Road (offsite) b. Cottonwood Creek Corridor <p>Optional connection to Canyon Lake culvert.</p> | <ul style="list-style-type: none"> a. Easement to County b. Open space or parkland deeded in fee or dedicated to City. Expanded street right-of-way dedicated to City. Possible County easement. | <ul style="list-style-type: none"> a. Improved and funded as part of Audie Murphy Ranch development. b. Existing dirt roads and trails. Improvement as part of parallel channel improvements in upper Cottonwood Creek. Improvement as part of parallel street improvements by developer. Improvement of lower Cottonwood Creek trail by developer. Future improvement by County. | <ul style="list-style-type: none"> a. County maintained. Maintained by Audie Murphy Ranch development. b. Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. Part of Community Park. Part of Parkway Park. Trail user fees collected by City and County. City or County community contributed service program. |

**Table 7.2
CIRCULATION IMPLEMENTATION (CONTINUED)**

| Onsite Public Facility | Land Options | Improvement Options | Operations and Maintenance Options |
|---|---|---|---|
| <p>Hiking/Riding Trails:</p> <p>c. San Jacinto River Corridor</p> <p>d. Open Space "E2" to Canyon Lake Hills Natural Park.</p> <p>Optional connection to Canyon Lake culvert.</p> | <p>c. Open space deeded in fee to City. Possible County easement.</p> <p>d. Open space deeded in fee to City. Possible County easement.</p> | <p>within existing open space corridor. Improvement as part of Community Park and Parkway Park.</p> <p>c. Existing dirt road.</p> <p>d. Improvement by City. Improvement by developer(s) of Canyon Hills Cottonwood Hills and/or Canyon Lake Hills.</p> | <p>c. Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. Trail user fees collected by City and County. City or County community contributed service program. Water District.</p> <p>d. Canyon Hills Cottonwood Hills lighting and open space maintenance district, or equivalent. Trail user fees collected by City and County. City or County community contributed service program.</p> |

Zoning Element
Chapter 8

Chapter 8 - ZONING ELEMENT

This chapter prescribes the zoning and development standards for the various land uses described in this Plan. In general, the zoning districts and community signage standards are based on the existing City Zoning Ordinance, with modifications to accommodate conditions for the *Canyon Hills Cottonwood Hills* community.

Figure 8.1 depicts the zoning for the specific plan area. The permitted uses, development regulations, and design standards of the designated zone shall apply to the project planning area. Additional design guidelines for individual planning areas are cited in Chapter 10.

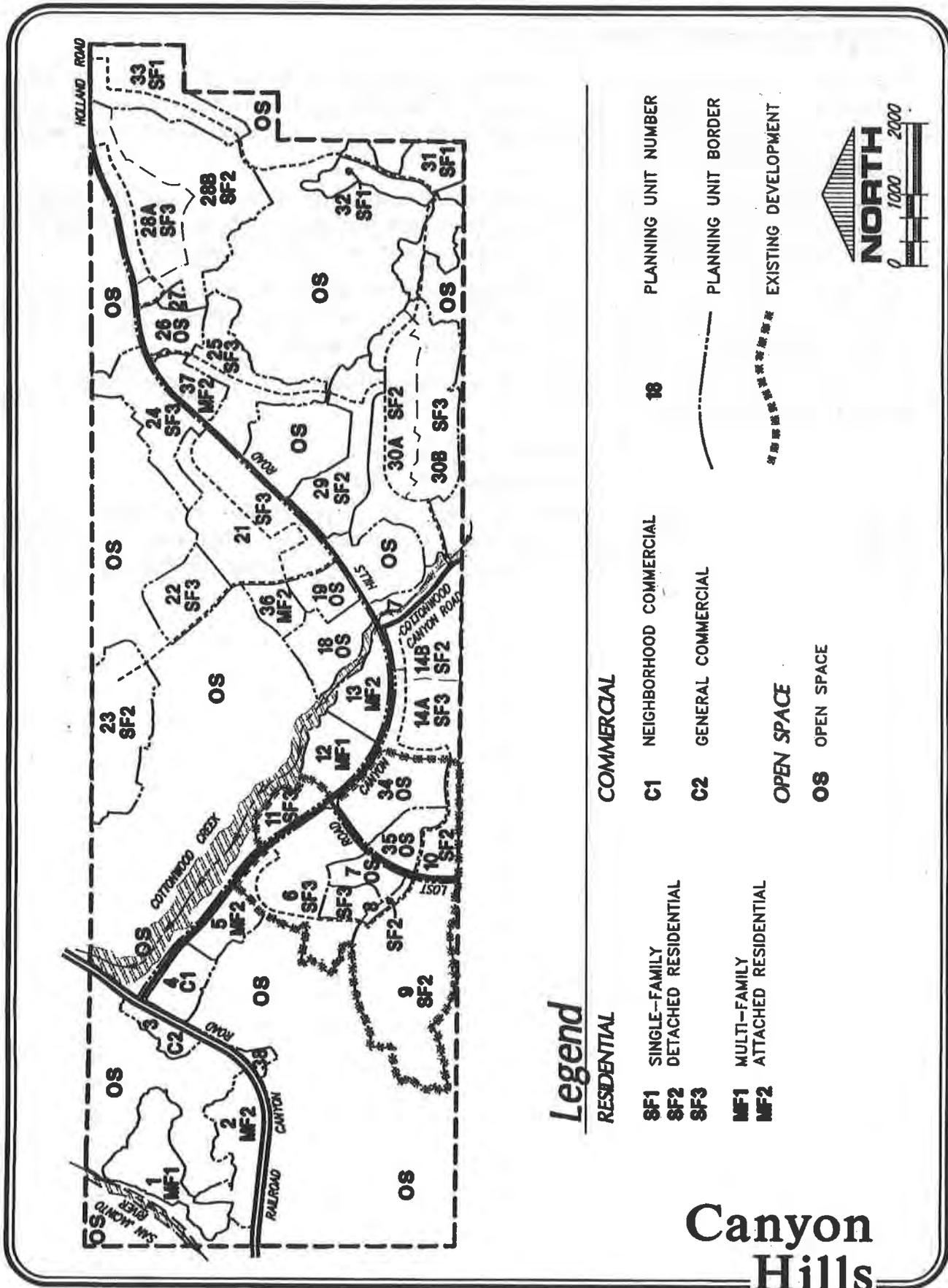
References to the City of Lake Elsinore Zoning Ordinance refer to the ordinance in effect at the time of Specific Plan adoption. Where design guidelines or zoning development standards of this Plan do not agree with the Zoning Ordinance, this Plan shall apply.

~~In the event that alternate residential land uses are utilized as described in Chapter 4, the following zones shall apply:~~

~~Planning Area 15 - C1~~

~~Planning Area 20 - SF3~~

Variations from this Zoning Element are subject to Chapter 17.76 of the City's Zoning Ordinance, Variations. Deviations from the Design Guidelines set out in Sections 3.2, 4.1c, 4.2c, 5.1c, 5.2, 6.2, and 7.2 of this Plan are subject to City review during Site Plan Review (see Section 9.2).



Legend

- | | |
|--------------------------|----------------------------|
| RESIDENTIAL | COMMERCIAL |
| SF1 SINGLE-FAMILY | C1 NEIGHBORHOOD COMMERCIAL |
| SF2 DETACHED RESIDENTIAL | C2 GENERAL COMMERCIAL |
| SF3 | |
| MF1 MULTI-FAMILY | |
| MF2 ATTACHED RESIDENTIAL | |
| | OPEN SPACE |
| | OS OPEN SPACE |
| | |
| | PLANNING UNIT NUMBER |
| | 18 |
| | PLANNING UNIT BORDER |
| | EXISTING DEVELOPMENT |



Canyon Hills

Zoning Map 8.1

8.1 SF1: Single-Family Detached Residential 1 District

8.1a Purpose

The SF1 (Single-Family Residential 1) zoning district is intended to provide for the development of low density, quality single-family residences on estate-sized lots. These estate-sized lots are intended to minimize the impact of development in environmentally sensitive areas which are not appropriate for higher density development. Certain uses permitted in the City's R-A Zone are not permitted, due to the character of the proposed development or provision of these uses elsewhere in the community.

8.1b Permitted Uses

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this zone. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of Chapter 9 of the Specific Plan, Site Plan Review, and Chapter 17.82 of the Zoning Ordinance, Design Review.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures pursuant to Section 8.1d.
- C. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- E. Government buildings and service facilities.
- F. Single-family detached dwelling units; one dwelling unit per lot.
- G. Accessory uses and structures pursuant to Section 8.1d.
- H. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
- I. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.
- J. Government buildings and service facilities.
- K. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- L. Structures and installations necessary to the conservation and development of water resources and/or the control of flooding.
- M. Designated open space, public or common area.

8.1c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.1b, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the SF1 District shall require a Use Permit pursuant to Chapter 17.74 of the Zoning Ordinance and shall include the following:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the Zoning Ordinance.

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

8.1d Accessory Uses and Structures

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

A. Uses:

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

B. Structures:

- 1. Group I
Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6½ feet. Such structures may be located on the property line, provided the design of the structure complies with the City's Fire and Building Codes.
- 2. Group II
Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid), as well as enclosed structures not included in Group I but containing less than 600 SF of floor area such as sheds, cabanas, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a side property line; 10 feet to a rear property line; or 20 feet from public natural open space. Attached, enclosed structures in this category, such as garages and enclosed patios, shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
- 3. Group III
Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area; provided they are located no closer than 20 feet to a public right-of-way or public natural open space; and no closer than 10 feet to any other property line.

4. Group IV

- a. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
- b. Swimming pools, jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a side yard. Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a minimum 6-foot-high masonry wall. Otherwise there shall be no required setback, provided the design and installation comply with the City's Building Codes.

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

8.1e Lot Area

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

8.1f Street Frontage Width

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

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

8.1g Setbacks

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

- A. Front yard: 30 feet; provided, however, that turn-in entry garages may encroach to within 20 feet of the front property line.
- B. Side yard:
 - 1. Main dwelling unit: Adjacent to interior lot lines there shall be a minimum side yard of 15 feet. Adjacent to a public right-of-way or public natural open space the minimum side yard shall be 20 feet.
 - 2. Accessory structures: In the rear half of the lot, as specified in Section 8.1d; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.
- C. Rear yard:
 - 1. Main dwelling unit: 50 feet.

2. Accessory structures: As specified in Section 8.1d, with the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.

8.1h Lot Coverage

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

8.1i Building Height

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

8.1j Minimum Dwelling Unit Size

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

8.1k Parking

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

8.1l Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the SF1 District.

8.1m Design Review

No building permits shall be issued for the construction of any building or structure in the SF1 District until the applicant has obtained Design Review approval pursuant to the provisions outlined in Chapter 17.82 of the Zoning Ordinance. The following exemptions shall apply:

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

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

8.1n Design Standards

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

8.2 SF2: Single-Family Detached Residential 2 District

8.2a Purpose

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

8.2b Permitted Uses

Uses permitted in this district shall include those uses listed below, when developed in compliance with the purpose and intent of this zone. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of Chapter 9 of the Specific Plan, Site Plan Review, and Chapter 17.82 of the Zoning Ordinance, Design Review.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures pursuant to Section 8.2d.
- C. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- G. Designated open space, public or common area.

8.2c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.2b, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Uses permitted subject to approval of a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance, in the SF2 District shall be as follows:

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

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

8.2d Accessory Uses and Structures

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

A. Uses:

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

B. Structures:

1. Group I

Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6½ feet. Such structures may be located on property line, provided the design of the structure complies with the City's Fire and Building Codes.

2. Group II

Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I, but containing less than 600 SF of floor area such as sheds, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a property line, or 10 feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.

3. Group III

Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may require a greater setback.

4. Group IV

- a. Antennas; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
- b. Swimming pools, jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a

side yard. Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a minimum 6-foot-high masonry wall. Otherwise there shall be no required setback, provided the design and installation comply with the City's Building Codes.

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

8.2e Lot Area

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

- A. Interior lots: 6,000 SF; however, the average lot size for any subdivision (planning area) shall be a minimum of 7,260 SF.
- B. Corner lots: 7,700 SF.
- C. Exception: Whenever a lot is adjacent to a lower density zoning district or to an existing developed parcel with a larger lot size than required in the SF2 District, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks, or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The transition or buffer shall be reviewed under the design guidelines set out in Section 3.2 of the Specific Plan during Site Plan Review.
- D. Flag lots are not permitted.

8.2f Street Frontage Width

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

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

8.2g Setbacks

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

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

B. Side yard:

1. **Main dwelling unit:** Adjacent to interior lot lines, there shall be a minimum side yard of 5 feet. Adjacent to a public right-of-way, the minimum side yard shall be 15 feet. Adjacent to public natural open space, the minimum side yard shall be 20 feet.
2. **Accessory structures:** In the rear half of the lot, as specified in Section 8.2d; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.
3. **Finished slopes exceeding 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.**

C. Rear yard:

1. **Main dwelling unit:** 20 feet.
2. **Accessory structures:** As specified in Section 8.2d, with the exception that where a straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.
3. **Finished slopes in excess of 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.**

8.2h Lot Coverage

The maximum lot coverage in the SF2 District shall be ~~50%~~ 35%.

8.2I Building Height

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

8.2j Minimum Dwelling Unit Size

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

8.2k Parking

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

8.2l Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the SF2 District.

8.2m Design Review

No building permits shall be issued for the construction of any building or structure in the SF2 District until the applicant has Design Review approval pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance. The following exemptions shall apply:

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

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

8.2n Design Standards

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

8.3 SF3: Single-Family Detached Residential District

8.3a Purpose

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

8.3b Permitted Uses

Uses permitted in this district shall include those uses listed below, when developed in compliance with the purpose and intent of this zone. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of Chapter 9 of the Specific Plan, Site Plan Review, and Chapter 17.82 of the Zoning Ordinance, Design Review.

- A. Single-family detached dwelling units; one dwelling unit per lot.
- B. Accessory uses and structures pursuant to Section 8.3d below.
- C. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- E. Government buildings and service facilities.
- F. Public parks, playgrounds, community centers, recreation buildings, and elementary, junior high, and high schools.
- G. Designated open space, public or common area.

8.3c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.3b, may have the potential to impact surrounding properties, and therefore require additional approval and consideration.

Uses permitted subject to approval of a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance in the SF3 District, shall be as follows:

- A. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- B. Second units in compliance with the provisions of Chapter 17.17 of the Zoning Ordinance.
- C. Keeping of exotic animals or birds, or more than three dogs and/or cats, on the same lot as a permitted dwelling for pets only and not for commercial purposes. The Planning Commission shall impose adequate limitations to assure that the residential character of the property and neighborhood are maintained.

- D. Churches, located on a site a minimum of 1 acre in size and located on streets designated as arterial, major highway, or secondary highway streets. Churches shall not otherwise be permitted in the SF3 District.
- E. Horticultural uses, including growing of fruit, nuts, vegetables, and ornamental plants for commercial purposes.

8.3d Accessory Uses and Structures

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

A. Uses:

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

B. Structures:

- 1. **Group I**
Sheds, children's playhouses, and similar enclosures of less than 120 SF, provided they do not exceed a maximum height of 6½ feet. Such structures may be located on a property line, provided the design of the structure complies with the City's Fire and Building Code.
- 2. **Group II**
Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid), as well as detached enclosed structures not included in Group I, but containing less than 600 SF of floor area such as sheds, children's playhouses, and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than 5 feet to a side property line, or 10 feet to a rear property line. Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
- 3. **Group III**
Garages, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 SF or more of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may require a greater setback.
- 4. **Group IV**

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

8.3e Lot Area

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

| | <u>Deep Lot Option</u> | <u>Wide Lot Option</u> |
|---|------------------------|------------------------|
| A. Minimum interior lot: | 4,600 SF | 4,100 SF |
| B. Minimum corner lot: | 5,500 SF | 4,650 SF |
| C. Minimum average lot size for any subdivision (planning area): | 4,800 SF | 4,500 SF |
| D. Exception: Whenever a lot is adjacent to a lower density zoning district or to an existing developed parcel with a larger lot size than required in the SF3 District, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to lot size, lot width, lot depth, increased setbacks, fire lanes, or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The transition or buffer shall be reviewed under the design review guidelines set out in Section 3.2 of the Specific Plan during Site Plan Review. | | |
| E. No flag lots are permitted. | | |

8.3f Street Frontage Width

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

| | <u>Deep Lot Option</u> | <u>Wide Lot Option</u> |
|--|------------------------|------------------------|
| A. Standard interior lot: <i>for curvilinear streets the minimum width can be measured at the building setback distance</i> | 46 feet | 52 feet |
| B. Corner lot: | 55 feet | 62 feet |
| C. Knuckle or cul-de-sac lot - street frontage: | 30 feet | 35 feet |
| average width: | 46 feet | 52 feet |

8.3g Setbacks

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

- A. Front yard:
1. Main dwelling unit: 20 feet for Deep Lot Option, 15 feet for Wide Lot Option.
 2. Garage: 20 feet; provided, however, that turn-in entry garages may encroach to within 15 feet of the front property line. An additional 3-foot setback variation requirement for no less than every third dwelling unit shall apply to the garage setback.
- B. Side yard:
1. Main dwelling unit: Adjacent to interior lot lines, there shall be a minimum side yard of 5 feet. Adjacent to a public right-of-way, the minimum side yard shall be 15 feet. Adjacent to public natural open space, the minimum side yard shall be 20 feet.
 2. Accessory structures: In the rear half of the lot, as specified in Section 3.3d above; otherwise the same as required for the main dwelling unit, with the exception that where a straight-in entry garage gains access via the side yard, the setback shall be 20 feet.
 3. Finished slopes exceeding 5% shall not be permitted within 5 feet of the main dwelling unit. The exception is drainage swales.
- C. Rear yard:
1. Main dwelling unit: Adjacent to interior lot lines, the setback shall be 15 feet. Adjacent to public natural open space or public right-of-way, the minimum rear yard shall be 20 feet.
 2. Accessory structures: As specified in Section 8.3d above, with the exception that where straight-in entry garage gains access via the rear yard, the setback shall be 20 feet.
 3. Finished slopes in excess of 5% shall not be permitted within 15 feet of the main dwelling unit. The exception is drainage swales.

8.3h Lot Coverage

The maximum lot coverage in the SF3 District shall be ~~50%~~ 45%.

8.3I Building Height

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

8.3j Minimum Dwelling Unit Size

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

8.3k Parking

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

8.3l Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the SF3 District.

8.3m Design Review

No building permits shall be issued for the construction of any building or structure in the SF3 District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance. The following exemptions shall apply:

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

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

8.3n Design Standards

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

8.4 MF1: Multifamily Attached Residential 1 District

8.4a Purpose

The MF1 District is intended to provide locations for quality residential projects, consisting of products other than single-family detached developments, at densities of up through 15 units to the gross residential acre, and in compliance with the *Canyon Hills Cottonwood Hills* Specific Plan designation of Multifamily Attached Residential 1. This zone is employed in an urban environment with available public services and infrastructure, in locations where access and surrounding uses are conducive to low density attached development. With the density range permitted in this zone, possible products include *small lot single family detached homes on private streets*, duplexes, townhouses (three or more units per building), and townhouse/flat combinations. Certain uses permitted in the City's R-2 Medium Density Residential District are not permitted, due to the character of the proposed development or provision of these uses elsewhere in the community.

8.4b Permitted Uses

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

- A. Accessory uses and structures pursuant to Section 8.4d below.
- B. Duplexes and patio homes.
- C. Multiple-family attached dwellings, including triplexes, townhouses, and flats.
- D. Government buildings and service facilities.
- E. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- F. Small family day care and residential care facilities, pursuant to Chapter 17.16 of the Zoning Ordinance.
- G. *Small lot single family detached dwelling units; one dwelling unit per lot if the project is developed with private streets.* ~~Single family uses, when they comply with all the requirements of the SF2 or SF3 Zoning Districts.~~

8.4c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.4b above, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the MF1 District shall require a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance, and shall include the following:

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

8.4d Accessory Uses and Structures

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

A. Uses:

1. Home occupations; subject to the completion and approval of an application for a home occupation permit issued by the Planning Division and in compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this zone, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

B. Structures:

1. Antennas, satellite dishes, and similar devices; subject to compliance with the provisions of Chapter 17.67 of the Zoning Ordinance.
2. Carports and garages.
3. Community recreation buildings and facilities for use by the residents of a permitted development.
4. Equipment storage structures not exceeding 400 SF. On duplex and triplex lots, sheds, children's play houses, and similar enclosures of less than 120 SF and a height of 6½ feet may encroach into the required side and/or rear yard and shall have no required setback, provided the design of the structure complies with the City's Fire and Building Codes.
5. Lattice patio covers, and gazebos.
6. Rental offices and management offices; only when they serve the project on which property they are located.
7. Special use rooms such as laundry rooms and pool dressing rooms.
8. Swimming pools, jacuzzis, spas, and associated equipment (provided said equipment is enclosed to reduce noise impacts).

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

8.4e Lot Area

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

The minimum lot area for any lot created in the MF1 District ***for condominium units*** shall be 1½ net acres, ~~However,~~ ***and*** within the boundaries of a ~~MF1 Planning Area~~ ***said*** lot, the minimal ~~lot~~ ***unit*** size requirement ~~for individual lots~~ shall be ~~1,000~~ ***1,500*** SF for attached ***condominium*** units and 3,000 SF for detached ***condominium*** units.

8.4f — Area per Dwelling Unit

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

8.4f Street Frontage Width

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

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

8.4g Setbacks

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

A. Front yard:

- 1. Main dwelling unit building: Average of 20 feet, *measured from back of sidewalk on private streets*, but in no case shall be less than 15 feet.
- 2. Garages: The setback to a straight-in garage shall be a minimum of 18 feet from *front* property line or back of sidewalk (if the sidewalk is located within an easement on the property). The setback to the garage may also be 5 feet, subject to Design Review approval and compliance with the following: when the setback is 5 feet, an automatic roll-up garage door shall be utilized for the garage. When the garages front on a street (public or private), no more than 50% of the units shall incorporate the 5-foot setback.

B. Side yard:

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

C. Rear yard:

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

8.4h Lot Coverage

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

8.4i Building Height

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

8.4j Minimum Dwelling Unit Size

The minimum dwelling unit size within the MF1 District, exclusive of any balcony or patio area, shall be as follows:

- A. Studio units (sleeping quarters within the living room area): 450 SF.
- B. One-bedroom units: 600 SF.
- C. Two-bedroom units or larger: 700 SF, plus 100 SF for each additional bedroom.

8.4k Open Space

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

A. Private open space:

1. Duplexes, patio homes and *single family detached lots*: Each dwelling unit *or lot* shall be provided with a usable private open space area, in the form of a patio or courtyard *or rear yard*, with a minimum area of 350 SF and a minimum dimension of 15 feet.
2. Multiple-family attached dwellings: Each dwelling unit shall be provided with a usable private open space area in the form of a patio, a courtyard, or a balcony as follows:
 - Units 600 SF or less: 80 SF, with a minimum dimension of 8 feet.
 - Units larger than 600 SF of floor area: 140 SF and a minimum dimension of 10 feet.

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

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

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

8.4l Separation Between Buildings

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

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

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

8.4m Walkways

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

8.4n Laundry Facilities

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

8.4o Walls and Fences

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

8.4p Storage

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

8.4q Parking

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

8.4r Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the MF1 District.

8.4s Design Review

No building permits shall be issued for the construction of any building or structure in the MF1 District until the applicant has obtained Design Review approval, pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance. The following exemptions shall apply:

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

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

8.4t Design Standards

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

8.5 MF2: Multifamily Attached Residential 2 District

8.5a Purpose

The MF2 District is intended to provide locations for multiple-family residential projects at densities of up to 24 dwellings to the gross residential acre, and in compliance with the *Canyon Hills Cottonwood Hills* Specific Plan designation of Multifamily Attached Residential 2. This zone is employed in an urban environment with available public services and infrastructure, in locations where access, commercial development, and other surrounding development are conducive to medium density attached development. With the density range permitted in this zone, possible products include two- or three-story flats with surface parking. Certain uses permitted in the City's R-3 High Density District are not permitted, due to the character of the proposed development or provision of these uses elsewhere in the community.

8.5b Permitted Uses

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

- A. Multiple-family dwellings.
- B. Accessory uses and structures pursuant to Section 8.5d below.
- C. Government buildings and service facilities.
- D. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- E. Small family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance.
- F. Single-family uses, when they comply with all requirements of the SF2, SF3 *or* MF1 Zoning Districts.

8.5c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.5b above, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the MF2 District shall require a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance, and shall include the following:

- A. Commercial child day care centers.
- B. Condominiums, subject to compliance with all provisions of Chapter 17.30 of the Zoning Ordinance.
- C. Convalescent and retirement homes, rest homes, sanitariums, and similar congregate care facilities.
- D. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance.
- E. Permitted primary structures which exceed the height limitation specified in Section 8.5j.
- F. Tennis clubs and swimming clubs.

8.5d Accessory Uses and Structures

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

A. Uses:

1. Home occupations; subject to the completion and approval of an application for a home occupation issued by the Planning Division and compliance with the provisions of Chapter 17.15 of the Zoning Ordinance.
2. Non-commercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this zone, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

B. Structures:

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

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

8.5e Lot Area

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

8.5f Area Per Dwelling Unit

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

8.5g Street Frontage Width

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

8.5h Setbacks

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

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

8.5i Lot Coverage

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

8.5j Building Height

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

8.5k Minimum Dwelling Unit Size

The minimum dwelling unit size within the MF2 District, exclusive of any balcony or patio area, shall be as follows:

- A. Studio units (sleeping quarters within the living room area): 450 SF.
- B. One-bedroom units: 550 SF.
- C. Two-bedroom units or larger: 700 SF, plus 100 SF for each additional bedroom.

8.5l Open Space

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

- A. Private open space: Each dwelling unit shall be provided with a usable private open space area, in the form of a patio or courtyard with a minimum area of 100 SF, or a balcony as follows:
 - 1. Units 600 SF or less: A balcony of 60 SF with a minimum dimension of 6 feet.
 - 2. Units larger than 600 SF of floor area: A balcony of 80 SF and a minimum dimension of 8 feet.

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

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

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

8.5m Separation Between Buildings

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

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

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

8.5n Walkways

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

8.5o Laundry Facilities

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

8.5p Walls and Fences

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

8.5q Storage

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

8.5r Parking

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

8.5s Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the MF2 District.

8.5t Design Review

No building permits shall be issued for the construction of any building or structure in the MF2 District until the applicant has obtained Design Review approval, pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance. The following exemptions shall apply:

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

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

8.5u Design Standards

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

8.6 C1: Neighborhood Commercial District

8.6a Purpose

The intent of the C1 District is to provide locations for retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of local residents. The C1 zone is intended to accommodate the land uses designated Neighborhood Commercial (C1) and Institutional (IN) in the *Canyon Hills Cottonwood Hills* Specific Plan.

8.6b Permitted Uses

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

- A. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- B. Administrative or executive offices of any type of business.
- C. Apparel stores.
- D. Appliance stores.
- E. Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.
- F. Art and craft galleries or studios.
- G. Barber shops and beauty salons.
- H. Bicycle shops.
- I. Employment agencies, travel agencies, and airline ticket agencies.
- J. Financial institutions, including banks, savings and loan associations, finance companies, and credit unions.
- K. Florists.
- L. Food stores; including markets, bakeries, health food establishments, and candy stores.
- M. General merchandise stores.
- N. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- O. Hardware stores.
- P. Health and exercise clubs.
- Q. Hobby supply stores.
- R. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.
- S. Jewelry stores.
- T. Media shops; including bookstores, newsstands, and videotape outlets.

- U. Medical complexes; including medical, dental, and health-related services; excluding any housing for aged, infirm, or ill persons.
- V. Music stores including sales of instruments, records, and tapes.
- W. Nonprofit institutions whose primary purpose is the promotion of the public health and welfare.
- X. Oculists, opticians, and optometrists.
- Y. Office supply and stationery stores.
- Z. Personal service establishments; including barbershops, beauty shops, dry cleaning, and tailors.
- AA. Pet shops; retail sales and grooming only; no boarding of animals.
- BB. Prescription pharmacies.
- CC. Public utility distribution and transmission facilities excluding private radio, television, and paging antennas and towers.
- DD. Quick copy and printing establishments.
- EE. Restaurants and eating places, provided they comply with the requirements of Chapter 17.66 of Zoning Ordinance, Parking Requirements; but excluding drive-ins and drive-throughs.
- FF. Schools and studios for dance, music, arts, crafts, and photography.
- GG. Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.
- HH. Sporting goods stores.
- II. Toy shops.
- JJ. Vehicle parts sales (new or rebuilt only), and excluding repair and service.
- KK. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this zone and having characteristics similar to those listed in this section. A list of these uses shall be maintained in the Planning Department for future reference.

8.6c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.6b, may have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the C1 District shall require a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance, and shall include the following.

- A. Automatic car washes; provided they shall be located a minimum of 200 feet from any residential use.
- B. Bars or cocktail lounges; not in conjunction with a restaurant.
- C. Churches, including in conjunction with parochial schools.
- D. Commercial or private day-care, nursery, and elementary schools.
- E. Drive-through or drive-in establishments; provided a safe and efficient circulation system can be provided completely onsite.

- F. Game arcades; includes any establishment having five or more mechanical or electrical games of chance, skill, or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale.
- G. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of the Zoning Ordinance.
- H. Hotels.
- I. Mortuaries.
- J. Motels.
- K. Office condominiums.
- L. Private non-commercial clubs and lodges.
- M. Restaurants and eating places with outside eating areas.
- N. Small animal veterinary clinics, subject to the following addition to all other conditions of the Use Permit:
 1. Treatment of animals, restricted to dogs, cats, and other small domesticated animals and birds.
 2. The operation shall be conducted in a completely enclosed and sound-controlled building in such a way as to produce no objectionable noises or odors outside its walls.
 3. There shall be no outdoor runs or animal holding areas.
 4. There shall be no boarding of animals, other than as necessary for recuperation of patients.
 5. The clinic shall have direct access from the parking area.
- O. Structures exceeding the maximum height permitted by Section 8.6f.

8.6d Site Criteria

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

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

8.6e Setbacks

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

- A. **Front:** The front yard setback for any building in the C1 District shall average 20 feet, but in no case shall be less than 15 feet.

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

8.6f Building Height

Except as otherwise provided by Section 3.6c, the maximum building height shall be 35 feet.

8.6g Landscape Improvements

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

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

8.6h Parking

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

8.6i Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the C1 District.

8.6j Design Review

No building permits shall be issued for the construction of any building or structure in the C1 District until the applicant has obtained Design Review approval, pursuant to the provisions of Chapter 17.82 of the zoning ordinance.

8.6k Design Standards

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

8.7 C2: General Commercial District

8.7a Purpose

The intent of the C2 District is to reserve appropriate locations for the designated General Commercial land use, consistent with the *Canyon Hills Cottonwood Hills* Specific Plan. The purpose is to accommodate a full range of retail stores, offices, and personal and business service establishments offering commodities and services scaled to meet the needs of the area-wide population.

8.7b Permitted Uses

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

- A. Adult entertainment facilities subject to the provisions of Chapter 17.70 of the Zoning Ordinance.
- B. All permitted uses of the C1 District as contained within Section 8.6b of the Specific Plan.
- C. Antique shops and auction galleries.
- D. Bowling alleys; provided they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.
- E. Bus depots and transit stations.
- F. Floor covering shops.
- G. Department stores.
- H. Furniture stores.
- I. Home improvement centers.
- J. Hotels.
- K. Motels.
- L. Sales of motor vehicle, motorcycle, and recreational vehicle parts and accessories and service incidental to the sale of parts.
- M. Skating rinks; provided they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.
- N. Secondhand and thrift shops.
- O. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- P. Theaters; provided they comply with the requirements of Chapter 17.66 of the Zoning Ordinance, Parking Requirements.
- Q. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this zone and having characteristics similar to those uses listed in this section. A list of these uses shall be maintained in the Planning Department for future reference.

8.7c Uses Subject to a Conditional Use Permit

It is recognized that certain uses, while similar in characteristics to Permitted Uses in Section 8.7b, may require outdoor operation and/or have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses to be permitted in the C2 District shall require a Use Permit, pursuant to Chapter 17.74 of the Zoning Ordinance, and shall include the following:

- A. Uses permitted subject to a Use Permit in the C1 District as contained in Section 8.6c.
- B. Business colleges and professional schools.
- C. Car washes.
- D. Churches, including in conjunction with parochial schools.
- E. Dance halls, discotheques, or any establishment providing live entertainment.
- F. Outdoor sales and display incidental and accessory to a permitted use.
- G. Structures exceeding the maximum height permitted by Section 8.7g.

8.7d Lot Area

The minimum lot area for lots in the C2 District shall be 25,000 SF net. Within centers which have Site Plan Review approval pursuant to Chapter 9 of the Specific Plan and which share reciprocal facilities such as parking and access, smaller lots in the form of individual pads may be permitted, provided it can be shown that development upon those lots can comply, with the exception of street frontage width, with all of the standards of this zone.

8.7e Street Frontage Width

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

8.7f Setbacks

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

- A. Front: The front yard setback for any building in the C2 District shall average 20 feet, but in no case shall be less than 15 feet.
- B. Side and rear yard: No setback shall be required from interior lot lines, except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet.
- C. The setback from a public right-of-way to a parking or driveway area shall be 10 feet.
- D. For any buildings next to public natural open space, the minimum setback shall be 20 feet.

8.7g Building Height

Except as otherwise provided by Section 8.7c, the maximum building height shall be 45 feet.

8.7h Landscape Improvements

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

- A. Adjacent to Streets: A continuous area, a minimum of 10 feet in depth, shall be landscaped and maintained between parking areas and the public right-of-way. Parking

areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement.

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

8.7i Parking

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

8.7j Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the C2 District.

8.7k Design Review

No building permits shall be issued for the construction of any building or structure in the C2 District until the applicant has obtained Design Review approval, pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance.

8.7l Design Standards

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

8.8 OS: Open Space District

8.8a Purpose

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

8.8b Establishment

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

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

8.8c Uses Permitted

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

2. Commercial uses, other than those incidental to recreational uses permitted in Section 8.8c above.
3. Industrial uses.

8.8d Building Height

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

8.8e Lot Coverage

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

8.8f Signs

The provisions of Section 8.9, Community Signage, shall be used to determine permitted signs in the OS District.

8.9 Community Signage

8.9a Purpose

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

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

8.9b Definitions

- A. For the purpose of this section, certain terms used herein are defined as follows:
 - 1. "Balloon" means an inflatable bag or other inflatable device of any size.
 - 2. "Building Frontage" means the lineal extent of a building or unit along either a street or a public parking area serving the business, not including loading or service areas.
 - 3. "Copy Area" means the area of the sign face, exclusive of margins, in which copy may be placed.
 - 4. "Decorative Wall Sign" means any sign, figures, or letters affixed to a freestanding garden, entry, or retaining wall of a development project.
 - 5. "Double-Faced Sign" means a single sign with two parallel sign faces back to back.
 - 6. "Electric Sign" means an advertising structure served or energized with electrical current for the purpose of illuminating or for any other purpose.
 - 7. "Freestanding Sign" means any temporary or permanent sign not attached to a building.

8. "Freeway" means a highway, with respect to which the owners of abutting lands have no right of easement or access to or from their abutting lands, or in respect to which such owners have only limited or restricted easement or access, and which is declared to be such in compliance with the Streets and Highways Code of the State.
9. "Ground Sign" means a permanent or temporary sign enclosed on all four sides, supported by a solid pedestal or columns which are not calculated toward the sign area.
10. "Monument Sign" means a permanent low-profile sign, not exceeding 6 feet in height, except as otherwise noted, supported by a solid pedestal extending under the entire length of the sign.
11. "Non-advertising Sign" means a sign posted on private property containing thereon a regulatory or warning notice and upon which no advertising matter is displayed.
12. "Permanent Sign" means any sign which is installed or displayed on a long-term, continuous basis with no permit period limitation.
13. "Planning Area" means the individual project area identified by number in the *Canyon Hills Cottonwood Hills* Specific Plan, with a designated land use and Specific Plan zoning.
14. "Political Sign" means a sign relating to a forthcoming public election or referendum indicating the name and/or picture of an individual seeking election to a public office, or a sign pertaining to issues, or a sign pertaining to the advocating by persons, groups, or parties of political views or policies.
15. "Portable Sign" means any movable sign that is not permanently secured or attached to an approved permanently established structure, support, or anchor.
16. "Projecting Sign" means any sign which is affixed or attached to, and is supported solely by, a building wall or structure, or parts thereof, and extends beyond the building wall, structure, or parts thereof more than 12 inches, and with an angle of incidence to said building wall, structure, or parts thereof greater than 30 degrees.
17. "Roofline" means the height above finish grade of the uppermost beam, rafter, ridge board, or purlin of any building.
18. "Roof Sign" is any sign erected, constructed, and maintained wholly or partially above the roofline.
19. "Sign" means and includes every announcement, declaration, demonstration, display, illustration, insignia, surface, or space, when erected or maintained in view of the general public for identification, advertisement, or promotion of the interests of any business or person.
20. "Sign Area" means the entire area within the outside border of the sign. The area of a sign having no continuous border or lacking a border shall mean the entire area within a single continuous perimeter formed by no more than eight straight lines enclosing the extreme limits of writing, representations, emblem, or any fixture or similar character, integral part of the display or used as a border, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining

the area of the sign, except that where two such faces are placed back to back and are at no point more than 3 feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

21. "Street Frontage" means the lineal extent of a parcel of land along a street.
22. "Temporary Sign" means any sign which is installed or displayed for a fixed or limited period, subject to a sign permit.
23. "Wall Sign" includes all flat signs, either of solid face construction or individual letters, which are placed against the exterior wall of any building or structure, extending not more than 1 foot from the face of the building, and having the advertisement on one sign face only.

8.9c Permit Required

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

8.9d Procedure

- A. The *Canyon Hills* ~~Cottonwood Hills~~ Community Signage Program, to be submitted with the Site Plan Review application for Phase One of the community, shall be ~~adopted by the Planning Commission~~ *reviewed and approved by the Community Development Director or designee*, as a guideline for sign design and placement within the specific plan area.
- B. Application for sign approval shall be made upon forms provided by the City and shall have and be accompanied by the following information and materials:
 1. Name, address, and telephone number(s) of the owner of the property.
 2. Name, address, and telephone number(s) of the applicant.
 3. Name, address, and telephone number(s) of the sign contractor.
 4. Location of building, structure, or lot to which, or upon which, the sign or other advertising structure is to be attached or erected, together with a statement showing the street frontage of such lot, if applicable.
 5. Three copies of plan showing.
 - a. Position of sign or other advertising structure in relation to adjacent building or structures.
 - b. The design and size, structural details, and calculations signed by a registered professional engineer, if required by the Chief Building Official.
 - c. A current photograph(s) showing existing signs on the premises and adjacent property, and certifying the date on which the photographs were taken.
 - d. A statement showing the size and dimensions of all signs existing on the premises at the time of making such applications.

- e. Such other information as the City shall deem reasonable and necessary to insure safety of construction and compliance with the intent of this section.
- C. Fees. Every applicant, before the granting of a permit, shall pay to the Planning Division the permit fees as established by resolution for each sign or other advertising structure regulated by this section.
- D. Issuance of Permits. It shall be the duty of the Planning and Building Divisions, upon the filing of an application for a sign permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or advertising structure; and if it shall appear that the proposed structure is in compliance with all the requirements of the approved *Canyon Hills Cottonwood Hills* Community Sign Program and this section of the Specific Plan, the Director of Community Development or his designee shall then issue the sign permit.
- E. Revocation of Permit. The Community Development Director is authorized and empowered to revoke any permit, upon failure of the holder thereof to comply with any provisions of this section, with a written statement for reasons of revocation.
- F. Temporary Signs. Temporary advertising signs for new commercial and residential developments shall be subject to the review and approval of the Director of Community Development. Such advertising sign permits shall be valid for the permit period specified in the schedule outlined in Table 8.1, with permits renewable for successive time periods thereafter. As a condition of approval, a \$500 cash bond and right of entry agreement for each sign shall be required, in order to guarantee prompt removal upon expiration of approval period.

Table 8.1
TEMPORARY SIGN PERMIT PERIOD SCHEDULE

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

8.9e Stop Orders

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

8.9f Exemptions

A. The following non-illuminated signs shall be permitted in all zoning districts with no permit required, subject to the imitations provided in this section, or as otherwise provided by state law:

1. One double-faced or two single-faced real estate signs per street frontage, not exceeding 6 feet in area nor 6 feet in height, pertaining to the sale or rental of the property on which displayed, provided that such signs shall be removed at the time the property is sold or rented.

On vacant parcels larger than 20,000 SF in area, one double-faced real estate sign per street frontage, not exceeding 32 SF in area, may be placed in lieu of the smaller sign, provided that it shall be a minimum of 15 feet from any street right-of-way or driveway and shall not exceed 10 feet in height.
2. One professional nameplate or occupational sign, denoting only the name and occupation of an occupant in a commercial building or public institutional building, provided that said sign does not exceed 2 SF in area and is attached to and mounted parallel to the face of the building, not exceeding 4 inches from the wall.
3. One single-faced identification nameplate or sign on an apartment house, boarding or rooming house, or similar uses, not exceeding 3 SF in area; provided that said sign is attached to and mounted parallel to the face of the building, not exceeding 4 inches from the wall.
4. One nameplate, denoting only the name of occupants of a dwelling, and not exceeding 2 SF in area nor located closer than 2 feet to the property line.
5. Traffic or other municipal signs, legal notices, railroad crossing, or danger signs.
6. Nonadvertising warning signs or trespassing signs on private property, posted no closer than 100 feet apart not exceeding 3 feet in area.
7. Nonadvertising signs of public utility companies as may be required in their operations in providing services for the health and welfare of the general public, or as required by any law or regulations of the state or any agency thereof.
8. Onsite directional signs for public and private developments, denoting the entrance, exit, and direction of traffic flow and not exceeding 4 SF in area; provided such sign is not prohibited or further regulated by other sections of this title and any other ordinance of the City.
9. Civil interest signs limited to religious, charitable, educational, or cultural events. Each business may display one such sign in its window, containing a maximum of 4 SF in area, for not more than 30 days before the event takes place. The sign must be removed within 24 hours after the event takes place.
10. Nonadvertising displays commemorating legal holidays; providing, however, that said displays are not detrimental to public health, safety, and general welfare.
11. Offsite directional signs for the location of residential open houses and garage sales, not exceeding 3 SF in area, and subject to the regulations in Section 8.9r, Offsite Directional Signs.

12. Temporary political signs, subject to the regulations in Section 8.9l, Temporary Political Signs.

8.9g Nonconforming Signs

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

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

8.9h Removal of Obsolete Signs

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

8.9i Maintenance

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

8.9j Prohibited Signs

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

- A. Portable signs, including free-standing and wheeled or other signs, and inflatable signs or balloons containing signs.
- B. No vehicle containing any advertising matter, words, symbols, or pictures shall be so parked, whether on public or private property, for the primary purpose of advertising or directing attention to a business.
- C. Signs which incorporate in any manner any flashing, moving, or intermittent lighting.
- D. Rotating or animated signs, or signs which contain any moving parts.
- E. No sign, lights, or other advertising structure shall be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear vision at any location where, by reason of the position, shape, color, or movement, may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. Nor shall such sign or advertising structure make use of any word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.
- F. Spinners or similar advertising devices.
- G. Signs which exceed the roofline or parapet to which such signs are attached.
- H. Signs on vehicles, trailers, boats, or other similar property parked on public or private property within the City limits for the purpose of advertising said vehicle, trailer, boat, or similar property for rent, sale, or lease, unless:

1. Such property is on the premises owned, rented, or leased by the owner of the vehicle, trailer, boat, or similar property, and the subject premises is occupied by the owner as a business or residence and subject to the provisions of Section 17.66.020(F) of the Zoning Ordinance; or
 2. Such property is on business premises licensed by the City to engage in the sale, rental, or lease of such property; or
 3. Only one sign, 1 SF or less in area, is displayed, which does not interfere with driver visibility as may be required by the State Vehicle Code.
- I. Any off-site advertising, except as otherwise provided in this section.

8.9k Advertising on Public Property

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

8.9l Temporary Political Signs

- A. General. Political signs are permitted in all districts subject to the following limitations:
1. Time Limits. No sign shall be posted more than 60 days prior to the election to which it pertains. All political signs shall be removed within seven days following the election to which they pertain.
 2. Sponsor Identification. The name, address, and telephone number of the person or organization responsible for posting a political sign shall be affixed to each sign in a permanent waterproof manner.
- B. Exceptions. Political signs shall be prohibited in locations listed below:
1. Public Right-of-Way. No political sign shall be posted within the street right-of-way (including, but not limited to, median islands, tract entry planters, tree wells, and parkways), or on any traffic-control sign or device.
 2. Public Facilities. No political sign shall be posted on any building or on any land owned by the City.

8.9m Community-Level Signage

- A. Temporary Roadside Signs. The purpose of temporary roadside signs is to reinforce directional information provided by any offsite freeway signs. Roadside signs may identify the community from either outside or inside the specific plan area boundaries, provided that when placed outside the boundaries, the property on which the sign is located is vacant. No more than three temporary roadside signs will be permitted, and each shall be a ground sign not exceeding 32 SF in sign area nor 15 feet in height.
- B. Permanent Community Entrance Monuments. Community entrance monuments introduce incoming traffic to *Canyon Hills* ~~Cottonwood Hills~~. These permanent signs are oriented toward traffic entering at the major and secondary community entrances. No more than three such signs are permitted in the Specific Plan area. Entrance monuments shall be

single- or double-faced and average no more than 8 feet in height. All such signs shall reflect an architectural theme consistent with the project design.

- C. Temporary Community Entrance Signs. Temporary community entrance signs identify and market *Canyon Hills Cottonwood Hills* to incoming traffic during the construction build-out period. All signs shall be located within the specific plan boundary. No more than three signs are permitted, and each shall be a ground sign, double-faced, not exceeding 100 SF in sign area nor 20 feet in height.
- D. Subdivision Directional Signs. The purpose of subdivision directional signs is to direct vehicular traffic from major entrances into the community to residential projects. The signs are permitted in setback areas and median strips at right angles to the major roads. One directional sign may be installed at each turn from community entrances and thoroughfares of *Canyon Hills Cottonwood Hills* to the entrance of each separately marked residential project. Directional signs shall be single- or double-faced ground signs with a maximum height of 15 feet and a maximum width of 6 feet.
- E. Temporary Community Entrance Flags. Flags shall be permitted to call attention to permanent community entrance monuments. Flags shall not be higher than 20 feet from ground level and may be used only to display the corporate emblem of the project developer or an emblem identifying the *Canyon Hills Cottonwood Hills* community.

8.9n Public Facilities Signage

- A. Public Facility Uses. Public facilities signs identify school sites in the SF2 and SF3 residential districts; and park sites, open space areas, and multi-purpose trails located in the OS open space district to users and passersby.
- B. Temporary Public Facilities Signs. Temporary public facilities signs identify sites of proposed public facilities and are utilized to communicate information pertaining to future use of these sites. One sign per street frontage per future facility site is permitted. Signs shall be ground or free-standing signs, single-faced, with a maximum sign area of 80 SF and a maximum height of 15 feet.
- C. Permanent Public Facilities Signs. One sign per principal site entrance is allowed for permanent identification of public facilities. Signs shall be monument signs, single- or double-faced, with a copy area no greater than 50 SF and a maximum height of 6 feet.

8.9o Residential Project Signage

- A. Residential Uses. Residential project signage identifies individual residential planning areas and model complexes, and provides information and direction needed to navigate from community-level streets into residential projects, model complexes, and rental offices. These signs are permitted in single-family detached residential planning areas, zoned SF1, SF2, or SF3, and in the multi-family attached projects, which are located in either the MF1 or MF2 zoning districts.
- B. Permanent Residential Project Entry Signs. Residential project entry signs identify individual single-family and multi-family projects. Two single-faced or one double-faced sign oriented toward the public right-of-way may be installed at each main entrance to residential projects. A minimum of one entry sign per planning area shall be provided. Project entry signs shall be monuments or decorative wall signs, not exceeding an average of 6 feet in height.

- C. Temporary Residential Project Identification Signs. Temporary residential project identification signs identify individual residential projects and provide information about the projects during the sales period. One sign is permitted per subdivision, located at the primary entrance to the subdivision. Such signs shall be single- or double-faced ground signs, not exceeding 100 SF in sign area and 20 feet in height.
- D. Temporary Model Directional Signs. Temporary model directional signs are used to direct vehicular traffic from the project entrance to the model complex. One directional sign per turn from the project entry to the model complex will be permitted. Such signs shall be single-faced ground signs, not exceeding 24 SF of sign area and no more than 10 feet in height.
- E. Temporary Model Complex Signs. Various signs shall be used to provide identification and directional information relating to the model complex. Identification signs for the model complex, model unit, model parking area, and sales office are permitted. Standards for these signs shall be provided in the *Canyon Hills Cottonwood-Hills* Community Sign Program.
- F. Temporary Model Complex Flags. Flags shall be permitted to call attention to the residential model complex. A maximum of 20 flags, each 4 feet high and 6 feet wide, may be placed around the complex. Flags shall not be higher than 20 feet from ground level, and may be used only to display the corporate emblem of the project developer or an emblem identifying the residential development.
- G. Temporary Residential Construction Signs. Construction signs identify the development under construction and denote the developer, architect, engineer, and/or contractor. One sign along each street frontage per residential planning area shall be permitted. Such signs shall be ground signs, not exceeding 100 SF in sign area nor be greater than 16 feet in height.

8.9p Commercial Project Signage

- A. Commercial Uses. Commercial project signage identifies use areas in the C1 and C2 zoning districts. In the *Canyon Hills Cottonwood-Hills* Specific Plan, this includes all commercial and institutional planning areas.
- B. Businesses or establishments within a commercial planning area shall comply with a project uniform sign program approved by the Director of Community Development, based on the *Canyon Hills Cottonwood-Hills* Community Signage Program.
- C. No sign shall be permitted that does not pertain to the planning area as an overall development or to an approved business conducted on the premises, except as provided in Section 8.9f, Exemptions.
- D. Permanent Commercial Center Signs. Commercial center signs provide permanent identification of commercial and institutional projects from adjacent public streets. Three types of center signs are permitted: (1) project entry signs, located on either one or both sides of each site entry; (2) corner signs at the intersection of public streets, at the project perimeter; and (3) major tenant directory signs. All signs shall be single- or double-faced, depending on location, and shall be monument signs or decorative wall signs in combination with a landscaping or planter treatment. All signage shall be subject to the following standards:

1. The total sign area shall not exceed 30 SF per 100 LF of street frontage on which signage is located; provided, however, that the total maximum sign area shall not exceed 320 SF.
 2. No sign shall exceed 6 feet in height.
 3. Signs shall reflect the architectural design of the buildings with which they are associated, and shall incorporate unifying features such as materials.
 4. No portion of any sign or supporting structure shall be located closer than 5 feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
 5. No sign is permitted for frontages on local residential streets.
 6. All commercial center signs shall include the address of the center in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.
- E. Permanent Tenant Monument Signs. Tenant monument signs provide secondary tenant identification to passing motorists, complementing other permanent commercial signage. Businesses in a separate building and occupying at least 100 feet of frontage on one street may be permitted a single- or double-faced monument sign, subject to the following standards:
1. Sign area per street frontage shall not exceed 20 SF per 100 LF of the street frontage on which the sign is located; provided, however, that no one sign shall exceed 60 SF.
 2. Maximum height of monument signs shall not exceed 6 feet above the public sidewalk.
 3. Signs shall reflect the architectural design of the building with which they are associated, and shall incorporate unifying features such as materials.
 4. No portion of any sign or supporting structure shall be located closer than 5 feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
 5. No sign is permitted for frontages on local residential streets.
 6. All tenant monument signs shall include the address of the business in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.
- F. Permanent Tenant Identification Signs. Tenant identification signs indicate the occupant of specific buildings within a commercial or institutional project. One wall sign per street frontage per tenant is permitted. The total sign area permitted per building frontage shall not exceed 1 SF per 1 LF of building frontage on which the sign is located, subject to the following:
1. Building frontages may not be combined to permit a larger sign on any one building frontage.
 2. Signs shall be attached to the building or canopy, or suspended from a beam, parallel to the building face. No portion of any sign or its supporting structure may project more than 6 inches from the face of the building or structure to which it is attached.

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

1. A maximum of one such sign per building frontage is permitted, provided that it is perpendicular to the main face of the building and suspended from a canopy or projects not more than 3 feet from the building face.
 2. Signs shall not exceed 2 SF in area and shall have a minimum ground clearance of 8 feet.
 3. All such signs shall be nonenergized and nonelectrical.
- G. Permanent Commercial Informational Signs. Informational signage for directing auto, service, and pedestrian traffic is permitted. This may include backdoor signs which identify rear entrances to buildings; signs providing business hours and related information; and signs which designate or direct traffic. Such signage shall be addressed in the uniform sign program for each planning area.
- H. Temporary Commercial Project Marketing Signs. Temporary commercial project marketing signs identify the commercial and institutional planning areas and provide information about the proposed projects during the initial marketing period. Temporary project marketing signs shall be ground signs, single- or double-faced, with a maximum sign area of 120 SF and a height not exceeding 14 feet.
- I. Temporary Commercial Construction Signs. Temporary construction signs identify the commercial or institutional project under construction and denote the developer, architect, engineer, and/or contractor. One such sign shall be permitted at each commercial or institutional lot during the initial construction period. Signs shall be single or double-faced ground signs, with a maximum sign area of 100 SF and a maximum height of 16 feet.
- J. Temporary Commercial Sales and Leasing Signs. Temporary sales and leasing signs identify real estate property in each commercial/institutional project during the subsequent sales and leasing period. One such sign is permitted for each commercial and institutional lot. Sales and leasing signs shall be single- or double-faced ground signs with a sign area not exceeding 40 SF and a maximum height of 10 feet.
- K. Temporary Window Signs. Temporary window signs, including signs painted on windows and banners, shall be permitted subject to the following:
1. They shall be permitted only inside a window of the business to which such sign pertains.
 2. Total area occupied by said sign shall not exceed more than 25% of the window area through which they are displayed.
 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols, or pictures that may be offensive to the general public.
 4. Window signs shall not be displayed for more than 31 days consecutively.
- L. Temporary Advertising Devices. Temporary advertising devices, such as pennants, banners, and flags, shall be permitted for grand openings, changes of ownership, and special promotions, subject to the following regulations:
1. All temporary pennants, banners, and flags shall require a permit and shall be subject to the review and approval of the Planning Division.

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

8.9q Signs for Gasoline Dispensing Establishments

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

- A. One monument sign per street frontage may be permitted, subject to the following:
 1. Sign area shall not exceed 20 SF per 100 LF of street frontage, plus 24 SF. Price signing shall be included within this sign area.
 2. Maximum height of the sign shall not exceed 6 feet above the adjacent public sidewalk.
 3. Signs shall reflect the architectural design of the building with which they are associated and shall incorporate unifying features such as materials.
 4. Street frontages may not be combined to permit a larger sign on any frontage.
 5. All monument signs shall include the address of the business in numerals and/or letters at least 6 inches high. Addresses shall not be obscured by landscaping or other obstructions.
 6. All monument signs shall be located on one side or in the median of each of the establishment's primary entrances and shall be landscaped.
- B. The total sign area of all wall signs per building frontage shall not exceed 1 SF per 1 LF of building frontage on which the sign is located.
- C. Signs above pumps and pump islands shall be limited to directions for use of pumps and payments, or other signs required by state regulations, and sign area shall not exceed a total of 10 SF per pump island.
- D. Temporary window signs, including signs painted on windows and banners, shall be permitted subject to the following:

1. They shall be permitted only inside a window of the business to which such signs pertain.
 2. Total area occupied by said signs shall not exceed 25% of the window area through which they are displayed, whichever is less.
 3. Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols, or pictures that may be offensive to the general public.
 4. Window signs shall not be displayed for more than 31 days consecutively.
- E. Temporary advertising signs may be permitted, subject to the provisions of Section 8.9g, Temporary Advertising Devices.

8.9r Temporary Offsite Directional Signs

- A. Off-site directional signs for the location of residential open houses and garage sales, subsequent to the initial residential marketing, are permitted subject to the following:
1. Signs may only be posted on weekends between 6 p.m. on Friday and 6 p.m. on Sunday, on legal holidays between 8 a.m. and 6 p.m., and between 8 a.m. and 2 p.m. on one weekday designated by the City Council.
 2. Signs may be posted within the public right-of-way only within parkways, tree wells, and tract entry planters. Signs may not be posted in median islands, on utility poles, light standards, traffic signals, street trees, or in any fashion that would interfere with traffic signals or sight visibility at intersections and driveways.
 3. There shall be no more than one sign per direction of traffic at any intersection within the public right-of-way.
 4. Signs shall be at least 1,000 feet apart, except at intersections.
 5. Maximum area of directional signs shall not exceed 3 SF, nor shall any sign be erected in excess of 4 feet in height.
 6. Signs may be posted on private property.
- B. Signs in violation of this section may be subject to removal and disposition without notice or warning.

**Community Wide
Implementation Element
Chapter 9**

Chapter 9 - COMMUNITYWIDE IMPLEMENTATION ELEMENT

9.1 Implementation Process

9.1a Development Processing

As diagrammed in Figure 9.1, the *Canyon Hills Cottonwood Hills* Specific Plan constitutes one step in a series of steps in securing City approval of development within the specific plan area. While conforming to the City General Plan, the adopted Specific Plan becomes the basis for reviewing subsequent tract maps and permits. Zoning controls are prescribed in Chapter 8, while design guidelines are specified in each plan element.

Companion documents to the Specific Plan include the Environmental Impact Report (EIR) and Development Agreement. The EIR cites the existing conditions in the specific plan area, anticipated impacts of development as proposed in the Specific Plan, and mitigation measures which are in turn incorporated into the Specific Plan. Appendix B summarizes the environmental impacts and mitigation from the EIR. The Development Agreement specifies the phasing and financing of public infrastructure and facilities, based on the Specific Plan. This is discussed further in Section 9.3.

The following administrative standards apply to the implementation process:

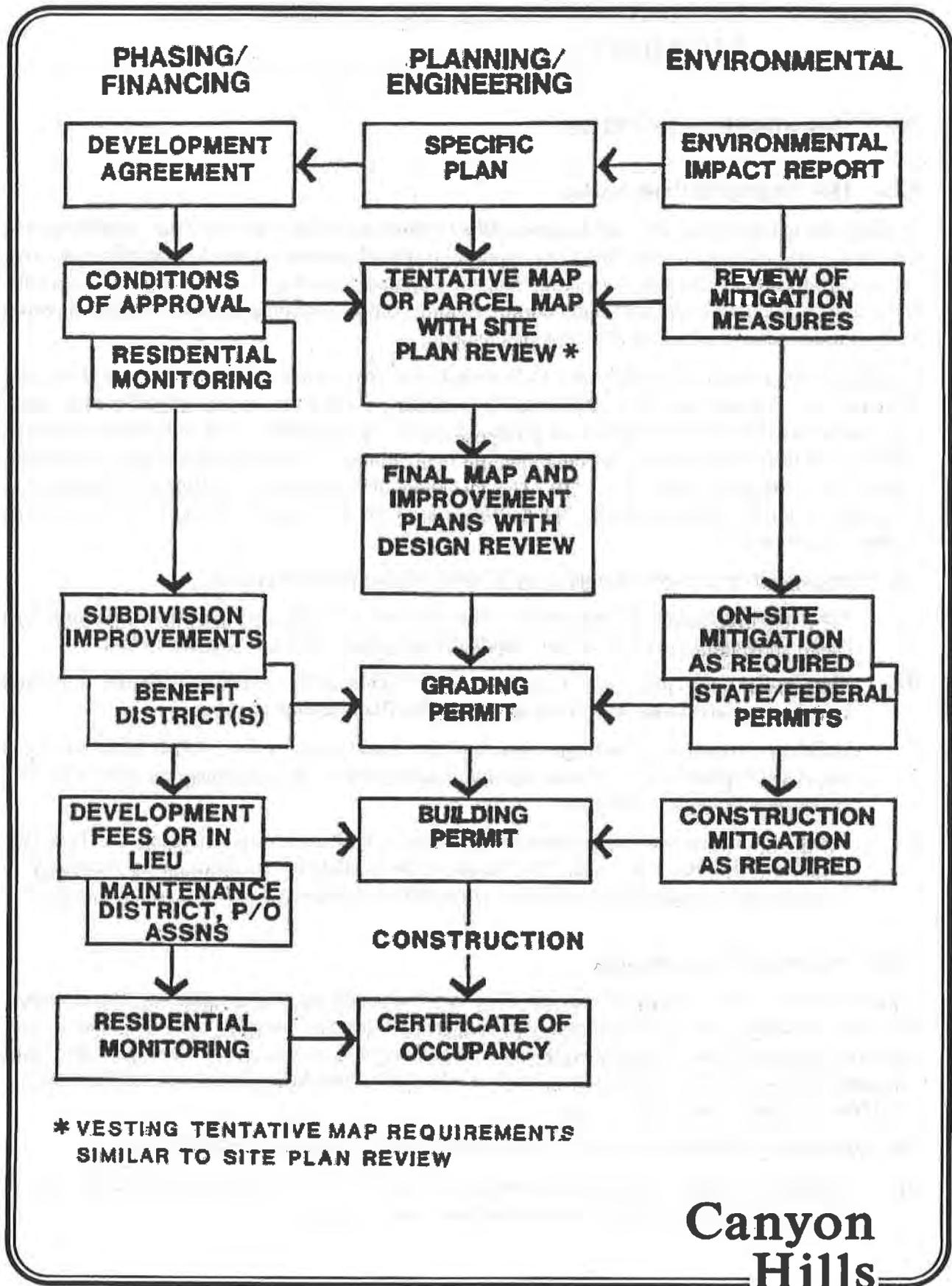
- A. The tentative or parcel map and Site Plan Review package (as described in Section 9.2) shall substantially conform to the standards and guidelines of the Specific Plan.
- B. The final subdivision map or project shall substantially conform with the approved tentative or parcel map as well as approved Site Plan Review package.
- C. Building permits for dwelling units shall be issued when a final subdivision has been recorded. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City.
- D. Mitigation measures for environmental impacts shall be reviewed during the Tentative Map/Site Plan Review stage. The Tentative Map shall be conditioned as necessary to mitigate any remaining impacts at the construction documents and construction stages.

9.1b Specific Plan Changes

Minor changes to the approved Specific Plan may be made by the Community Development Director, provided that such changes are consistent with the purpose and character of the approved Specific Plan. All modifications or amendments to the approved Specific Plan, other than such minor changes, shall be processed as a Specific Plan Amendment and shall be subject to all Specific Plan procedures.

The following modifications constitute minor changes to the approved Specific Plan:

- A. Transfer of Units: Transfer of dwelling units from one residential planning area to another is permitted, under the criteria specified in Section 3.3a.



* VESTING TENTATIVE MAP REQUIREMENTS SIMILAR TO SITE PLAN REVIEW

Canyon Hills

Development Processing 9.1

- B. Planning Area Size: The gross acreage of a planning area (including manufactured slopes, and residential collector, local, and private streets as applicable) may vary up to and including a maximum of 5% in size from the acreage specified in the Specific Plan. An additional gross acreage change may be permitted for residential planning areas in conjunction with a dwelling unit transfer, as specified in Section 3.3a. For parkland acreage, the gross acreage in the specific plan area must total at least 57.1 acres, with a maximum credit of 5.0 acres per elementary school.
- C. Alternate Uses: Alternate uses for the elementary school sites and institutional sites are permitted, as described in Sections 5.1b and 4.2a, respectively.
- D. Roadways: Minor changes in roadway alignments and street sections are allowed, provided such changes are consistent with the streetscape concept for major roads, and subject to the approval of the City Engineer.
- E. Phasing Program: The phasing program may be modified, provided the objectives of the program (as set out in Section 9.3) continue to be met, and the terms of the Development Agreement between the City and developer(s) are honored.

9.2 Site Plan Review

The purpose of the Site Plan Review process is to ensure that each proposed development project is consistent with the Specific Plan. This process is based on the site plan review specified in Section 17.99.140 of the Specific Plan District ordinance.

Site Plan Review is required for both residential and nonresidential uses, on a planning area basis. Chapter 10 provides a review list for each planning area to facilitate both design and engineering and City review. This includes (1) land use controls, (2) design guidelines, and (3) environmental mitigation measures. Deviations from the design guidelines outlined in Sections 3.2, 4.1c, 4.2c, 5.1c, 5.2, 6.2, and 7.2 of the Specific Plan should be addressed during Site Plan Review. Variances from the development standards of the applicable zoning district and signage standards are addressed in Chapter 8.

As indicated in Figure 9.1, Site Plan Review will usually occur simultaneously with tentative or parcel map review and approval. For vesting tentative maps or the vesting portions of a tentative map, Site Plan Review is similar in the scope of review required for vesting. Conditions of approval for tentative maps should reflect the Site Plan Review process.

9.2a Site Plan Review Application

In addition to the information ordinarily submitted with the tentative map or parcel map application, the following design information shall be submitted in the Site Plan Review package:

- A. A grading plan showing proposed finished grades superimposed over the existing topography, drainage proposals, and boundary information.
- B. A 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; location of fencing, and loading and drop-off areas; location and grading of permanent community entrances and project entries.

- C. Locations and grades of existing and proposed buildings and structures, if development is multifamily attached housing or nonresidential. Representative plot plans if project is single-family detached residential.
- D. Representative building plans and elevations, and tabulation of proposed dwelling units if applicable.
- E. Conceptual landscaping plan including plant palette; indication of areas to receive permanent irrigation; and existing trees and vegetation to be preserved.
- F. Representative fencing diagrams.
- G. Location and tabulation of open space areas, including public, common area, and private open space.
- H. Traffic noise analysis, if applicable.
- I. Preliminary hydrology study for major flow areas and a preliminary hydraulic design for the storm drain system within the mapped area.

With the Phase I Site Plan Review Application, the *Canyon Hills Cottonwood Hills* Community Signage Program shall be submitted. This program shall comply with Section 8.9 of this Plan, and shall provide standards for sign type, location, size, typeface, and materials for both permanent and temporary signage.

9.2b Administration

The Site Plan Review shall be conducted by the Planning Commission at a noticed public hearing. At this hearing, the 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.

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

- A. 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.
- B. The project complies with the design guidelines outlined in the Specific Plan and other applicable provisions of the Municipal Code.
- C. 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.

9.3 Phasing Process

The phasing program for the *Canyon Hills Cottonwood Hills* community is based on the following objectives:

- Provide for coherent, orderly buildout of the community (as opposed to scattered, uncoordinated development) within the context of market conditions.
- Insure adequate public facilities and services concurrent with private development.

- Develop a range of housing opportunities at a variety of densities as the community develops, market conditions permitting.
- Protect the public health, safety, and general welfare.

9.3a Development Phasing

While the buildout rate and order in which projects are developed are primarily a function of market conditions, a general phasing program can be projected. Figure 9.2 depicts a phasing program for the proposed residential and commercial uses in the specific plan area. Anticipated buildout would be approximately 10 years, beginning in ~~2000/2001~~ 1989/1990.

The phasing program for residential development considers the following factors:

- Phasing of grading, and balancing of cut and fill to the extent practical.
- Provision of adequate access to and from the specific plan areas as a whole.
- Phasing of infrastructure in terms of availability and capacity, including community streets and utilities.
- Marketing visibility and access.
- Location of school and park district boundaries and the provision of schools and parks.
- When possible, balancing residential products and the availability of units in a range of prices.

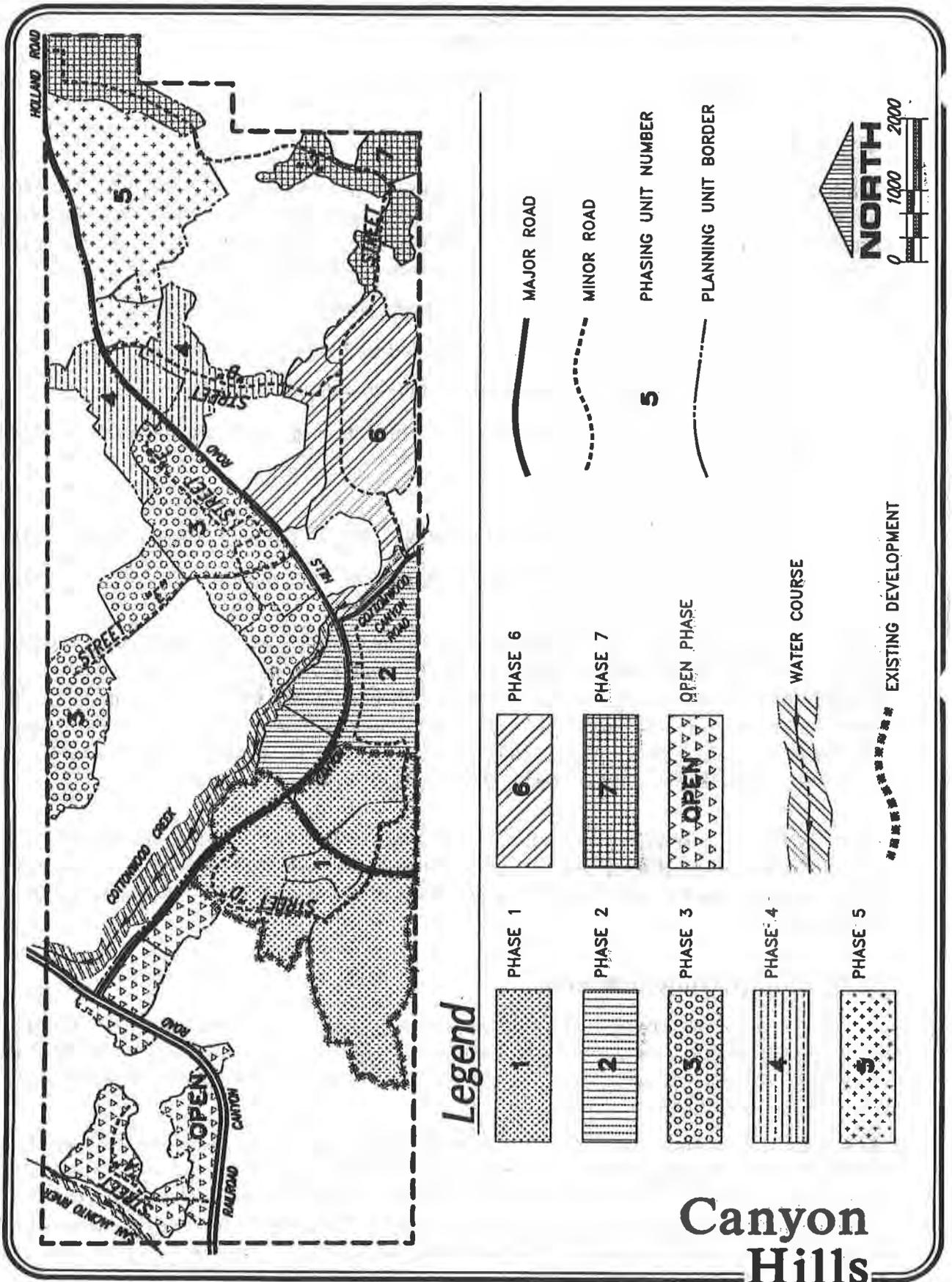
Table 9.1 summarizes the projected residential buildout and associated community population. Sites for attached residential development will be available in the phase shown, but may not be fully built out, depending on market conditions. Planning Areas 1 and 2 are located in an "Open Phase", with development subject to market opportunities. Phases 5 and 6 are interchangeable; that is, they can occur in any sequence or concurrently, provided *Canyon Hills Road* ~~Cottonwood Hills Road~~/Holland Road is improved to the eastern boundary.

Commercial and institutional project sites will be available in the phase shown, but will be developed when adequate demand warrants. Planning Area 3 is situated in the "Open Phase"; while Planning Areas 4 and 16, the neighborhood commercial sites, will be available for early development.

9.3b Transportation Phasing

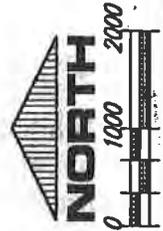
Table 9.2 outlines the area wide and community transportation facilities necessary in each of the development phases. Adequate community-level improvements are required in relation to building occupancy for each phase. Local and residential collector streets should be built in conjunction with project subdivisions.

Widening of Railroad Canyon Road to a minimum four-lane section is required at a cumulative 5,000 ADT for the community, or 500 detached dwelling units, whichever comes first. During construction of Railroad Canyon Road, access to *Canyon Hills* ~~Cottonwood Hills~~ will be maintained from Canyon Lake (from the northeast) to *Canyon Hills Road* ~~Cottonwood Hills Road~~. This will ensure access for residents and police and fire protection services, as well as neighbors to the site who use Cottonwood Canyon Road and Lost Road.



Legend

| | | | | | |
|--|---------|--|----------------------|--|----------------------|
| | PHASE 1 | | PHASE 6 | | MAJOR ROAD |
| | PHASE 2 | | PHASE 7 | | MINOR ROAD |
| | PHASE 3 | | OPEN PHASE | | PHASING UNIT NUMBER |
| | PHASE 4 | | WATER COURSE | | PLANNING UNIT BORDER |
| | PHASE 5 | | EXISTING DEVELOPMENT | | |



Canyon Hills

Phasing Plan 9.2

Table 9.1

RESIDENTIAL PHASING PROGRAM

| Phase | SF1 DU | SF2 DU | SF3 DU | MF1 DU | MF2 DU | Total Dwelling Units | Estimated Population | Estimated Elementary Students |
|-----------------------------------|--------------------|------------------------|----------------------|--------------------|------------------------|----------------------------|------------------------------|-------------------------------------|
| Phase 1 Phase Cumulative | - - | 312 434 312 434 | 296 224 296 224 | 0 409 0 409 | 0 246 0 246 | 608 977 608 977 | 1,623 2,609 1,623 2,609 | 243 394 243 394 |
| Phase 2 Phase Cumulative | - - | 99 248 411 649 | 111 0 407 224 | 128 466 128 275 | 292 398 292 644 | 630 782 1,238 4,759 | 1,682 2,088 3,305 4,697 | 252 343 495 704 |
| Phase 3 Phase Cumulative | - - | 139 300 550 949 | 383 233 790 454 | 0 0 128 275 | 236 0 528 644 | 758 533 1,996 2,292 | 2,024 4,423 5,329 6,129 | 303 243 798 947 |
| Phase 4 Phase Cumulative | - - | 0 468 550 4,117 | 274 488 1,064 642 | 0 0 128 275 | 171 0 699 644 | 445 356 2,441 2,648 | 1,188 954 6,517 7,074 | 178 446 976 1,063 |
| Phase 5 Phase Cumulative | - - | 196 379 746 4,496 | 136 0 1,200 642 | 0 0 128 275 | 0 0 699 644 | 332 379 2,773 3,027 | 886 4,042 7,403 8,083 | 133 455 1,109 1,248 |
| Phase 6 Phase Cumulative | - - | 273 397 1,019 4,893 | 154 - 1,354 642 | 0 0 128 275 | 0 0 699 644 | 427 397 3,200 3,424 | 1,140 4,060 8,543 9,143 | 171 459 1,280 1,377 |
| Phase 7 Phase Cumulative | 101 -93 101 -93 | 0 - 1,019 4,893 | 0 - 1,354 642 | 0 0 128 253 | 0 0 699 644 | 101 93 3,301 3,547 | 270 248 8,813 9,394 | 40 38 1,320 1,445 |
| Open Phase Phase Cumulative | 0 - 101 -93 | 0 - 1,019 4,893 | 0 - 1,354 642 | 274 274 402 549 | 700 484 1,399 1,098 | 974 758 4,275 4,275 | 2,601 2,024 11,414 11,415 | 390 303 1,710 1,718 |

Table 9.2
TRANSPORTATION PHASING PROGRAM

| Phase | Required Improvements | Timing |
|--|--|---|
| <p>Phase 1</p> <p>Cumulatives* 608 977 Dwelling Units 13.9 43.4 Acres of Commercial</p> | <p>Area Wide</p> <ul style="list-style-type: none"> Widen Railroad Canyon Road to a minimum four lane section, including modifications to Cottonwood Creek culvert, if required, and reclamation of sand and gravel operation areas. <p>Community</p> <ul style="list-style-type: none"> Install signal at Railroad Canyon Road/<i>Canyon Hills Road</i> Cottonwood-Hills-Road intersection. Construct <i>Canyon Hills Road</i> Cottonwood Hills Road to a minimum two lane section from Railroad Canyon Road to Lost Road. Construct Lost Road to a minimum two lane section from <i>Canyon Hills Road</i> Cottonwood-Hills-Road, tapering at the community boundary. Provide temporary connection between <i>Canyon Hills Road</i> Cottonwood-Hills-Road and the existing dirt road, "Cottonwood Canyon Road" <p>Local</p> <ul style="list-style-type: none"> Build local and private streets within new subdivisions. | <ul style="list-style-type: none"> At 5,000 cumulative ADT or 500 detached dwelling units, whichever comes first. In conjunction with widening Railroad Canyon road. At occupancy of first dwelling unit in Phase 1 At occupancy of first dwelling unit in Planning Area 6, 9 or 10. With subdivision improvements. With Subdivision improvements |
| <p>Phase 2</p> <p>Cumulatives* 1,238 1,759 Dwelling Units 16.1 46.7 Acres of Commercial/Industrial</p> | <p>Community</p> <ul style="list-style-type: none"> Complete/construct <i>Canyon Hills Road</i> Cottonwood Hills Road to full width from Railroad Canyon road to Cottonwood Canyon Road. Complete Lost Road to full four lane width, from <i>Canyon Hills Road</i> Cottonwood-Hills-Road, tapering at the community boundary. Construct Cottonwood Canyon Road to full section, from <i>Canyon Hills Road</i> Cottonwood-Hills-Road, tapering at the community boundary. Provide a temporary connection between <i>Canyon Hills Road</i> Cottonwood-Hills-Road and the existing dirt road, "Holland Road". | <ul style="list-style-type: none"> At occupancy of first dwelling unit in Phase 2 At occupancy of first dwelling unit in Planning Area 14 At occupancy of first dwelling unit in Planning Area 14 At occupancy of first dwelling unit in Planning Area 12 or 13. |

* Cumulatives exclude Open Phase

** Phases 5 and 6 may be interchanged

**Table 9.3
TRANSPORTATION PHASING PROGRAM (CONTINUED)**

| Phase | Required Improvements | Timing |
|---|--|---|
| <p>Phase 3 Cumulatives* 1,996 977 Dwelling Units 16.1 43.4 Acres of Commercial</p> | <p>Local</p> <ul style="list-style-type: none"> • Build local and private streets within new subdivisions. <p>Community</p> <ul style="list-style-type: none"> • Construct <i>Canyon Hills Road</i> Cottonwood Hills-Road to a minimum two lane section from Cottonwood Canyon Road to Street "E". • Construct <i>Canyon Hills Road</i> Cottonwood Hills-Road to a two lane section with landscaping of right-of-way from Street "E" to eastern entrance of Planning Area 21 at Street "F". • Install signal at <i>Canyon Hills Road</i> Cottonwood Hills-Road/Lost Road intersection. • Provide temporary connection between <i>Canyon Hills Road</i> Cottonwood Hills-Road and the existing dirt road, "Cottonwood Canyon Road" | <p>• With subdivision improvements.</p> <p>• At occupancy of first dwelling unit in Phase 3</p> <p>• Same.</p> <p>• Same</p> |
| <p>Phase 4 Cumulatives* 2,441 2,648 Dwelling Units 16.1 20.6 Acres of Commercial/Industrial</p> | <p>Local</p> <ul style="list-style-type: none"> • Build local and residential collector streets within new subdivisions. <p>Community</p> <ul style="list-style-type: none"> • Construct <i>Canyon Hills Road</i> Cottonwood Hills-Road to a two lane section with landscaping of right-of-way from eastern entrance of Planning Area 21 at Street "F" to Street "B" <p>Local</p> <ul style="list-style-type: none"> • Build local and residential collector streets within new subdivisions. | <p>• With Subdivision improvements</p> <p>• At occupancy of first dwelling unit in Phase 4</p> <p>• With Subdivision improvements</p> |

* Cumulatives exclude Open Phase

** Phases 5 and 6 may be interchanged

**Table 9.2
TRANSPORTATION PHASING PROGRAM (CONTINUED)**

| Phase | Required Improvements | Timing |
|---|---|---|
| <p>Phase 5** Cumulatives* 2,773 3,027 Dwelling Units 16.1 20.6 Acres of Commercial/Industrial</p> | <p>Community</p> <ul style="list-style-type: none"> • Complete <i>Canyon Hills Road</i> Cottonwood Hills Road to full width from Street "E" to Cottonwood Canyon Road. • Construct <i>Canyon Hills Road</i> Cottonwood Hills Road, to a two lane section with landscaping of right-of-way from Street "B" to Street "C". • Construct Holland Road as half-width improvement from Street "C" to the community boundary. <p>Local</p> <ul style="list-style-type: none"> • Build local and residential collector streets within new subdivisions. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 5 • Same. • Same. • With Subdivision improvements |
| <p>Phase 6** Cumulatives* 3,200 3,424 Dwelling Units 16.1 20.6 Acres of Commercial/Industrial</p> | <p>Community</p> <ul style="list-style-type: none"> • Construct <i>Canyon Hills Road</i> Cottonwood Hills Road to a two lane section with landscaping of right-of-way from Street "B" to Street "C". • Construct Holland Road as a half width improvement from Street "C" to the community boundary. <p>Local</p> <ul style="list-style-type: none"> • Build local and residential collector streets within new subdivisions. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 6 • Same • With Subdivision improvements |
| <p>Phase 7 Cumulatives* 3,303 3,517 Dwelling Units 16.1 20.6 Acres of Commercial/Industrial</p> | <p>Community</p> <ul style="list-style-type: none"> • Construct rural collector portion of Street "C". <p>Local</p> <ul style="list-style-type: none"> • Build local and residential collector streets within new subdivisions. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 7 • With Subdivision improvements |
| <p>Open Phase Adds 974 Dwelling Units Adds 7.7 7.8 Acres of Commercial</p> | <p>Local</p> <ul style="list-style-type: none"> • Build private and public streets within new subdivisions. | <ul style="list-style-type: none"> • With Subdivision improvements |

* Cumulatives exclude Open Phase

** Phases 5 and 6 may be interchanged

**Table 9.3
PUBLIC FACILITIES PHASING PROGRAM (Continued)**

| Phase | Required Improvements | Timing |
|---------|--|--|
| Phase 3 | <p>Area Wide</p> <ul style="list-style-type: none"> • Deed Community Park site to City <i>or approved public entity</i>, including Upper Cottonwood Creek (Open Space C). <p>Community</p> <ul style="list-style-type: none"> • Construct West Elementary School. • Reserve Central Elementary School site for Lake Elsinore Unified School District. • Install eastern community water facilities. • Modify school district boundaries to match logical road and subdivision boundaries. <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets. • Deed designated public natural open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 3. • At occupancy of first dwelling unit in Phase 3, or 1,759 cumulative DU, whichever comes first. • With Subdivisions |
| Phase 4 | <p>Area Wide</p> <ul style="list-style-type: none"> • Build one-half of <i>Canyon Hills Cottonwood Hills</i> share of Community Park improvements. <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets. • Deed designated public natural open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 4, or 2,292 cumulative DU, whichever comes first. • With subdivisions. |

**Table 9.3
PUBLIC FACILITIES PHASING PROGRAM (Continued)**

| Phase | Required Improvements | Timing |
|--|--|---|
| <p>Phase 5</p> <p>Note: This phase may be interchanged with Phase 6.</p> | <p>Community 1</p> <ul style="list-style-type: none"> • Reserve East Elementary School site for Menifee Union School District. • Deed East Neighborhood Park site to City <p>Community 2</p> <ul style="list-style-type: none"> • Construct East Neighborhood Park. <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets • Deed designated natural public open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Phase 5 • At occupancy of last dwelling unit in Phase 5, or 3,027 cumulative DU, whichever comes first. • With subdivisions. |
| <p>Phase 6</p> <p>Note: This phase may be interchanged with Phase 5.</p> | <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets • Deed designated natural public open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • With subdivisions. |
| <p>Phase 7</p> | <p>Community</p> <ul style="list-style-type: none"> • Construct East Elementary School, if needed. <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets. • Deed designated natural public open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • At occupancy of last dwelling unit in Phase 7. • With subdivisions. |

**Table 9.3
PUBLIC FACILITIES PHASING PROGRAM (Continued)**

| Phase | Required Improvements | Timing |
|------------|--|--|
| Open Phase | <p>Area Wide 1</p> <ul style="list-style-type: none"> • Deed San Jacinto River (Open Space A) to City <i>or approved public entity</i>. <p>Area Wide 2</p> <ul style="list-style-type: none"> • Build one-half of <i>Canyon Hills'</i> Cottonwood Hills' share of Community Park improvements. <p>Community</p> <ul style="list-style-type: none"> • Construct Central Elementary School, if needed. <p>Local</p> <ul style="list-style-type: none"> • Provide utilities and drainage facilities within new subdivisions and streets • Deed designated natural public open space to City <i>or approved public entity</i>. | <ul style="list-style-type: none"> • At occupancy of first dwelling unit in Open Phase. • At occupancy of last dwelling unit in Open Phase. • At occupancy of last dwelling unit in Open Phase. • With subdivisions. |

In order to maintain the existing access to the east, connections from improved *Canyon Hills Road* ~~Cottonwood Hills Road~~ to the existing "Cottonwood Canyon Road/Holland Road" dirt roads within the community are prescribed for Phases 1, 2, 3, and 4.

The provision of transit stops associated with commercial areas is addressed in Section 7.4.

9.3c Public Facilities and Services Phasing

Public facilities and services should be provided as needed as the community develops. Table 9.3 presents the phasing program for public facilities. Adequate areawide and community-level improvements and actions are required in relation to residential unit occupancy and/or phase sequence. Under the phasing program, the school construction items represent targets for building schools onsite to serve community residents. All sites are reserved concurrently with the phase in which they are located. During the course of community development, the appropriate school districts will determine if each site is required and when it will be developed. If a site is not needed, its alternate use is specified in Section 5.1b.

9.3d Phasing of Grading

The guidelines below should be followed in phasing of grading operations:

- Accomplish earthmoving in stages, in order to avoid clearing the ground far in advance of grading.
- To the extent practical, match mass grading to the phase shown in Figure 9.2 or to the subareas of these phases, balancing cut and fill within phases.
- To control siltation offsite, construct required onsite temporary or permanent drainage facilities concurrently with grading operations.
- Utilize techniques to minimize erosion and control sediment transport during construction, such as sandbagging, berming, and jute matting.
- Condition and plant all manufactured slopes greater than 5 feet in height to provide for rapid slope stabilization during and after construction.
- In conducting grading operations, mitigate the impacts on abutting residential projects, such as noise and dust generation.

It is anticipated that areas designated to receive riparian habitat replacement will not always be available concurrently with habitat loss due to grading. Adequate coordination should be undertaken between phases to ensure mitigation of riparian habitat losses as prescribed in Section 6.2b.

9.3e Residential Monitoring Program

A monitoring program is necessary to track residential development in the *Canyon Hills* ~~Cottonwood Hills~~ community. This program would serve three purposes:

- To track residential development in terms of units with certificates of occupancy for purposes of administering the phasing program.
- To monitor units approved in tentative maps by planning area and for the overall specific plan area, to insure conformance with the unit transfer provision outlined in Section 3.3.

- To assist in tracking students generated by the community as it is built out, to determine school facility needs.

The City of Lake Elsinore will establish and maintain the monitoring program. However, for the purpose of tracking approved dwelling units, the applicant shall provide a set of revised statistical tables and figures with each tentative map submission. The tables and figures should include any unit transfer revisions under the proposed tentative map, and should be labeled as to date and tentative map number. The items to be kept up-to-date by the applicant shall include:

Specific Plan Map

Table 2.1 Land Use Tabulation

Table 3.1 Housing Tabulation

Table 5.1 Student Generation

Table 9.1 Residential Phasing Program

Table 9.2 Transportation Phasing Program

9.4 Facilities Financing

A facilities financing program is important to implementation of the *Canyon Hills Cottonwood Hills* Specific Plan. The program should assure the timely financing of public facilities, streets, utilities, and other necessary capital improvements, and should provide for the subsequent maintenance of improvements.

There are a number of financing mechanisms available for funding and maintaining public facilities and services. Tables in the appropriate land use element outline the options available for public facilities, public services, open space, and circulation improvements.

9.4a Road Benefit District

Riverside County has created the Menifee Valley Road and Bridge Benefit District to fund widening and improvements to Railroad Canyon Road, Newport Road, and other regional facilities including the portion of Railroad Canyon Road within *Canyon Hills Cottonwood Hills*. The district includes the portion of Railroad Canyon Road west of *Canyon Hills Cottonwood Hills*, but does not encompass interchange improvements at Interstate 15. The district is administered by the County and includes the entire *Canyon Hills Cottonwood Hills* plan area. The amount of the assessment would be a cost per dwelling or equivalent, based on an estimate of the cost of improvements to be constructed as approved by the Board of Supervisors.

Canyon Hills Cottonwood Hills will participate in the County District, or alternately, in a similar city district, to provide for the timely construction of Railroad Canyon Road.

9.4b City Development Agreement

A development agreement between the developer(s) of *Canyon Hills Cottonwood Hills* and the City of Lake Elsinore shall be prepared and approved prior to recordation of the first Final Map. This agreement should specify the respective obligations of the City and developer in regard to the financing, phasing, provision, and operation of public facilities and services, and the phasing and rights to private development.

Possible funding implementation mechanisms under the development agreement include the following:

- Impact fees.
- Mello-Roos district.
- Other forms of assessment districts.
- Facilities benefit assessment.
- Conventional subdivision financing.
- Turnkey construction.
- Land reservation, dedication, deeding in fee, or easement.
- Hookup charges.
- Reimbursement agreements.

Potential operations and maintenance measures include:

- City general fund.
- Special assessment or service districts.
- Property owners association(s).
- User fees.
- Community-contributed service.

9.4c School Agreements

Prior to issuance of residential building permits, the project developer shall enter into an agreement(s) with the appropriate school district(s) to mitigate school impacts. This should establish the method, amount, and timing of school financing.

The options for development of the elementary school sites, including land and improvements, are outlined in Table 5.5a. It is anticipated that school fees will be paid for high school impacts as required under State law.

9.4d Community Lighting and Open Space Maintenance District

The *Canyon Hills* ~~Cottonwood Hills~~ lighting and open space maintenance district shall be established to maintain public open space areas and provide lighting for streets and public areas. This district may exclude lighting and open space maintenance associated with Railroad Canyon Road. All property owners within the community will be assessed to provide district funding. The district should be created prior to issuance of the first building permit, and will be administered by the City.

As an alternative, the *Canyon Hills* ~~Cottonwood Hills~~ community may be annexed into Lake Elsinore's Citywide Landscaping and Street Lighting District. Under this alternative, the community would constitute a separate zone with assessments appropriate to the level of maintenance and amount of improvements to be maintained in the specific plan area.

If for some reason the district approach proves impractical or unsatisfactory, maintenance responsibilities should revert to a master property owners association or master homeowners association.

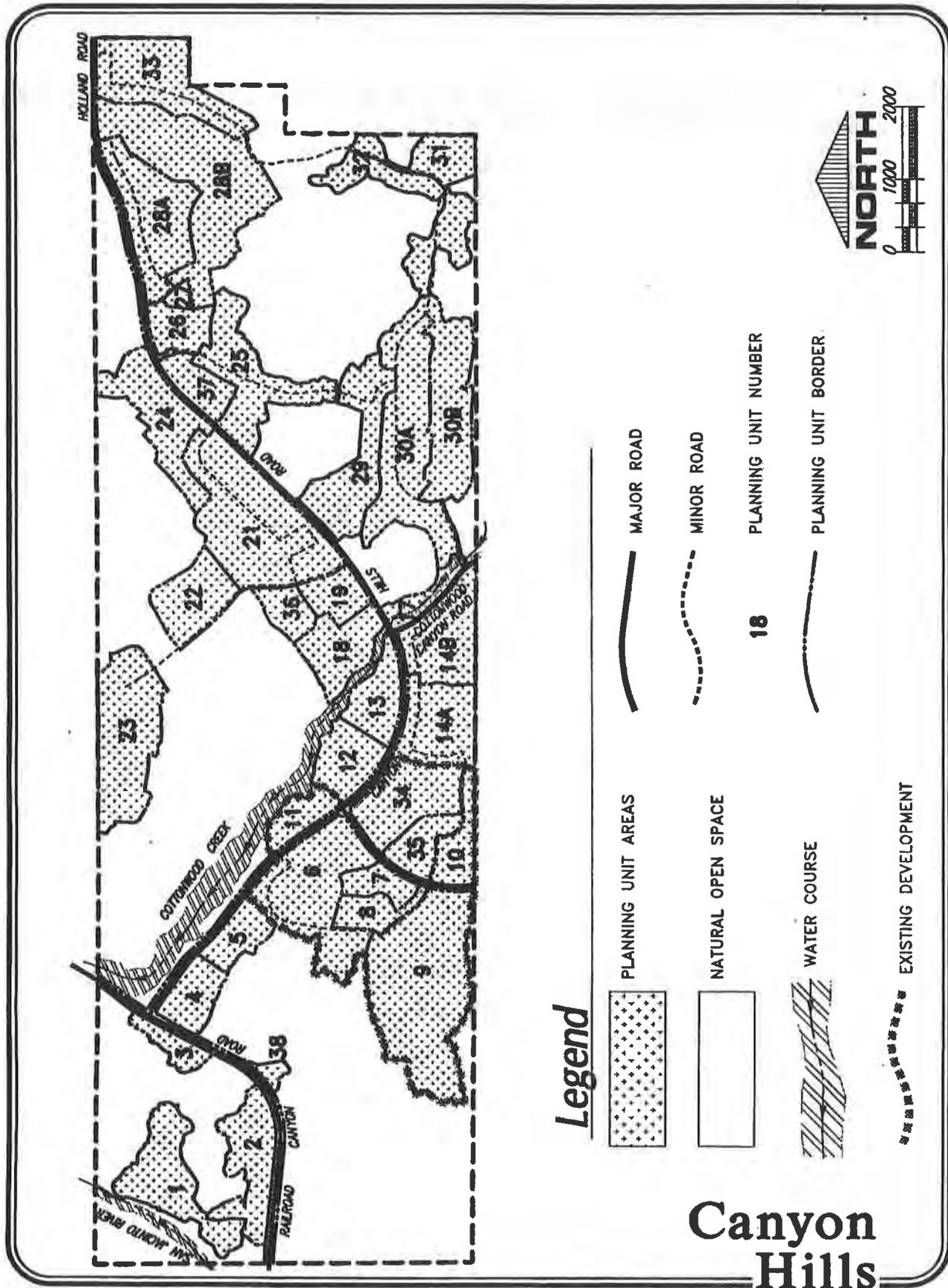
9.4e Property Owner Associations

Property owner associations will be established on a planning area basis as required. These associations are anticipated for the following projects:

- Multifamily attached residential (MF1 and MF2) with condominium ownership.
- Some single-family detached residential (SF1, SF2, SF3), where there are common area open spaces and/or facilities to be maintained and managed.
- Commercial centers with multiple ownerships.

Generally, property owner associations are authorized to collect fees through project CC&Rs (codes, covenants, and restrictions).

Planning Units
Chapter 10



Planning Areas 10.1

10.1 Canyon Hills Cottonwood Hills Specific Plan Planning Area 1

Acres: 30.8 ~~26.1~~
Density: 10.31 ~~10.5~~ DU/AC
Dwelling Units: 318 ~~274~~

Land Use: Multifamily Attached Residential 1 (MF1)
Possible Product(s): Attached - townhouses, patio homes, duplexes.

Zoning: MF1 District

Phasing: "Open Phase"
School District: Lake Elsinore Unified School District

Design Features:

- Grading to preserve topographic mound at western boundary of specific plan area per Figure 6.5.
- Daylighting next to San Jacinto River to extent practical.
- Incorporation of cut slope variations, Figure 6.6.
- Views of river and adjacent open space, and future estate lots in Canyon Lake Hills.
- Preservation of Open Space "F" as common area in conjunction with Planning Area 2.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Optional community entrance, Table 7.1a.
- Fire management program, Section 6.2d.

Special Interfaces:

- San Jacinto River riparian area, Figure 3.5.
- Design treatment for Street "A", Figure 7.10.
- Parkway treatment for Railroad Canyon Road, Figure 7.4 and Table 7.1c.
- Open space interfaces, Figure 6.2.

Access:

- Residential collector Street "A", single-loaded through this project.
- Median breaks in Railroad Canyon Road, per Section 7.1a.
- Potential transit stop, Section 7.4.

Additional Mitigation Measures:

- ~~San Jacinto River riparian habitat to be preserved and buffered, Figure 3.5.~~
- ~~Mitigation of traffic noise from Railroad Canyon Road to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.2 Canyon Hills Cottonwood Hills Specific Plan Planning Area 2

Acres: 26.9
Density: 18.0 DU/AC
Dwelling Units: 484

Land Use: Multifamily Attached Residential 2 (MF2)
Possible Product(s): Attached - walk-up apartments, condominiums.

Zoning: MF2 District

Phasing: "Open Phase"
School District: Lake Elsinore Unified School District

Design Features:

- Grading to create large buildable pads, and elevation differentials with Railroad Canyon Road, Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent open space.
- Preservation of Open Space "F" as common area in conjunction with Planning Area 1.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interfaces, Figure 6.2.
- Parkway treatment for Railroad Canyon Road, Figure 7.4 and Table 7.1c.
- Design treatment for Street "A", Figure 7.10.

Access:

- Residential collector Street "A" as loop road.
- Median breaks in Railroad Canyon Road, per Section 7.1a.
- Potential transit stop, Section 7.4.

Additional Mitigation Measures:

- ~~Mitigation of onsite cultural resource, Section 6.7.~~
- ~~Mitigation of traffic noise from Railroad Canyon Road to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.3 Canyon Hills Cottonwood Hills Specific Plan Planning Area 3

Acres: 7.7 ~~7.8~~ gross acres

Land Use: General Commercial (C2)

Zoning: C2 District

Phasing: “Open Phase”

Design Features:

- Grading to create flat pad.
- Grading to set pad low enough for visibility from Railroad Canyon Road.
- Compatibility with Planning Area 4, Table 4.2.
- Commercial design guidelines, Table 4.2.
- Incorporation of cut slope variations, Figure 6.5.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interface, Figure 6.3. See also Table 4.2.
- Parkway treatment for Railroad Canyon Road, Figure 7.4 and Table 7.1c.

Access:

- Signal at intersection of Railroad Canyon Road and *Canyon Hills Road* ~~Cottonwood Hills Road~~ per Section 7.1a, with access drive into project.
- Secondary access from Railroad Canyon Road (right-in/right-out).
- Potential transit stop, Section 7.4.
- Restrictions on trail-related parking, Section 7.6b.
- Bicycle parking, Table 4.2.

Additional Mitigation Measures:

- ~~Extensive shading of parking and pedestrian areas, Table 4.2.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Water conservation, Section 6.9.~~

10.4 Canyon Hills Cottonwood Hills Specific Plan Planning Area 4

Acres: 13.9 ~~13.4~~ gross acres

Land Use: Neighborhood Commercial (C1)

Zoning: C1 District

Phasing: “Open Phase”

Design Features:

- Grading to create flat pad.
- Grading to set pad low enough for visibility from Railroad Canyon Road.
- Incorporation of cut slope variations, Figure 6.6.
- Creation of identifiable community entrance, Table 7.1a.
- Compatibility with Planning Area 3, Table 4.2.
- Commercial design guidelines, Table 4.2.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interface, Figure 6.3. See also Table 4.2.
- Parkway treatment for Railroad Canyon Road, Figure 7.4 and Table 7.1c.
- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.5 and Table 7.1c.
- Buffer treatment between commercial and other uses, Table 4.2.

Access:

- Signal at intersection of *Canyon Hills Road* ~~Cottonwood Hills Road~~ and Railroad Canyon Road, per Section 7.1a.
- Access from *Canyon Hills Road* ~~Cottonwood Hills Road~~ at median break and right-in/right-out; and from Railroad Canyon Road (right-in/right-out).
- Potential transit stop, Section 7.4.
- Restrictions on trail-related parking, Section 7.6b.
- Bicycle parking, Table 4.2.

Special Mitigation Measures:

- ~~Extensive shading of parking and pedestrian areas, Table 4.2.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Water conservation, Section 6.9.~~

10.5 Canyon Hills Cottonwood Hills Specific Plan Planning Area 5

Acres: 12.4 12.8
Density: 24.03 16.9 DU/AC
Dwelling Units: 298 216

Land Use: Multifamily Attached Residential 2 (MF2)
Possible Product(s): Attached - walk-up apartments, condominiums.

Zoning: MF2 District

Phasing: "Open Phase"
School District: Lake Elsinore Unified School District

Design Features:

- Grading to create large buildable pad(s).
- Grading to produce elevation differentials with *Canyon Hills Road Cottonwood Hills Road*, Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of riparian area and adjacent open space along Cottonwood Creek.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interface, Figure 6.2.
- Parkway treatment for *Canyon Hills Road Cottonwood Hills Road*, Figure 7.5 and Table 7.1c.
- Buffer treatment between commercial and other land uses, Table 4.2.
- Buffer treatment between attached and detached residential, Table 3.3.

Access:

- Median breaks in *Canyon Hills Road Cottonwood Hills Road*, per Section 7.1b.

Additional Mitigation Measures:

- Mitigation of traffic noise from *Canyon Hills Road Cottonwood Hills Road* to acceptable level, Section 7.2d.
- Mitigation of onsite cultural resource, Section 6.7.
- Fire management zone, Section 6.2d.
- Energy conservation, Section 6.6.
- Water conservation, Section 6.9.

10.6 Canyon Hills Cottonwood Hills Specific Plan Planning Area 6

Acres: 47 46.1
Density: 4.6 4.8 DU/AC
Dwelling Units: 215 221

Land Use: Single-Family Detached Residential 3 (SF3)
Possible Product(s): Small lot detached.

Zoning: SF3 District

Phasing: 1
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Views of riparian area and adjacent open space along Cottonwood Creek.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interface, Figure 6.2.
- Buffer treatment between detached residential uses, Table 3.2.
- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.5 and Lost Road, Figure 7.9; and Table 7.1c.
- Design treatment for Street "D", Figure 7.12.

Access:

- Median breaks at *Canyon Hills Road* ~~Cottonwood Hills Road~~, per Section 7.1b.
- Access from Lost Road.
- Street "D" runs through project.
- Provision of access from project into West Neighborhood Park and West Elementary School.

Additional Mitigation Measures:

- ~~Significant rock outcrops to be preserved where feasible.~~
- ~~Mitigation of onsite cultural resource, Section 6.7.~~
- ~~Mitigation of traffic noise from *Canyon Hills Road* ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.7 Canyon Hills Cottonwood Hills Specific Plan Planning Area 7

Acres: 9.25-0 gross acres

Land Use: West Neighborhood Park (NP)

Zoning: OS District

Phasing: 1

Design Features:

- View of riparian area and central promontory.
- Grading to create large flat pad area(s).
- Coordination with West Elementary School (Planning Area 8).
- Neighborhood park design guidelines, Table 5.3.

Special Interfaces:

- Design treatment for Street "D", Figure 7.12.
- Buffer treatment between neighborhood park and detached residential uses, Table 5.3.

Access:

- Access from linkage Street "D".
- Possible indirect access from West Elementary School.
- Bicycle parking, Table 5.3.

Additional Mitigation Measures:

- ~~Mitigation of onsite cultural resource, Section 6.7.~~
- ~~Water conservation, Section 6.9.~~

10.8 Canyon Hills Cottonwood Hills Specific Plan Planning Area 8

| | |
|------------------------------|--|
| <u>Acres:</u> | 7.9 10.6 gross acres, 10.0 net acres |
| <u>Land Use:</u> | <i>Single Family Detached Residential 3 (SF3)</i> West Elementary School (ES) 5.0 acres Neighborhood Park (NP) and remainder as |
| <u>Alternative Land Use:</u> | Single Family Detached Residential 3 (SF3) <i>Small Detached Lots</i> |
| <u>Zoning:</u> | SF3 District |
| <u>Phasing:</u> | 1 |
| <u>School District:</u> | Lake Elsinore Unified School District |

Design Features:

- Grading to create large flat pad area(s).
- Coordination with West Neighborhood Park (Planning Area 7).
- Elementary school design guidelines, Table 5.2.

Special Interfaces:

- Design treatment for Street "D", Figure 7.12.
- Parkway treatment for Lost Road, Figure 7.9 and Table 7.1c.
- Interface with adjacent residential, Table 5.2.

Access:

- Access from Lost Road via Street "D".
- Possible indirect access from West Neighborhood Park.
- Sidewalks from surrounding residential.
- Bicycle parking, Table 5.2.

Additional Mitigation Measures:

- ~~Water conservation, Section 6.9.~~

10.9 Canyon Hills Cottonwood Hills Specific Plan Planning Area 9

Acres: 79.6 76.4
Density: 3.2 3-6 DU/AC
Dwelling Units: 252 275

Land Use: Single-Family Detached Residential 2 (SF2)
Possible Product(s): 7,260-SF lot, detached.

Zoning: SF2 District

Phasing: 1
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent open space, creek area, and mountains offsite.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Design treatment for Street "D", Figure 7.12.
- Parkway treatment for Lost Road, Figure 7.9 and Table 7.1c.
- Open space interfaces, Figure 6.2.
- Offsite interface separating detached residential and adjacent use, Figure 3.4 (Section c).

Access:

- Access from Lost Road via Street "D" and other local street(s).
- Indirect access from *Canyon Hills Road* ~~Cottonwood Hills Road~~ via Street "D".

Additional Mitigation Measures:

- ~~Significant rock outcrops to be preserved where possible.~~
- ~~Mitigation of onsite biological resource, Section 6.8.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.10 Canyon Hills Cottonwood Hills Specific Plan Planning Area 10

Acres: 12.5 45.4
Density: 3.4 3.4 DU/AC
Dwelling Units: 43 156

Land Use: Single-Family Detached Residential 2 (SF2)
Possible Product(s): 7,260-SF lot, detached.

Zoning: SF2 District

Phasing: 1
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Views of riparian area and open space.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for Lost Road, Figure 7.9 and *Canyon Hills Road Cottonwood Hills Road*, Figure 7.5; and Table 7.1c.
- Offsite interface separating detached residential and adjacent use, Figure 3.4 (Section c).

Access:

- Median break at *Canyon Hills Road Cottonwood Hills Road* per Section 7.1b.
- Access from Lost Road.
- Local street linkage to Planning Area 14.

Additional Mitigation Measures:

- ~~Mitigation of traffic noise from *Canyon Hills Road Cottonwood Hills Road* to acceptable level, Section 7.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.11 Canyon Hills Cottonwood Hills Specific Plan Planning Area 11

Acres: 10.7 ~~10.9~~
Density: 4.2 ~~10.0~~ DU/AC
Dwelling Units: 45 ~~109~~

Land Use: **Single Family Residential 3 (SF3)**
Multifamily Attached Residential 1 (MF1)
Possible Product(s): **Small detached lot**

~~Attached townhouses, patio homes, duplexes~~

Zoning: **SF3 - MF1 District**

Phasing: 1
School District: Lake Elsinore Unified School District

Design Features:

- Grading to create large buildable pads.
- Daylighting or minor cuts or fills next to riparian area.
- Views of creek riparian area and adjacent open space.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for **Canyon Hills Road Cottonwood Hills Road**, Figure 7.5 and Table 7.1c.
- Creek riparian area, Figure 3.6.
- Buffer treatment between attached residential uses, Table 3.3.

Access:

- Median break and possible right-in/right-out on **Canyon Hills Road Cottonwood Hills Road**, per Section 7.1b.
- Possible combined entry with Planning Area 12 at signalized intersection of **Canyon Hills Road Cottonwood Hills Road** and Lost Road.

Additional Mitigation Measures:

- ~~Cottonwood Creek riparian habitat to be preserved and buffered.~~
- ~~Mitigation of traffic noise from **Canyon Hills Road Cottonwood Hills Road** to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.12 Canyon Hills Cottonwood Hills Specific Plan Planning Area 12

Acres: 16.9 ~~13.8~~
Density: 7.57 ~~12.0~~ DU/AC
Dwelling Units: 128 ~~166~~

Land Use: Multifamily Attached Residential 1 (MF1)
Possible Product(s): Attached - townhouses, patio homes, duplexes.

Zoning: MF1 District

Phasing: 2
School District: Lake Elsinore Unified School District

Design Features:

- Grading to create large buildable pads.
- Daylighting or minor fills next to riparian area.
- Views of creek riparian areas and adjacent open space.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.5 and Table 7.1c.
- Creek riparian area, Figure 3.6.
- Buffer treatment between attached residential uses, Table 3.3.

Access:

- Possible combined entry with Planning Area 11 at signalized intersection of *Canyon Hills Road* ~~Cottonwood Hills Road~~ and Lost Road.
- Possible right-in/right-out access from *Canyon Hills Road* ~~Cottonwood Hills Road~~.

Additional Mitigation Measures:

- ~~Cottonwood Creek riparian habitat to be preserved and buffered.~~
- ~~Mitigation of traffic noise from *Canyon Hills Road* ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.13 Canyon Hills Cottonwood Hills Specific Plan Planning Area 13

Acres: 16.4 19.9
Density: 17.82 20.0 DU/AC
Dwelling Units: 292 398

Land Use: Multifamily Attached Residential 2 (MF2)
Possible Product(s): Attached – walk-up apartments, condominiums.

Zoning: MF2 District

Phasing: 2
School District: Lake Elsinore Unified School District

Design Features:

- Grading to create large buildable pads.
- Daylighting or minor fills next to riparian area.
- Views of creek riparian area and adjacent open space.
- Attached residential design guidelines, Table 3.3.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.5 and Table 7.1c.
- Creek riparian area, Figure 3.6.
- Buffer treatment between attached residential uses, Table 3.3.

Access:

- Median break and possible right-in/right-out on *Canyon Hills Road* ~~Cottonwood Hills Road~~, per Section 7.1b.

Additional Mitigation Measures:

- ~~Cottonwood Creek riparian habitat to be preserved and buffered.~~
- ~~Mitigation of traffic noise from *Canyon Hills Road* ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.14 Cottonwood Hills Specific Plan Planning Area 14

Acres: _____ 58.9

Density: _____ 3.7 DU/AC

Dwelling Units: _____ 218

Land Use: _____ Single Family Detached Residential 2 (SF2)

Possible Product(s): _____ 7,260 SF lot, detached

Zoning: _____ SF2 District

Phasing: _____ 2

School District: _____ Lake Elsinore Unified School District

Design Features:

- ~~Terraced grading where possible, per Figure 6.7.~~
- ~~Views of creek, riparian area, and adjacent open space.~~
- ~~Detached residential design guidelines, Table 3.2.~~
- ~~Minor road design, Section 7.1c.~~
- ~~Fire management program, Section 6.2d.~~

Special Interfaces:

- ~~Parkway treatment for Cottonwood Hills Road, Figure 7.5 and Table 7.1e.~~
- ~~Parkway treatment for Cottonwood Canyon Road, Figure 7.8 and Table 7.1e.~~
- ~~Offsite interface separating detached residential and adjacent use, Figure 3.4 (Sections c and d).~~
- ~~Buffer treatment between detached residential and commercial uses, Table 3.2.~~

Access:

- ~~Median break(s) in Cottonwood Hills Road, per Section 7.1b.~~
- ~~Access from Cottonwood Canyon Road.~~
- ~~Local street linkage to Planning Area 10.~~
- ~~Local street linkage to property to south of specific plan area, providing access in addition to Cottonwood Canyon Road.~~

Additional Mitigation Measures:

- ~~Mitigation of traffic noise from Cottonwood Hills Road to acceptable level, Section 7.2d.~~
- ~~Fire management zone as required, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.14 Canyon Hills Cottonwood Hills Specific Plan Planning Area 14A

| | |
|----------------------------|---|
| <u>Acres:</u> | 26.2 |
| <u>Density:</u> | 4.2 DU/AC |
| <u>Dwelling Units:</u> | 111 |
| <u>Land Use:</u> | Single-Family Detached Residential 3 (SF3) |
| <u>Possible Product(s)</u> | small detached lots |
| <u>Zoning:</u> | SF3 District |
| <u>Phasing:</u> | 2 |
| <u>School District:</u> | Lake Elsinore Unified School District |

Design Features:

- ***Terraced grading where possible, per Figure 6.7.***
- ***Views of creek, riparian area, and adjacent open space.***
- ***Detached residential design guidelines, Table 3.2.***
- ***Minor road design, Section 7.1c.***
- ***Fire management program, Section 6.2d.***

Special Interfaces:

- ***Parkway treatment for Canyon Hills Road, Figure 7.5 and Table 7.1c.***
- ***Parkway treatment for Cottonwood Canyon Road, Figure 7.8 and Table 7.1c.***
- ***Offsite interface separating detached residential and adjacent use, Figure 3.4 (Sections c and d).***
- ***Buffer treatment between detached residential and commercial uses, Table 3.2.***

Access:

- ***Median break(s) in Canyon Hills Road, per Section 7.1b.***
- ***Access from Cottonwood Canyon Road.***
- ***Local street linkage to Planning Area 10.***
- ***Local street linkage to property to south of specific plan area, providing access in addition to Cottonwood Canyon Road.***

10.14 Canyon Hills Cottonwood Hills Specific Plan Planning Area 14B

Acres: 27.2

Density: 3.6 DU/AC

Dwelling Units: 99

Land Use: *Single-Family Detached Residential 2 (SF2)*

Possible Product(s): *7,260-SF lot, detached*

Zoning: *SF2 District*

Phasing: 2

School District: *Lake Elsinore Unified School District*

Design Features:

- *Terraced grading where possible, per Figure 6.7.*
- *Views of creek, riparian area, and adjacent open space.*
- *Detached residential design guidelines, Table 3.2.*
- *Minor road design, Section 7.1c.*
- *Fire management program, Section 6.2d.*

Special Interfaces:

- *Parkway treatment for Canyon Hills Road, Figure 7.5 and Table 7.1c.*
- *Parkway treatment for Cottonwood Canyon Road, Figure 7.8 and Table 7.1c.*
- *Offsite interface separating detached residential and adjacent use, Figure 3.4 (Sections c and d).*
- *Buffer treatment between detached residential and commercial uses, Table 3.2.*

Access:

- *Median break(s) in Canyon Hills Road, per Section 7.1b.*
- *Access from Cottonwood Canyon Road.*
- *Local street linkage to Planning Area 10.*
- *Local street linkage to property to south of specific plan area, providing access in addition to Cottonwood Canyon Road.*

10.15 Cottonwood Hills Specific Plan Planning Area 15

Acres: _____ 1.3 gross acres

Land Use: _____ Institutional (IN)

Alternate Land Use: _____ Neighborhood Commercial (C1)

Zoning: _____ C1 District

Alternate Zoning: _____ C1 District

Phasing: _____ 2

Design Features:

- _____ Grading to create flat pad and elevation differential from Planning Area 14.
- _____ Compatibility with adjacent commercial area.
- _____ Institutional design guidelines, Table 4.3.
- _____ Fire management program, Section 6.2d.

Special Interfaces:

- _____ Parkway treatment for Cottonwood Hills Road, Figure 7.5 and Table 7.1e.
- _____ Buffer treatment between institutional and detached residential use, Table 4.3.

Access:

- _____ Directly from local street at median break in Cottonwood Hills Road, per Section 7.1b.
- _____ Possible right in/right out access from Cottonwood Hills Road.

Additional Mitigation Measures:

- _____ Extensive shading of parking and pedestrian areas, Table 4.3.
- _____ Water conservation, Section 6.9.

10.16 Canyon Hills Cottonwood Hills Specific Plan Planning Area 16

Acres: _____ 2.2 2.0 gross acres

Land Use: _____ Neighborhood Commercial (C1)

Zoning: _____ C1 District

Phasing: _____ 2

Design Features:

- _____ Grading to create flat pad and elevation differential from Planning Area 14.
- _____ Grading to set pad low enough for visibility from *Canyon Hills Road* Cottonwood Hills Road and Cottonwood Canyon Road.
- _____ Compatibility with institutional site.
- _____ Commercial design guidelines, Table 4.2.
- _____ Fire management program, Section 6.2d.

Special Interfaces:

- _____ Parkway treatment for *Canyon Hills Road* Cottonwood Hills Road, Figure 7.5 and Table 7.1e.
- _____ Parkway treatment for Cottonwood Canyon Road, Figure 7.8 and Table 7.1e.
- _____ Buffer treatment between commercial and detached residential use, Table 4.2.
- _____ Interface with nonresidential use, Table 4.2.

Access:

- _____ Direct access from Cottonwood Canyon Road.
- _____ Right in/right out access from *Canyon Hills Road* Cottonwood Hills Road.
- _____ Potential transit stop, Section 7.4.
- _____ Bicycle parking, Table 4.2.

Additional Mitigation Measures:

- _____ Extensive shading of parking and pedestrian areas, Table 4.2.
- _____ Water conservation, Section 6.9.

10.17 Canyon Hills Cottonwood Hills Specific Plan Planning Area 17

Acres: 6.8 4.4 gross acres

Land Use: Parkway Park (PP)

Zoning: OS District

Phasing: 2

Design Features:

- Regrading and enhancement of Cottonwood Creek as riparian habitat and visual resource.
- Minimize grading into adjacent topographic mound, Section 6.4.

Special Interfaces:

- Parkway treatment for ***Canyon Hills Road*** ~~Cottonwood Hills Road~~, Figure 7.5 and Table 7.1c.
- Parkway treatment for Cottonwood Canyon Road, Figure 7.8 and Table 7.1c.

Access:

- Hiking/riding trail corridor parallel to Cottonwood Creek, Section 7.6b.

Additional Mitigation Measures:

- ~~Riparian replacement, Section 6.2b.~~
- ~~Water conservation, Section 6.9.~~

10.18 Canyon Hills Cottonwood Hills Specific Plan Planning Area 18

Acres: 24.8 ~~27.7~~ gross acres

Land Use: Community Park (CP)

Zoning: OS District

Phasing: 3

Design Features:

- Grading to create large flat pad(s) for active recreation in eastern portion of site.
- Preservation and enhancement of Cottonwood Creek as riparian habitat and visual resource.
- Incorporation of cut slope variations, Figure 6.6.
- Coordination with Central Elementary School (Planning Area 19), Table 5.4.
- Community park design guidelines, Table 5.4.

Special Interfaces:

- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.5 and Table 7.1c.
- Design treatment for Street "E", Figure 7.10.

Access:

- Direct access from residential collector Street "E".
- Possible direct access from *Canyon Hills Road* ~~Cottonwood Hills Road~~.
- Possible indirect access from Central Elementary School.
- Special walkway from Street "E" through school/park complex to pedestrian/equestrian trail corridor.
- Pedestrian/equestrian trail corridor parallel to Cottonwood Creek, Section 7.6b.
- Potential transit stop, Section 7.4.
- Bicycle parking, Table 5.4.

Additional Mitigation Measures:

- ~~Riparian replacement, Section 6.2b.~~
- ~~Water conservation, Section 6.9.~~

10.19 Canyon Hills Cottonwood Hills Specific Plan Planning Area 19

| | |
|----------------------------|---|
| <u>Acres:</u> | 11.3 gross acres, 10.0 net acres |
| <u>Land Use:</u> | Central Elementary School (ES) |
| <u>Alternate Land Use:</u> | 5.0-acre Community Park (CP) and reminder as Single-Family Detached Residential 3 (SF3) |
| <u>Zoning:</u> | SF3 District |
| <u>Phasing:</u> | 3 |
| <u>School District:</u> | Lake Elsinore Unified School District |

Design Features:

- Grading to create large flat pad area(s).
- Incorporation of cut slope variations, Figure 6.6.
- Coordination with Community Park (Planning Area 18).
- View of adjacent open space.
- Elementary school design guidelines, Table 5.2.

Special Interfaces:

- Design treatment for Street "E", Figure 7.10.

Access:

- Directly from residential collector Street "E".
- Possible indirect access from Community Park.
- Special walkway from Street "E" through school/park complex to pedestrian/equestrian trail corridor in Community Park.
- Bicycle parking, Table 5.2.

Additional Mitigation Measures:

- ~~Water conservation, Section 6.9.~~

10.20 Cottonwood Hills Specific Plan Planning Area 20

Acres: _____ 3.9 gross acres, one or two sites.

Land Use: _____ Institutional (IN)

Alternate Land Use: _____ Single Family Detached Residential 2 (SF2)

Zoning: _____ C1 District

Alternate Zoning: _____ SF3 District

Phasing: _____ 3

Design Features:

- _____ Grading to create flat pad area(s).
- _____ High visibility from Cottonwood Hills Road.
- _____ Institutional design guidelines, Table 4.3.
- _____ Fire management program, Section 6.2d.

Special Interfaces:

- _____ Parkway treatment for Cottonwood Hills Road, Figure 7.5 and Table 7.1e.
- _____ Design treatment for Street "E", Figure 7.10.
- _____ Buffer treatment between institutional use and residential areas, Table 4.3.

Access:

- _____ Directly from residential collector Street "E".
- _____ Possible right in/right out from Cottonwood Hills Road.

Additional Mitigation Measures:

- _____ Extensive shading of parking and pedestrian areas, Table 4.3.
- _____ Water conservation, Section 6.9.

10.21 Canyon Hills Cottonwood Hills Specific Plan Planning Area 21

Acres: 58.9 ~~46.5~~
Density: 4.65 ~~5.0~~ DU/AC
Dwelling Units: 274 ~~233~~

Land Use: Single-Family Detached Residential 3 (SF3)
Possible Product(s): Small lot detached.

Zoning: SF3 District

Phasing: 3
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Possible provision for community storm drain and sewer lines threaded through project.
- Views of nearby natural open space.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.6 and Table 7.1c.
- Design treatment for residential collector Streets “E” and “F”, Figure 7.10.
- Buffer treatment between detached residential uses and next to institutional, Table 3.2.

Access:

- Indirectly from median breaks in *Canyon Hills Road* ~~Cottonwood Hills Road~~, at Street “E” and Street “F”, per Section 7.1b.
- Directly from residential collector Street “E” and Street “F”.
- Provision for access to Planning Area 20 if converted from IN to SF3 use.

Additional Mitigation Measures:

- ~~Mitigation of onsite cultural resource, Section 6.7.~~
- ~~Mitigation of possible traffic noise from *Canyon Hills Road* ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.22 Canyon Hills Cottonwood Hills Specific Plan Planning Area 22

Acres: 31.1 30.0
Density: 3.5 3.4 DU/AC
Dwelling Units: 109 102

Land Use: ~~Single-Family Detached Residential 2 (SF2)~~
Single-Family Detached Residential 3 (SF3)

Possible Product(s): ***Small detached Lots 7,260 SF lot, detached.***

Zoning: ***SF3 District SF2 District***

Phasing: 3
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent open space.
- Preservation of Open Space "J" as common area in conjunction with Planning Area 23.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interfaces, Figure 6.2.
- Buffer treatment between detached residential uses, Table 3.2.
- Design treatment for Street "E" and Street "F", Figure 7.10.

Access:

- Directly from residential collector Streets "E" and "F".

Additional Mitigation Measures:

- ~~Mitigation of historic cemetery, Section 6.7.~~
- ~~Mitigation of onsite biological resource, Section 6.8.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.23 Canyon Hills Cottonwood Hills Specific Plan Planning Area 23

Acres: 54.3 55.0
Density: 2.56 3-6 DU/AC
Dwelling Units: 139 198

Land Use: Single-Family Detached Residential 2 (SF2)
Possible Product(s): 7,260-SF lot, detached.

Zoning: SF2 District

Phasing: 3
School District: Lake Elsinore Unified School District

Design Features:

- Terraced grading per Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent open space and Canyon Lake community.
- Preservation of Open Space "J" as common area in conjunction with Planning Area 22.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interfaces, Figure 6.2.
- Offsite interface separating detached residential and adjacent uses, Figure 3.3 (Section a).
- Design treatment for Street "E", Figure 7.10.

Access:

- Directly from residential collector Streets "E" and "F".

Additional Mitigation Measures:

- ~~Mitigation of historic cemetery, Section 6.7.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.24 Canyon Hills Cottonwood Hills Specific Plan Planning Area 24

Acres: 38.3 46.8
Density: 3.52 3-6 DU/AC
Dwelling Units: 135 168

Land Use: ~~Single Family Detached Residential 2 (SF2)~~
Single Family Detached residential 3 (SF3)
Possible Product(s): **Small Detached Lots** 7,260 SF lot, detached.

Zoning: **SF3 District** ~~SF2 District~~

Phasing: 4
School District: Menifee Union School District
Perris Union High School District

Design Features:

- Terraced grading per Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Possible provision for community storm drain and sewer lines threaded through project.
- Views of adjacent open space and across valley.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interfaces, Figure 6.2.
- Parkway treatment for **Canyon Hills Road** ~~Cottonwood Hills Road~~, Figure 7.6 and Table 7.1c.
- Offsite interface separating detached residential and adjacent use, similar to Figure 3.4 (Section c).

Access:

- Access from median breaks in **Canyon Hills Road** ~~Cottonwood Hills Road~~, onto local streets and onto Street "F" linking Planning Areas 21, 22, 23, and 24.

Additional Mitigation Measures:

- ~~Mitigation of possible traffic noise from Canyon Hills Road Cottonwood Hills Road to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.25 Canyon Hills Cottonwood Hills Specific Plan Planning Area 25

| | |
|-----------------------------|--|
| <u>Acres:</u> | 33.9 36.9 |
| <u>Density:</u> | 4.10 5.1-DU/AC |
| <u>Dwelling Units:</u> | 139 188 |
| <u>Land Use:</u> | Single-Family Detached Residential 3 (SF3) |
| <u>Possible Product(s):</u> | Small lot detached. |
| <u>Zoning:</u> | SF3 District |
| <u>Phasing:</u> | 4 |
| <u>School District:</u> | Menifee Union School District Perris Union High School District |

Design Features:

- Terraced grading per Figure 6.7.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent open space and across valley.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Open space interfaces, Figure 6.2.
- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.6 and Table 7.1c.
- Design treatment for Street "B", Figure 7.10.

Access:

- From median breaks in *Canyon Hills Road* ~~Cottonwood Hills Road~~, one of which is at Street "B", see Section 7.1b. Possible right-in/right-out(s).
- Directly from residential collector Street "B".

Additional Mitigation Measures:

- ~~Mitigation of possible traffic noise from *Canyon Hills Road* ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.26 Canyon Hills Cottonwood Hills Specific Plan Planning Area 26

Acres: 12.1 40.7 gross acres, 10.0 net acres

Land Use: East Elementary School (ES)

Alternate Use: 5.0-acre Neighborhood Park (NP) and remainder as Single-Family Detached Residential 2 (SF2)

Zoning: SF2 District

Phasing: 5

School District: Menifee Union School District

Design Features:

- Grading to create large flat pad area(s).
- Coordination with East Neighborhood Park (Planning Area 27).
- Elementary school design guidelines, Table 5.2.
- Possible provision for community storm drain and sewer lines threaded through project.

Special Interfaces:

- Parkway treatment for *Canyon Hills Road* ~~Cottonwood Hills Road~~, Figure 7.6 and Table 7.1c.
- Design treatment for Street "B", Figure 7.10.
- Buffer treatment between elementary school and detached residential use, Table 5.2.

Access:

- Access from *Canyon Hills Road* ~~Cottonwood Hills Road~~ via residential collector Street "B".
- Possible indirect access from East Neighborhood Park.
- Special walkway through Planning Area 28 to provide pedestrian access to school/park complex, Section 7.6a.
- Potential transit stop, Section 7.4.
- Bicycle parking, Table 5.2.

Additional Mitigation Measures:

- ~~Water conservation, Section 6.9.~~

10.27 Canyon Hills Cottonwood Hills Specific Plan Planning Area 27

| | |
|------------------|-----------------------------|
| <u>Acres:</u> | 2.5 5.0 gross acres |
| <u>Land Use:</u> | East Neighborhood Park (NP) |
| <u>Zoning:</u> | OS District |
| <u>Phasing:</u> | 5 |

Design Features:

- Grading to create large flat pad area(s).
- Incorporation of cut slope variations, Figure 6.6.
- Coordination with East Elementary School (Planning Area 26).
- Neighborhood park design guidelines, Table 5.3.

Special Interfaces:

- Design treatment for Street "B", Figure 7.10.
- Buffer treatment between neighborhood park and detached residential uses, Table 5.3.

Access:

- Direct access from residential collector Street "B".
- Possible indirect access from East Elementary School.
- Special walkway through detached residential (Planning Area 28) to provide pedestrian access, Section 7.6a.
- Bicycle parking, Table 5.3.

Additional Mitigation Measures:

- ~~Water conservation, Section 6.9.~~

10.28 Canyon Hills Cottonwood Hills Specific Plan Planning Area 28

Acres: _____ 105.3
Density: _____ 3.6 DU/AC
Dwelling Units: _____ 379

Land Use: _____ Single Family Detached Residential 2 (SF2)
Possible Product(s): _____ 7,260 SF lot, detached.

Zoning: _____ SF2 District

Phasing: _____ 5
School District: _____ Menifee Union School District
Perris Union High School District

Design Features:

- _____ Terraced grading per Figure 6.7.
- _____ Possible provision for community storm drain and sewer lines threaded through project.
- _____ Incorporation of cut slope variations, Figure 6.6.
- _____ Views of adjacent open space and down valley.
- _____ Detached residential design guidelines, Table 3.2.
- _____ Minor road design, Section 7.1c.
- _____ Fire management program, Section 6.2d.

Special Interfaces:

- _____ Parkway treatment for *Canyon Hills Road* Cottonwood Hills Road, Figure 7.6 and Table 7.1e.
- _____ Design treatment for Street "C", Figure 7.10.

Access:

- _____ From median breaks in *Canyon Hills Road* Cottonwood Hills Road, per Section 7.1b. Possible right in/right out(s).
- _____ Directly from Street "C", coordinating intersections with Planning Area 33.
- _____ Special walkway through project to provide pedestrian access to east school/park complex, Section 7.6a.

Additional Mitigation Measures:

- _____ Mitigation of possible traffic noise from *Canyon Hills Road* Cottonwood Hills Road to acceptable level, Section 7.2d.
- _____ Fire management zone, Section 6.2d.
- _____ Energy conservation, Section 6.6.
- _____ Water conservation, Section 6.9.

10.28 Canyon Hills Specific Plan Planning Area 28A

Acres: 32.5
Density: 4.2 DU/AC
Dwelling Units: 136

Land Use: ***Single Family Detached Residential 3 (SF3)***
Possible Product(s): ***Small Detached Lots.***

Zoning: ***SF3 District***

Phasing: 5
School District: ***Menifee Union School District***
Perris Union High School District

Design Features:

- ***Terraced grading per Figure 6.7.***
- ***Possible provision for community storm drain and sewer lines threaded through project.***
- ***Incorporation of cut slope variations, Figure 6.6.***
- ***Views of adjacent open space and down valley.***
- ***Detached residential design guidelines, Table 3.2.***
- ***Minor road design, Section 7.1c.***
- ***Fire management program, Section 6.2d.***

Special Interfaces:

- ***Parkway treatment for Canyon Hills Road, Figure 7.6 and Table 7.1c.***
- ***Design treatment for Street "C", Figure 7.10.***

Access:

- ***From median breaks in Canyon Hills Road, per Section 7.1b. Possible right-in/right-out(s).***
- ***Directly from Street "C", coordinating intersections with Planning Area 33.***
- ***Special walkway through project to provide pedestrian access to east school/park complex, Section 7.6a.***

10.28 Canyon Hills Specific Plan Planning Area 28B

Acres: 64.4
Density: 3.0 DU/AC
Dwelling Units: 196

Land Use: *Single-Family Detached Residential 2 (SF2)*
Possible Product(s): *7,260-SF lot, detached.*

Zoning: *SF2 District*

Phasing: 5
School District: *Menifee Union School District*
Perris Union High School District

Design Features:

- *Terraced grading per Figure 6.7.*
- *Possible provision for community storm drain and sewer lines threaded through project.*
- *Incorporation of cut slope variations, Figure 6.6.*
- *Views of adjacent open space and down valley.*
- *Detached residential design guidelines, Table 3.2.*
- *Minor road design, Section 7.1c.*
- *Fire management program, Section 6.2d.*

Special Interfaces:

- *Parkway treatment for Canyon Hills Road, Figure 7.6 and Table 7.1c.*
- *Design treatment for Street "C", Figure 7.10.*

Access:

- *From median breaks in Canyon Hills Road, per Section 7.1b. Possible right-in/right-out(s).*
- *Directly from Street "C", coordinating intersections with Planning Area 33.*
- *Special walkway through project to provide pedestrian access to east school/park complex, Section 7.6a.*

10.29 Canyon Hills Cottonwood Hills Specific Plan Planning Area 29

| | |
|-----------------------------|--|
| <u>Acres:</u> | 40.5 29.0 |
| <u>Density:</u> | 2.9 3.5 DU/AC |
| <u>Dwelling Units:</u> | 117 402 |
| <u>Land Use:</u> | Single-Family Detached Residential 2 (SF2) |
| <u>Possible Product(s):</u> | 7,260-SF lot, detached. |
| <u>Zoning:</u> | SF2 District |
| <u>Phasing:</u> | 6 |
| <u>School District:</u> | Lake Elsinore Unified School District |

Design Features:

- Terraced grading per Figure 6.7.
- Preservation of major topographic features, Figure 6.5.
- Incorporation of cut slope variations, Figure 6.6.
- Views of nearby open space and creek areas.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Parkway treatment for ***Canyon Hills Road*** ~~Cottonwood Hills Road~~, Figure 7.6 and Table 7.1c.
- Open space interfaces, Figure 6.2.
- Coordination with design of Planning Area 30.

Access:

- From median break in ***Canyon Hills Road*** ~~Cottonwood Hills Road~~, per Section 7.1b. Possible right-in/right out(s).
- From residential collector Street "B", from Cottonwood Canyon Road creek crossing, through Planning Areas 30 and 25, to ***Canyon Hills Road*** ~~Cottonwood Hills Road~~.

Additional Mitigation Measures:

- ~~Mitigation of possible traffic noise from ***Canyon Hills Road*** ~~Cottonwood Hills Road~~ to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.30 Cottonwood Hills Specific Plan Planning Area 30

Acres: _____ 81.9

Density: _____ 3.6 DU/AC

Dwelling Units: _____ 295

Land Use: _____ Single Family Detached Residential 2 (SF2)

Possible Product(s): _____ 7,260 SF lot, detached.

Zoning: _____ SF2 District

Phasing: _____ 6

School District: _____ Lake Elsinore Unified School District

Design Features:

- _____ Daylighting next to enhanced creek area to extent practical.
- _____ Terraced grading per Figure 6.7.
- _____ Preservation for major topographic features, Figure 6.5.
- _____ Incorporation of cut slope variations, Figure 6.6.
- _____ Views of adjacent natural open space and creek areas; screening of views offsite to south.
- _____ Detached residential design guidelines, Table 3.2.
- _____ Minor road design, Section 7.1e.
- _____ Fire management program, Section 6.2d.

Special Interfaces:

- _____ Open space interfaces, Figure 6.2.
- _____ Design treatment for Streets "B" and "C", Figure 7.10.
- _____ Offsite interface between detached residential and adjacent land use, Figures 3.3 and 3.4 (Section d, similar to Section a).
- _____ Coordination with upper Cottonwood Creek enhancement, Section 6.2b.
- _____ Coordination with design of Planning Area 29.

Access:

- _____ Street "B" from Cottonwood Canyon Road creek crossing, through project, onto Planning Area 25, to ~~Canyon Hills Road~~ Cottonwood Hills Road.
- _____ Street "C" from Street "B" through project, onto Planning Areas 31, 32, and 28/33, to Holland Road.

Additional Mitigation Measures:

- _____ Fire management zone, Section 6.2d.
- _____ Energy conservation, Section 6.6.
- _____ Water conservation, Section 6.9.

10.30 Canyon Hills Specific Plan Planning Area 30A

Acres: 51.15
Density: 3.03 DU/AC
Dwelling Units: 155

Land Use: *Single-Family Detached Residential 2 (SF2)*
Possible Product(s): *7,260-SF lot, detached.*

Zoning: *SF2 District*

Phasing: 6
School District: *Lake Elsinore Unified School District*

Design Features:

- *Daylighting next to enhanced creek area to extent practical.*
- *Terraced grading per Figure 6.7.*
- *Preservation for major topographic features, Figure 6.5.*
- *Incorporation of cut slope variations, Figure 6.6.*
- *Views of adjacent natural open space and creek areas; screening of views offsite to south.*
- *Detached residential design guidelines, Table 3.2.*
- *Minor road design, Section 7.1c.*
- *Fire management program, Section 6.2d.*

Special Interfaces:

- *Open space interfaces, Figure 6.2.*
- *Design treatment for Streets "B" and "C", Figure 7.10.*
- *Offsite interface between detached residential and adjacent land use, Figures 3.3 and 3.4 (Section d, similar to Section a).*
- *Coordination with upper Cottonwood Creek enhancement, Section 6.2b.*
- *Coordination with design of Planning Area 29.*

Access:

- *Street "B" from Cottonwood Canyon Road creek crossing, through project, onto Planning Area 25, to Canyon Hills Road.*
- *Street "C" from Street "B" through project, onto Planning Areas 31, 32, and 28/33, to Holland Road.*

10.30 Canyon Hills Specific Plan Planning Area 30B

Acres: 37.13
Density: 4.23 DU/AC
Dwelling Units: 157 295

Land Use: *Single Family Detached Residential 3 (SF3)*
Possible Product(s): *Small Detached Lots*

Zoning: *SF3 District*

Phasing: 6
School District: *Lake Elsinore Unified School District*

Design Features:

- *Daylighting next to enhanced creek area to extent practical.*
- *Terraced grading per Figure 6.7.*
- *Preservation for major topographic features, Figure 6.5.*
- *Incorporation of cut slope variations, Figure 6.6.*
- *Views of adjacent natural open space and creek areas; screening of views offsite to south.*
- *Detached residential design guidelines, Table 3.2.*
- *Minor road design, Section 7.1c.*
- *Fire management program, Section 6.2d.*

Special Interfaces:

- *Open space interfaces, Figure 6.2.*
- *Design treatment for Streets "B" and "C", Figure 7.10.*
- *Offsite interface between detached residential and adjacent land use, Figures 3.3 and 3.4 (Section d, similar to Section a).*
- *Coordination with upper Cottonwood Creek enhancement, Section 6.2b.*
- *Coordination with design of Planning Area 29.*

Access:

- *Street "B" from Cottonwood Canyon Road creek crossing, through project, onto Planning Area 25, to Canyon Hills Road.*
- *Street "C" from Street "B" through project, onto Planning Areas 31, 32, and 28/33, to Holland Road.*

10.31 Canyon Hills Cottonwood Hills Specific Plan Planning Area 31

Acres: 41.3 ~~21.9~~
Density: 0.8 ~~1.2~~ DU/AC
Dwelling Units: 34 ~~26~~ DU

Land Use: Single-Family Detached Residential 1 (SF1)
Possible Product(s): Half-acre estate lot, detached.

Zoning: SF1 District

Phasing: 7
School District: Menifee Union School District
Perris Union High School District

Design Features:

- Grading to create a building pad on each lot, emphasizing daylighting.
- Views of adjacent natural open space and offsite.
- Preservation of Open Space "N" as common area or lotted out with open space easement.
- Detailed residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Design treatment for Street "C", Figure 7.11.
- Offsite interface separating detached residential and adjacent use, Figure 3.3 (Section b) and similar to Figure 3.4 (Section c). Buffer along the specific plan area boundary a minimum of 50 feet in width, Table 3.2.
- Open space interface, Figure 6.2.

Access:

- Local streets off of Street "C".
- Lots fronting on Street "C".

Additional Mitigation Measures:

- ~~Significant rock outcrops to be preserved where possible.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.32 Canyon Hills Cottonwood Hills Specific Plan Planning Area 32

Acres: 12.1 9.8
Density: 1.24 4.3 DU/AC
Dwelling Units: 15 43

Land Use: Single-Family Detached Residential 1 (SF1)
Possible Product(s): Half-acre estate lot, detached.

Zoning: SF1 District

Phasing: 7
School District: Menifee Union School District
Perris Union High School District

Design Features:

- Grading to create a building pad on each lot.
- Incorporation of cut slope variations, Figure 6.6.
- Views of adjacent natural open space.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Design treatment for Street "C", Figure 7.11.
- Open space interface, Figure 6.2.

Access:

- Local street(s) off of Street "C".
- Lots fronting on Street "C".

Additional Mitigation Measures:

- Significant rock outcrops to be preserved where possible.
- Fire management zone, Section 6.2d.
- Energy conservation, Section 6.6.
- Water conservation, Section 6.9.

10.33 Canyon Hills Cottonwood Hills Specific Plan Planning Area 33

Acres: 36.6 37.8
Density: 1.7 1.4 DU/AC
Dwelling Units: 62 54

Land Use: Single-Family Detached Residential 1 (SF1)
Possible Product(s): Half-acre estate lot, detached.

Zoning: SF1 District

Phasing: 7
School District: Menifee Union School District
Perris Union High School District

Design Features:

- Terraced grading in southern portion, per Figure 6.7.
- Minimal grading to retain existing land form in northern portion.
- Views of adjacent natural open space and offsite.
- Detached residential design guidelines, Table 3.2.
- Minor road design, Section 7.1c.
- Fire management program, Section 6.2d.

Special Interfaces:

- Design treatment for Street "C", Figures 7.10 and 7.11.
- Parkway treatment for Holland Road, Figure 7.7 and Table 7.1c.
- Offsite interface separating detached residential and adjacent use, Figure 3.3 (Section b).
Buffer along the specific plan area boundary a minimum of 50 feet in width, Table 3.2.
- Open space interface, Figure 6.2.

Access:

- Local streets off of Street "C". No access from Holland Road.
- Lots fronting on Street "C".
- Coordination of Street "C" intersections with Planning Area 28.

Additional Mitigation Measures:

- ~~Significant rock outcrops to be preserved where possible.~~
- ~~Mitigation of onsite cultural resource, Section 6.7.~~
- ~~Mitigation of possible traffic noise from Canyon Hills Road Cottonwood Hills Road to acceptable level, Section 7.2d.~~
- ~~Fire management zone, Section 6.2d.~~
- ~~Energy conservation, Section 6.6.~~
- ~~Water conservation, Section 6.9.~~

10.34 Canyon Hills Specific Plan Planning Area 34

Acres: **28.1 acres**

Land Use: **West Middle School (MS)**

Zoning: **SF3 District**

Phasing: **1**

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

Design Features:

- **Grading to create large flat pad area(s).**
- **Incorporation of cut slope variations, Figure 6.6.**
- **Coordination with Community Park (Planning Area 18).**
- **View of adjacent open space.**
- **Elementary school design guidelines, Table 5.2.**

Special Interfaces:

- **Design treatment for Street “E”, Figure 7.10.**

Access:

- **Directly from residential collector Street “E”.**
- **Possible indirect access from Community Park.**
- **Special walkway from Street “E” through school/park complex to pedestrian/equestrian trail corridor in Community Park.**
- **Bicycle parking, Table 5.2.**

10.35 Canyon Hills Specific Plan Planning Area 35

Acres: *12 acres*

Land Use: *West Elementary School (ES)*

Zoning: *SF3 District*

Phasing: *1*

School District: *Lake Elsinore Unified School District*

Design Features:

- *Grading to create large flat pad area(s).*
- *Incorporation of cut slope variations, Figure 6.6.*
- *Coordination with Community Park (Planning Area 18).*
- *View of adjacent open space.*
- *Elementary school design guidelines, Table 5.2.*

Special Interfaces:

- *Design treatment for Street "E", Figure 7.10.*

Access:

- *Directly from residential collector Street "E".*
- *Possible indirect access from Community Park.*
- *Special walkway from Street "E" through school/park complex to pedestrian/equestrian trail corridor in Community Park.*
- *Bicycle parking, Table 5.2.*

10.36 Canyon Hills Specific Plan Planning Area 36

Acres: 18.75
Density: 16.0 DU/AC
Dwelling Units: 180

Land Use: *Multifamily Attached Residential 2 (MF2)*
Possible Product(s): *Attached - walk-up apartments, condominiums.*

Zoning: *MF2 District*

Phasing: 3
School District: *Lake Elsinore Unified School District*

Design Features:

- *Grading to create large buildable pad(s).*
- *Grading to produce elevation differentials with Canyon Hills Road, Figure 6.7.*
- *Incorporation of cut slope variations, Figure 6.6.*
- *Views of riparian area and adjacent open space along Cottonwood Creek.*
- *Attached residential design guidelines, Table 3.3.*
- *Minor road design, Section 7.1c.*
- *Fire management program, Section 6.2d.*

Special Interfaces:

- *Open space interface, Figure 6.2.*
- *Parkway treatment for Canyon Hills Road, Figure 7.5 and Table 7.1c.*
- *Buffer treatment between commercial and other land uses, Table 4.2.*
- *Buffer treatment between attached and detached residential, Table 3.3.*

Access:

- *Median breaks in Canyon Hills Road, per Section 7.1b.*

10.37 Canyon Hills Specific Plan Planning Area 37

Acres: **10.8**
Density: **15.83 DU/AC**
Dwelling Units: **171**

Land Use: **Multifamily Attached Residential 2 (MF2)**
Possible Product(s): **Attached – walk-up apartments, condominiums.**

Zoning: **MF2 District**

Phasing: **4**
School District: **Menifee Union School District**

Design Features:

- **Grading to create large buildable pads.**
- **Attached residential design guidelines, Table 3.3.**
- **Minor road design, Section 7.1c.**
- **Fire management program, Section 6.2d.**

Special Interfaces:

- **Parkway treatment for Canyon Hills Road, Figure 7.5 and Table 7.1c.**
- **Buffer treatment for adjacent SF3 Residential, Table 3.3.**

Access:

- **Median break and possible right-in/right-out on Canyon Hills Road, per Section 7.1b.**

10.38 Canyon Hills Specific Plan Planning Area 38

Acres: **2.8 acres**

Land Use: **Institutional (IN)**

Alternate Land Use: **Fire Station**

Zoning: **SF3 District**

Phasing: **"Open Phase"**

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

Design Features:

- **Grading to create large flat pad area(s).**
- **Incorporation of cut slope variations, Figure 6.6.**
- **View of adjacent open space.**

Special Interfaces:

- **Design treatment for Railroad Canyon Road, Figure 7.5.**

Access:

- **Directly from Railroad Canyon Road.**
- **Median cuts and emergency signalized crossing.**

Legal Description
Appendix A

320437

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On this 6th day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard S. Shepherd, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Senior Vice President of Pardee Construction Company, the corporation that executed the within instrument as a partner on behalf of Pardee-Grossman/Cottonwood Canyon, the general partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.



James O. Woodsley
Notary Public

(Official notarial seal)

002FME0.471

EXHIBIT "A"

PARCEL 1:

SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION LYING WITHIN A STRIP OF LAND 200.00 FEET WIDE AS DESCRIBED BY DEED TO TEMESCAL WATER COMPANY, RECORDED DECEMBER 11, 1928 IN BOOK 792, PAGE 292 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPT RAILROAD CANYON ROAD, AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE, RECORDED MAY 24, 1949 IN BOOK 1078, PAGE 585 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A COUNTY ROAD AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE, RECORDED MAY 24, 1949 IN BOOK 1078, PAGE 585 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 11 BEARS NORTH 53° 59' 00" EAST, 4,249.40 FEET; THENCE ON SAID SOUTHERLY BOUNDARY LINE ON AN 1,130.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 84° 12' 00" EAST, 265.30 FEET) 265.90 FEET; THENCE SOUTH 25° 20' 30" WEST, 586.82 FEET; THENCE NORTH 64° 39' 30" WEST, 250.00 FEET; THENCE NORTH 25° 20' 30" EAST, 498.08 FEET TO THE POINT OF BEGINNING.

EXCEPT TRACT 23848-3, IN THE CITY OF LAKE ELSINORE, IN BOOK 229, PAGES 47 THROUGH 50, INCLUSIVE OF MAPS.

PARCEL 4:

SECTION 12, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT TRACT NO. 23848-1, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 41 THROUGH 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-2, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-3, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 47 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-7, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 51 THROUGH 55, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 25274, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 236, PAGE(S) 28 THROUGH 35, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

THAT PORTION OF THE FORMER CALIFORNIA SOUTHERN COMPANY RIGHT OF WAY LYING WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS CONVEYED TO TEMESCAL WATER COMPANY, A CALIFORNIA CORPORATION BY DOCUMENT RECORDED DECEMBER 11, 1928 IN BOOK 792, PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6:

TRACT NO. 23848-1, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 41 THROUGH 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

TRACT NO. 23848-2, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

TRACT NO. 23848-3, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 47 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:

TRACT NO. 23848-7, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 51 THROUGH 55, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:

TRACT NO. 22274, IN THE CITY OF LAKE ELSDORP, AS PER MAP RECORDED IN BOOK 236,
PAGE(S) 28 THROUGH 36, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY. 320437

Description: Riverside, CA Document-Year.DocID 1992.320437 Page: 5 of 5
Order: TOM Comment:

**Environmental Impacts
And Mitigation
Appendix B**

*References to Mitigation Monitoring Program
are to be Prepared Under a Separate Cover*

**Canyon Hills
Specific Plan Amendment No.1**

**Mitigation Monitoring Program
For Addendum to
Final Canyon Hills Specific Plan
Environmental Impact Report 88-1
State Clearinghouse Number 87111606**

Prepared By:
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Applicant:
Pardee Homes
1181 California Avenue
Suite 103
Corona, CA 92881

APRIL 2003

**MITIGATION MONITORING PROGRAM
ADDENDUM TO FINAL CANYON HILLS SPECIFIC PLAN EIR**

CITY OF LAKE ELSINORE

Effective January 1, 1989, the California Environmental Quality Act was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA environmental review procedures, AB 3180 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring efficiency of any required mitigation measures applied to proposed developments. As stated in Section 21081.6 of the Public Resources Code:

"...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition or project approval, in order to mitigate or avoid significant affects on the environment."

Section 21081.6 of CEQA provides general guidelines for implementing monitoring and reporting programs. Specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of the project proposal by the responsible decision maker(s). Section 21081.6 requires the proposed Mitigation Monitoring Program to be submitted for consideration prior to completion of the environmental review process to enable the decision maker's appropriate response to proposals. The Mitigation Monitoring Program is provided as part of the Addendum to the 1989 Final Canyon Hills Specific Plan Environmental Impact Report 88-1, pursuant to Section 15074 of the CEQA Guidelines.

The Addendum Environmental Impact Report has been prepared to evaluate environmental impacts resulting from development of the Canyon Hills Specific Plan Amendment No.1. This mitigation monitoring program accounts for only those mitigation measures contained in the Addendum EIR and does not include mitigation from the 1989 Final EIR.

Mitigation measures included in this Mitigation Monitoring Program are listed and categorized by impact topic, with an accompanying discussion of:

- The party responsible for implementation of mitigation measure.
- The phase of the project during which the measure should be monitored.
- The method of verifying compliance with mitigation measure.
- The agency responsible for monitoring compliance with mitigation measure.

LAND USE

No mitigation measures are required.

GRADING

1. The proposed project, including future subdivision maps, design review submittals, etc. shall comply with applicable procedures and requirements contained in the City's grading ordinance. These guidelines provide the criteria by which the grading proposed in individual tentative tract maps would be reviewed, in accordance with the review requirements of the city (Section 15.72.20 of the Zoning Code). The incorporation of these measures into the development would mitigate the adverse effects of grading for the project.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Review of Grading Plans
- Monitoring Agency:** City Engineering Division

VISUAL QUALITY

2. The following measures and guidelines shall be implemented to the greatest extent feasible to minimize visual impacts:

A. **Grading Objectives**

- 1) Protect designated wetland habitat areas in their natural state while channelizing and enhancing other creek areas as habitat and visual resources.
- 2) Preserve steep slopes and prominent topographic features as natural open space areas.
- 3) On manufactured slopes in highly visible areas immediately adjacent to natural open space, contour grade to produce a natural appearance.
- 4) Use grading as an element of buffering between land uses, between the community and off-site areas, and between residential areas and major roads.

B. **Grading Guidelines** (from the Specific Plan Amendment - Section 6.0)

- 1) Limit manufactured slopes to a 30-foot maximum height within the community.
- 2) Consider visual appearance in the grading of cut slopes. Use grading variations to enhance these slopes, including varying slope heights, contour grading, and breaking up long slopes. Other techniques, such as building in front of slopes and landscaping, should be used to screen or aesthetically improve long cut slopes.

- 3) For interfaces with off-site rural residential areas, use elevation differentials where possible to provide a buffer. Most desirable is a slope downward into the community.
- 4) For lengthy manufactured slopes within the expanded parkways of major roads (abutting development projects), vary the slope faces in coordination with the landscaping to avoid a monotonous appearance.
- 5) Recognizing that brush or native vegetation must be cleared or trimmed to protect built structures, limit clearing within designated natural open spaces to the minimum necessary to comply with fire codes and the fire management program and preserve the natural landform. Steep slopes in natural open space areas should retain their native root stock or be replanted with native or naturalized fire retardant vegetation.
- 6) Protect natural features, such as significant rock outcrops and specimen trees within designated natural open space areas, to the extent feasible during both grading design and operations.
- 7) Maintain revegetated slopes, especially the slope along the northern boundary of the property visible to residences located north of the project site.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Review of Grading Plans
- Monitoring Agency:** City Engineering Division

BIOLOGICAL RESOURCES

3. The project applicant shall comply with the terms and requirements contained in the Biological Opinion (BO) and Conference Opinion (CO) issued by the USFWS in 1992 for the Cottonwood Hills Specific Plan and was subsequently amended on April 19, 2002 and July 16, 2002. The level of incidental take of Stephens kangaroo rat and coastal California gnatcatcher shall not exceed the level authorized in the original BO and CO. The USFWS has determined that implementation of the revised specific plan are not likely to jeopardize the continued existence of the federally listed species.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning and Engineering Divisions

4. A 10:1 replacement program would be implemented to compensate for disturbances to individual oaks. The Canyon Hills Oak Tree Preservation Plan is included as Appendix L of this document. This program would be placed as a condition of approval on each tentative tract map. In addition to actual removal of trees, activities that compact the earth around each tree or alter the microhabitat around trees may result in mortality. Such activities would be reviewed with each tentative tract map.

- Responsible for Implementation:** Applicant
 - Monitoring Phase:** Prior to Certificate of Occupancy
 - Method of Monitoring:** Field verification
 - Monitoring Agency:** City Planning Division
5. The project applicant shall participate in the Stephen's Kangaroo Rat mitigation fee program and pay applicable fees at the time of building permit issuance.

- Responsible for Implementation:** Applicant
 - Monitoring Phase:** Prior to issuance of building permits
 - Method of Monitoring:** Fee payment as appropriate
 - Monitoring Agency:** City Planning Division
6. Updated 404, 401, and 1603 regulatory agency permits shall be secured, where required, prior to grading operations which would impact designated jurisdictional resources.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning Division

CULTURAL RESOURCES

7. Throughout site grading, should any archaeological or historical artifacts be uncovered, work shall be halted and a cultural resources consultant shall be retained to assess the significance of the find and make recommendations to ensure that impacts to the uncovered artifact is alleviated to the greatest extent feasible. The applicant is required to comply with the recommendations of said consultant.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During grading operations
- Method of Monitoring:** Field verification
- Monitoring Agency:** City Planning Division

TRAFFIC / CIRCULATION

8. Roadway improvements outlined in the Canyon Hills Specific Plan Amendment document shall be implemented by the project applicant to the satisfaction of the City of Lake Elsinore.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Approval of street improvement plans
- Method of Monitoring:** Review of said plans
- Monitoring Agency:** City Engineering Division

9. A flashing warning light shall be installed at the entrance to the fire station along Railroad Canyon Road to the satisfaction of the City of lake Elsinore Traffic Engineer.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Approval of street improvement plans and site plan approval of fire station
- Method of Monitoring:** Review of said plans
- Monitoring Agency:** City Engineering Division

10. The applicant shall restrict all construction traffic from using Lost Road, south of the project boundary.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During construction
- Method of Monitoring:** Field verification
- Monitoring Agency:** City Planning Division

SERVICES AND UTILITIES

11. The applicant shall design all project related water distribution facilities EVMWD and City of Lake Elsinore/County of Riverside design requirements, and pay applicable water service fees to EVMWD as a condition of approval, prior to the issuance of building permits.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Plan check of utility plans
- Monitoring Agency:** City Engineering Division/EVMWD

12. The applicant shall design all wastewater related collection facilities to EVMWD requirements and pay the applicable sewer service fee required by the EVMWD, as a condition of approval prior to issuance of building permits.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Plan check of utility plans
- Monitoring Agency:** City Engineering Division/EVMWD

13. The applicant shall comply with the terms and requirements contained in the Canyon Hills Public Facilities and Services Financing Agreement for the purposes of construction, operation and maintenance of public facilities for fire protection, police protection and parks and recreation facilities.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Throughout project construction
- Method of Monitoring:** Review compliance with said agreement
- Monitoring Agency:** City Planning Division

14. The project applicant shall provide for a fire station site within the Specific Plan, in accordance with the Public Facilities and Services Financing Agreement.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to Certificate of Occupancy
- Method of Monitoring:** Review compliance with said agreement
- Monitoring Agency:** City Planning Division

15. The applicant shall design all natural gas and electric service related facilities to current service provider requirements and pay any applicable service provider fees as required, as a condition of approval prior to issuance of building permits.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Plan check of building plans
- Monitoring Agency:** City Building Division

16. The applicant shall pay applicable school impact fees to both the Elsinore Unified School District and Perris Union High School District. The applicant shall enter into negotiations with the affected school districts to develop district attendance boundaries which will not result in split neighborhood attendance conditions.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning and Building Divisions

17. The applicant shall comply with City and State requirements regarding source reduction and recycling waste reduction programs.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning Division

18. The applicant shall pay applicable library impact fees to the County of Riverside prior to issuance of building permit.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning Division

19. Prior to the issuance of building permits, the applicant shall consult with LETS so that the site may accommodate future bus stops as appropriate.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Applicant provide proof of compliance
- Monitoring Agency:** City Planning Division

20. The applicant shall comply with the terms and requirements contained in the Canyon Hills Public Facilities and Services Financing Agreement for the purposes of construction, operation and maintenance of public facilities for parks and recreation facilities.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Throughout project construction
- Method of Monitoring:** Review compliance with said agreement
- Monitoring Agency:** City Planning Division

HYDROLOGY / WATER QUALITY

21. Typical Best Management Practices (BMP's) to control erosion including the use of temporary ditches, sandbagging, desilting basins, and erosion control landscaping shall be implemented by the project applicant. Grading and improvement plans for the proposed project shall be approved by the city prior to issuing any grading permits.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit; during grading
- Method of Monitoring:** Plan check of Grading Plans; Field monitoring
- Monitoring Agency:** City Engineering Division

22. All onsite drainage facility improvements shall be designed in accordance with City of Lake Elsinore and Riverside County Flood Control design requirements.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to approval of improvement plans
- Method of Monitoring:** Plan check of improvement plans
- Monitoring Agency:** City Engineering Division

23. The applicant shall secure a RWCQB Section 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board, prior to any ground disturbing activities.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Applicant provide proof of clearances
- Monitoring Agency:** City Engineering Division

SOILS / GEOLOGY

24. Prior to issuance of a grading permit, submittal of grading plans comply with the following requirements:

- Continuous observation and testing under the direction of the soils engineer and/or engineering geologist would be required. This observation would insure conformance with regulations and would confirm that the geotechnical conditions of the site are consistent with the findings of the geotechnical investigation.
- If new conditions are discovered, the soils engineer would request a reevaluation of the permits granted by the City of Lake Elsinore. Additional conditions on development permits may be needed in order to insure safe conditions at the site.
- In areas susceptible to seismically induced liquefaction, unsuitable material would be removed. In the event that complete removal of unsuitable material is not feasible, other special measures for compaction and foundation construction may be used. When exact building types and grading plans are available, a grading plan review would be conducted by the City of Lake Elsinore. Additional field investigation may be necessary.
- Removal of alluvial deposits located beneath proposed building sites would be recommended on a site specific basis by the soils engineer, depending on the types of structures and depths of proposed fills. Complete removal of compressible low-strength alluvial soils may be necessary. The removal depth would probably be three to five feet. The actual depths of removal should be established in the field by inspection and density testing during grading.
- On-site fill soils would be brought to near optimum moisture content and compacted in six- to eight-inch-thick layers to a minimum 90 percent of the maximum dry density as determined by ASTM Standard Test Method D 1557-78.
- Fill imported from off-site areas would be equivalent to or better in expansion potential than on-site soils. Imported soils should be approved by the soil engineer prior to use.
- All temporary construction slopes would be constructed at slope ratios of 2:1 or flatter.
- Fill slopes would be designed at slopes of 2:1 (horizontal:vertical) or flatter. The final design of the fill slopes would be examined during the grading plan review. The cut slopes should also be designed at slope ratios of 2:1 or flatter. Along Railroad Canyon Road, some slopes in hard material may be steeper. The stability of the cut slopes would be analyzed during grading plan review.
- Fill slopes would be properly compacted, and all slopes (cut or fill) would be planted with erosion-resistant vegetation or otherwise protected as soon as practical after grading according to an approved revegetation plan.
- Subdrains would probably not be required at the fill to bedrock contact. However, the final determination of the need for subdrainage would be made during alluvial removals, when a geologist or soils engineer can observe the actual subsurface conditions.
- Surface runoff onto downslope areas would be minimized to prevent saturation of underlying soils and bedrock. In no case would water be diverted from a graded pad or street area onto a constructed or natural slope in an uncontrolled manner.
- To enhance future performance in the building pad areas, all pad drainage and runoff from roof drains would be collected and directed away from proposed structures to proper disposal areas. A minimum two percent gradient away from footings would be maintained.

- The design of structures would comply with the requirements of the governing jurisdictions and standard practices of the Structural Engineers Association of California.
- Final foundation and slab recommendations would be based on expansion tests taken in the near-surface subgrade soils at the completion of rough grading.
- Buildings located adjacent to the top of a slope would be set back on-half the height of the slope to a minimum of 5 feet and a maximum of 15 feet.
- Tentative tract maps would include plans to contain 100-year flood volumes within existing channels. Other potential flood areas would be provided with facilities to convey waters to these channels as discussed in the hydrology section of this report.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of grading permit
- Method of Monitoring:** Plan check of Grading and Erosion Control Plans
- Monitoring Agency:** City Engineering Division

NOISE

25. All construction and general maintenance activities, except in an emergency shall be limited to the hours of 7:00 AM to 7:00 PM and prohibited on Sundays and all legally proclaimed holidays (Section 17.78.080.F.1 of the City Noise Ordinance). All construction operations shall be implemented in compliance with the City of Lake Elsinore Noise Ordinance, including compliance with construction hours and equipment operation restrictions.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During Construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning Division

26. All construction shall comply with the Noise Ordinance performance standards where technically and economically feasible.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During Construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning Division

27. All construction equipment shall use properly operating mufflers.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During Construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning Division

28. All construction equipment shall be operated as far away from neighboring residences as possible.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During Construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning Division

29. Prior to Design Review approval, the applicant shall evaluate the need for noise walls or other measures to ensure that noise impacts do not occur.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to Design Review approval
- Method of Monitoring:** Plan check of plans to ensure compliance
- Monitoring Agency:** City Planning Division

AIR QUALITY

30. The applicant shall ensure that construction traffic does not use unimproved Lost Road, south of the project site to access the project site or off-site work areas. All construction traffic will access the project area from Canyon Hills Road.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning and Engineering Divisions

31. Throughout construction, as deemed appropriate by the City and the applicant, fugitive dust suppression along Lost Road adjacent to the project site to minimize fugitive dust generation shall be applied. Fugitive dust suppression techniques may include soil watering, application of soil binders, and/or the placement of gravel or other appropriate material to minimize vehicular related dust generation.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** During construction
- Method of Monitoring:** Field monitoring
- Monitoring Agency:** City Planning and Engineering Divisions

ENERGY CONSERVATION

32. Construction will be consistent with Title 24 of the California Administrative Code.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to issuance of building permit
- Method of Monitoring:** Plan check building plans
- Monitoring Agency:** City Building Division

General Plan Conformance
Appendix C

Appendix C – General Plan Conformance

| | | |
|-------------|--|-------------|
| C.1 | Land Use Element | C-2 |
| C.2 | Draft General Plan Land Use Policies and Objectives | C-5 |
| C.3 | Circulation Element | C-11 |
| C.4 | Environment Resources Management Element | |
| C.4a | Preservation of Natural Resources | C-13 |
| C.4b | Managed Productivity of Natural Resources | C-14 |
| C.4c | Outdoor Recreation | C-15 |
| C.4d | Public Health and Safety | C-16 |
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| C.6 | Community Design Element | C-19 |
| C.7 | Housing Element | C-21 |

Appendix C – GENERAL PLAN CONFORMANCE

This appendix addresses the conformance of the *Canyon Hills Cottonwood Hills* Specific Plan to the City of Lake Elsinore General Plan.

C.1 Land Use Element

The General Plan 1982 Land Use Map does not encompass the specific plan area. However, conformance to the Land Use Policies of the General Plan as adopted in 1982 is discussed below.

POLICY 1.1

It is the policy of the City to establish and maintain a balance of land uses through out the community.

The Specific Plan contributes to a balance of land uses throughout the Lake Elsinore community by providing for a mix of residential uses with supporting commercial and public facilities on-site; and by adding to the population base to support commercial, industrial, and recreational development in the lake-downtown areas.

Specific Plan References – Section 2.1, Specific Plan Goals. Section 2.2, Overall Specific Plan

Objective 1.1a:

Encourage the development of both existing and new neighborhoods in an orderly fashion, wherever growth does not exceed the capacity of the community to provide necessary services and facilities.

A Specific Plan is employed to guide *Canyon Hills Cottonwood Hills* development, as required by the General Plan for large land ownerships. The Plan permits development of a new residential neighborhood in an orderly fashion, utilizing the specific plan process to ensure adequate development controls and provision of necessary services and facilities.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 2.3, Specific Plan Designation. Section 2.5, Conformance with Specific Plan District Ordinance. Chapter 8, Community-Wide Implementation Element

Objective 1.1b:

Encourage the development of commercial centers at strategic points in the Planning Area.

The Specific Plan designates appropriate locations and types of commercial development within the proposed community. Design guidelines and standards address access, parking, loading, and appearance to ensure attractive functional commercial centers.

Specific Plan References – Section 4.1, Commercial Land Use.

Objective 1.1c:

Encourage and encourage the revitalization of the Central Business District to serve the needs of permanent residents and tourists.

Canyon Hills ~~Cottonwood Hills~~ commercial uses are intended to predominantly serve the community's and nearby residents' retail and service needs. These complement the planned specialty commercial in downtown Lake Elsinore.

Specific Plan References – Section 4.1, Commercial Land Use.

Objective 1.1d:

Encourage the location of industries which are compatible with the Planning Area's resources, climate, and appearance.

Given the topography, accessibility, and neighboring uses of the specific plan area, industrial development is not appropriate to the *Canyon Hills* ~~Cottonwood Hills~~ community.

Specific Plan References – Section 2.2, Overall Specific Plan.

POLICY 1.2

It is the policy of the City of Lake Elsinore to recognize the importance of land uses in determining the quality of life and its effect on the environment.

Objective 1.2a:

Create an environment which is satisfying to the residents of the community and which will appeal to the many people in Southern California who seek locations for recreation purposes or for permanent residence in Lake Elsinore.

The Specific Plan arranges land uses to limit incursions into sensitive environmental resources, and specifies grading guidelines and buffer designs to provide for environmentally sensitive development. Design guidelines govern the visual quality of developments and transitions between land uses. Air quality mitigation measures included bicycle facilities, transit accommodations, and pedestrian facilities; energy conservation; location of support facilities for residential development within the community; and open space preservation.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 3.2, Residential Design Guidelines. Section 4.1, Commercial Land Use. Section 4.2, Institutional Land Use. Section 5.2, Public Parks. Chapter 6, Resources Management Element. Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System.

POLICY 1.3

It is the policy of the City of Lake Elsinore to ensure that adequate public services and facilities are provided in a timely and adequate manner.

The Specific Plan outlines phasing and implementation programs to ensure adequate public services and facilities in a timely manner.

Specific Plan References – Section 5.5, Public Facilities and Services Implementation. Section 7.7, Circulation Implementation. Section 9.3, Phasing Program. Section 9.4, Financing Program.

Objective 1.3a:

Correct current sewer and water deficiencies prior to, or concurrent with, the extension of services and facilities to undeveloped areas.

Adequate water and sewer facilities will be provided concurrently with development under the Specific Plan.

Specific Plan References – Section 5.4, Utilities. Section 5.5, Public Facilities and Services Implementation. Section 9.3c, Public Facilities and Services Phasing.

Objective 1.3b:

Provide adequate solid waste disposal facilities which are suitably located to serve the Planning Area.

Existing regional landfill operations are sufficient to accommodate solid waste disposal from the **Canyon Hills** ~~Cottonwood Hills~~ community.

Specific Plan References – Section 5.3d, Solid Waste Services.

Objective 1.3c

Provide adequate school facilities and services to all new development within the City.

Adequate school facilities and services will be provided for all new development approved under the Specific Plan, in coordination with the relevant school districts. School agreements are required in conjunction with permitting of residential projects.

Specific Plan References – Section 5.1, Public Schools. Section 5.5, Public Facilities and Services Implementation. Section 9.3c, Public Facilities and Services Phasing. Section 9.4c, School Agreements.

C.2 Draft General Plan Land Use Policies And Objectives

A revised General Plan for the City of Lake Elsinore is under preparation. Conformance to the adopted draft policies and objectives for Land Use is addressed below.

POLICY 1

The City shall not amend, alter, or apply the General Plan or Zoning designations in any manner which would clearly or likely cause potential harm to the health, safety, or general welfare of the citizens and residences of the City of Lake Elsinore.

The proposed Specific Plan does not clearly or likely cause potential harm to health, safety, or general welfare of the citizens of the City.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 2.5, Conformance with Specific Plan District Ordinance. Chapter 8, Zoning Element. Section 9.1, Implementation Process.

POLICY 2

The City shall not amend, alter or apply the General Plan or Zoning designations in any manner which would result in an INCONSISTENCY between the General Plan and the Zoning Code. Simultaneous amendments to either the General Plan or a Zoning designation are permitted when they are elements of a single project proposal.

The Specific Plan provides consistency between the proposed land uses and the development standards which act as zoning controls.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 3.1, Residential Land Use. Section 4.1, Commercial Land Use. Chapter 8, Zoning Element.

POLICY 3

The City shall not approve any proposed land use project or modification of the General Plan and Zoning which clearly can be seen to cause significant environmental harm to the City of Lake Elsinore and/or its citizens and residents unless substantial factual information is submitted and made a part of the public record so that well founded overriding considerations can be made.

The proposed land use project does not cause significant environmental harm to the City or its residents, but proposes preservation of significant resources and/or mitigation of negative environmental impacts.

Specific Plan References – Chapter 6, Resources Management Element. Section 9.1, Implementation Process. Appendix B, Summary of Environmental Impacts and Mitigation.

POLICY 4:

The City shall give its first preferred consideration to those development proposals which provide for regional and subregional commercial/industrial uses which clearly avoid any significant conflict of the land uses and potential land uses of the downtown Central City Core as a “Specialty Commercial development center. Said Specialty Commercial uses include, but are not limited to: professional office uses, specialty retail uses,

restaurant/outdoor café uses, and other similar land uses which do not generate high volume vehicular movements.

Canyon Hills ~~Cottonwood Hills~~ commercial uses are intended to predominantly serve the community's and nearby residents' retail and service needs. These complement the specialty commercial in downtown Lake Elsinore and regional commercial and industrial uses along Interstate-15.

Specific Plan References – Section 4.1, Commercial Land Use.

POLICY 5

The City shall give its second preferred consideration to those development proposals which provide for middle and upper income residential development. The need for such land use development is viewed as critically needed within the City to provide for improved urban standards and community balance.

While accommodating a range of housing densities and income levels, the Specific Plan emphasizes single-family detached residential for middle and upper-middle income residents. The community represents an improvement over certain development which already exists in the City.

Specific Plan References – Section 3.1, Residential Land Use.

POLICY 6

The City shall give its third preferred consideration to those development proposals which provide for YEAR AROUND RECREATIONAL USES. The City shall give priority to those recreational development proposals which provide facilities that clearly lend themselves to year around use by the public.

The Specific Plan provides year around recreational facilities in the form of public neighborhood parks, a public community park, a parkway park, school playground facilities, residential project recreational facilities, and an open space network.

Specific Plan References – Section 5.2, Public Parks. Section 5.1, Public Schools. Section 6.1, Open Space System. Section 7.6, Pedestrian/Equestrian Circulation.

POLICY 7:

The City shall insure that where high density, multiple family, residential land uses are proposed that said uses are: (1) not greater than 10 net acres in size either by themselves or as an accumulation of 10 net acres with surrounding adjacent high density. Multiple family, residential uses; and (2) that the design of such high density, multiple family, residential uses provides for adequate open common areas. This Policy shall not apply to any current or proposed Specific Plans which may be approved by the City

Multiple-family residential uses are situated in proximity to community amenities such as river/creek open space corridors or public parks, and neighborhood commercial areas. All attached projects provide on-site open space common areas and recreational facilities.

Specific Plan References – Section 3.1, Residential Land Use. Section 3.2, Residential Design Guidelines. Section 5.2d, Project Recreational Facilities.

POLICY 8

The City shall view Lake Elsinore as the primary center or beginning point for the overall development of the City now and in the future. In this view, the City shall endeavor to generally reduce the intensity of land uses as land use projects distance themselves from the Lake. Major commercial and/or industrial centers shall also be viewed as land use centers where surrounding land use intensity is gradually reduced as projects distance themselves from such centers. Ultimate land use patterns within the City shall result from a full consideration of: existing and proposed infrastructure facilities, environmental conditions and limitations, and social and community needs.

Moving out of the downtown business district and the Interstate 15 corridor as the focus of intense development, the specific plan area is considered an outlying area. Accordingly, development is proposed at an average density of 2.17 dwelling units per acre. Within the *Canyon Hills Cottonwood Hills* community, higher density housing is clustered around Railroad Canyon Road and along *Canyon Hills Cottonwood Hills* Road in the west central portion of the project. Lower density residential is planned in the more remote eastern and southern areas of the community to be compatible with existing rural residential uses.

Specific Plan References – Section 2.1, Overall Specific Plan. Section 2.3, Specific Plan Designation. Section 3.1, Residential Land Use. Section 5.4, Utilities. Section 7.1, Street System. Section 9.3, Phasing Program.

POLICY 9

Established rural residential property shall not have high intensity land uses placed adjacent to and contiguous with its boundaries.

In *Canyon Hills Cottonwood Hills*, lower density detached residential uses in the form of conventional (SF2) and estate (SF1) single-family lots are placed adjacent to established rural residential property. In addition, landscaped and natural open space buffers are specified where appropriate.

Specific Plan References – Section 3.1, Residential Land Use. Section 3.2, Residential Design Guidelines.

Objective 1:

Revise the City's Zoning and Land Development ordinances where necessary to implement and achieve consistency with the land use designations of the General Plan.

Not applicable to Specific Plan.

Objective 2:

Extensive rezonings and General Plan changes shall be undertaken to promote the land use proposals of the General Plan and to recognize and legalize those current uses which are worthy of preservation.

Not applicable to Specific Plan.

Objective 3:

Require that Specific Plans be submitted by developers of large land ownerships for those areas designated SPA (Specific Plan Area) and encourage the submission of Specific Plans for those areas which are not designated, but are deemed appropriate for Specific Plan requirements.

The *Canyon Hills Cottonwood Hills* property is a large landholding, and is accordingly submitted to the City for development under a Specific Plan, with an SPA (Specific Plan Area) designation.

Specific Plan References – Section 1.2, Significance of Specific Plan.

Objective 4:

Plan residential neighborhoods so nearby supporting facilities and services are in scale with these neighborhoods and adequately serve their nearby neighborhoods. In this regard, identify and designate specific planning areas as neighborhoods.

The *Canyon Hills Cottonwood Hills* plan distributes the proposed commercial/institutional uses and school/park facilities to serve the various residential subareas of the community.

Specific Plan References – Section 4.1, Commercial Land Use. Section 4.2, Institutional Land Use. Section 5.1, Public Schools. Section 5.2, Public Parks.

Objective 5:

Insure that land uses generating high vehicular traffic volumes have access to major transportation routes, incorporate open spaces, provide off-street parking and bus loading lanes. Bus loading lanes will only be required on major collector streets and where lot frontages are of adequate width. Landscaping will not be required around these loading lanes.

For *Canyon Hills Cottonwood Hills*, the more intense land uses such as multi-family residential and neighborhood commercial are located in the western portion of the specific plan area, with access to major transportation routes and potential transit stops. These land uses will incorporate adequate off-street parking and open space.

Specific Plan Reference – Section 2.2, Overall Specific Plan. Section 7.1, Street System. Section 7.4, Public Transportation.

Objective 6:

Insure that ordinances are adopted which will require the undergrounding of all utilities in all zones. Mandatory undergrounding of utilities will not be required for single “in-fill” lots in older neighborhoods where not existing utility undergrounding has occurred and for agriculturally zoned parcels over five (5) acres in size.

Under the Specific Plan, all community utility lines will be placed underground.

Specific Plan Reference – Section 5.4, Utilities. Section 7.2, Streetscape Design.

Objective 7:

Promote the development of bike lanes, Transit Facilities, and Park and Ride facilities by the passage of ordinances and the implementation of special developer fees and capital improvement projects designed to maximize long term transportation needs.

The Specific Plan addresses alternative transportation modes including transit, bicycle travel, and pedestrian movement.

Specific Plan References – Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System. Section 7.7, Circulation Implementation.

Objective 8:

Implement a revised Circulation Element that proposes a wholly adequate circulation plan for the entire citywide road system and connecting regional circulation systems.

Canyon Hills Cottonwood Hills provides its own internal circulation system while linking into the City County regional system. The project will contribute financially to the needed upgrading of Railroad Canyon Road.

Specific Plan References – Section 7.1, Street System. Section 9.3b, Transportation Phasing.

Objective 9:

Place buffer areas adjacent to critical wildlife habitats or other valuable resource areas to insure their long term viability.

Buffer areas are provided adjacent to significant habitat areas planned for preservation.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.2, Open Space Design Guidelines.

Objective 10:

Require all signage (especially free standing) to adhere to strict scenic policies which provide for a 15 year “Grandfathering” of all existing signage to ordinance standards.

Not applicable to Specific Plan.

Objective 11:

Require development projects to incorporate natural features and unique scenic features into their site development plans and encourage “clustering” and similar design principles to achieve these goals.

The Specific Plan preserves the distinctive landforms and drainage ways of the site in open space while placing development on relatively flat, non-sensitive areas.

Specific Plan References – Section 2.3, Specific Plan Designation. Section 6.1, Open Space System. Section 6.4, Grading.

Objective 12:

No structure(s) – in any zone – shall be erected without consideration of the extent to which the lake viewshed of other properties, developed or undeveloped, are blocked by said proposed structure(s).

Not applicable to Specific Plan.

Objective 13:

Scenic Corridors shall be identified and made mandatory setbacks around the perimeter of Lake Elsinore.

Not applicable to Specific Plan.

Objective 14:

Hill top development in all zones shall be prohibited. Where an independent consultant architect is employed by the City at applicant expense to review exceptions to this policy objective, findings must be made that clearly show that: (1) the design of the basic structure is employed to achieve a positive aesthetic impact; and (2) the majority of the Planning Commission members and the City Council agree with the Consultant architect’s finding of long term beneficial aesthetic impacts from said development. All existing and proposed legal parcels subject to this prohibition shall be proposed legal

parcels subject to this prohibition shall be permitted to “cluster” a proposed land use on the non-hill top portion of said parcels.

With the exception of some estate lot (SF!) sites, all development in *Canyon Hills Cottonwood Hills* is proposed in non-hilltop areas with minimal encroachment into steep slopes. Development is clustered in the flatter portions of the specific plan area, and a terraced grading approach is utilized for residential development in moderately sloped areas. The estate lot projects utilize the flatter portions of the hilly southeast area, creating a series of development clusters with natural open space included in many lots or daylighted grading.

Specific Plan References – Section 6.4, Grading. Section 3.2, Residential Design Guidelines.

Objective 15:

Undersized, legal, non-conforming parcels shall be provided with incentives which will encourage their combination in order to provide development projects that have greater aesthetic and community benefits.

Not applicable to Specific Plan.

Objective 16:

Grading and drainage standards shall be adopted that provide for maximum protection of existing hillside slopes and natural terrain features.

The Specific Plan outlines a series of grading and drainage guidelines to protect steep slopes and major drainage ways. These guidelines are based on the intent of existing City standards, tailored to natural site conditions and development opportunities within the Specific plan area. The implementation program provides a process for reviewing the design and engineering of individual planning unit projects to meet Specific Plan guidelines.

Specific Plan References – Section 6.2, Open Space Design Guidelines. Section 6.4, Grading. Section 6.4, Drainage and Hydrology. Section 9.2, Site Plan Review.

C.3 Circulation Element

The General Plan 1992 Land Use Map with roadway designations does not include the *Canyon Hills Cottonwood Hills* property. However, conformance to this policy and objectives of the Circulation Element (General Plan, 1982) is demonstrated below.

POLICY 2.1

It is the policy of the City of Lake Elsinore to provide for safe, fast and efficient movement of people and goods within Lake Elsinore and between Lake Elsinore and other parts of the region by an integrated system of streets, freeways, public transit and other transportation facilities.

The Specific Plan ties into and augments the City and region's integrated system of streets, freeways, public transit, and other transportation facilities.

Specific Plan References – Chapter 7, Circulation Element.

Objective 2.1a:

Plan for and implement a network of arterial, major, and collector roads that connect the various parts of the City together.

Canyon Hills Cottonwood Hills provides for a network of community major, secondary, collector, and local streets while contributing to the upgrading of Railroad Canyon Road, an arterial highway.

Specific Plan References – Section 7.1, Street System. Section 7.7, Circulation Implementation. Section 9.3b, Transportation Phasing.

Objective 2.1b:

Maintain the current level of bus services and expand such services as required when demand levels increase.

The Specific Plan's arterial and major highways can accommodate bus service when demand warrants. Activity centers are sited along potential transit routes and can accommodate transit stops.

Specific Plan References – Section 7.4, Public Transportation. Section 7.7, Circulation Implementation.

Objective 2.1c:

Insure that adequate on-site parking facilities are provided for all land uses.

On-site parking for all land uses is required per the Specific Plan and the Zoning Ordinances.

Specific Plan References – Section 7.3, Auto Parking. Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines. Section 5.1c, School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

Objective 2.1d:

Provide for the safe and convenient use of bicycles throughout the City for recreation and as a viable alternative to the automobile as a form of local transportation.

Bike lanes are proposed paralleling Railroad Canyon Road, as required by the City's Bikeway Plan. Continuous bike lanes are planned in the roadways of major roads within the **Canyon Hills Cottonwood Hills** community, providing access to activity centers.

Specific Plan References – Section 7.5, Bicycle Circulation. Section 7.7, Circulation Implementation.

C.4 Environmental Resources Management Element

Conformance of the *Canyon Hills Cottonwood Hills* Specific Plan to the policies and objectives of the Environmental Resources Management Element (1982) of the General Plan is addressed below.

C.4a Preservation of Natural Resources

POLICY 3.1

It is the policy of the City of Lake Elsinore to ensure the long-term viability of the community's natural biological environment.

Objective 3.1a:

Protect and maintain significant examples of plant and animal life by reducing negative impacts of human activities.

The Specific Plan provides for the preservation and buffering of the San Jacinto River and Cottonwood Creek riparian areas as significant habitats. A mitigation program for the Stephen's Kangaroo Rat is proposed in conjunction with development. Large areas of steep slopes with native vegetation are preserved as permanent natural open space. Also outlined in the Plan is a fire management program to reduce fire hazards.

Specific Plan References – Section 6.2, Open Space Design Guidelines. Section 6.8, Biological Resources.

POLICY 3.2:

It is the policy of the City of Lake Elsinore to preserve the sense of open space and important scenic and visual resources.

Objective 3.2a:

Protect the physical resources which create the unique scenic and visual character of the Elsinore Valley.

The Specific Plan retains significant drainage ways, steep slopes, and riparian habitats in permanent open space. Development is placed in relatively flat, non-sensitive areas. The Plan takes into account natural scenic features such as hillsides, rock outcroppings, major tree stands, and prominent landforms, preserving these features where feasible. Through sensitive grading and landscaping, manufactured slopes abutting natural open space are naturalized in appearance to the extent possible. The community road system and residential developments are laid out to take advantage of view opportunities.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.1, Open Space System. Section 6.2, Open Space Design Guidelines. Section 6.3, Open Space Preservation and Maintenance. Section 6.4, Grading.

C.4b Managed Productivity of Natural Resources

POLICY 3.3

It is the policy of the City of Lake Elsinore to enhance the economic potential of the area's natural resources.

Objective 3.3a:

Promote the economic use of mineral and groundwater deposits in a manner which will generate benefits to present and future generations.

Under the Specific Plan, the existing sand and gravel extraction areas on-site will be phased out. This is due to the realignment and upgrading of Railroad Canyon Road, and to the incompatibility of mining operations with proposed residential development. These operations are not considered significant.

Specific Plan References – Section 6.2d, Extraction Operations. Section 9.3b, Transportation Phasing.

POLICY 3.3b:

Maintain and improve the Planning Area's air quality.

The Specific Plan Contains a number of features designed to mitigate air quality impacts:

- The project is a planned community which offers a variety of services on-site.
- Abundant landscaping is provided, which tends to shield and filter air on-site, and provides shade to reduce emissions.
- Setbacks and buffer areas from roadways and parking areas are provided, which allow dispersion of pollutants.
- Bicycle and pedestrian facilities are provided.
- Transit services can be accommodated.
- Energy efficient buildings will be constructed.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 6.6, Energy Conservation. Section 7.2, Streetscape Design. Section 7.3, Auto Parking. Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6, Pedestrian/Equestrian Circulation.

POLICY 3.4:

It is the policy of the City of Lake Elsinore to protect and preserve existing agricultural activity and areas with prime agricultural lands.

Objective 3.4a:

Preserve and maintain agricultural areas which permit production of food and fiber as well as provide open space views which contribute to the rural character of the Lake Elsinore Valley.

Development of portions of *Canyon Hills* ~~Cottonwood Hills~~ will result in the loss of prime agricultural soils with the potential for production. This loss in lands and potential agricultural income is not considered significant in terms of regional agricultural

production. Because surrounding areas are being converted or have been converted to development, the community is not considered premature conversion of agricultural land.

Specific Plan References – Section 1.3b, Development Factors.

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C.4c Outdoor Recreation

POLICY 3.5:

It is the policy of the City of Lake Elsinore to protect and enhance natural resources having recreational value to the planning area.

Objective 3.5a:

Utilize the open space system to provide outdoor recreation opportunities for residents and visitors.

The Specific Plan provides locations for trail development within the open space network, to provide outdoor recreational opportunities. The permanent open space system protects the water course areas and steep slope areas.

Specific Plan References – Section 6.1, Open Space System. Section 7.6b, Hiking/Riding Trails. Section 7.7, Circulation Implementation.

POLICY 3.6:

It is the policy of the City of Lake Elsinore to provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system

Objective 3.6a:

Provide recreational facilities which are easily accessible to all residents.

The *Canyon Hills Cottonwood Hills* project contains four types of public parklands: two neighborhood parks; a community park; elementary school play facilities; and a parkway park and open space corridors (“parkways”) following the San Jacinto River and Cottonwood Creek alignments. In addition, trail corridors are proposed which tie into the County system.

Specific Plan References – Section 5.2, Public Parks. Section 5.1, Public Schools. Section 6.1, Open Space System. Section 7.6b, Hiking/Riding Trails.

POLICY 3.7:

It is the policy of the City of Lake Elsinore to provide incentives for the maintenance and restoration of cultural and historic resources in the City and Planning Area.

Objective 3.7a:

Identify and preserve historical and cultural resources within the planning area.

Objective 3.7b:

Identify and preserve significant archaeological sites within the Planning area.

The Specific Plan and Environmental Impact Report outline programs for the mitigation of all identified archaeological and historic sites on the property.

Specific Plan References – Section 6.7, Cultural Resources.

C.4d Public Health and Safety

POLICY 3.8:

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of geologic and seismic hazard.

Objective 3.8:

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from geologic and seismic activity.

Development in the specific plan area is subject to grading and engineering guidelines which mitigate any seismic – or geologic – related negative impacts.

Specific Plan References – Section 6.2, Grading.

POLICY 3.9:

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of moderate to steep slopes.

Objective 3.9:

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from slope failure and mudslides.

The Specific Plan provides development guidelines for grading, drainage, and phasing of grading, to protect against landslides and severe erosion. In addition, steep slopes and major water courses are preserved in permanent open space.

Specific Plan References – Section 6.1, Open Space System. Section 6.4, Grading. Section 6.5, Drainage and Hydrology. Section 9.3d, Phasing of Grading.

POLICY 3.10:

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of potential hydrologic hazards.

Objective 3.10:

Minimize the loss of life, damage to property, and the economic and social dislocations resulting from flood or dam failure hazards.

The San Jacinto River and Cottonwood Creek drainage courses are preserved in open space, protecting development from flooding. The Specific Plan specifies drainage development guidelines to avoid drainage impacts.

Specific Plan References – Section 6.1, Open Space System. Section 6.5, Drainage and Hydrology. Section 9.3d, Phasing of Grading.

POLICY 3.11:

It is the policy of the City of Lake Elsinore to restrict construction of structures in areas susceptible to wildland fires, while assuring the availability of adequate fire protection in existing and newly urbanized portions of the planning area.

Objective 3.11a:

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from wildland and structural fires.

The Specific Plan outlines a fire management program complementing the City's fire protection service.

Specific Plan References – Section 5.3a, Fire Protection. Section 6.4c, Natural Open Space Interfaces. Section 6.2d, Fire Management.

POLICY 3.12:

It is the policy of the City of Lake Elsinore to assure the availability of adequate police protection.

Objective 3.12a:

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from breaches of security and violations of law.

The Specific Plan includes design guidelines for defensible space and security, complementing the City's police protection service.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 5.3b, Police Protection. Section 5.5, Public Facilities Implementation. Section 5.1c, School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

C.5 Noise Element

POLICY 5.1:

It is the policy of the City of Lake Elsinore to establish and support a coordinated program to protect and improve the noise environment in the City.

Objective 5.1a:

Protect and enhance the City's noise environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods.

The Specific Plan addresses the City's Noise Element by outlining a series of traffic noise mitigation measures for development adjacent to major roads; and by specifying buffer treatments between residential and other land uses.

Specific Plan References – Section 7.2d, Traffic Noise Mitigation. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines. Section 5.1c School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

C.6 Community Design Element

Conformance of the Specific Plan to the Community Design Element (1982) of the General Plan is discussed below. Note that the project site is not in an existing Community Design Study Area, but is proposed as a new separate area to be designed as a single, distinctive unit.

POLICY 6.1:

It is the policy of the City of Lake Elsinore to create the highest order of visual continuity and functional compatibility among the various physical and historic components of the Lake Elsinore community.

The *Canyon Hills* ~~Cottonwood Hills~~ project is proposed for development as an integrated community, both visually and functionally. The Specific Plan calls out design guidelines for maximizing views, undergrounding utilities, maintaining a low-rise scale, and establishing aesthetic continuity. These guidelines encompass development projects, public facilities and streetscapes.

Specific Plan References – Section 2.2, Overall Specific Plan. See also, Objectives 6.1a – 6.1d below.

Objective 6.1a:

Recognize and protect major views in the City with particular attention to those of scenic hillsides and the lake.

The Specific Plan lays out community roadways to take advantage of permanent open space vistas. Use of view opportunities is addressed in residential design guidelines.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.1, Open Space System. Section 6.4, Grading. Section 7.2, Streetscape Design.

Objective 6.1b:

Enhance the general quality of design and emphasize the unique character of each residential neighborhood, and commercial and industrial areas.

Design guidelines are provided in the Specific Plan to enhance the quality of development for each project planning unit.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines.

Objective 6.1c:

Encourage the preservation of buildings which have historic and/or architectural merit.

Not applicable to Specific Plan.

Objective 6.1d:

Maintain the present scale of buildings within the City.

The Specific Plan preserves a height limit of no more than three stories for all land uses, as well as coverage limitation and open space requirements consistent with a suburban level of development.

Specific Plan References – Chapter 8, Zoning Element.

POLICY 6.2:

It is the policy of the City of Lake Elsinore to protect the scenic characteristics of local roads, especially scenic routes.

Objective 6.2a:

Provide safe, attractive, scenic routes which will serve the motoring public, bicyclists, and pedestrians.

The Specific Plan treats the design of major roads as scenic routes. This includes open space vistas, coordinated streetscape treatments along developments, a continuous parkway concept, and coordinated community entrances.

Specific Plan References – Section 6.1, Open Space System. Section 7.2, Streetscape Design. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System.

C.7 Housing Element

The primary focus of the Housing Element (1982) of the City of Lake Elsinore General Plan is the provision of housing for residents with specialized needs (low income, elderly, handicapped), through rehabilitation and infill. The *Canyon Hills* ~~Cottonwood Hills~~ Specific Plan encourages development of new housing for a range of users, but with an emphasis on single-family detached residential. This approach is in conformance with the draft Land Use Element of the General Plan, which specifies preferred consideration to development proposals which provide for middle and upper income residential development (see Section C.2).

POLICY 8.1a:

The City of Lake Elsinore shall recognize the existing housing needs of current residents.
Not applicable to Specific Plan.

POLICY 8.1b:

The City of Lake Elsinore shall recognize the housing needs of the future population.
The Specific Plan recognizes the housing needs of the future population of the City of Lake Elsinore by providing a new residential community with a mix of housing products for a range of income levels.
Specific Plan References – Section 3.1, Residential Land Use.

POLICY 8.1c:

The City of Lake Elsinore shall recognize the housing needs for residents with specialized needs.
Residential development within *Canyon Hills* ~~Cottonwood Hills~~ will conform with State requirements for handicapped accessibility.
Specific Plan References – Section 3.1c, Balanced Community.

POLICY 8.1d:

The City of Lake Elsinore shall maximize the utilization of local groups such as the Community Development Corporation, Redevelopment Agency, Local Development Corporation, Elsinore Aid and Senior Citizen Information Center to implement housing development and referral programs.
Not applicable to Specific Plan.

POLICY 8.1e:

Streamline and clarify administrative procedures for granting approval and issuing permits. Establish time limits for such approvals allowing developers to ascertain development costs.
The Specific Plan provides for an efficient, orderly approval process for residential development.
Specific Plan References – Section 9.1, Implementation Process.

POLICY 8.1f:

Actively encourage efforts of private lenders to provide alternative financing methods to make home ownership available to a greater number of households.

The Specific Plan creates a balanced community, with a mix of housing types for a range of household incomes.

Specific Plan References – Section 3.1c, Balanced Community.

POLICY 8.1g:

Actively assist private developers in identifying and preparing land suitable for housing development for groups with specialized needs.

See Policy 8.1c.

POLICY 8.2a:

Actively assist private developers in identifying and preparing land suitable for housing development.

Not applicable to Specific Plan.

POLICY 8.2b:

Protect neighborhoods from adverse environmental factors.

While not an existing neighborhood, *Canyon Hills* ~~Cottonwood Hills~~ is planned to protect housing and commercial uses from adverse environmental factors. Development of the Specific Plan area does not detrimentally affect existing City neighborhoods.

Specific Plan References – Chapter 6, Resources Management Element.

POLICY 8.2c:

Improve the physical character of existing neighborhoods.

Not applicable to Specific Plan.

POLICY 8.2d:

Provide a comprehensive coordinated effort to improve city infrastructure.

Although *Canyon Hills* ~~Cottonwood Hills~~ is not an existing neighborhood, the Specific Plan provides a comprehensive coordinated effort to improve and add City infrastructure. This includes streets, utilities, and other public facilities.

Specific Plan References - Section 5.3, Public Services. Section 5.4, Utilities. Section 5.5, Public Facilities and Services Implementation. Section 7.1, Street System. Section 7.7, Circulation Implementation. Section 9.3, Phasing Program.

POLICY 8.3a:

Maximize use of all housing rehabilitation programs.

Not applicable to Specific Plan.

POLICY 8.3b:

Promote the maintenance of existing housing stock and replace or rehabilitate housing by utilizing all legal actions available to the City.

Not applicable to Specific Plan.

POLICY 8.3c:

Encourage investment of public and private resources to reverse the trend of deteriorating neighborhoods.

Not applicable to Specific Plan.

POLICY 8.4a:

Encourage energy conserving and environmentally sensitive site planning, construction, and rehabilitation techniques.

Energy conservation measures for housing are addressed in the Specific Plan.

Specific Plan References – Section 6.6, Energy Conservation.

POLICY 8.5a:

Encourage public and private efforts to eliminate all forms of discrimination in housing.

An affirmative marketing plan is expected to be utilized in conjunction with all residential projects.

Specific Plan References – Section 3.1c, Balanced Community.

POLICY 8.5b:

Promote representative citizen participation in the formulation, implementation, and review of housing programs.

The Specific Plan is subject to public review and hearings during the approval process.

Specific Plan References – Section 1.2, Significance of Specific Plan.

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

PLANNING DIVISION

General Conditions

1. The Draft Canyon Hills Specific Plan Amendment No. 1 shall be revised to incorporate any corrections and changes required by the Planning Commission and City Council. A Final Canyon Hills Specific Plan Amendment No. 1 document shall be submitted for review and approval by the Community Development Director or designee within 30 days of approval by the City Council. No permit shall be issued until the Canyon Hills Specific Plan Amendment No. 1 document and any required revisions are administratively approved by the Community Development Director or designee.
2. Tentative Parcel Map No. 30962 and Tentative Tract Map No. 30492 will expire two years from date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act. Additional extensions of time (36 months maximum time per the Subdivision Map Act) may be granted per City Council approval.
3. Future development shall comply with those standards and guidelines contained in the Residential Element, Commercial/Institutional Element, Public Facilities and Services Element, Resources Management Element, Circulation Element, Zoning Element, and Community Wide Implementation Element as contained in the Canyon Hills Specific Plan Amendment No. 1 document.
4. Tentative Parcel Map No. 30962 and Tentative Tract Map No. 30492 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the Canyon Hills Specific Plan Amendment No. 1 document and the Lake Elsinore Municipal Code (LEMC), unless modified by approved Conditions of Approval.
5. Future development shall comply with those requirements and provisions contained in the Canyon Hills Development Agreement and Canyon Hills Public Facilities and Services Financing Agreement.
6. Those issues, standards, guidelines, etc. not addressed in the Canyon Hills Specific Plan Amendment No. 1 will revert to the City Municipal Code and/or Zoning Code in effect at the time future projects are proposed.
7. The applicant shall participate in the City of Lake Elsinore Citywide Landscaping and Street Lighting District, as appropriate.
8. The applicant shall provide all project-related onsite and offsite improvements as described in the Canyon Hills Specific Plan Amendment No. 1 document.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

9. The applicant shall implement those mitigation measures identified in the 1989 Final Canyon Hills Specific Plan EIR and the 2003 Addendum to the Final Canyon Hills Specific Plan EIR.
10. All future proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
11. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning implementation and construction of the Canyon Hills Specific Plan, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the applicant of any such claim, or proceeding, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
12. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease at 5:00 PM, Monday through Friday. Construction activity shall not take place on Saturday, Sunday, or any Legal Holidays.
13. The applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department.

Prior to Final Tract Map Approval

14. All lots shall comply with applicable standards contained in the Canyon Hills Specific Plan Amendment No. 1 document and Section 17.23 of the LEMC.
15. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
16. Street names within the subdivision shall be approved by the Community Development Director or Designee.
17. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

18. A Conceptual Landscape Plan shall be prepared and submitted with each future Tentative Tract Map. Said Conceptual Landscape Plan shall present the overall theme and give special regard to the streetscape, fencing and walls, entry monumentation, signage and lighting, as appropriate. Said Conceptual Landscape Plan shall be prepared in accordance with standards and guidelines contained in the Canyon Hills Specific Plan Amendment No. 1 document.
19. Oak trees shall be planted as shown in the Oak Mitigation Plan contained in the Addendum to the 1989 Final Canyon Hills Specific Plan EIR.
20. Future construction of Canyon Hills Specific Plan Amendment No. 1 shall meet all Riverside County Fire Department standards for fire protection and any additional requirements requested by the County Fire Department.

Prior to Design Review Approval

21. All future structural development associated with the Canyon Hills Specific Plan Amendment No. 1, including subdivision maps require separate Design Review approval.
22. All drainage basins proposed with Tentative Tract Map No. 30492 shall be designed with the Design Review application for said tract map. Security fencing shall also be shown. Chain-link fencing is prohibited.
23. The applicant shall submit design plans for the two new bridges that will span over Cottonwood Creek.

Prior to Grading Permit Issuance

24. The applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, where applicable, prior to each phase of development of the project.
25. Prior to the issuance of any grading permits, the applicant shall submit a final grading plan, subject to all requirements of the City Grading Ordinance to the City Engineer for approval. Said grading plan shall address those grading standards and guidelines contained in the Canyon Hills Peak Specific Plan Amendment No. 1 document.
26. Grading shall not be permitted outside the area of the designated project boundary unless appropriate approvals have been obtained.
27. Grading easements shall be coordinated with affected property owners.
28. Prior to issuance of a grading permit, grading and construction plans shall incorporate erosion control measures.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

29. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than 60 feet shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100 percent for material and labor for one year for erosion control landscaping at the time the site is rough graded.
30. The applicant shall coordinate with the Cottonwood Canyon Elementary School and Canyon Hills Middle School to ensure disruption resulting with future construction is minimized to the greatest extent possible.

Prior to Building Permit Issuance

31. Prior to issuance of building permit, a Fuel Modification Plan and Program shall be approved by the Fire Department for future phases. Said Plan and Program shall show those special treatments necessary to achieve an acceptable level of risk in regard to the exposure of structures to flammable vegetation and shall describe the method of removal and installation, and provisions for maintenance.
32. The applicant shall comply with the following City programs: the City Source Reduction and Recycling Element and Household Hazardous Waste Element, the County Solid Waste Management Plan and Integrated Waste Management Plan.
33. Prior to issuance of building permit, the applicant shall submit a letter of verification (will-serve letter) to the City Engineer, for all required utility services.
34. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
35. All subdivision tracts shall annex into the existing Canyon Hills Homeowner's Association.
36. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
37. Pay all applicable fees including park fees.
38. The applicant shall provide connection to public sewer for each lot within any subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492
(Continued)**

39. The applicant (master developer) shall prepare a Community-Wide Wall Plan for the entire Canyon Hills area.
40. Prior to issuance of building permits for each future tract, the applicant (merchant builder) for each individual tract shall prepare a Final Wall and Fence Plan addressing the following:
- Show that a masonry or decorative block wall will be constructed along all boundaries for the particular tract.
 - Show materials, colors, and heights of side yard fences for proposed lots.
 - Show that all front return walls shall be decorative masonry block walls. Front return wood fences shall not be permitted.
 - Show that side walls for corner lots shall be decorative masonry block walls.
41. The applicant shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the association. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
42. The applicant shall meet all requirements of the providing electric utility company.
43. The applicant shall meet all requirements of the providing gas utility company.
44. The applicant shall meet all requirements of the providing telephone utility company.
45. A bond is required guaranteeing the removal of all trailers used during construction.
46. Future signage requires a permit and shall be subject to Planning Division review and approval prior to installation.

Prior to Certificate of Occupancy Issuance

47. A flashing warning light shall be installed at the entrance of the fire station along Railroad Canyon Road per the approval of the City Engineer.
48. The applicant shall restrict all construction traffic from using Lost Road, south of the project boundary. All construction traffic will access the project area from Canyon Hills Road.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

49. Throughout construction, as deemed appropriate by the City and the applicant, fugitive dust suppression along Lost Road to minimize fugitive dust generation shall be applied. Fugitive dust suppression techniques may include soil watering, application of soil binders, and/or placement of gravel or other appropriate material to minimize vehicle generated dust.

ENGINEERING DIVISION

General Conditions

50. Provide the schedule for Holland Road offsite improvements prior to the second tentative tract map being approved.
51. Provide a \$50,000 bond ~~the schedule~~ for Lost Road offsite improvements prior to the second tentative tract map ~~being approved approval~~. *The bond shall be used for Pardee's share of the funding when Riverside County Road Department improves Lost Road. The bond shall expire in 10 years.*
52. Provide sidewalks on both sides of Cottonwood Hills Road.
53. Describe the schedule for offsite drainage improvements prior to the second tentative tract map being approved.
54. Conduct a traffic study regarding the need to install a traffic signal at the intersection of Cottonwood Hills Road and Canyon Hills Road based on signal warrants and/or the location of the school in Planning Area 19 prior to the second tentative tract map being approved.
55. Install two traffic signals, one for each school, for the elementary schools located in planning areas 19 and 26. Installations shall be operational prior to the opening of school.
56. At phase 4, construct Canyon Hills Road to two lanes from "B" Street to "C" Street.
57. Install a traffic signal at a time when the median on Railroad Canyon Road is opened for left turn access (in or out) to project's streets and driveways, including fire station access.
58. At phase 6, construct Canyon Hills Road to four lanes.
59. At phase 6, construct Holland Road to two lanes as a four lane half width from Canyon Hills Road to the project's boundary to match the Audie Murphy Ranch Project's road section.
60. At phase 4, provide an additional 5 feet of right-of-way for Railroad Canyon Road from Canyon Hills Road to the City Limits at Canyon Lake.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492
(Continued)**

Conditions For Tentative Parcel Map No. 30962

61. Approval of Tentative Parcel Map 30962 is for financing and sale purposes only. No building permit or construction activity is authorized for lots established by this Tentative Financial Parcel Map. Property within the Financial Parcel Map shall apply for approval of a tentative tract map prior to any building or construction activity on the subject site.
62. The applicant shall be required to construct or bond for the main roadway system which will provide two access points for each parcel prior to final map approval.
63. Holland Road shall be maintained as an access road and not abandoned until the improvements of Canyon Hills Road have been completed to the map boundary.
64. Cottonwood Canyon Road shall be maintained as an access road and not abandoned until the improvements for the new alignment of Cottonwood Canyon Road and Canyon Hills Road have been completed.
65. The applicant shall dedicate an additional 10 feet along the southern boundary for Hemlock St. for additional right-of-way on the parcel map.
66. The applicant shall provide an appropriate bond for survey monumentation.
67. The applicant shall provide two points of access for all parcels in Parcel Map 30962.
68. Sidewalks shall be installed on both sides of collector streets. Collectors shall have 48 feet curb to curb.
69. All open space and slopes except for public parks and schools, outside the public right-of-way will be owned and maintained by either a homeowner's association or private property owner.
70. Construct the main roadway system and drainage improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
71. The applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
72. The applicant shall enter into an agreement with the City for the construction of the access road and drainage improvements and shall post the appropriate bonds prior to final map approval.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 6-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

73. Apply and obtain a grading permit with appropriate security. A grading plan signed and stamped by a Calif. Registered Civil Engineer, subject to the approval of the City Engineer.
74. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
75. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
76. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
77. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions".
78. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
79. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer prior to approval of final map. The applicant shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
80. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
81. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
82. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
83. The applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.
84. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

Conditions For Tentative Tract Map No. 30492

85. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval.
86. Tentative Tract Map 30492 shall be subject to all applicable conditions of approval of tentative tract 23848 (Cottonwood Hills Development) and the approved Specific Plan Amendment No. 1
87. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
88. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to final map approval.
89. Dedicate 10 feet along the southerly boundary for Hemlock St. and grade the area for a drivable surface.
90. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
91. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
92. The applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
93. Desirable design grade for local streets should not exceed 9 percent. The maximum grade of 15 percent should only be used because of design constraints.
94. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
95. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
96. The applicant shall install one permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

97. The applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
98. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
99. Provide fire protection facilities as required in writing by Riverside County Fire.
100. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
101. The applicant shall install blue reflective pavement markers in the street at all fire hydrant locations.
102. The applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
103. The applicant shall provide a traffic study prepared by a registered engineer to determine the need for a traffic signal at Canyon Hills Road at Cottonwood Canyon Road and Canyon Hills Road at G Street and the timing for the installation prior to final map approval. If the traffic signal is needed, the applicant will install the traffic signal at the appropriate certificate of occupancy subject to the approval of the City Engineer.
104. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$300 per sheet for City digitizing.
105. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
106. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required.
107. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
108. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

109. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured.
110. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
111. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions".
112. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
113. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
114. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
115. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
116. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
117. 10-year storm runoff should be contained within the curb and the 100 year storm runoff should be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities should be installed.
118. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
119. The applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.

**Planning Commission
Approved** 4-15-03

**City Council
Approved** 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

120. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
121. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
122. Sidewalks shall be installed on both sides of collector streets. Collectors shall have 48 feet curb to curb.
123. The construction of Canyon Hills Road and Cottonwood Creek Road shall be completed as specified in the Canyon Hills Specific Plan Transportation Phasing Program.
124. The intersection of A Street with Sugar Brush Lane is on the inside radius of a curve and adequate sight distance shall be verified by a registered civil engineer.
125. The landscaping in the median of Canyon Hills Road along the curve shall be not block the site distance.
126. No residential lot shall front and access shall be restricted on Canyon Hills Road and Cotton Canyon Road and so noted on the final map.
127. The applicant shall provide a homeowner's association with CC & R's for maintenance of the open space.
128. All open space and slopes except for public parks and schools outside the public right-of-way will be owned and maintained by either a home owner's association or private property owner.
129. Lots A, B C, D, E, F and G will be owned and maintained by an HOA including the detention basin. The basins will be constructed to prohibit sediment and debris from entering the inlet pipe.
130. The basin in section E - E should be moved further into the tract (northerly) to catch debris and sediment before it enters the inlet pipe and for a drivable surface for Hemlock Street.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**CONDITIONS OF APPROVAL
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,
TENTATIVE PARCEL MAP NO. 30962, AND
TENTATIVE TRACT MAP NO. 30492**

(Continued)

131. The applicant shall comply with the Cultural Resources Mitigation Program, as described in the Specific Plan, prior to final map approval or grading permit (whichever occurs first). The program shall be based on site evaluations by qualified archaeologists and historians to establish significance of each site and a detailed plan for appropriate mitigation, subject to the approval of the Community Development Director. Compensation for disturbances to cultural resources shall be provided by a program to recover information from sites that shall be monitored by archaeologists where required by the EIR. In the event significant historic material is discovered, it shall be removed before grading occurs.
132. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
133. *The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant, (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff's Office.*

* *Italics* indicates addition to text, ~~strikethrough~~ indicates removes from text.

Planning Commission
Approved 4-15-03

City Council
Approved 5-13-03

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF LAKE ELSINORE APPROVING
AMENDMENT NO. 1 TO THE CANYON HILLS
SPECIFIC PLAN,**

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES
ORDAIN AS FOLLOWS:

WHEREAS, Pardee Homes has submitted applications for the Canyon Hills Specific Plan Amendment No. 1 (SPA No. 1). The approximate 1,970-acre Canyon Hills Specific Plan area is located within the eastern boundaries of the City of Lake Elsinore, east of the I-15 Freeway. Direct access to the area is from the I-15 Freeway to Railroad Canyon Road, which crosses the northwest corner of the Specific Plan area. Canyon Hills Road connects with Railroad Canyon Road and the property from west to east. Lost Road is constructed onsite and connects off of Canyon Hills Road in the north to south direction;

WHEREAS, the Planning Commission of the City of Lake Elsinore at a regular meeting held on April 15, 2003 made its report upon the desirability and made its recommendations in favor of Specific Plan Amendment No. 1 by adopting Planning Commission Resolution No. 2003-27 recommending to the City Council approval of Specific Plan Amendment No. 1; and

WHEREAS, the City Council held a duly noticed public hearing on May 13, 2003, for the purposes of considering Specific Plan Amendment No. 1; and

WHEREAS, public notice of said application has been given, and the City Council has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on May 13, 2003;

WHEREAS, the conditions recommended by the Planning Commission will be incorporated into Specific Plan Amendment No. 1 to ensure that the issues identified by the Planning Commission have been resolved.

SECTION 1. The City Council has considered proposed Specific Plan Amendment No. 1, prior to approving such proposal. The City Council finds and determines that the Addendum to the 1989 Final Canyon Hills Specific Plan EIR is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of Specific Plan Amendment No. 1, based upon the following findings and determinations:

1. The City Council finds that the Addendum to the 1989 Final Elsinore Canyon Hills Specific Plan EIR has been prepared, submitted and reviewed in accordance with requirements presented in Section 15164 of the California Environmental Quality Act Guidelines and the City's CEQA requirements, and is complete and adequate in its evaluation of all environmental effects of the Canyon Hills Specific Plan Amendment No. 1. Canyon Hills Specific Plan Amendment No. 1 will not result in any significant and/or unavoidable impacts.
2. The City Council finds that Specific Plan Amendment No. 1 will not have impacts that are individually limited but cumulatively considerable. Given that project impacts are insignificant, cumulative impacts are not foreseen.

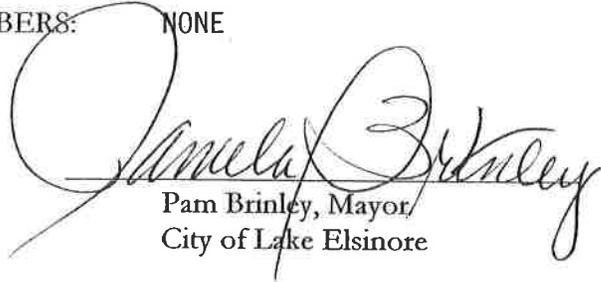
SECTION 3: This Ordinance shall take effect thirty (30) days after the date of its passage. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

PASSED, UPON FIRST READING this 13th day of May, by the following vote:

| | | |
|--------------|-----------------|-------------------------------------|
| AYES: | COUNCILMEMBERS: | BUCKLEY, HICKMAN, KELLEY, SCHIFFNER |
| NOES: | COUNCILMEMBERS: | NONE |
| ABSENT: | COUNCILMEMBERS: | BRINLEY |
| ABSTENTIONS: | COUNCILMEMBERS: | NONE |

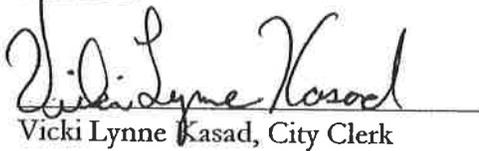
PASSED, UPON SECOND READING this 27th of May, by the following vote:

| | | |
|--------------|-----------------|--|
| AYES: | COUNCILMEMBERS: | BUCKLEY, HICKMAN, KELLEY, SCHIFFNER, BRINLEY |
| NOES: | COUNCILMEMBERS: | NONE |
| ABSENT: | COUNCILMEMBERS: | NONE |
| ABSTENTIONS: | COUNCILMEMBERS: | NONE |



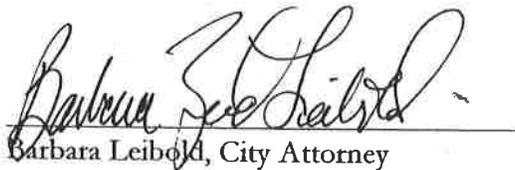
Pam Brinley, Mayor
City of Lake Elsinore

ATTEST:



Vicki Lynne Kasad, City Clerk

APPROVED AS TO FORM AND LEGALITY:



Barbara Leibold, City Attorney

3. The City Council finds that Specific Plan Amendment No. 1 does not have the potential to adversely affect humans, either directly or indirectly.
4. The Addendum EIR and the records of the proceedings upon which this decision is based, are and will be on file with the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, California 92530.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY COUNCIL FOR THE CITY OF LAKE ELSINORE THAT:

SECTION 2. Upon the recommendation of the Planning Commission and based upon the Findings adopted herein with regard to the approval of Specific Plan Amendment No. 1, the City Council hereby approves and adopts Canyon Hills Specific Plan Amendment No. 1. In this regard the City Council makes the following Findings based upon substantial evidence contained in the record of these proceedings:

1. The City Council finds that Specific Plan Amendment No. 1 meets the City's Specific Plan criteria for content and required implementation of the General Plan established by Section 65450 et seq. of the California Government Code and Section 17.99 of the City of Lake Elsinore Municipal Code.
2. The City Council finds that Specific Plan Amendment No. 1 shall be implemented consistently with the Goals, Policies and Objectives of the General Plan; and with any other applicable plans or policies adopted by the City.
3. Those issues, standards, guidelines, etc. not addressed in Specific Plan Amendment No. 1 will revert to the 1989 Canyon Hills Specific Plan and/or City Municipal Code in effect at the time future development is proposed for actual construction.
4. Development standards and regulations contained in Specific Plan Amendment No. 1 supersede applicable City ordinances and codes, unless specifically stated to the contrary. Approval of Specific Plan Amendment No. 1 shall not be interpreted as waiving compliance with other Federal or State laws or City Codes.
5. The City Council finds that Specific Plan Amendment No. 1 allows future development to be well-integrated with its surroundings.
6. The City Council finds that Specific Plan Amendment No. 1 will be adequately serviced by existing and/or future public facilities and services.
7. The City Council finds that the overall design of Specific Plan Amendment No. 1 will produce attractive, efficient and stable development.
8. The City Council finds that Specific Plan Amendment No. 1 will not be detrimental to the health, safety, comfort or general welfare of the persons residing or working near the project area or within the City, nor will it be injurious to property or improvements in the project area or within the City.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, VICKI KASAD, CITY CLERK OF THE CITY OF LAKE ELSINORE, DO HEREBY
CERTIFY that the foregoing Ordinance was introduced and read by title only for adoption on the
13th day of May, 2003; and approved upon second reading by title only on the 27th day of
May, 2003, by the following roll call vote:

AYES: COUNCILMEMBERS: BUCKLEY, HICKMAN, KELLEY,
SCHIFFNER, BRINLEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE


VICKI KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, VICKI KASAD, CITY CLERK OF THE CITY OF LAKE ELSINORE,
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy
of Ordinance No. 1097 of said Council, and that the same has not been amended or repealed.

DATED: June 12, 2003


VICKI KASAD, CITY CLERK
CITY OF LAKE ELSINORE
(SEAL)