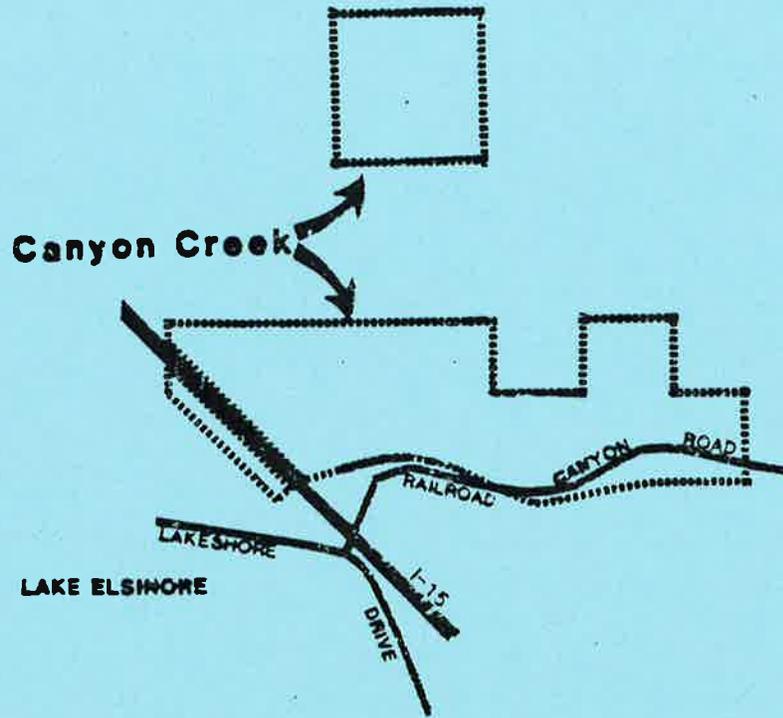


*Summerhill*

# CANYON CREEK SPECIFIC PLAN



City of Lake Elsinore



COURTON & ASSOCIATES

**FILE COPY**

THE CANYON CREEK SPECIFIC PLAN

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\*Exhibit numbers are keyed to the Environmental Impact Report.

## I. INTRODUCTION

### A. PURPOSE AND SUMMARY

The Specific Plan for the Canyon Creek Properties will fullfill the City of Lake Elsinore requirements for a Specific Plan. The Specific Plan process establishes a procedure for an orderly and comprehensive approach for the planning and implementation of medium scale development projects containing several land uses in phased construction.

The initial procedure in the City's Specific Plan process was a conference with the City staff for the purpose of discussing the overall magnitude of the project, the anticipated impacts and the City requirements which would be implemented to assure that an optimum development was planned. The initial meetings with the staff of the City of Lake Elsinore were held during the months of July and August of 1984.

The Specific Plan document formalizes the information discussed at the initial conferences with the City staff, and provides for the required mechanisms to assure that the planned development falls within the General Plan and Zoning regulations of the City of Lake Elsinore. The Specific Plan establishes the type, intensity, location and interrelationships of the various land uses proposed. The infrastructure systems needed to support the project are defined and the circulations system is established so that it may serve the project for both the residential and commercial uses. In addition to the infrastructure systems of water, sewer, drainage and circulation, other public service needs identified

including police, fire, and public health and safety needs.

The Specific Plan procedure establishes the guidelines for the implementation of the ordinances of the City of Lake Elsinore as well as the General Plan. Long-range community and City needs are considered and provided for with particular emphasis on aesthetic planning and the optimization of recreational opportunities. The Specific Plan identifies desirable intensities of land uses as well as open space areas that will be preserved. Development standards are established as well as architectural review procedures to assure that each successive phase of the development implements the intent of the Specific Plan.

#### B. MUNICIPAL JURISDICTION

The City of Lake Elsinore retains the jurisdiction over the planning of the Canyon Creek properties by virtue of the California Government Code §§ 65450-65507. These sections of the Government Code empower the City of Lake Elsinore City Council to determine the appropriate level of development that will be realized within the Canyon Creek Community. The Lake Elsinore City Ordinance 654 identifies the process for the adoption of a Specific Plan following appropriate land use planning, public hearings, environmental assessment and identification of implementing fee requirements. The City Council will take the necessary actions to adopt zoning, building and grading ordinances which will be supportive of the proposed Specific Plan.

#### C. PROJECTION LOCATION AND DESCRIPTION

The planning process for the Canyon Creek properties was

initiated in June 1984. A preliminary development feasibility study established that a market exists for medium priced housing units within the Lake Elsinore area. The feasibility study also determined that the most desirable product was a single family unit which would be detached. The proposed project includes 1,100 units on 491 acres. These residential dwelling units will be supported by 17.5 acres of commercial uses, 17.5 acres of community park areas, and approximately 235 acres of open space terrain. The Planning Commission and the City Council has approved a General Plan density of 2.0 - 3.0 dwelling units per acre. The Specific Plan includes numerous community considerations including public playing fields and soccer field, solar orientation of units, underground utilities, community street tree system, cable television, low-maintenance community parks and regional recreation opportunities and trails.

Regional Setting. The Canyon Creek properties are located in southwestern Riverside County to the east of Lake Elsinore and Interstate 15. The project site affords optimization of solar energy considerations due to its southern orientation along the landforms that decrease in altitude from the north to the south direction.

Local Context. The project site in southwestern Riverside County lies adjacent to and to the north of Railroad Canyon Road and directly to the east of Interstate 15 (12.5 acres of commercial uses are to the west of Interstate 15). It is bounded on the

north by undeveloped hilly terrain and on the east by the Railroad Canyon Wastewater Treatment Facility. Railroad Canyon Reservoir, known locally as Canyon Lake, lies one mile to the north and the east. The project site lies within the City of Lake Elsinore, which has jurisdiction for development.

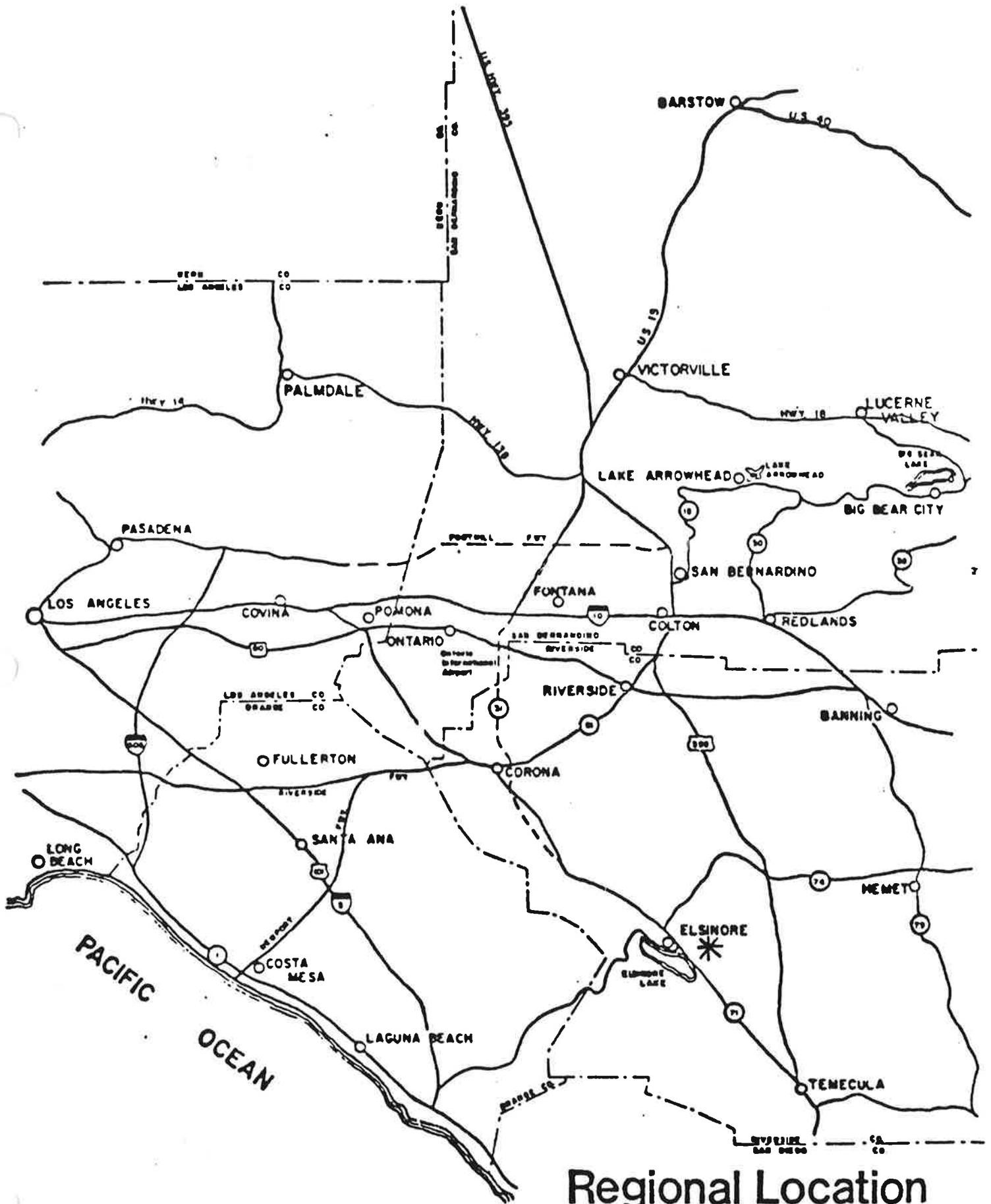
#### D. PHYSICAL SETTING

Existing Land Forms. The Canyon Creek project site consists of an irregularly shaped parcel ranging in elevation from 1,300 feet at the southern portion of the property adjacent to the San Jacinto River up to an average ridgeline of 1,540 feet with certain peaks extending to approximately 1,800 feet in elevation.

Topographically, the property consists of two distinct types. The southern areas adjacent to the San Jacinto River are flatter alluvium deposits providing opportunities for development with minimal land reconfiguration. The northern portions of the property encompass a series of ridge lines and steeply sloping canyons which provide a dramatic backdrop to the gently rolling terrain in the southern portion of the site.

Two types of drainage courses flow through the property. The San Jacinto River represents the major water course and drains the area from the east to the west direction. The San Jacinto River generally forms the southern boundary of the project site and is the receptor for all surface drainage to that point.

The second type of drainage course is surface flows draining from the project site down three side channels into the San Jacinto River. All of the drainage from the property passes



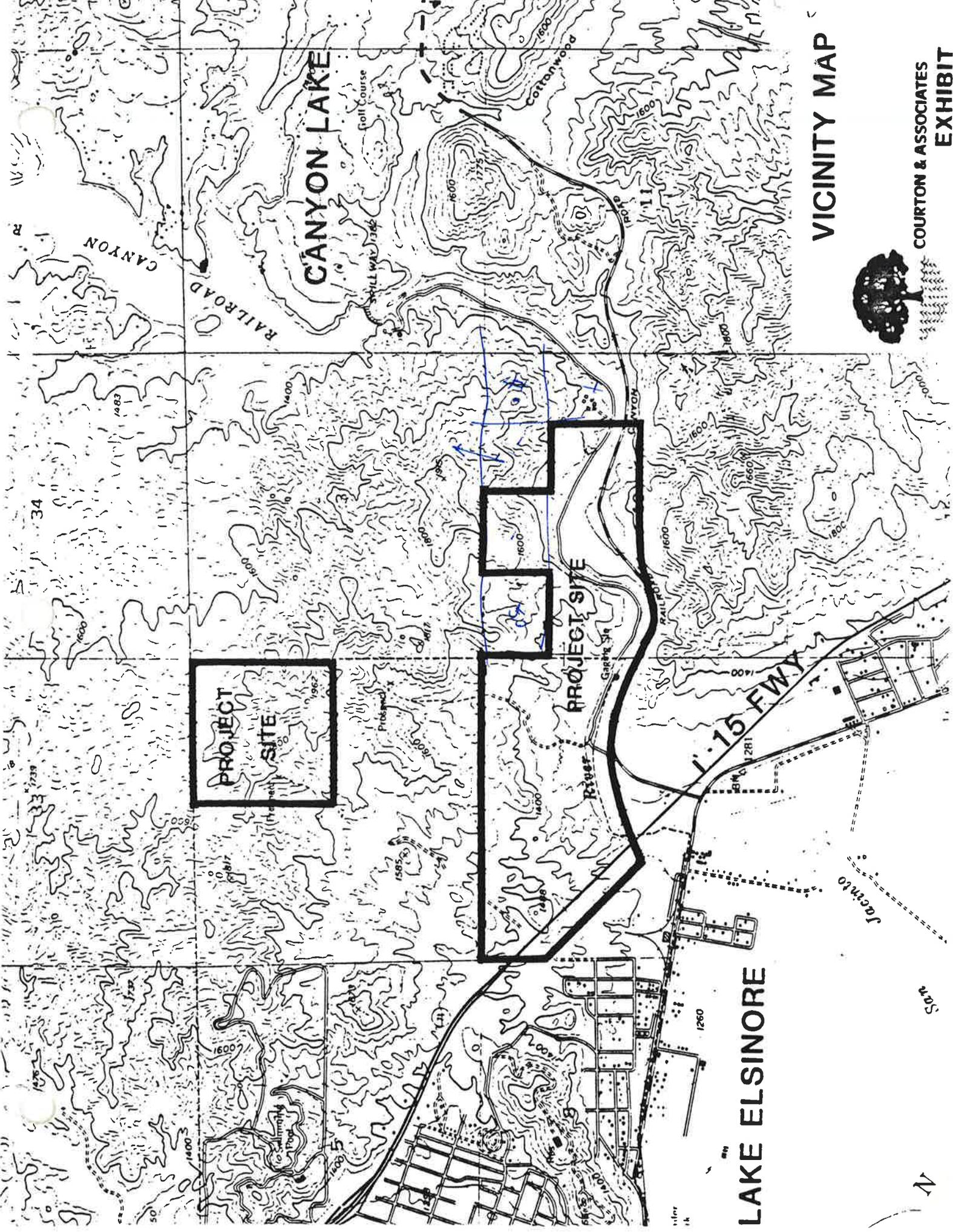
# Regional Location

scale: 1" = 10 miles



COURTON & ASSOCIATES

EXHIBIT 1



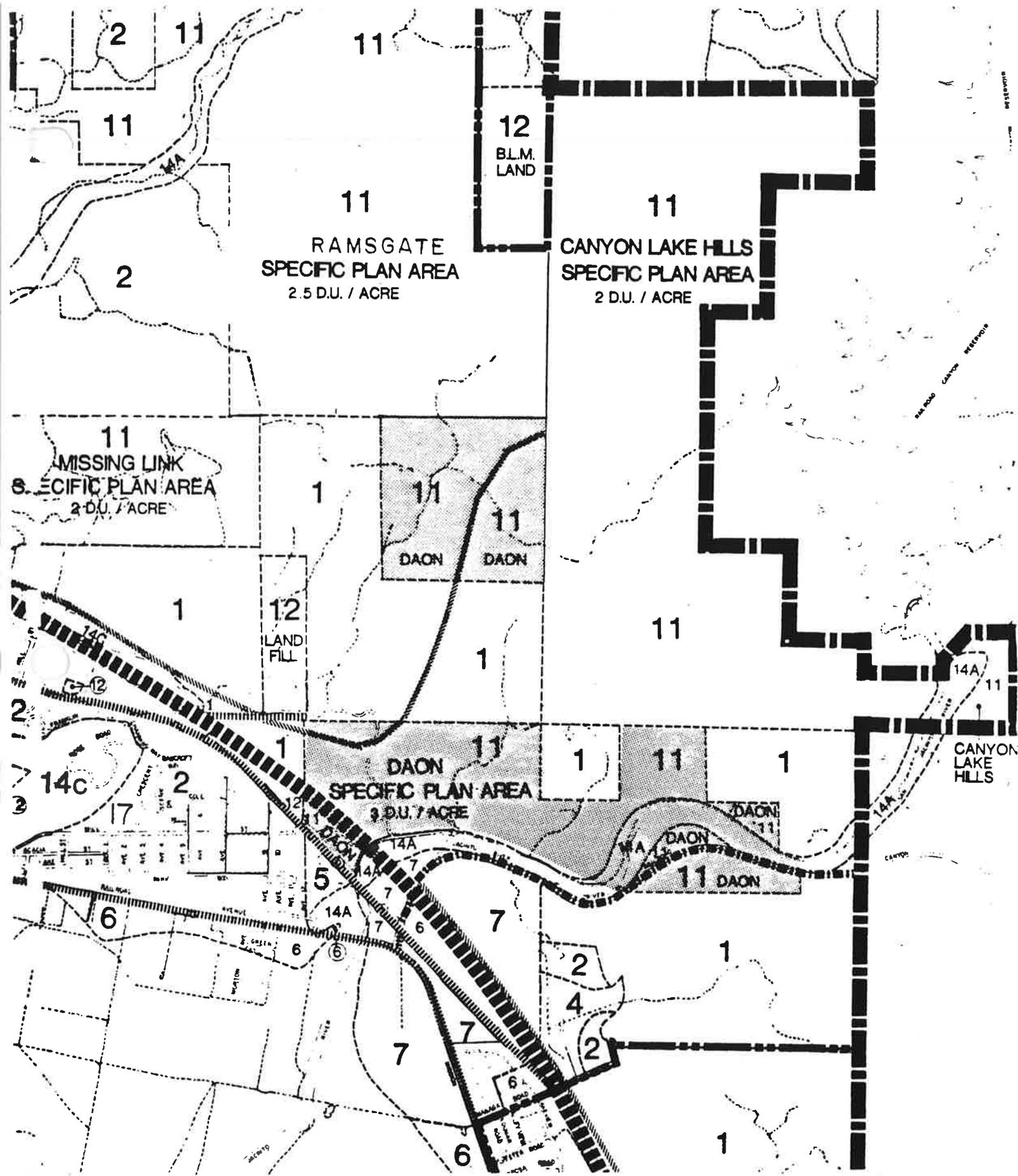
VICINITY MAP

COURTON & ASSOCIATES  
EXHIBIT



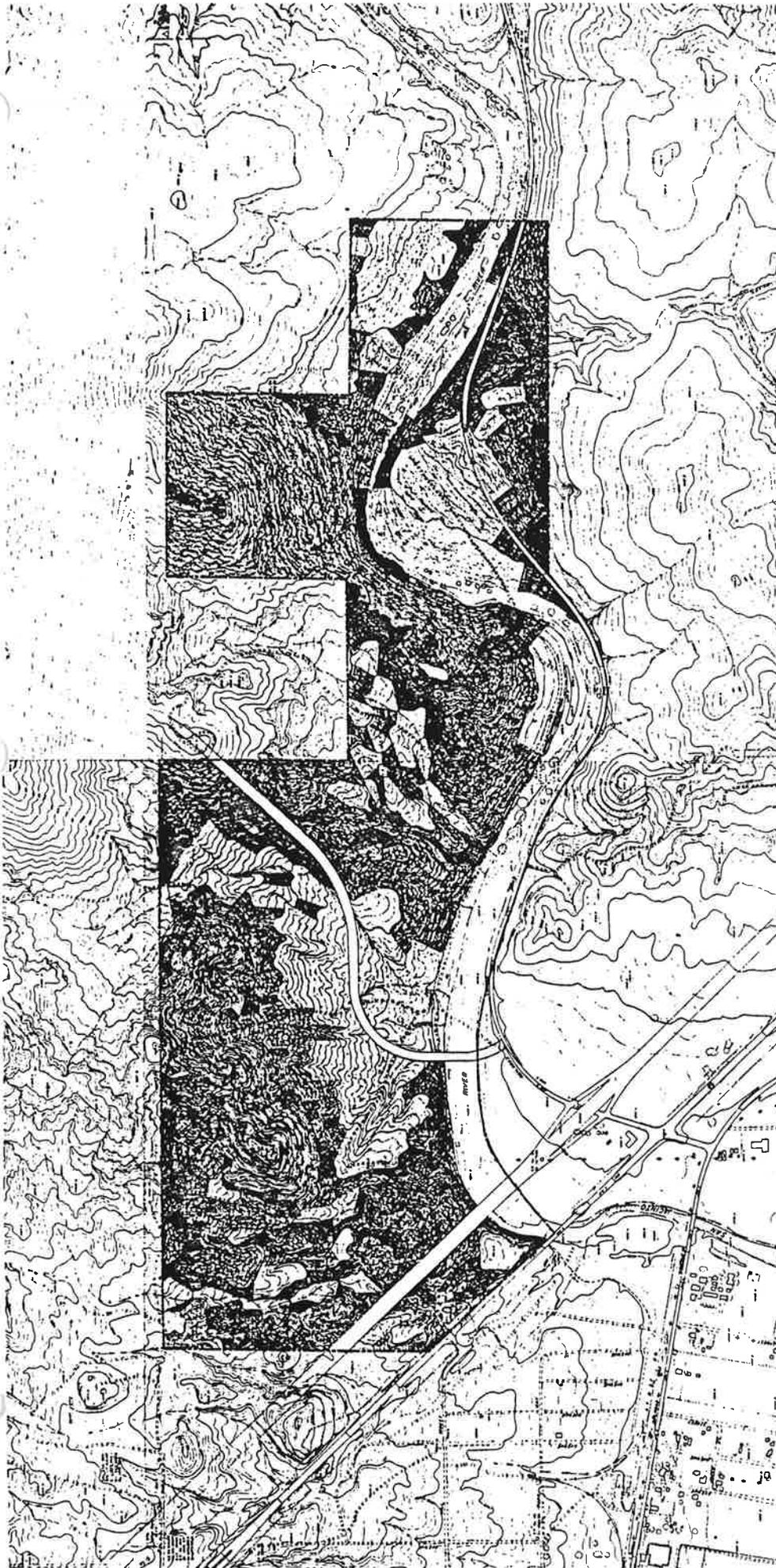
LAKE ELSINORE





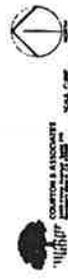
**CITY OF LAKE ELSINORE GENERAL PLAN**





LEGEND

- 0 - 10% SLOPE
- 10% - 15% SLOPE
- 15% - 20% SLOPE
- 20% - 25% SLOPE
- > 25% SLOPE

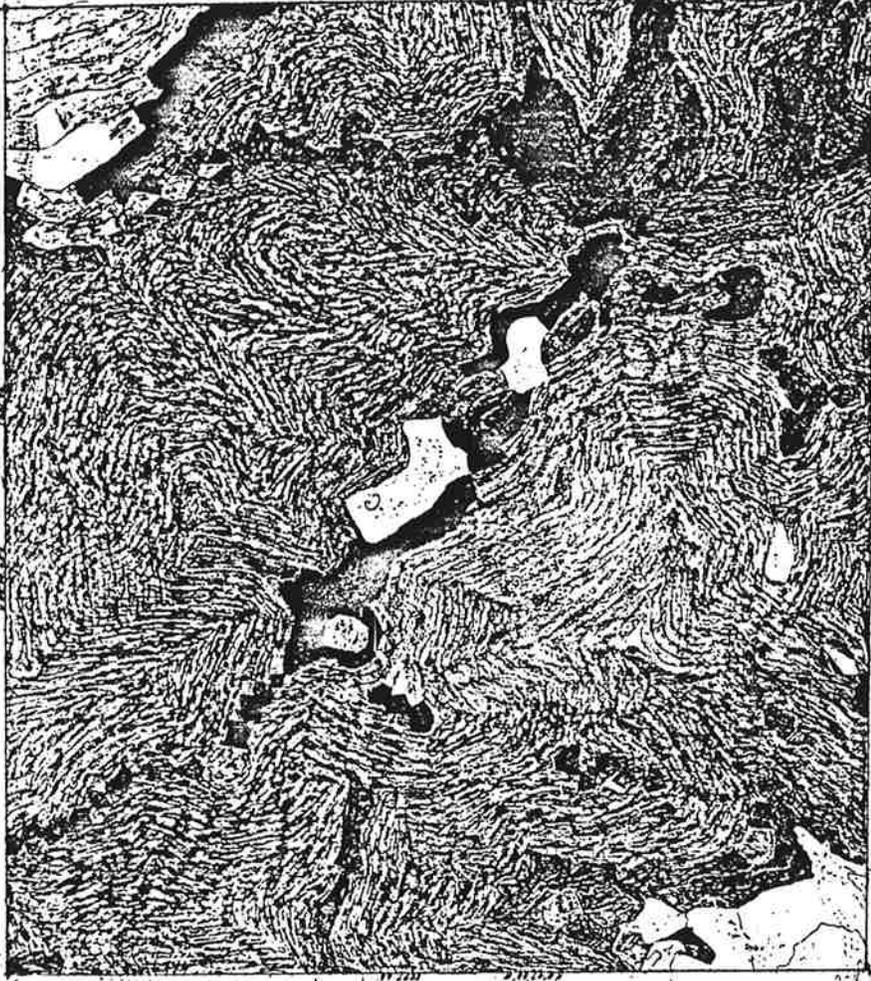


CANYON CREEK  
SLOPE ANALYSIS

EXHIBIT 3

LEGEND

-  0-10% SLOPE
-  10%-15% SLOPE
-  15%-20% SLOPE
-  20%-25% SLOPE
-  > 25% SLOPE



# CANYON CREEK



NORTH  
SCALE: 1"=200'

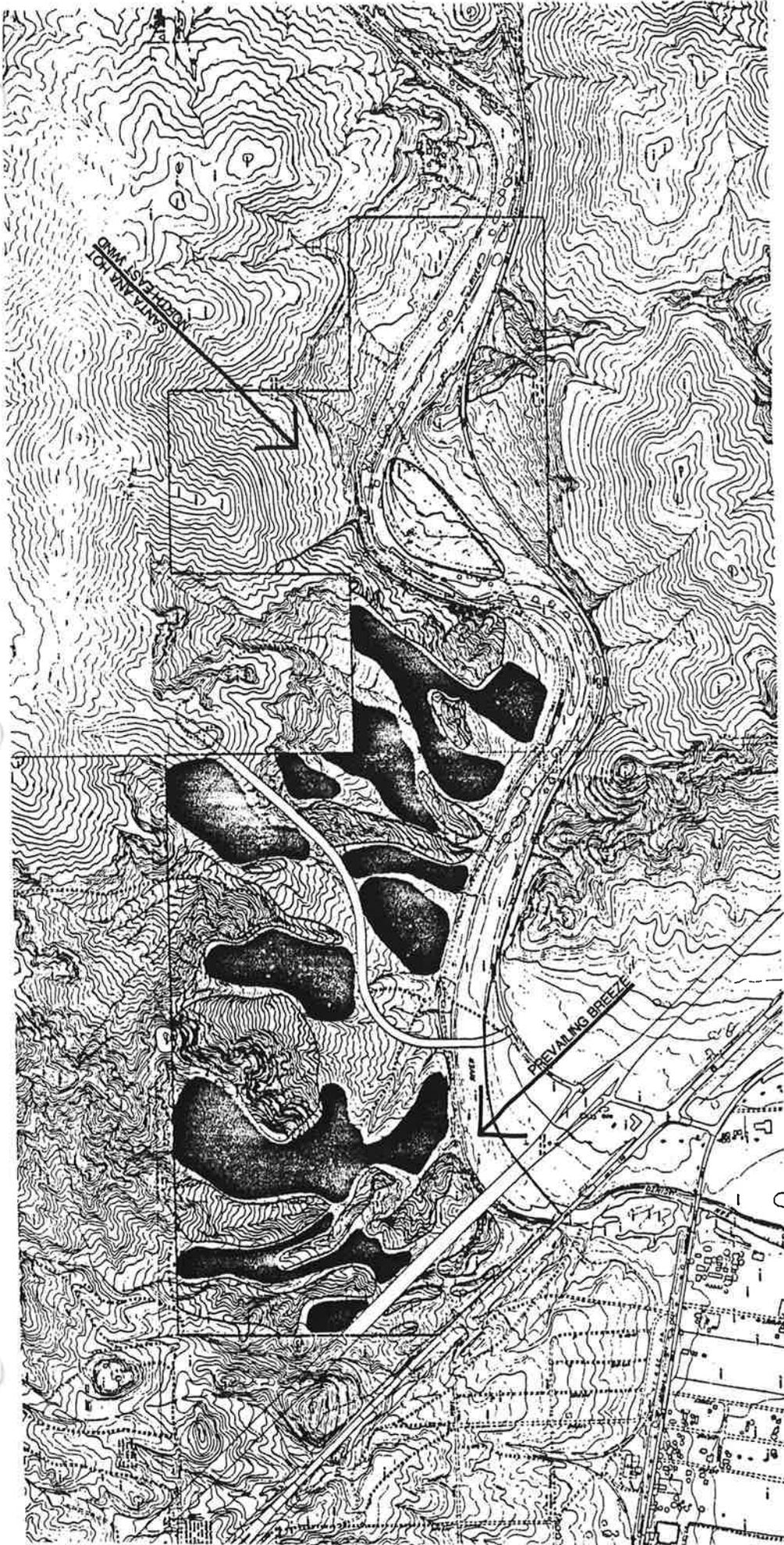


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# SLOPE ANALYSIS




**CANYON CREEK**  
**SOLAR ORIENTATION**  
 EXHIBIT 5

- LEGEND**  
 **HOT AFTERNOON SUN EXPOSURE**  
 **AFTERNOON SHADOW / SHADE**

**LEGEND**

-  **HOT AFTERNOON SUN EXPOSURE**
-  **AFTERNOON SHADOW/ SHADE**

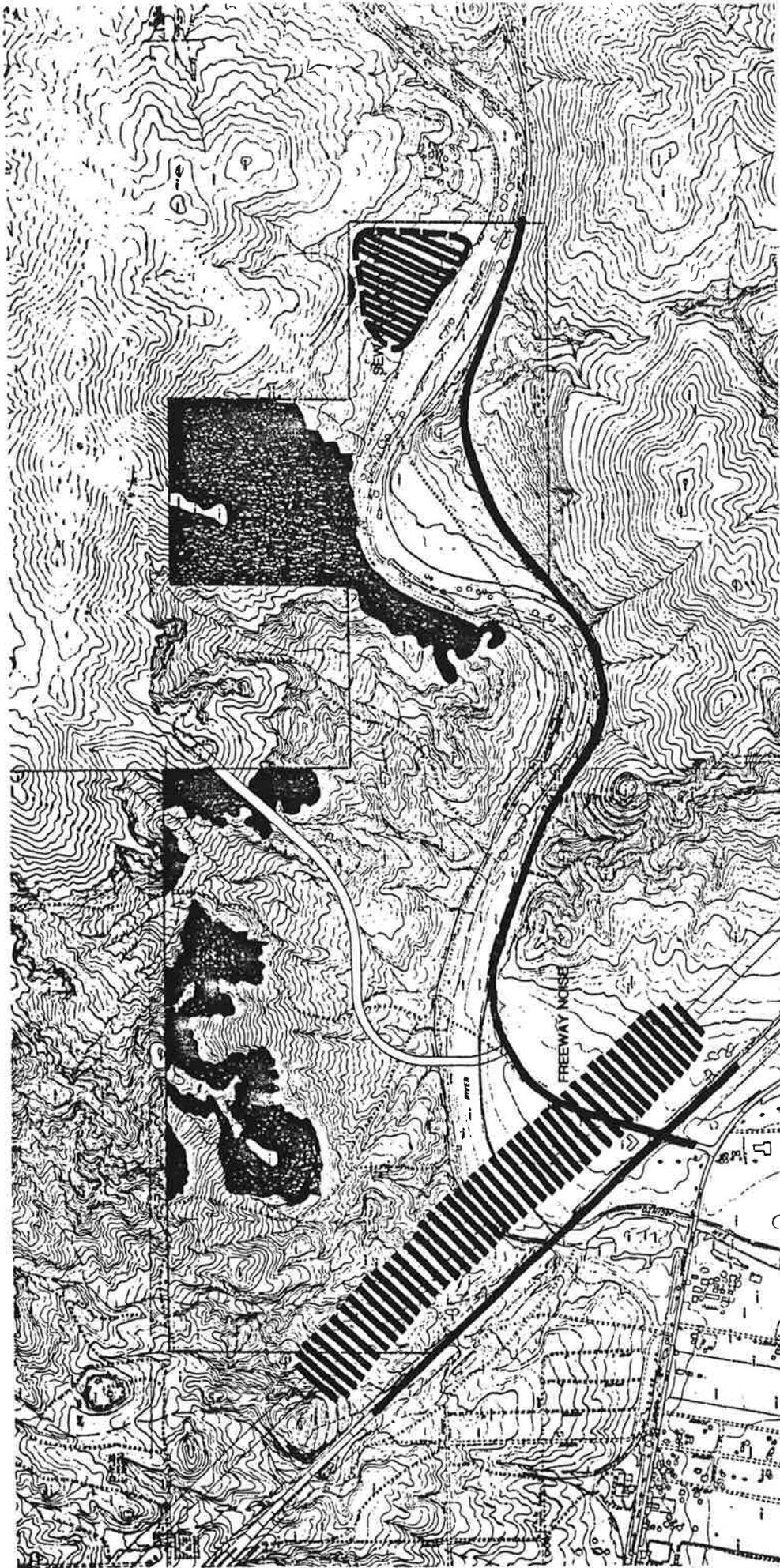


**CANYON CREEK**   
NORTH  
SCALE: 1"=200'



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**SOLAR ORIENTATION**

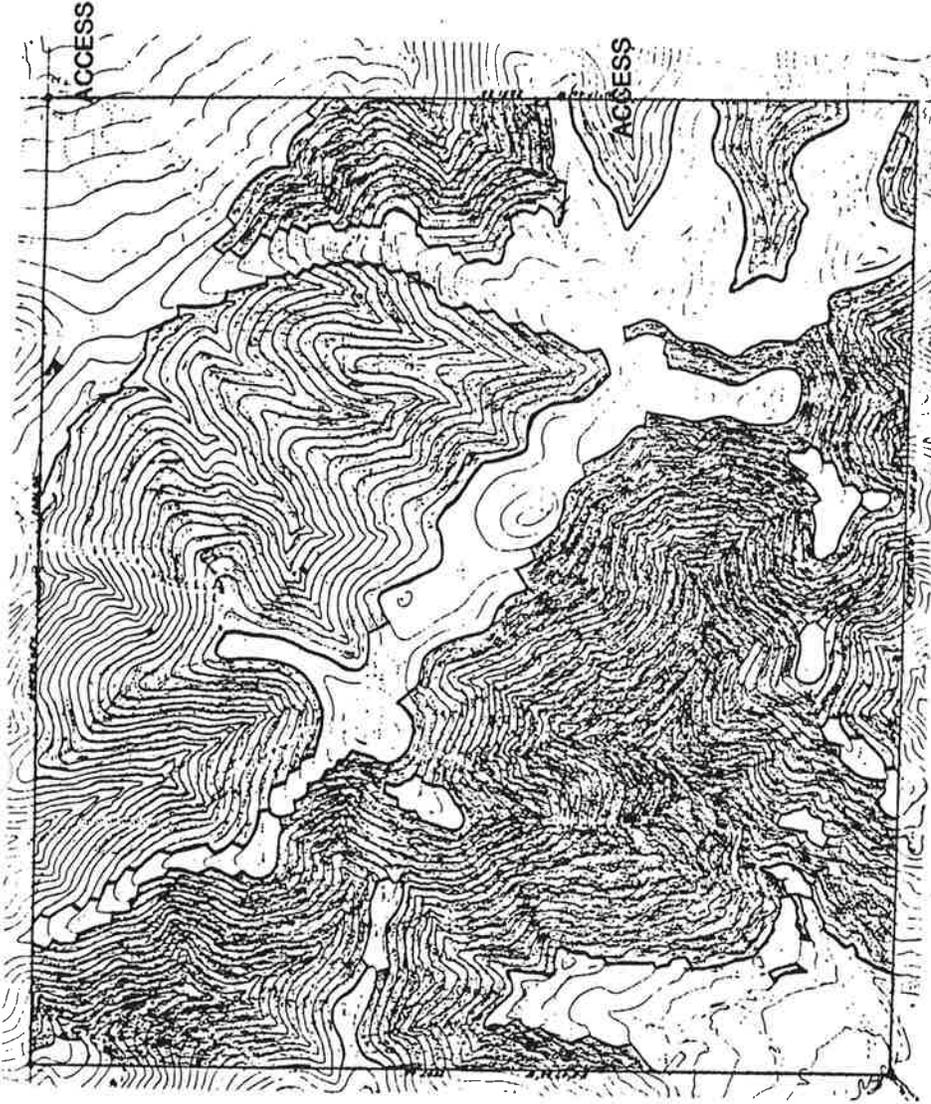


- LEGEND**
-  100 YEAR FLOOD PLAN
  -  SLOPE OVER 25%
  -  ROAD NOISE

**LEGEND**



**SLOPE OVER 25%**



**CANYON CREEK**

**NORTH**  
SCALE: 1"=200'



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**CONSTRAINTS MAP**

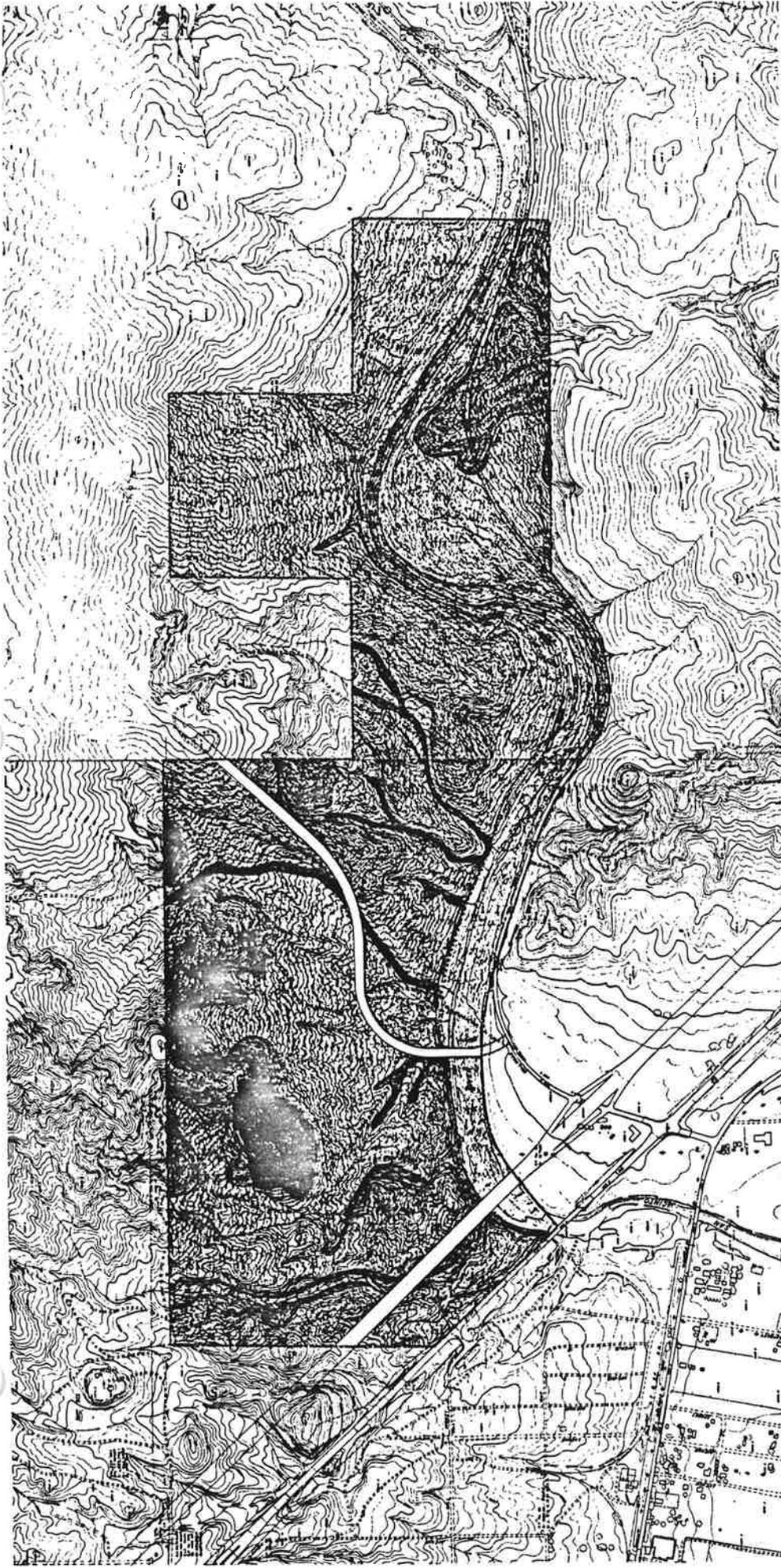
beneath Interstate 15 and flows into Lake Elsinore.

The site's predominant vegetation consists of introduced grasslands. Some coastal sagescrub communities and introduced grasslands are found on the slopes extending above the San Jacinto River, although the most diverse form of vegetation is found in the riparian areas adjacent to the river itself.

The historic use of the property has been vacant. The existing land use features include temporary dirt roads and access which have been cut by users during the past several years. There are no permanent structures currently located on the project site.

Geology of the area is characteristic of the semi-rugged hillside areas predominant in the Santa Ana Mountains to the west of Lake Elsinore, and the El Sobrante Hills. The project site is underlain by the upper triassic Santa Ana formation which consists of moderately to highly fractured, gray hard shales and slate. Regional data suggests that bedding strikes northwest and northeast at 40° to 50° from the horizontal with closely spaced high-angle jointing generally observed to strike to northwest and the northeast. The upper 1 to 2 feet is highly weathered with moderate weathering extending to estimated depths of 12 to 16 feet.

A thick 4-inch to 16-inch cover of topsoils consisting of a loose, red/brown gravelly silt-to-clay sand mantles the natural slope. The lower elevations of the project site include alluvial material, consisting of brown clayey sand with an abundance of slate, cobbles and boulders. This material is present in the greatest amounts in the areas adjacent to the San Jacinto River.



- LEGEND**
- ALLUVIUM - Q<sup>a</sup>
  - COLLUVIUM - Q<sup>cd</sup>
  - TERRACE DEPOSITS - Q<sup>t</sup>
  - CRETACEOUS DIORITES AND METAMORPHIC ROCKS - K<sup>cm</sup>
  - BEDFORD CANYON FORMATION - J



EXHIBIT 16

**LEGEND**



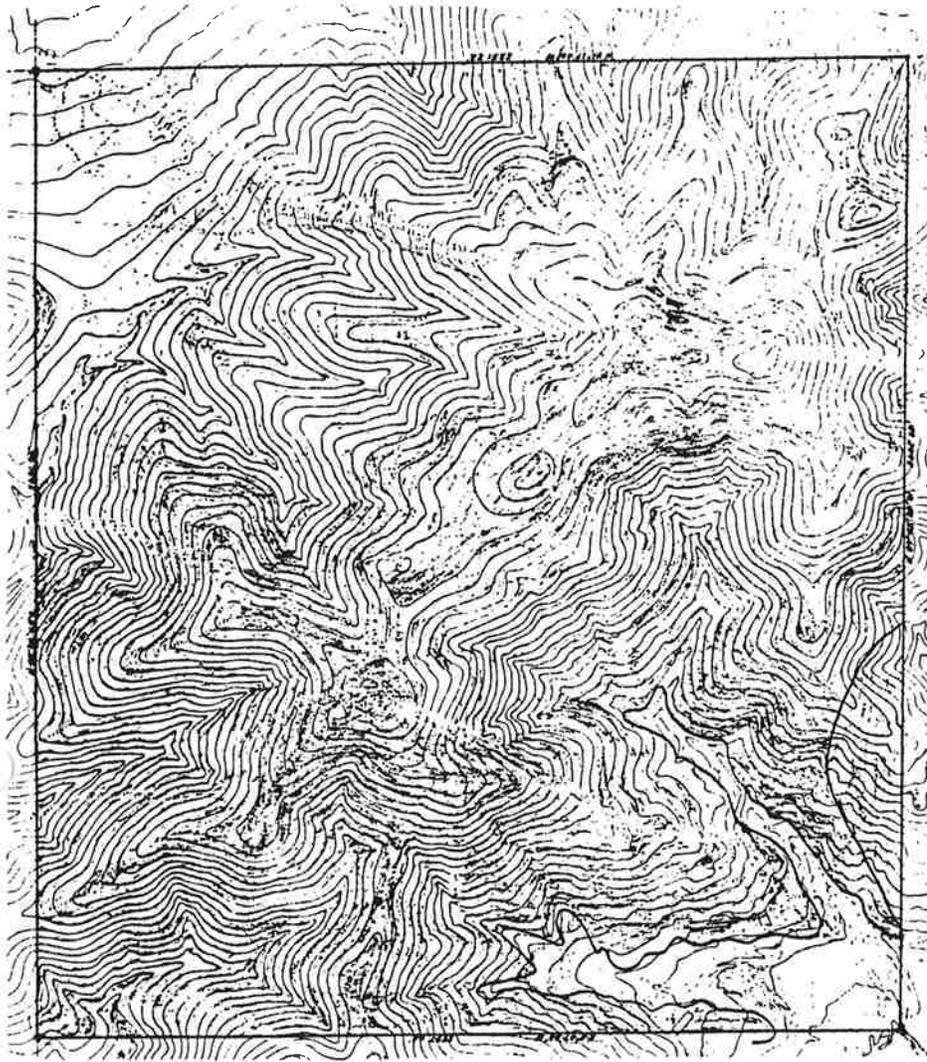
**COLLUVIUM - Qcd**



**CRETACEOUS DIORITES AND  
METAMORPHIC ROCKS - Kgrm**



**BEDFORD CANYON  
FORMATION - Jb**



# CANYON CREEK



**NORTH**  
**SCALE: 1"=200'**

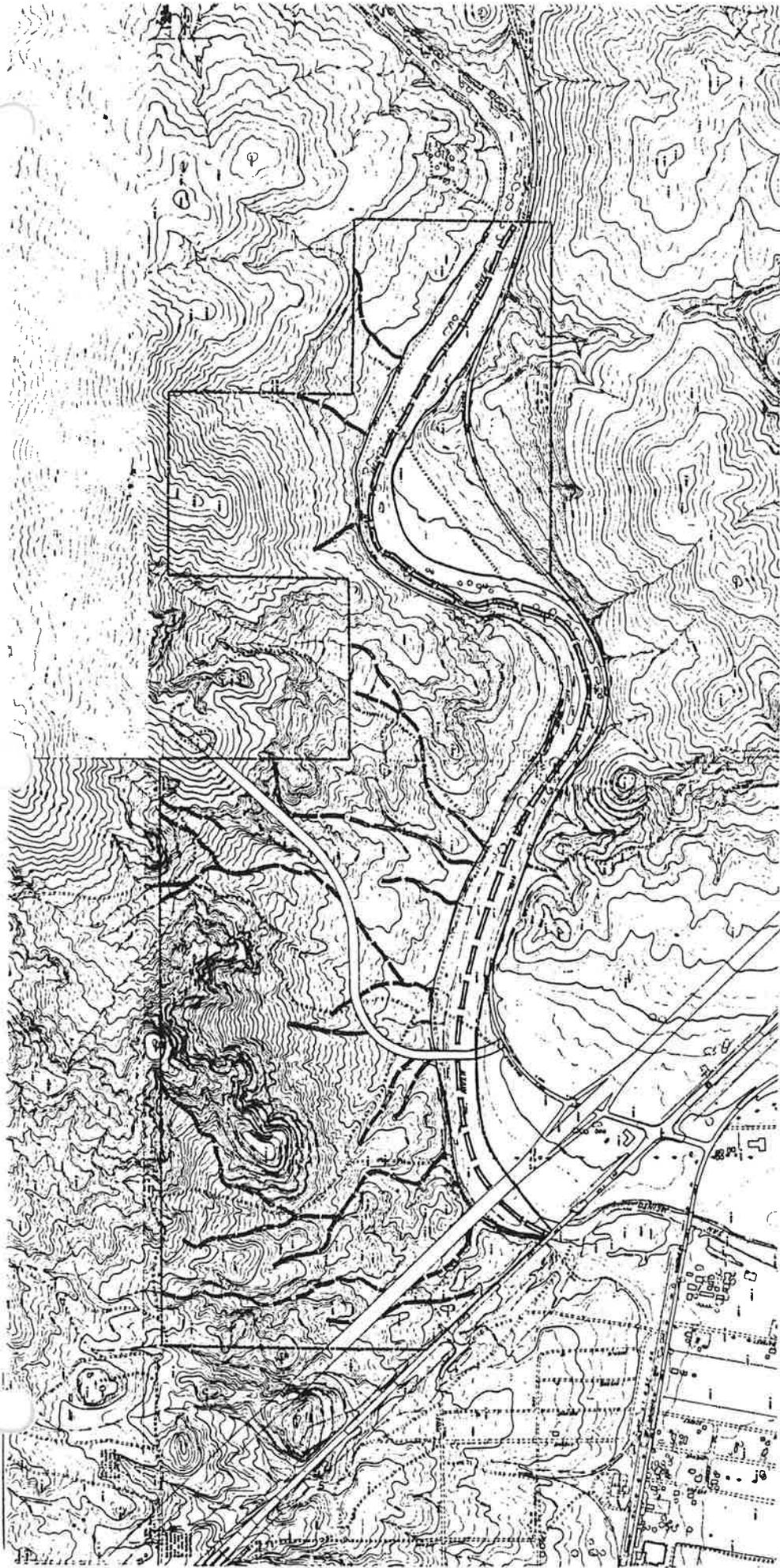


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# SOILS AND GEOLOGY



 **CANYON CREEK**  
**SITE DRAINAGE**

**EXHIBIT 18**

- LEGEND**
-  DRAINAGE COURSE
  -  100 YEAR FLOOD PLAN

LEGEND



DRAINAGE COURSE



CANYON CREEK



NORTH  
SCALE: 1"=200'

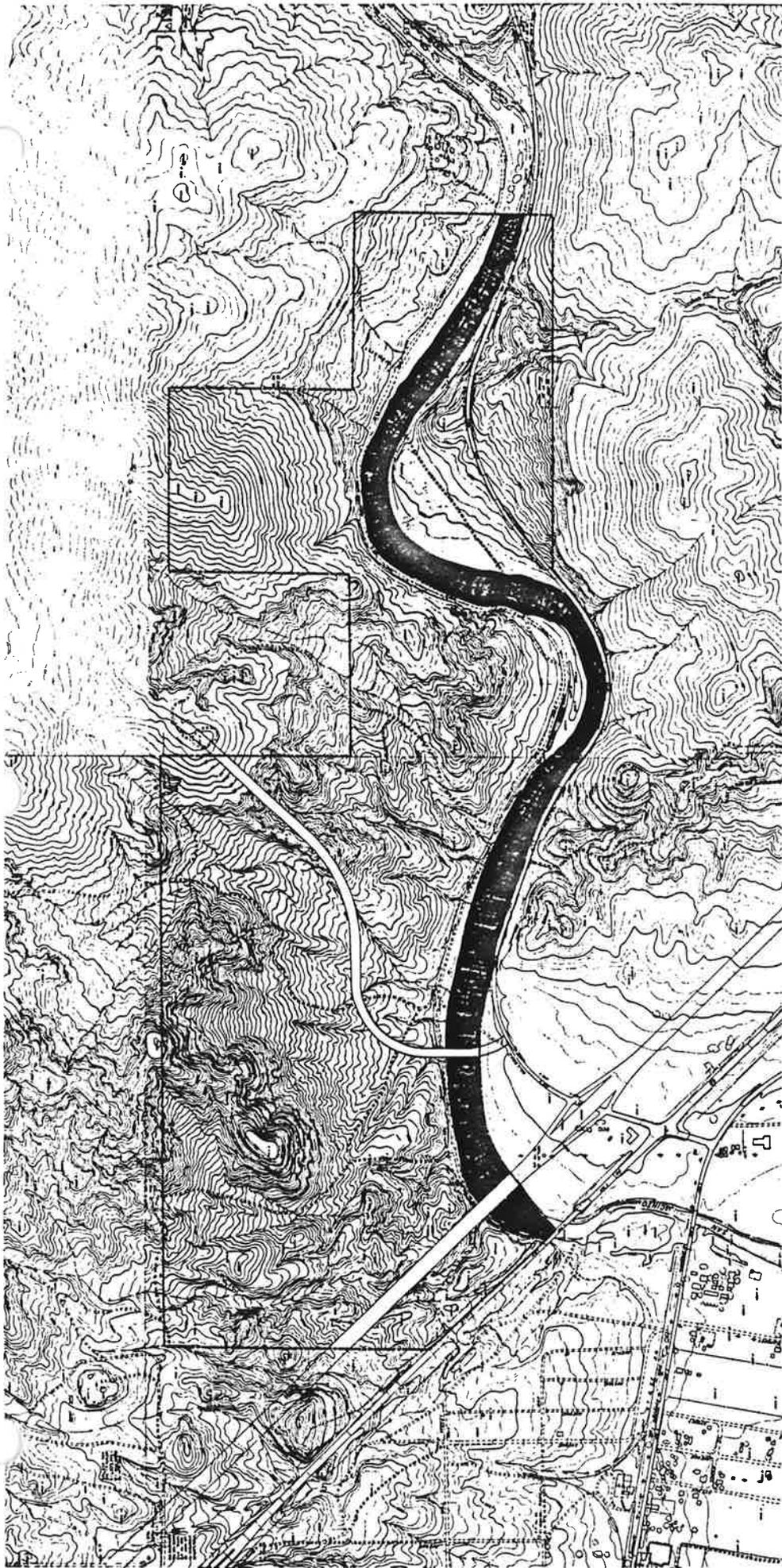


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SITE DRAINAGE

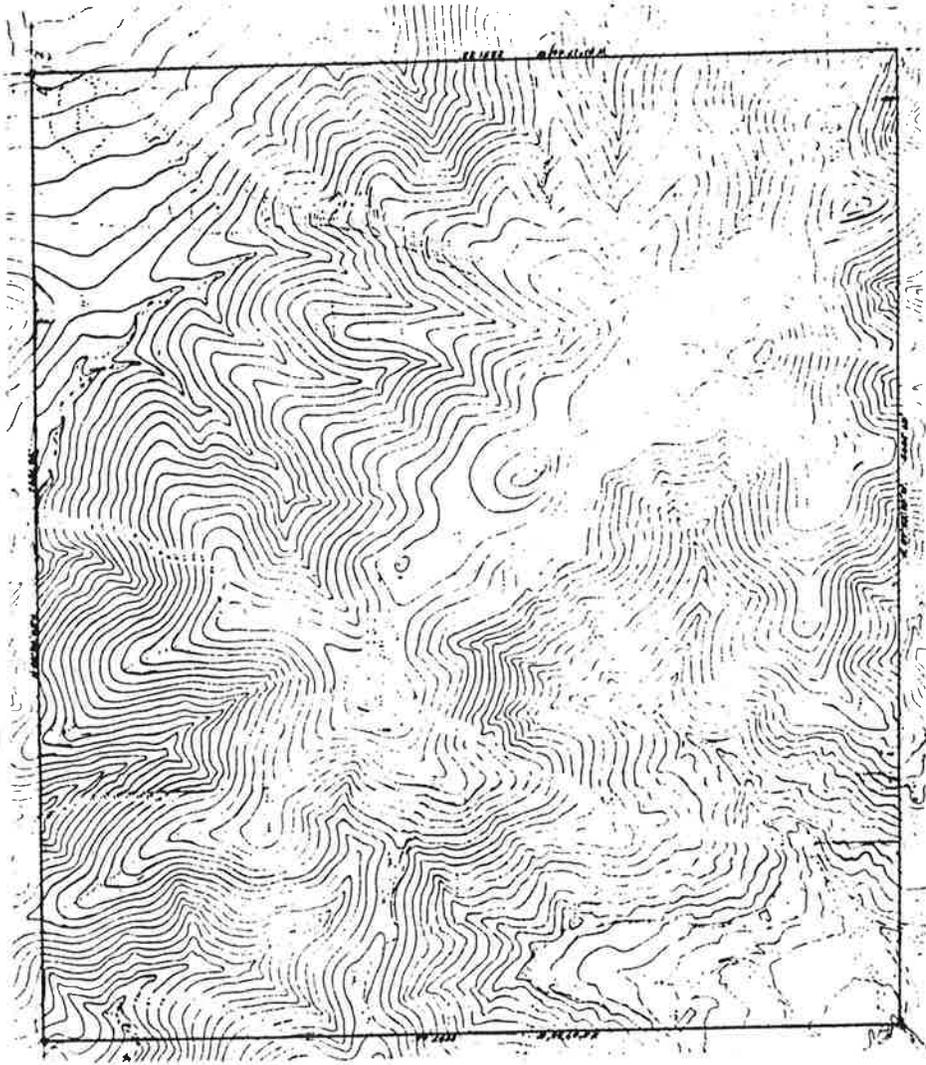


LEGEND

-  COASTAL SAGE SCRUB
-  RIPARIAN VEGETATION

**LEGEND**

 **COASTAL SAGE SCRUB**



**CANYON CREEK** 

**NORTH**  
SCALE: 1"=200'

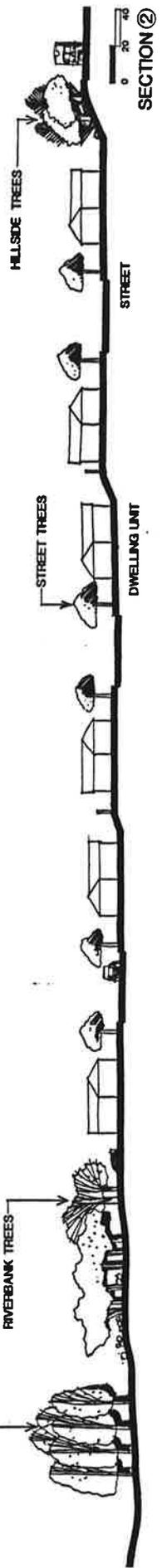
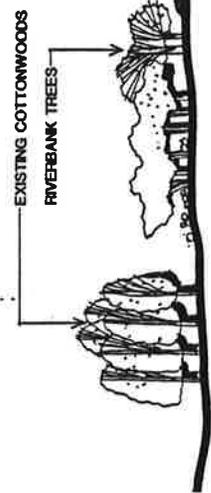
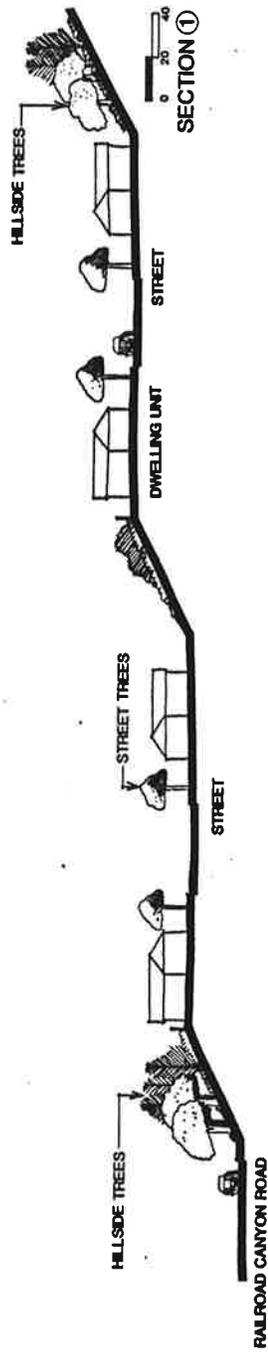


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**VEGETATION**

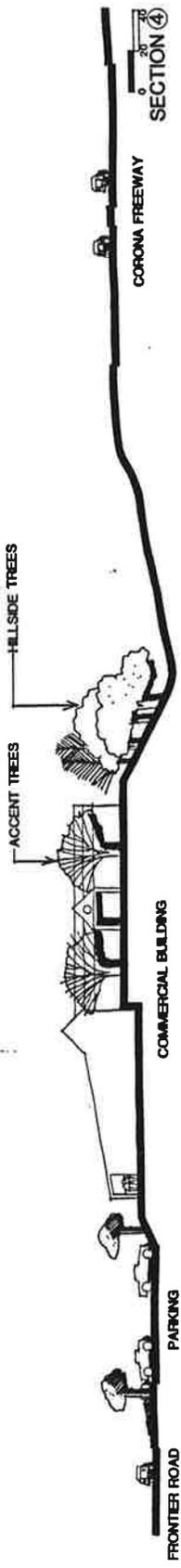
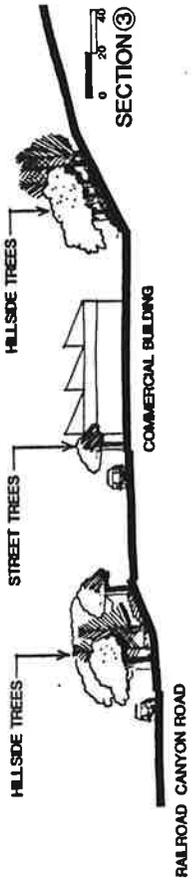


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 © 1998





CANYON CREEK



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 949.440.1100  
 12/14/04

The structure of the geology and characteristics of the soil present on the site can accommodate both the residential and commercial development types proposed for this area. Consideration of grading techniques will be implemented to take full advantage of opportunities to stockpile topsoils for reapplication. The Environmental Impact Report prepared for the Specific Plan discusses in detail the geology and soils of the area.

Surrounding Land Uses. The surrounding land uses for the project site are depicted on the following exhibit, the General Plan Land Use map of the City of Lake Elsinore. The property to the north is currently undeveloped and has a General Plan designation for very low density uses (1 DU/2 acres). Areas to the northeast are Specific Plan areas with a general designation for the Canyon Lake Hills development approved at the low density of two dwelling units per acre (2 DU/acre). Ramsgate to the north has similar approved land uses in its Specific Plan. Canyon Lake to the east is medium density residential. To the south of the project site are areas for general commercial and residential uses. The San Jacinto River is designated as flood plain and floodway requiring special consideration for construction. The property lying to the west of the project site has a General Plan designation for neighborhood commercial, public/semi-public special purpose, and general commercial uses.

## II. SPECIFIC PLAN DESCRIPTION

### A. SPECIFIC PLAN GOALS AND OBJECTIVES

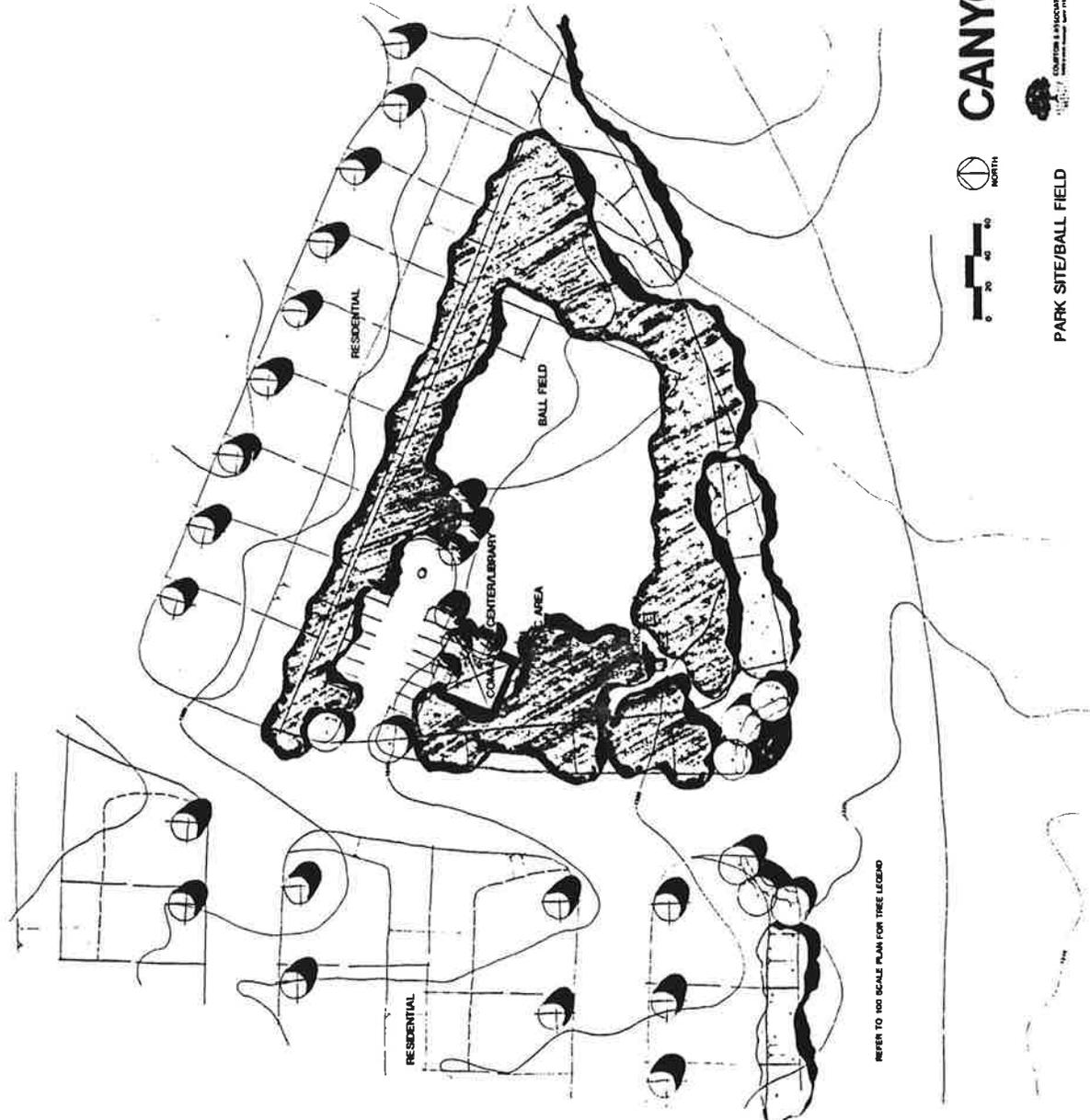
The purpose of the Canyon Creek Specific Plan is to provide for the construction of residential housing units as well as to provide business opportunities for the community through the construction of commercial facilities. The Canyon Creek Specific Plan was developed utilizing several guidelines.

1. Establishing a residential community which will put the land forms of the site to the best use for residential development while preserving approximately 50% of the area as open space;
2. Providing obtainable housing to meet the future needs of the community of Lake Elsinore and the Growth Management Plan;
3. Establishment of a community with an adequate balance of public parks and open space, community facilities, infrastructure, residential and business development;
4. Provision for an appropriate road system which will serve this project and provide for necessary emergency and other access to the other projects; and
5. The development of a project which can be constructed and phased to meet the changing and evolving housing market in Lake Elsinore.

### B. PROJECT FEATURES

The residential components of the Canyon Creek Specific Plan area include three types of housing: single-family detached,





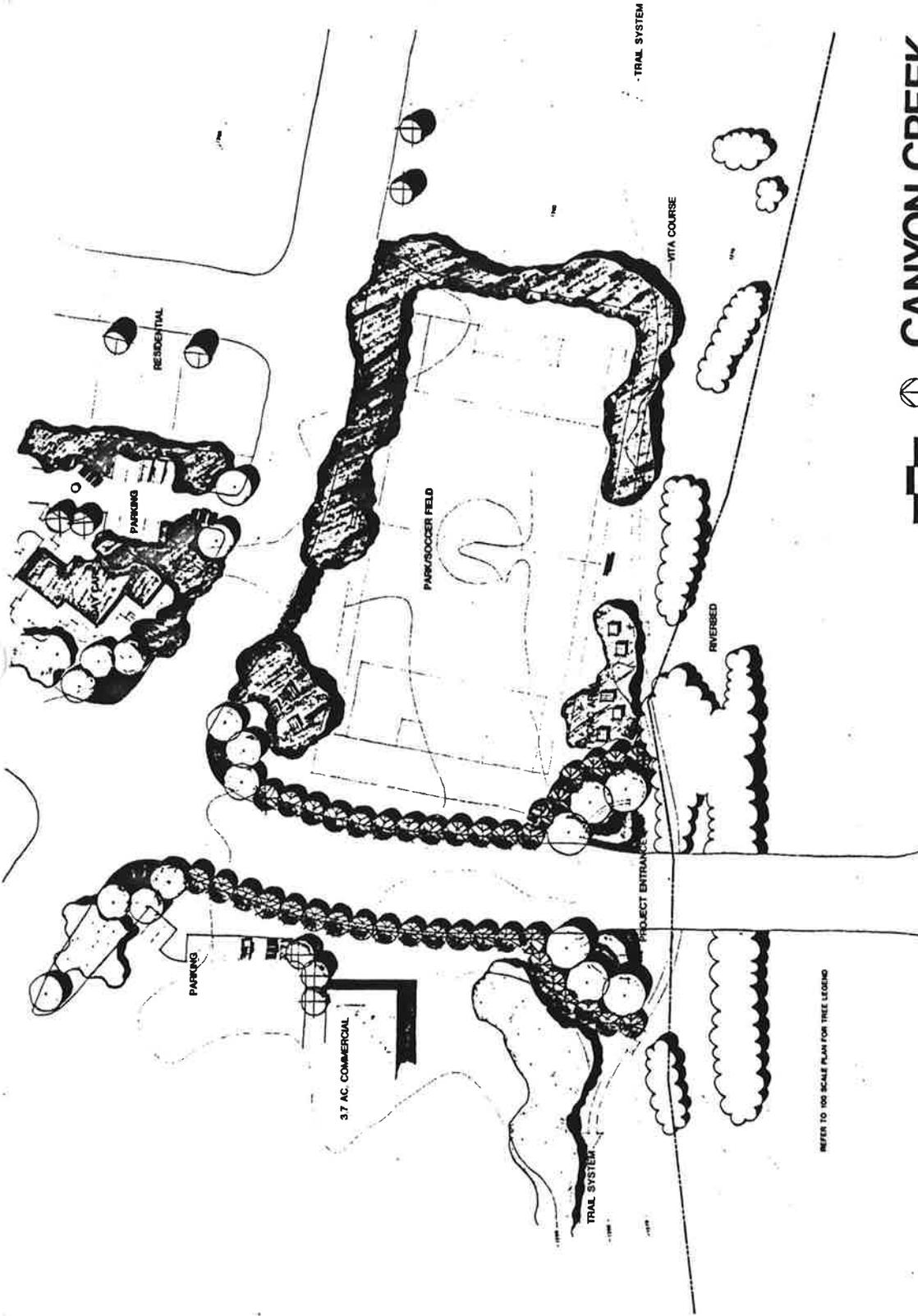
REFER TO 100 SCALE PLAN FOR TREE LEGEND



# CANYON CREEK



PARK SITE/BALL FIELD



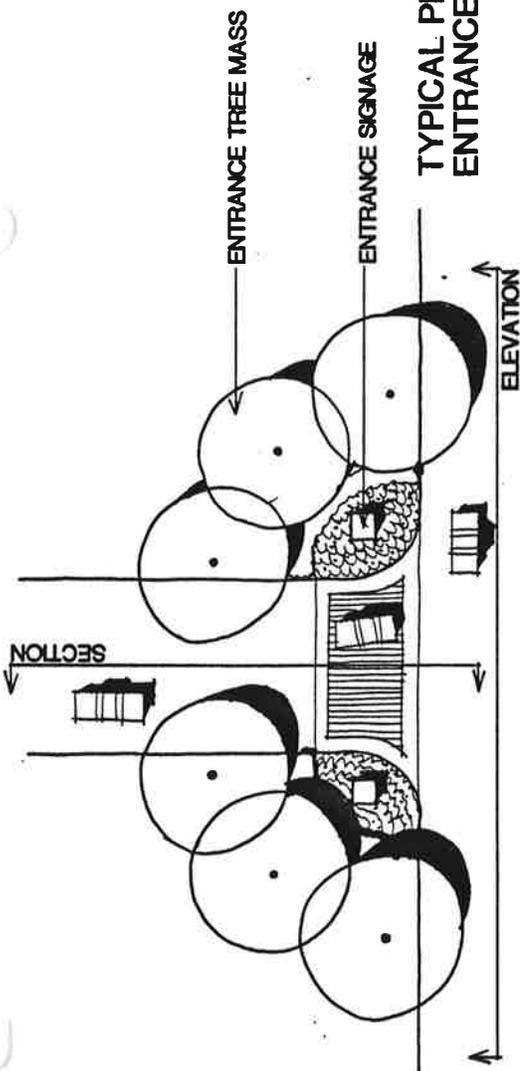
REFER TO 100 SCALE PLAN FOR TREE LEGEND

# CANYON CREEK

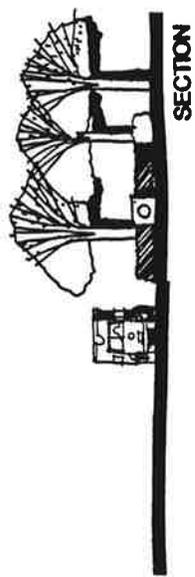
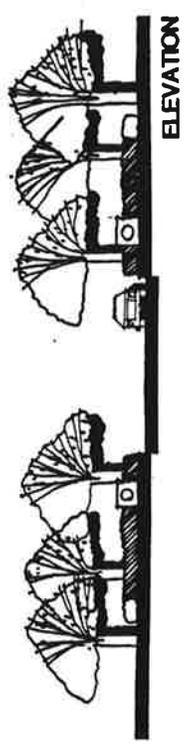


LANDSCAPE ARCHITECTS

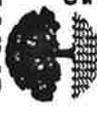
PROJECT ENTRANCE/PARK SITE PLAN



**TYPICAL PROJECT  
ENTRANCE CHARACTER**



**CANYON CREEK**



**COURTON & ASSOCIATES**  
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apartment and estate lots. The proposed residential densities range from less than 1 dwelling unit per acre up to 4 dwelling units per acre. 350 apartments will also be constructed.

3-acre and 2-acre commercial facilities will provide convenient shopping opportunities for the community's residents. An additional 12.5 acre parcel located to the west of the Interstate 15 will include 125,000 square feet of business and commercial opportunities in a business park setting. Other support facilities include a fire station site, soccer/multi-use playing fields, a vita course, 14 neighborhood parks, and a regional trail which will serve not only the Canyon Creek Community, but the citizens of Lake Elsinore as well.

Open space corridors will be established throughout the project and will include approximately 50% of the total project area. These open space corridors will preserve the natural land forms of the project site and will also be utilized as interfaces with contour grading for the residential communities. Fuel modification and appropriate setbacks will be included where appropriate to lower the danger of wildland fires.

The mix of land uses proposed within the Specific Plan area are balanced to the majority of needs of the community.

Both the internal and external circulation systems will be planned to serve both on-site and off-site traffic. Infrastructures are planned to safely satisfy the identified demands of the project, including water, sewer, utilities and public services.

The Land Use Plan depicts the locations and relationships

of the various elements of Canyon Creek. The planning areas include an apartment complex with 350 units and 750 residential units on approximately 346 acres and 82 estate lots on approximately 145 acres.

The 1,100 residential dwelling units (Two distinct housing types make up this designation: single family detached and single family attached/condominium). The remaining planning areas include a 12.5 acre commercial area, and a 3 acre commercial shopping facility, a 2 acre commercial shopping facility, and 14 park sites and a connecting regional trail.

The open space designations comprise a significant component of the project's concept. Combined with the 14 park sites, floodway, the community facilities and the fire station site, these open space elements account for approximately 50% of the project area. Open space features common areas, recreational facilities, landscaped slopes and private yard areas will also contribute to the total community open space.

The on-site circulation system has been designed to provide safe and convenient traffic movement to all parts of the community. Consisting of a secondary arterial (connecting road to ABC Heritage), collector streets, local streets and private streets and drives, the circulation system has been planned to City standards, and typical street sections have been proposed. The vehicular system is augmented by a network of bike lanes, pedestrian/bike trails, and the proposed regional trail adjacent to the San Jacinto River.

#### C. NEIGHBORHOOD PLANNING AREAS

The Canyon Creek community is a series of individual neighborhoods connected by a system of roadways and connecting trails. These communities are all buffered by adjacent open space areas.

The higher density residential units will have the appearance of a Mediterranean villa community. The medium density units will preserve individual lifestyles and autonomy through the creation of single family detached products. The lower density estate lots will provide for a more rural, open rustic country character utilizing larger lots and building pads' sloped areas for residential amenities and landscaping.

#### D. LAKE ELSINORE GENERAL PLAN

Land Use Element. The City of Lake Elsinore General Plan designates in its land use element the planning area as the Daon Specific Plan area. The Canyon Creek Specific Plan reflects the adopted General Plan of 2.0 to 3.0 units per acre density and is therefore consistent with the land use element of the City of Lake Elsinore General Plan, upon approval.

Circulation Element. The General Plan policies and goals provide for a safe, fast, efficient movement of people to and from and within Lake Elsinore by an integrated system. The primary issues associated with the circulation system for the Canyon Creek Specific Plan area are the improvements which will be needed to Railroad Canyon Road, establishment of Canyon Creek Drive and bridge and identification of the appropriate size and

location of collector streets within the Canyon Creek project. Safe and convenient access to the various components of the Specific Plan are addressed by the circulation system, including bicycle and pedestrian access, and the regional trail system.

Environmental Resources Management Element. The Environmental Resources Management Element (ERME) sets forth the policies and program necessary to manage the preservation and productivity of natural resources as well as providing for outdoor recreation, public health and safety within the City of Lake Elsinore. The ERME also includes that State mandated conservation, open space, safety and seismic safety elements of the General Plan. The purpose of the ERME is to assure that those natural resources included within the planning area are maintained and protected so that the highest and best use of the citizens of the City of Lake Elsinore are preserved.

The riparian corridor adjacent to the San Jacinto River as well as approximately 50% of the project site will be preserved as part of the parks and open space areas. These areas also include the San Jacinto River floodway and flood plain upon which there is anticipated no construction with the exception of a bridge crossing adjacent to Interstate 15. A total system is proposed along the river edge. The use of landscape materials resistant to fire will aid in the protection of the project from wildland fires. The landscaping and buffer areas will be maintained by an improvement district or community facilities district established under the guidelines of 1911-1913-1915 Acts Municipal bonds or the Mello-Roos Act.

Noise Element. The General Plan of Lake Elsinore indicates that the majority of the existing noise within the City is due to roadway traffic and recreational activities. The General Plan states as a guideline that it should "protect and maintain those areas having acceptable noise environments, and provide for reduction where the noise environment is unacceptable".

The Canyon Creek Specific Plan incorporates design features such as the use of appropriate setbacks and building code requirements to protect the acoustical environment. In addition, noise attenuation walls will be incorporated for areas where potential high noise may occur. Consistency with the noise element is assured through the careful arrangement of land uses, sensitive location of residential areas and siting of structures.

The impacts of noise will principally impact: (1) Tract 20472 (202 lots) adjacent to Railroad Canyon Road; (2) the 350 apartments adjacent to Interstate 15; and (3) Tract 20473 (12.5 acre commercial) adjacent to the I-5 frontage road (identified as Frontier on the land use map).

Tract 20472 (202 lots) is designed with greater setbacks from Railroad Canyon Road and noise will be further buffered by the landscape treatment. The 350 apartments adjacent to Interstate 15 will include fewer windows on the west side, added insulation and a landscape buffer. Tract 20473 (12.5 acre commercial) will be situated at a grade significantly above the Interstate, includes parking and landscaping uses adjacent to the noise source, and will be insulated for sound even though the buildings will not be occupied as residences.

Community Design Element. The Canyon Creek Specific Plan area is currently designated as the Daon Specific Plan area within the General Plan. Community design guidelines state that the basic policy of the City is "to create the highest order of visual continuity and functional compatibility among the various physical and historic components of the Lake Elsinore Community".

The goals, policies, objectives, principles and implementation programs as set forth in the General Plan are incorporated into the design guidelines. The major concerns within the design guidelines are to assure that adequate setbacks are maintained, appropriate buffers are created between various differing elements of the Plan, and that the overall environmental character of the community is preserved. Architectural and landscaping control will be included within the CC&Rs, and the overall Specific Plan area will be visibly compatible with the region. The use of the design guidelines to maintain the necessary controls within the community assure consistency with the community design elements of the General Plan.

Housing Element. The Housing Element of the General Plan will be implemented through the Canyon Creek Specific Plan. The Specific Plan provides for the specific development criteria outlined by the General Plan assuring cooperation between both the public and private sectors. A variety of housing types will be provided to assure that the overall housing needs within the City of Lake Elsinore are met, as well as those anticipated needs which will be created by new types of business and commercial



opportunities which will be coming to the City during the next several years. The housing goals and policies of the General Plan will therefore be implemented by the Canyon Creek Specific Plan as it develops uses which are environmentally and socially acceptable and compatible to the Lake Elsinore community.

### III. SPECIFIC PLAN LAND USES

#### A. RESIDENTIAL USES

The Specific Plan establishes a total of 1,100 dwelling units for the Canyon Creek community. This plan presents more specific information regarding housing types and numbers of dwelling units proposed for the planning area described in the preceding section.

A total of six individual product types may comprise the residential component of of the community. Two of the product types (estate lots and single family) constitute 750 units, or 69% of the project total. The remaining 350 dwelling units are multi-family dwelling units (townhomes, condominiums and apartments). All of the attached/multi-family units are clustered close to the commercial area and all are accessed by a collector level street. All townhomes, condominiums and apartments will be associated with recreation facilities limited to use by residents only.

A summary of the residential element categorized by planning area is presented in the following table.

# CANYON CREEK



## RESIDENTIAL AREAS STATISTICAL SUMMARY

Product Type	Tract	Acres of Developed Area	Acres of Open Space	Total Residential Acres	Units	Total Area Density
Single family	20472	32.5	60.5	93.0	125	1.3 units/ac
Single family	20704	90.0	25.4	115.4	258	2.2 units/ac
Single family	20705 (partial)	40.0	22.0	62.0	155	2.5 units/ac
Single family	20705 (partial)	41.2	6.8	48.0	130	2.7 units/ac
Apartments	20705 (partial)	16.0	4.0	20.0	350	17.5 units/ac
Estate lots	20706	53.0	87.0	<u>140.0</u>	<u>32</u>	0.6 units/ac
				476.4	1100	

\* Does not include commercial Tract 20473 of 12.5 acres.

$$1,100 \text{ units divided by } 465.90 \text{ acres} = \underline{\underline{2.36 \text{ dwelling units per acre}}}$$

### B. COMMERCIAL USES

The 17.5 acres included in these commercial sites are located at the intersection of old State Highway 71 and San Jacinto river, within the residential core adjacent to the apartment site, and at the east border of the project site. The commercial sites are intended to provide convenience shopping for the future residents of Canyon Creek.

### COMMERCIAL AREA STATISTICAL SUMMARY

Product Type	Planning Area	Acres
Commercial/Business	C-1	<u>12.5</u>
Neighborhood Commercial	C-2	3.0
Neighborhood Commercial	C-3	<u>2.0</u>
		17.5

### C. COMMUNITY FACILITIES AND SERVICES

The community support elements consist of 17.5 acres of commercial uses, a fire station site, 14 park sites, 2 soccer/playing fields, and a system of trails.

The park sites have been located next to the natural open spaces and in close proximity to higher density development. The community parks are intended to serve the residents of Canyon Creek and will include picnic benches and play areas. The several passive parks adjacent to the San Jacinto River trail system will provide a unique opportunity to enjoy the riparian environment.

All park facilities will be completed in strict compliance with the standards and regulations of the City of Lake Elsinore.

The Canyon Creek project will include a child care center capable of caring for approximately 100 children. The facility will be operated by a non-profit organization and will provide services only to the residents of the City of Lake Elsinore. The parking areas at the child care center will be made available for use by the park and soccer facility, after hours and on weekends when the child care center is not open.

A fire station site will be provided in-lieu of fees that would be paid for fire protection services. The aforementioned fire station site will be subject to the Riverside County Fire Department's review and approval. The fire station building will ultimately be used to house additional fire trucks and equipment which may be provided by other adjacent developments

such as Canyon Lake Hills and Ramsgate.

In addition to the regional hiking trail adjacent to the San Jacinto River, other trails will be included in the Canyon Creek Plan. This comprehensive system links the residential, recreational, open space and commercial elements of the community and encourages alternate, non-vehicular transportation.

#### D. LANDSCAPE CONCEPT

The Specific Plan for Canyon Creek includes a landscape concept, to serve as a guideline to enhance the overall character and image of the community. This concept will include landscape treatments for the entries, Railroad Canyon Road, collector streets, local streets, buffers, slope planting and fuel modification/fire buffer zones.

The major community entry zone consists of a landscaped parkway for Canyon Creek Drive between Railroad Canyon Road and the project's northern boundary. The treatment here would include stately trees, grass, project monumentation signs, masonry walls and stamped concrete bands. Secondary entries would be accented with flowering trees and groundcover massings, monumentation signs and stamped concrete bands.

The formal trees of the major entry would be continued along the parkway of Canyon Creek Drive to continue this theme through the backbone arterial of the community. Collector streets would be landscaped in a different character to differentiate their heirarchy from Canyon Creek Drive. A broad spreading evergreen

canopy tree with turf groundcover will be incorporated along these streets. Local streets should be treated with various species such as crape myrtle, oleander and honey locust to define neighborhood units.

All manufactured slopes will be planted or hydroseeded with a mixture of trees, shrubs and groundcovers to restore them to a more natural appearance and to provide slope stabilization and erosion control.

The landscaping and buffer areas will be maintained by an improvement district or community facilities district established under the guidelines of 1911-1913-1915 Acts Municipal bonds or the Mello-Roos Act.

#### D. PARKS, RECREATION AND OPEN SPACE

The recreation and open space considerations for the Canyon Creek project are a major component of the project theme. The project includes approximately 50% of its area in open space as well as the inclusion of community park areas connected by 9,400 feet of trails.

The general open space of the area encompasses the steeper hillside area preserving the bluff tops and ridge lines from development. In addition, this rockier terrain is characteristic of this portion of Lake Elsinore and is to be preserved so as to include the natural land forms within the project. The second largest open space preservation area is the San Jacinto River and adjacent floodway. This area provides marvelous opportunities for a passive park system and a connecting trail system enabling

residents of the Canyon Creek and Canyon Lake communities, and Lake Elsinore as a whole, to enjoy the riparian environment adjacent to the San Jacinto River. This area will also be planted with trees which will utilize the groundwater of the San Jacinto River for growth and will ultimately be a lush natural area.

Canyon Creek will include two major community parks and twelve smaller parks. The improvements that will be made will reflect the standards established by the City of Lake Elsinore for restrooms, fencing, irrigation systems and other pertinent design features. A City chosen landscape architect shall review and comment upon the proposed landscaping plan which will be incorporated throughout the Canyon Creek Specific Plan area. The fee for this review shall not exceed \$2,000 and will be subject to final review and approval by the City Planning Division and appropriate decision-making bodies prior to the obtainment of a Certificate of Use or Occupancy (for residential structures) and prior to construction of the community parks and facilities. Any remainder of the \$2,000 fee becomes property of the City.

The community parks will be improved with picnic benches, restrooms, playing fields and children's jungle gym. Two of the community parks will have major soccer playing fields which can also be utilized for other sports activities requiring large, flat areas.

The passive parks will be wooded and turfing areas which

will support picnicking and quieter areas for residents to enjoy. The passive parks in the riparian area will be connected by a vita exercise course.

PARK AREA STATISTICAL SUMMARY

<u>Community Parks</u>	<u>Acres</u>	<u>Activities</u> (estimated construction date)
CP-1	1.50	Picnic, soccer fields, all purpose courts (1986)
CP-2	2.40	Picnic, soccer fields, all purpose courts, hiking (1985)
CP-3	2.60	Picnic, sand volleyball courts, hiking (1986)
CP-4	1.40	Picnic, General Plan area (1986)
CP-5	1.57	Picnic, all purpose courts (1987)
CP-6	2.00	Picnic, sand volleyball courts (1987)
	<u>11.47</u>	

PASSIVE PARKS

PP-1	.30
PP-2	.78
PP-3	1.00
PP-4	.69
PP-5	.26
PP-6	.69
PP-7	.75
PP-8	<u>1.61</u>
	<u>6.08</u>

TOTAL ACREAGE  
OF PARKS 17.55

The entire park system will be interconnected by a 9,400 foot trail system. This trail system may also serve to connect the individual neighborhoods within the development so that there is an alternative to the circulation system. The antipated

local community park sites will be dedicated and improved pursuant to the requirements set forth in the Parkland Dedication Ordinance.

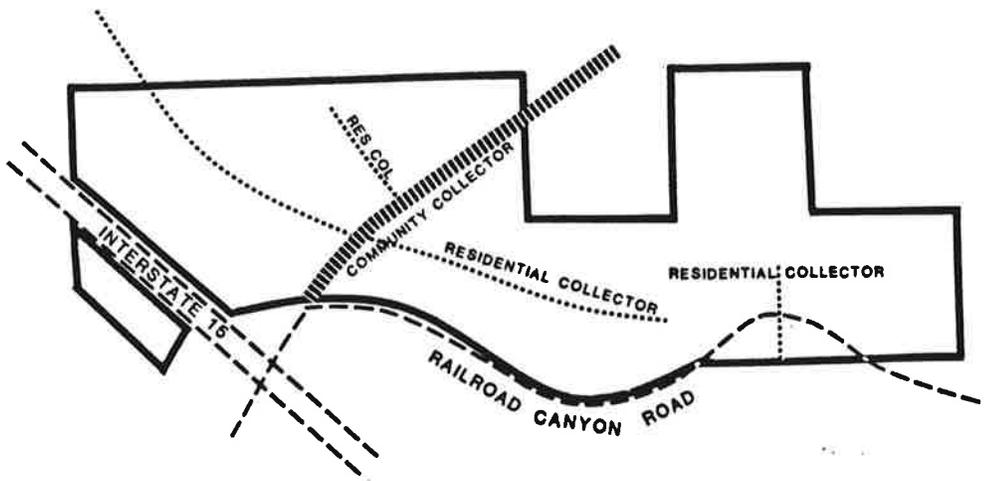
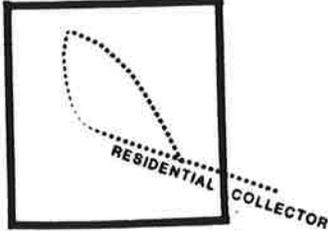
#### E. CIRCULATION

Canyon Creek is bounded on its southern border by Railroad Canyon Road and generally on its western perimeter by Interstate 15. These two roads provide the major connecting link to regional systems outside of the Lake Elsinore area. They also provide access to areas of Los Angeles, San Bernardino, Riverside, Orange and San Diego Counties.

Access to the project site will be obtained through the construction of a bridge across the San Jacinto River adjacent to Interstate 15. This roadway will become the major circulation system for Canyon Creek as well as for the Canyon Lake Hills Specific Plan area. The portions of the project site which have access without crossing the San Jacinto River include residential neighborhood R-1 which is adjacent to Railroad Canyon Road, and commercial area C-1 which lies between Interstate 15 and the western frontage road. Access to these two parcels will be from existing roadways.

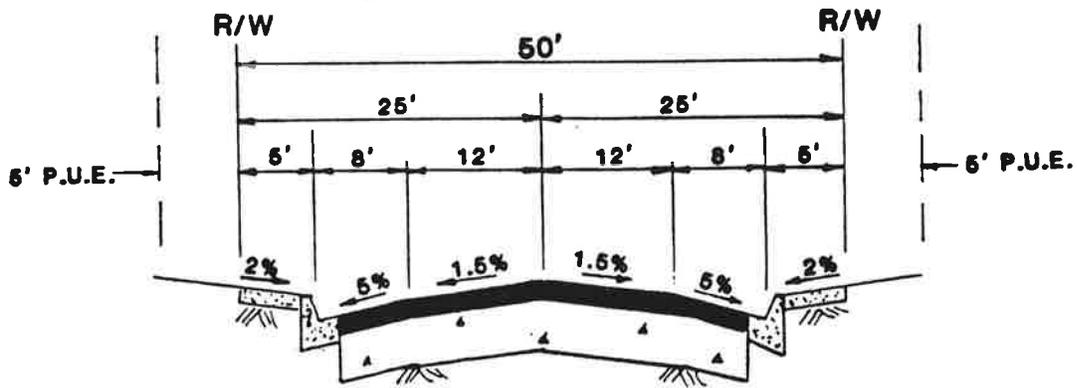
A secondary access to the site will be a northern connection to Franklin Street. The third point of access will be realized when Canyon Creek is connected to the ABC Heritage project.

Road Systems. The internal road system for the Canyon Creek project is designed to provide convenience and safety to users. The system provides for major collectors which will transport the majority of the traffic with smaller surface collectors to



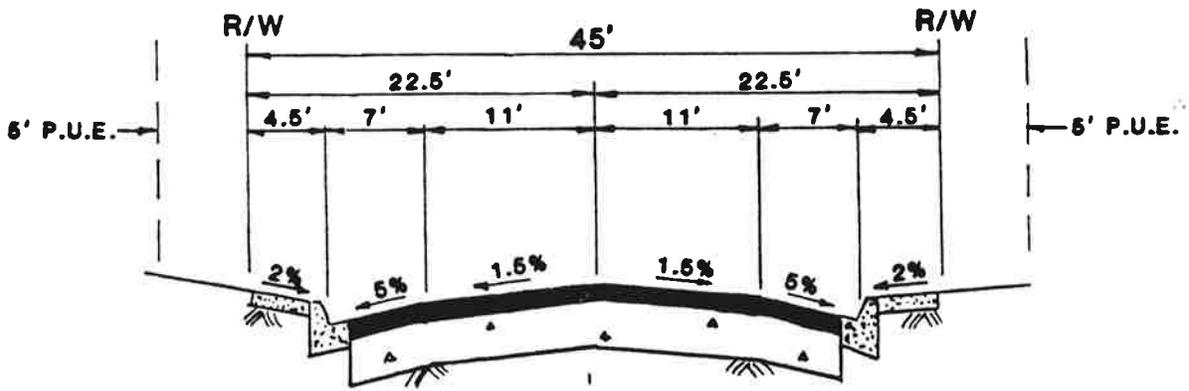
CIRCULATION

COURTON & ASSOCIATES



**TYPICAL STREET SECTION**

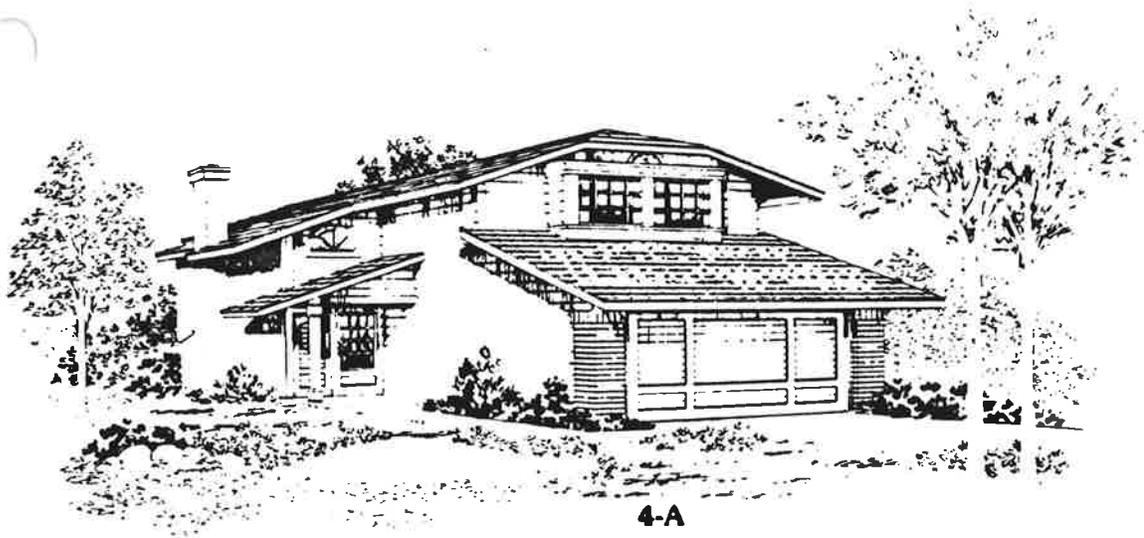
NO SCALE



**TYPICAL STREET SECTION**

NO SCALE





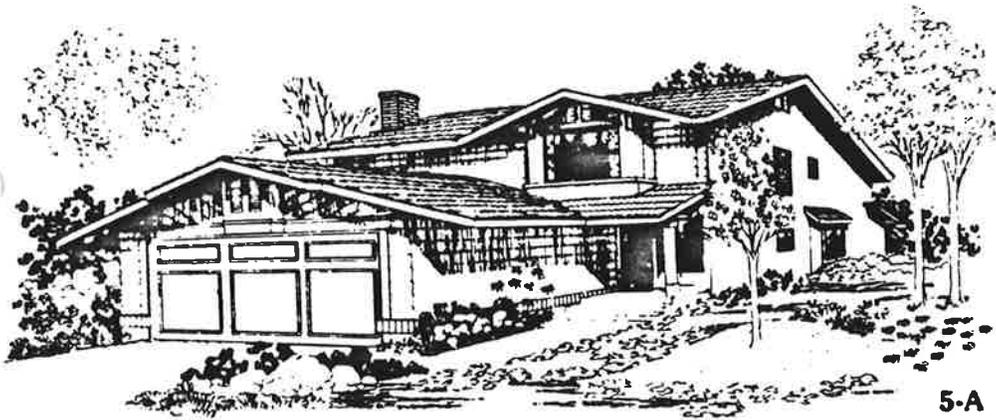
4-A



4-B



4-C



5-A



5-B



5-C



5-D

provide access to individual dwelling units.

Bicycle Trails. A system of local bikeways is proposed within the Canyon Creek community. This bike trail will connect as many of the local neighborhood areas as is practical to assure a flow of bicycle traffic which does not interfere with other transportation considerations. These bikeways will connect the parks and open space areas as well as the community center and the parks and open space areas as well as the community center and the major points of destination and commercial areas.

Public Transportation. Currently, the City of Lake Elsinore transit system (L.E.T.S.) provides service within the City limits. It is anticipated that the L.E.T.S. will connect the existing transit system to the Canyon Creek community. Canyon Creek will work with the transit system to assure that the appropriate transit facilities are constructed, with considerations for parking, bus stops (designed to L.E.T.S. requirements), adequate turning radii, and pedestrian access. These facilities will be consistent with the policies established by the City of Lake Elsinore General Plan in its Circulation Element.

#### IV. FEATURES DESIGN

##### A. INTRODUCTION AND SUMMARY

The Features Design for the Canyon Creek Specific Plan provides guidelines for subsequent development of the Specific Plan areas. The guidelines will provide for a more harmonious community through providing relationships connecting the various aspects of the site plan. These guidelines should be utilized

as the basis for establishing future implementation of the Specific Plan or any amendments to this Specific Plan.

The Features Design provides for a landscape guideline and typical building exteriors to be utilized in future planning. The purpose of this section of the Specific Plan is to discuss those features and the materials which will be utilized within the project.

#### B. LOCATIONS OF FEATURES

The locations of the major features of the project were initially determined by the areas which could be developed with minimal grading. Within these development areas, specific land uses were derived which would concentrate higher density uses near more readily available circulation units with less dense uses in areas on the development fringe. Parks and trail systems are utilized to provide each neighborhood with a feeling and theme and to provide a method of access and relationships between neighborhoods. The linking of these neighborhoods is also obtained through common area greenbelts and drainage systems which are utilized by more than one neighborhood.

The construction of these connecting links requires adherence to design parameters which will not only maintain the aesthetics of the project, but will provide for easy access and orientation. A strong street signage program and land use signage program will be implemented so that visitors can identify their destinations readily regardless of whether they are traveling by foot, bicycle or automobile. Signs will be placed at each intersection to identify streets. The major parks will be identified by entry signs and directional signs will be included on the Vita Course adjacent to major facilities such as the soccer field and the commercial center.

#### C. ACTIVITIES CENTERS

There are several areas within the Canyon Creek project which are designed as activity centers.

The integrated passive and improved park system is a major feature of the Canyon Creek community. The parks provide an area for gathering and resting with some parks having special uses such as soccer fields or other multi-purpose playing fields.

Community greenbelts function as more passive park areas and also in many cases include the drainage courses which are utilized to provide for the control of runoff from the project site. These greenbelts also maintain the theme of the project by providing larger greened areas which will be landscaped and maintained by a community association with project theme plantings.

The shopping and commercial areas within the project will be major gathering areas for the community and will thus serve as activity centers. The parking lots and pedestrian plazas will be connected to the streets and sidewalk system within the community.

The natural open areas may function as activity centers although their use may be for the most part visual and to act as a buffer zone to adjacent developments.

#### D. NEIGHBORHOOD CHARACTER

Canyon Creek is divided into four residential neighborhoods. Neighborhood 1 includes low density and medium density development adjacent to the San Jacinto River and Railroad Canyon Road. Neighborhood 2 lies on the north side of the San Jacinto

River and south of Canyon Creek Drive and includes medium density single family detached housing units. Neighborhood 3 is north of Canyon Creek Drive and includes both moderate density single family detached units and high density apartments. Neighborhood 4 is a separate 145 acre parcel which includes low density single family detached estate lots.

Commercial area C-1 includes the area to the west of Interstate 15. Commercial area C-2 is located in the western portion of the Canyon Creek project site adjacent to the apartment site and provides a center focal point for the community. Commercial area C-3 is situated to the eastern portion of the project site adjacent to Railroad Canyon Road and will be a small convenience oriented center serving those areas.

#### E. DESIGN GUIDELINES

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 building materials and landscaping utilized throughout the Canyon Creek project will establish the format for the theme of the project. The community design codes and policies identify the considerations in the General Plan which will be applied by the Canyon Creek Specific Plan.

The Canyon Creek development will be concentrated on the flatter portions with less varied topography to preserve the open space and views of the higher elevations of the property.

Each residential neighborhood and commercial area will be

emphasized through the general quality of design. High intensity uses will be concentrated in areas containing less sensitive land forms to result in a minimum disturbance of the natural terrain.

Streets will be designed for the most effective transportation and circulation opportunities to concentrate flows on the major streets and minimize traffic flows on residential collectors.

All utilities will be installed underground and all television antennas protruding from rooflines and dish type ground antennas shall be prohibited.

All buildings will be constructed within the existing codes of the City of Lake Elsinore.

Street systems will provide safe, attractive scenic routes to serve automobiles, bicylists and pedestrians. A street identification and directional signage program will be utilized to clearly mark routes of travel.

Narrower streets and building pads will be utilized to allow the clustering of development on the more gentle natural slopes. Grading will be minimized and structures will be designed to make use of the natural land forms.

The visibility of major destination areas will be maintained to aid in establishing spatial orientation.

Parking lots on street frontages will not be allowed so as to prevent distraction from street landscaping and traffic control features.

Appropriate plant materials will be utilized to visually screen residential uses abutting on major thoroughfares. A consistent pattern of trees at regular intervals will be used to

identify major streets.

Street lighting will recommend the design of low sodium, low intensity lights to provide adequate help and safety without increasing illumination beyond a desirable level.

Circulation. The scenic quality of Canyon Creek Drive will be maintained through design to enhance the circulation through Canyon Creek and the adjacent Canyon Lake Hills project. All landscape buffers and walls will be of a unified design with respect to materials, height and color.

Community activity centers will include clustered parking lots and transit stops buffered and screened from adjacent land uses and public view.

Bicycle and hiking trails will provide a secondary circulation system. Pedestrian access will be provided through a system linking residential, commercial and recreation areas.

View sheds will be maintained and provided through street system design. Street systems will generally follow natural landforms, considering view logic and physical conditions, proposed land uses, and ecology.

Sight distance will be preserved through the design of intersections.

Carrying capacity of streets will be based on traffic volumes generated by community design.

Engineering for hillside streets will consider alterations to topography, landforms, and grading.

Landscaping. Hillside areas will be buffered from residential areas by view modification and irrigated greenbelts. Transition areas will utilize native, drought tolerant and fire resistant plantings. The hillside trees include oak, pine and pepper with sycamore and poplar trees planned for the riverbanks. Eucalyptus will be used in skyline areas and existing cottonwood groves will be retained.

Landscaping should be planted in groupings to ensure both community design and theme. ~~Plantings will utilize irrigation systems and other practices that reduce maintenance requirements.~~

Street signs and directional programs are to be established to aid in community character identity as well as to aid travelers in finding their destinations.

Street and directional signs will be of a size and design to be compatible with the overall character of the community.

Street lighting systems will use low profile standards with minimum light to reduce sky illumination.

Buildings should be designed to compliment site topography and orientation.

The size and design of structures should compliment the community character and the site orientation.

Energy efficient measures, including use of landscaping and solar orientation will be implemented in order to minimize long-term heating/cooling requirements.

Architectural theme should be compatible with the Lake Elsinore community and Canyon Creek.

Grading. Grading shall not exceed a two to one slope so as to maintain the natural topography.

All disturbed materials as a result of grading will be planted and irrigated in accordance with the City ordinance.

Grading and landscaping will result in natural contouring of landforms with appropriate transitions at both the top and the toe of the slopes.

All grading will be done in accordance with the City's grading and subdivision codes.

Where cut or filled slopes exceed thirty feet in vertical distance, the horizontal contours of the slopes should be curved in a fashion with varying radii to transition into the natural terrain.

Grading should be in compliance with all normal practices considering geological and soils constraints. Grading shall be minimized in areas with sensitive topography.

Drainage. Drainage protection devices should incorporate and utilize natural environment rock and riprap as well as soils, cement, or similar methods.

Natural drainage flow lines should be considered with the design of hydrology control features, natural drainage courses should be protected in natural conditions.

Infrastructure. All infrastructure facilities will be designed to be underground, to require minimal maintenance and to provide a level of service to meet the future demands of the community.

Drainage improvements will be designed to compliment the natural character of the site, and will be provided to minimize impacts on downstream properties.

Utilities will be placed in right-of-ways specifically developed for that use. Utility fixtures will be located and screened in order to reduce their visibility impact on the community. The use of low profile and attractive fixtures or enclosures will be incorporated within the design.

Energy Considerations. Solar orientation and passive solar considerations will be incorporated into the site plans for the neighborhood communities.

Structures will have considerations for solar heat transfer systems, including pools, hot tubs, spas, multi-family use areas and commercial areas.

The placement of trees and landscaping shall consider solar orientation and uses through the placement of trees to shade areas during the summer period and the use of deciduous species which will allow sun to penetrate living areas for heating purposes during winter periods.

Materials such as clay, stone and wood and natural products which have a minimum energy demand for production will be utilized for use throughout the Canyon Creek community.

Public health and safety considerations will be maintained through the use and design of street lighting systems utilizing low pressure sodium bulbs and low profile lighting fixtures.

The City of Lake Elsinore building codes and regulations

will be utilized to control energy requirements within each new structure planned for the site.

Phasing. The Canyon Creek project is planned to be phased during the next three years as depicted on the following exhibit. Tracts 20472 and 20473 will be constructed first due to their proximity to existing roadways. The remainder of the project will be constructed following the construction of the road and bridge crossing the San Jacinto River. Tract 20705 could be constructed earlier if access is taken at Franklin.

Circulation systems, public services and infrastructures will be provided at a level commensurate with the new demand of the development period. The construction of the circulation system elements shall be phased as required to provide necessary access to the various neighborhoods within the Canyon Creek project site.

#### V. SPECIFIC PLAN IMPLEMENTATION

##### A. SUMMARY

This Specific Plan outlines the general guidelines established for the community as a whole as well as the residential and commercial elements. Any items not specifically itemized by the development guidelines of the Specific Plan shall be subject to the City of Lake Elsinore Grading, Land Division and Zoning Codes.

All planning areas designated for residential use may be developed ten percent above or below the total number of units for the planning area contained in the statistical summary, so long as the total number of dwelling units within the Canyon Creek Specific Plan area is not exceeded, and is found to be consistent with the General Plan. No amendment of this Specific Plan shall be required for the sole purpose of changing the number of

20706  
WMA DRAWN  
11/17/05

20705  
GRANITE



- LEGEND**
- MAJOR ENTRY
  - ACROSSWAY
  - FRONT YARD/ACCENT TREE
  - CLANDESTINE
  - CLANDESTINE
  - RIVERBANK
  - SKYLINE TREE
  - PARK TREE / APT. TREE
  - MAJOR ENTRY
  - MAJOR ENTRY
  - MAJOR ENTRY
  - MAJOR ENTRY
  - SKYLINE TREE
  - SKYLINE TREE
  - GROVES
  - SKYLINE TREE

**CANYON CREEK**  
**PROJECT PHASING**

LAND USE MASTER PLAN  
 EXPIRES  
 20472



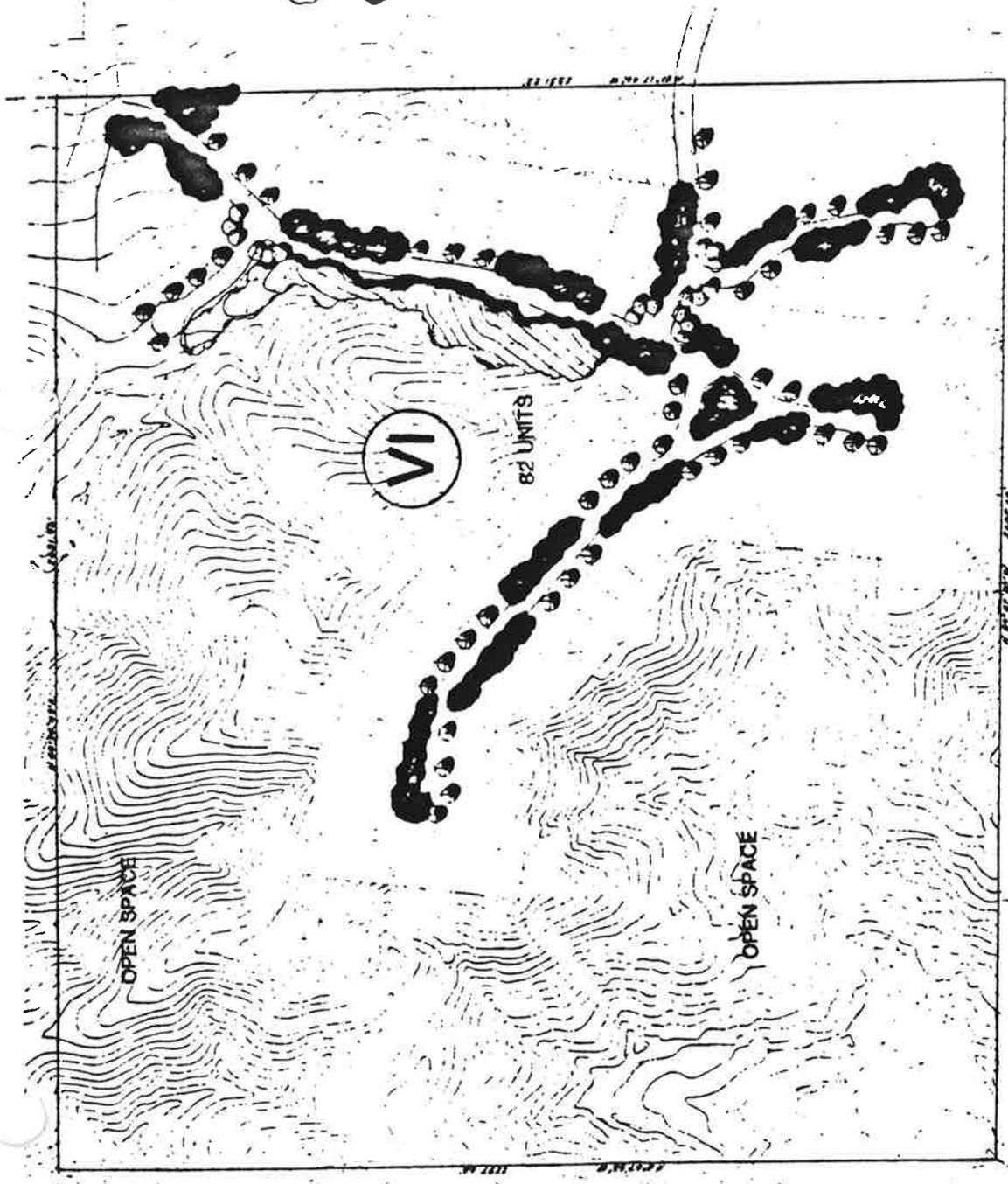
→ 211 125 CHURCH

20704  
 GRANITE  
 RAILROAD CANYON

TR  
 20473



- LEGEND**
- MAJOR ENTRY
  - JACARANDA
  - FRONT YARD TREE
  - GRAPE MYRTLE
  - OLEANDER
  - HONEY LOCUST
  - HILLSIDE TREE
  - OAK
  - PINE
  - PEPPER
  - SKYLINE TREE
  - EUCALYPTUS



# CANYON CREEK



CONTRON & ASSOCIATES  
 LANDSCAPE ARCHITECTS

## PROJECT PHASING



LAND USE MASTER PLAN  
 160 ACRE SITE

dwelling units in residential planning areas.

Certain areas within the Specific Plan areas will be privately owned and fenced, although maintained by a maintenance association. These areas, which may also include easements for infrastructures, will have development limited through the use of deed restrictions or other restrictive techniques to preserve the intended use as open space and/or as utilities corridors.

#### B. PROCEDURES

All commercial, multi-family residential and hillside residential development within the Canyon Creek Specific Plan area is subject to a site plan review procedure by the City of Lake Elsinore.

#### C. DEVELOPMENT STANDARDS

Residential Development Standards. The following set of standards is intended to regulate the residential development of Canyon Creek

1. Uses Permitted: Any of the uses permitted within the Specific Plan area of the City of Lake Elsinore Zoning Code
2. Site Development Standards:
  - a. Maximum density: 3 dwelling units per acre (gross)
  - b. Other standards: As per the existing code

#### Single Family Detached

1. Uses Permitted: Single family detached dwellings and accessory uses and structures

- a. Maximum density: 4 dwelling units per acre
- b. Lot area: 6,000 square feet to 78,000 square feet
- c. Average lot area: 6,000 square feet
- d. Minimum lot width: 53 feet
- e. Building height: 35 feet maximum
- f. Building setbacks: Front yard: 20 feet average to garage, 10 feet to structure; rear yard: 10 feet, 5 minimum one side; both side yards to total 10 feet; street side yard: 15 feet
- g. Offstreet parking: as per Development Code sections
- h. Cul-de-sac lot size: 30 foot minimum width at front property line; 40 foot minimum width at depth of 20 feet

*From  
Property line*

#### Townhomes

1. Uses Permitted: Single family detached dwelling, duplexes, fourplexes, townhomes and accessory uses and structures
2. Site Development Standards:
  - a. Maximum density: 12 dwelling units per acre
  - b. Minimum lot area: no limitation
  - c. Minimum lot width: 40 feet
  - d. Building height: 35 feet maximum
  - e. Building setbacks: From private street or drive: 5 feet; from public right-of-way: 20 feet; building to building: 10 feet; rear yard: 10 feet

- f. Offstreet parking: Resident: one space per one-bedroom unit; two spaces per two-bedroom unit; guest: 0.5 spaces per unit

Apartments

- 1. Uses Permitted: Multi-family dwellings and airspace condominiums and accessory uses and structures
- 2. Site Development Standards:
  - a. Maximum density: 30 dwelling units per acre
  - b. Minimum lot area: no limitation
  - c. Minimum lot width: no limitation
  - d. Building heights: 3 story
  - e. Building setbacks:
    - 1) Residential structures: From public right-of-way: 20 feet; building to building: 10 feet (20 feet if building height exceeds 35 feet)
    - 2) Carports and garages: From private street or drive: 5 feet; from public right-of-way: 10 feet
  - f. Offstreet parking:
    - 1) Resident: one and one-half spaces per apartment unit

Commercial Development Standards: The following set of standards is intended to regulate the development of the Canyon Creek commercial areas.

- 1. Uses Permitted: Commercial retail uses intended to serve the neighborhood shopping needs as permitted in the Zoning Code (5 & 6)

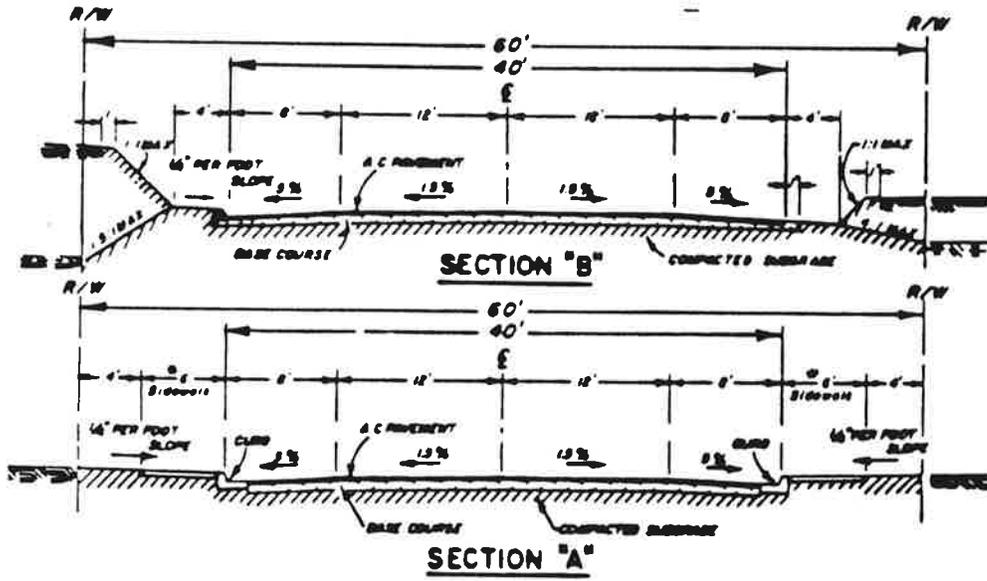
2. Site Development Standards:

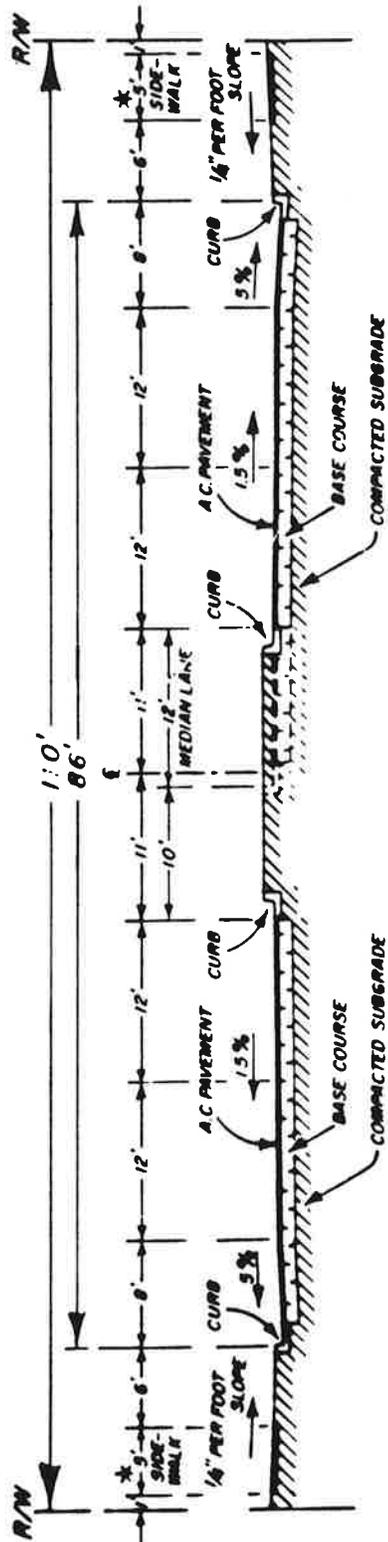
- a. Maximum density: Gross leasable floor area shall not exceed 200,000 square feet per commercial site
- b. Lot area: No minimum requirement. The commercial centers shall be indicated on the Specific Plan
- c. Building height: 3 story
- d. Building setbacks: As established by the Zoning Code or as approved by the Planning Commission
- e. Parking: As per Development Code sections
- f. Loading: As established by the Zoning Code or as approved by the Planning Commission
- g. Signs: As established by the Zoning Code or as approved by the Planning Commission

Street Development Standards. Streets within the Canyon Creek Specific Plan area shall be designed in accordance with the following standards.

1. Community Collector - (110 foot right-of-way)
  - four lanes at 12 feet
  - two parking at 8 feet
  - 15 percent maximum grade
2. Residential Collector - (50 foot right-of-way)
  - two lanes at 12 feet
  - two parking lanes at 8 feet
  - 40 foot pavement width
  - 15 percent maximum grade

STANDARD NO. 104





COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.  
 MINIMUM PAVING THICKNESS TO BE 2 1/2" ASPHALT CONCRETE.  
 \* WHEN REQUIRED OR PERMITTED.

REVISIONS	
8-24-71	

County of Riverside
<b>ARTERIAL HIGHWAY</b>
<b>STANDARD NO. 100</b>

3. Residential Street - (45 foot right-of-way)

- two lanes at 11 feet
- one parking at 7 feet
- 36 foot pavement width
- 5 foot utility easement
- 15 percent maximum grade

E. OPEN SPACE

The recreation and open space considerations for the Canyon Creek project are a major component of the project theme. The project includes approximately 50% of its area in open space as well as the inclusion of fourteen community and passive park areas connected by 9,400 feet of trails.

The general open space of the area encompasses the steeper hillside area preserving the bluff tops and ridge lines from development. In addition, this rockier terrain is characteristic of this portion of Lake Elsinore and is to be preserved as a natural land form.

The second largest open space preservation area is the San Jacinto River and the adjacent floodway. This area provides marvelous opportunities for a passive park system and a connecting trails system enabling both residents of the Canyon Creek community and Lake Elsinore as a whole to enjoy the riparian environment adjacent to the San Jacinto River. This area will be planted with trees which will utilize the groundwater of the San Jacinto River for growth and will ultimately be a lush natural area.

Adequate vehicular and pedestrian means of access will be provided to the community parks.

The natural character of the San Jacinto River will be preserved and enhanced as an open space corridor. Corridors for wildlife movement will be preserved.

Land uses adjacent to the sensitive open space areas will be sited in a form to compliment the objectives for the lowest maintenance and manpower needs required of natural open spaces and conservation purposes.

Public open space and recreational facilities will be distributed and located within the Canyon Creek residential area on the basis of population density and availability of private open space amenities.

Both private and public recreation activity will be considered for flood plain areas. Recreational centers will be created, including playing fields and soccer fields, to provide for the needs of the Canyon Creek community as well as the City of Lake Elsinore's general population.

#### D. LANDSCAPING

The materials in the community landscape palette will be selected for use in basic treatments to implement the Landscape Concept Plan.

1. Streetscape Treatment. The use of a complementary, coordinated landscape element along arterial highways, primary access drives and residential collectors, to unify and promote design continuity.
2. Entry/Intersection Treatment. The utilization of monumental and accentuating landscape elements to promote identity, and provide focus and scale to the community neighborhood, and product entries.
3. Slope/Edge Treatments. The materials and elements

of the streetscape and entry/intersection treatments will be organized to provide buffering, transitional and stabilizing functions in slope areas, between land uses, and along the development/open space interface.

The following are typical building and plant materials that are to be used in the Canyon Creek community design.

1. Trees. Trees will provide basic mass and form to the street scenes, community and neighborhood entries, and open gathering places. In the general vocabulary of community design there are two basic tree forms, columnar and canopy. There are also trees which, because of their foliage and blossoms or their irregular or sculptural shapes, are considered accents. Typically columnar trees are used if scale is desired. Canopy trees will be used in parks and along residential streets and drives where a less formal, more intimate, enveloping form or scale is desired. The preliminary plant palette includes, but is not limited to, the following trees:

	Canopy	Column	Accent
Jacaranda	X		X
Crape Myrtle	X		X
Oleander	X		X
Honey Locust	X		X
Sycamore		X	
Poplar		X	
Ash		X	
Mulberry	X		
Oak	X		
Pepper	X		
Eucalyptus		X	
Pine		X	
Cottonwoods (existing)		X	

2. Shrubbery. Shrubbery will be used to compliment the mass and form established by the trees at neighborhood and

community entries, by providing additional planting textures and colors. Shrubbery will also be used where visual screening is desired or required. The preliminary plant palette includes, but is not limited to the following shrubs:

	<u>Screening</u>	<u>Accent</u>
Abelia	X	X
Brush Cherry	X	
Cape Plumbago	X	
Honey Locust		X
Escallonia		X
Hawthorne		X
Lupine	X	
Pittosporum	X	X
Pyracantha	X	
Silverberry	X	
Xylosma	X	

3. Groundcover. Groundcover mixes will be selected to provide seasonal color and to stabilize the soil. Where feasible, native or drought tolerant species will be emphasized to minimize maintenance. Low growing shrubs and deep rooting grasses will be added where necessary for slope stabilization. The palette will vary depending upon topography, visibility and soils characteristics.

4. Hardscape. Hardscape includes elements such as stamped concrete textures, masonry walls, raised planters and decorative rock, which will be used in conjunction with community and neighborhood entry treatments and as unifying accents along the primary access drives.

5. Streetscape Detail. Streetscape details include: Furniture, such as bus benches and shelters, refuse receptacles, etc.

Graphics and Signing, including street name signs, community and neighborhood entry signs, directional signs and traffic signs.

Lighting of the streets and signs, and the placement and styles of poles and standards.

Utility/Service Facilities, will be located depending upon function and access requirements. Mailboxes and fire hydrants which will be located where access is most convenient. Where feasible, traffic and irrigation control boxes, utility vaults, etc. will be located where landscape and/or hardscape can be designed to provide screening and protection.

#### E. GRADING AND DRAINAGE

Site grading will be based on a 2:1 slope concept. Design review will be required for all areas in hillside regions with natural slopes greater than 20 percent. The grading ordinance of the City of Lake Elsinore shall prevail for all other slopes and uses, except as amended by review.

A drainage plan will be submitted and approved by the City engineer prior to the issuance of any grading permit.

The master plan will indicate size, type and capacity, the location and the phasing of those structures and facilities necessary to minimize project impact on downstream properties.

The flood control facilities will be maintained by an assessment district or improvement district utilizing the 1911-1913-1915 Act or the Mello-Roos Act funding.

#### F. INFRASTRUCTURE

All infrastructure facilities and public services are available with adequate capacity to serve the project site.

Specific infrastructure plans shall be submitted to the City engineer at the time of the approval of the Final Tract Map for development. All utilities will be placed underground.

#### G. COMMUNITY FACILITIES

The Canyon Creek community will provide funding for its share of community facilities based on the increase in population and demand generated by the project. If the Canyon Creek community is required to provide for services for future residents other than the Canyon Creek community, those future benefitting property owners will be assessed and the Canyon Creek development reimbursed for those improvements.

The provision of adequate school facilities will be pursued to meet both the needs of the Canyon Creek residents and those of adjacent communities. School facilities will be provided for through the payment of development fees by Canyon Creek and/or participation in additional school sites. The Canyon Creek project will provide for the funding of specific improvements identified by the school district in an amount not to exceed a total of the existing applicable school fees for the project.

#### H. MAINTENANCE

All common areas and buffer zones will be maintained by an improvement district or community facilities district organized under the 1911-1913-1915 Acts or the Mello-Roos Act. Park areas will be dedicated to the City. The CC&Rs shall provide for the effective establishment, operation, management,

APPENDICES

use, repair and maintenance of all private streets, parks and landscaping, right-of-ways, graded slopes, common areas and open space. The CC&Rs shall provide that the City may enter the area and perform the necessary maintenance. The residential properties shall be subject to a lien in favor of the City to secure any such expense.



City of Lake Elsinore

ENVIRONMENTAL ASSESSMENT FORM

	YES	NO
COMPLETED	_____	_____
REJECTED	_____	_____

STAFF ONLY  
 FILE NO. \_\_\_\_\_  
 RECEIPT NO. \_\_\_\_\_  
 RECEIVED BY \_\_\_\_\_

TO ACCOMPANY APPLICATION FOR Canyon Creek Specific Plan  
 ADDRESS/LOCATION OF PROPERTY Railroad Canyon Road at Interstate 15 (type)  
 PROPERTY OWNER Railroad Canyon-A Joint Venture PO Box 110 Rancho Santa Fe 92067  
 TELEPHONE NUMBER (619) 453-3470 (619) 481-9449 (zip)  
 AUTHORIZED REPRESENTATIVE Lawrence H. Buxton-Courton & Associates (714) 852-8010

The following Environmental Assessment Form shall be filled out to obtain information regarding your project. Answer the following questions to the best of your knowledge and in the best possible detail. When stating facts and figures, list your sources of information.

Please attach your responses to the Environmental Assessment Form. If you have responses for "Environmental Setting" and "Project Impacts" please label each one for identification purposes. If you have any questions regarding the meaning of a question, please do not hesitate to call the Planning Department at (714) 674-1554/1555.

A. BACKGROUND INFORMATION

1. Briefly describe the nature of the project or activity.  
Approximately 1525 residential units and 17.5 acres of commercial uses on 491 acres of currently vacant land.
2. Specific location and Assessor's parcel number along with legal description.  
Railroad Canyon Road and Interstate 15-see attached title insurance for parcel description
3. Existing General Plan and Zoning Designations.  
No applicable zoning--only Specific Plan land use designation categorized as special purpose.
4. Describe the project area, including distinguishing nature and manmade characteristics.  
Gentle sloping alluvium and steeper hills with scattered rock outcroppings. Currently unimproved and uninhabited

5. Is the project a phase or a portion of a larger project, or adjacent land holding?  
 \_\_\_\_\_ YES        X   NO

If yes, give date submitted and title or project.

6. List every public agency from whom a lease, permit license, certificate, or other entitlements for use is necessary before completion of the project.  
 City of Lake Elsinore  
 Elsinore Valley Municipal Water District, California Dept. of Fish and Game, Riverside County Flood Control District

B. PROJECT DESCRIPTION

1. Site size (acreage or square footage, including dimensions, attach map).  
491 acres--see attached

ENVIRONMENTAL ASSESSMENT FORM (continued)

2. Will the project involve a variance, Conditional Use Permit or Zone Change application? State this clearly and indicate clearly why the application is required.

The project is a Specific Plan which will amend the existing General Plan.

3. Is the project part of a larger project involving a series of cumulative effects?            YES       X       NO

If yes, briefly describe the overall project.

4. If residential, include the number of dwelling units, schedule of units sizes, range of sales prices or rents, and type of household size expected. Will the residential development utilize federal subsidy programs such as 235, 236, 221 (d) 3, Section B, etc.?

Approximately 1525 units (350 apartments) ranging in size from 1000 to 1750 square feet. Typical purchase price will be \$80,000-100,000; apartments will rent from \$450/month. No federal subsidy programs are anticipated at this time.

5. If commercial, indicate the type, whether neighborhood, city or regionally oriented; square footage of retail sales area, type and areas of storage, loading facilities, and whether it is a neighborhood, community or regional complex.

165,000 square feet of business/ commercial space will be constructed on a 12.5 acre parcel to serve the community of Lake Elsinore. An additional 35,000 square feet of neighborhood commercial will also be constructed to serve the new residential areas.

6. If industrial, indicate type (whether primarily manufacturing or warehousing, etc.) estimated employment per shift, number of shifts/day, and loading facilities.

N.A.

7. If institutional, indicate major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

Approximately 18,500 square feet of the business/commercial use referred to in item 5 may be utilized for an emergency medical center due to its proximity to Interstate 15 and Lake Elsinore.

8. Amount of off-street parking proposed (if commercial, industrial or high-density residential). See Parking Requirement hand-out.

700 spaces per Parking Requirements (Ordinance 704)

9. Will the project require expenditure of public funds in excess of public revenues generated by the project?            YES       X       NO

If yes, state the amount of difference.

10. If a phased development is planned, estimate the total length of construction period for each phase.

Phase I - 12 months

Phase II - 12 months

Phase III - 12 months

Phase IV - 24 months

Total project construction over 60-month period.

11. Provide a written description of the proposed project. (Include and describe any projects which may be necessitated as a result of approving this project; e.i., sewer and water line extensions and whether the project is a phase or portion of a larger project.)

See Draft Specific Plan Application of which this Environmental Assessment is a part.

Project Impacts

YES NO

1. EARTH. Will the proposal:
  - (a) Substantially change the earth structure such as causing movement of soil or changes in topography?
  - (b) Expose people or property to geologic hazards?
2. AIR. Will the proposal substantially diminish air quality?
  -
3. WATER. Will the proposal:
  - (a) Change substantially the amount of runoff or direction of runoff?
  - (b) Alter surface water quality?
  - (c) Be in a flood area?
4. PLANT LIFE. Will the proposal:
  - (a) Cause a reduction of any rare or endangered species?
  - (b) Cause a change in the diversity of plant life?
5. ANIMAL LIFE. Will the proposal:
  - (a) Change the number of animal species?
  - (b) Effect the migration or movement of animals?
6. NOISE. Will the proposal increase existing noise levels?
7. LIGHT AND GLARE. Will the proposal produce new light or glare?
8. RISK OF UPSET. Will the proposal involve the storage of hazardous substances on the site?
9. TRANSPORTATION/CIRCULATION. Will the proposal:
  - (a) Alter the present movement of people?
  - (b) Increase traffic hazards to bicyclists or pedestrians?
10. PUBLIC SERVICES. Will the proposal alter maintenance of public facilities such as roads?
11. ENERGY. Will the proposal cause use of fuel sources other than those presently supplied?
12. UTILITIES. Will the proposal result in the addition of new systems?
13. HUMAN HEALTH. Will the proposal increase potential health hazards?
14. AESTHETICS. Will the proposal obstruct a view open to the public?
15. ARCHAEOLOGICAL/HISTORICAL. Will the proposal alter an historical or archaeological site?

If any of the above questions were answered yes, please indicate the following on a separate sheet of paper: (1) What will be added to the site; (2) How will the site be altered; (3) How impacts will be mitigated or relieved.

.....  
 The following is the result of a survey conducted by a representative of the State Legislature. It is supplied for your information only.

IMPACTS WHERE EFFECTIVENESS OF MITIGATION IS CONSIDERED HIGH

- Traffic safety
- Aesthetic degradation
- Traffic congestion
- Erosion
- Noise impact upon users of project

IMPACTS WHERE EFFECTIVENESS OF MITIGATION IS CONSIDERED LOW

- Air quality
- Irreversible change in character of land
- Loss of agricultural land
- Public revenues
- Native habitat
- Growth inducement
- Adequacy of schools
- Loss of open space

Explanation of "yes" answers on  
Environmental Assessment Form

- 1a. Landforms will be altered as the land is graded for construction.
6. Noise will increase as a function of increases in automobile traffic.
7. New light will be emitted from new street lights.
12. Additional water, sewer, electricity, gas and telephone services will be required for the new residences.

ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, and geologic conditions.  
Undeveloped alluvium and hills without unstable soils or other constraints. See soils study included in Specific Plan.
2. Describe the existing air quality and whether any odors are prevalent.  
Existing air quality complies with the adopted AQMP.
3. Describe the existing water runoff rate and drainage pattern.  
Average runoff to the San Jacinto River is 350 CFS during typical storm event.
4. Describe the diversity of plant species on the project site.  
Open coastal sage scrub with introduced grasses; riparian habitat exists adjacent to San Jacinto River.
5. Describe the existing animal life on the project site.  
Rodents and small mammals such as deer mouse, pocket gopher, cottontail; raptors, roadrunners and brown towhee.
6. Describe the existing noise level of the area.  
Traffic noise is generated by Railroad Canyon Road and Interstate 15.
7. Describe the existing lighting of the area which will affect the project site, such as street lights, patio lights, and parking lot lights.  
None
8. Are there any risks of having hazardous substances, such as gas or chemicals released onto the property? Explain.  
No
9. Describe the existing traffic flow and type.  
None on site. Average daily trips on Railroad Canyon Road are 6306.
10. Are the existing government services in the area adequate? Explain.  
Yes. Adequate utilities are existing or planned. Public services will be financed by fees.
11. What are the present full uses of the site?  
Vacant
12. What type of utilities are existing, such as sewer, storm drains, or water?  
Existing 30" water main transects property. Existing major floodway is San Jacinto River.
13. Are there any potential health hazards existing? Explain.  
No
14. Describe the view from the project site and the view looking towards the project site. The views from the project site are of adjacent hills and the flood plain of Lake Elsinore. Views of the project site are of gradually sloping hills adjacent to the San Jacinto River.
15. Is the site historically valuable or archaeologically significant? Explain.  
No
16. Is the slope of the site greater than 10 percent? If no, state how information was obtained. If yes, attach two, (2) copies of preliminary grading plan for the project and two, (2) copies of a soils report.  
Yes. See attached Specific Plan.

ENVIRONMENTAL ASSESSMENT FORM (continued)

All proposals that include a subdivision of land; either a tentative tract map or a tentative parcel map shall answer the following questions:

1. Based on the overall subdivision design, how many lots would allow southern exposure of a front or rear yard to allow maximum use of passive structure design?

Approximately 650 lots

2. Is the use of active solar systems anticipated in the subdivision construction?

Yes, for certain water heating applications

3. How does proposed lot size contribute to allow use of active or passive solar systems? The 46'x66' basic lot is square enough to allow some orientation to the sun. The 37'x85' lots will allow long portions of the residences to be solar oriented for east-west facing units.

4. How does proposed lot orientation contribute to allow use of active or passive solar systems?

Approximately 650 lots can be situated so that the front/rear of structures can be oriented to the sun.

5. Is advantage taken of shade or prevailing breezes?

Trees will be planted to maximize shaded areas.

6. In a natural or manufactured hillside area, what is the direction and degree of the slope and the effect on the solar access to the proposed lots?

Varies among the existing landforms.

7. For tentative maps accompanying planned developments, a narrative description of general building configuration and orientation, roof orientation, active solar systems and landscaping should be provided. Buildings are generally clustered to allow maximumization of southern exposure. Long roof overhangs will shade interior areas from high summer sun. Units will have provision or accommodation of solar water heating systems. Landscaping shall provide for the shading of streets, structures, and parking areas during the warmest months. The use of deciduous plant material adjacent to structures will be encouraged to provide solar access during the coldest months.

A negative response to the questions above probably indicates non-compliance with the Subdivision Map Act, Section 66473.1, Energy Conservation. Failure to incorporate passive solar design elements into a tentative map shall be grounds for disapproval.

ADDITIONAL COMMENTS

CERTIFICATION: I HEREBY CERTIFY THAT THE STATEMENTS FURNISHED ABOVE AND IN THE ATTACHED EXHIBITS REPRESENT THE DATA AND INFORMATION REQUIRED FOR THIS INITIAL EVALUATION, TO THE BEST OF MY ABILITY, AND THAT THE FACTS, STATEMENTS, AND INFORMATION PRESENTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: September 14, 1984

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

OWNER ACKNOWLEDGEMENT: Lawrence H. Buxton-Courton & Assoc.



PETITION FOR CHANGE TO GENERAL PLAN  
AS PROVIDED BY CITY OF LAKE ELSINORE MUNICIPAL CODE  
TITLE 17  
CITY OF LAKE ELSINORE, CALIFORNIA

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
HONORABLE CHAIRMAN AND MEMBERS OF PLANNING COMMISSION

The undersigned petitioner (is-are) the record owner(s) of the following legally described property: (Exact legal description of property petitioned for change as recorded in the County Recorder's Office. Where more than one parcel of land is involved, the parcels must be adjoining.) See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Street address of property No address - Railroad Canyon Road  
situated on the north side of said Street between \_\_\_\_\_  
Interstate 15 and Canyon Lake

A PLOT PLAN OF THIS PROPERTY MUCH BE ATTACHED HERETO AND MADE A PART OF THIS PETITION DRAWN TTO SCALE OF 1 INCH = 100 FEET. ALL PLOT PLANS SHALL SHOW EXISTING PARCELS AND PARCELS WITHIN 300 FEET OF THE PROPERTY. (IN CASES WHERE SCALE REQUIRES DESIGNATED SHEETS LARGER THAN 8 1/2" x 14" THE SUBMITTED SHEETS SHALL BE 24" x 36" AND ONE COPY OF EACH SHEET SHALL BE PROVIDED REDUCED TO 8 1/2" x 14")

THE PETITIONER(S) REQUEST THAT SAID PROPERTY BE DESIGNATED FROM Specific Plan 2 du/acre TO Specific Plan 3.1du/acre. (No more than one designation may be applied for one single application).

NOTE: Obtain instructions as to additional data, maps, and required information from the office of the Planning Department before filing this petition.

Said property (has-had) the following deed restrictions affecting the use thereof:  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If deed restrictions have expired, state what they were originally.)

GENERAL PLAN CHANGE PETITION (con't)

Said deed restrictions (will-have) expired on \_\_\_\_\_ 19\_\_\_\_

THE ANSWER TO THE FOLLOWING MUST BE MADE COMPLETE AND FULL.

THE GENERAL PLAN CHANGE HEREIN PETITIONED IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS AND WILL RESULT IN A MORE FAIR AND EQUITABLE GENERAL PLAN FOR THE FOLLOWING REASONS INCLUDE ANY DEVELOPMENT PLANS FOR THE PROPERTY AND TIME SCHEDULES FOR THE DEVELOPMENT (IF NONE, SO STATE).

The Canyon Creek project includes 491 acres which is large enough to provide a variety of needed uses as identified in the city's growth management plans. Approximately 24.5 of the 491 acres will be preserved in open space with 1525 residential units to be constructed on the remainder of the property for an average density of 3.1 units to the acre.

The approval of this General Plan change will enable the project to economically fund the proposed parks, soccer and playing fields, infrastructure and open space improvements which make up the complete community

The project will be phased over the next 60 months to insure that infrastructures are completed or needed and the new residential units coincide with the housing needs of the community.



GENERAL PLAN CHANGE PETITION (con't)

At the time such petition is filed, a fee of \$400.00 + \$2.00 per acre shall be collected.

AFFIDAVIT

STATE OF CALIFORNIA           SS  
CITY OF LAKE ELSINORE

I, Mark LaPorte, being duly sworn depose and say that I am an owner of property involved in this petition and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_

Phone Number (619) 453-3470           Address PO Box 110, Rancho Santa Fe, CA

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
(Notary Public)

Chapter 17.99

SPD SPECIFIC PLAN DISTRICT

Sections:

- 17.99.010 Purpose.
- 17.99.020 General requirements for a specific plan proposal.
- 17.99.030 General provisions and standards for a specific plan district.
- 17.99.035 Definitions.
- 17.99.040 Application procedure.
- 17.99.050 Alternative A, conditional (SP) specific plan zoning procedure.
- 17.99.060 Alternative B, nonconditional (SP) specific plan zoning procedure.
- 17.99.070 Residential, commercial or industrial development intensity policy.
- 17.99.080 Draft specific plan.
- 17.99.090 Final specific plan.
- 17.99.100 Criteria for reviewing specific plans.
- 17.99.110 Approval by ordinance.
- 17.99.120 Specific plan approval, denial and modifications.
- 17.99.130 Concurrent actions.
- 17.99.140 Site plan and subdivision map review.
- 17.99.150 Site plan modifications.
- 17.99.160 Dedication, maintenance of open space.
- 17.99.170 Tentative and final subdivision map.
- 17.99.180 Site plan and tentative subdivision map appeal.

17.99.010 Purpose. The purpose of this district includes the following:

- A. To encourage the planned development of parcels and to permit comprehensive site planning and building design;
- B. To provide a more flexible regulatory procedure by which the basic public purpose of the city of Lake Elsinore general plan and the city zoning code may be accomplished;
- C. To encourage creative approaches to the use of land, through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types;
- D. To enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities;
- E. To promote and create public and private open space as an integral part of land development design;

F. To reduce, when appropriate, the amounts of public and private improvements normally required by developments;

G. To maximize choice in types of environments available in the city;

H. To encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography and landscape features. (Ord. 654 §1(part), 1982).

17.99.020 General requirements for a specific plan proposal. A. Property that is held in single or multiple ownerships may be considered for a specific plan. The city, property owner, or his representative may initiate the specific plan proposal. Components of the specific plan shall include the submittal of a development plan and a supplementary text. Land development within the specific plan area shall be initiated and completed by the applicant or his transferees, whichever the case may be. Unless otherwise provided in the approval of the specific plan, the applicant may divide and transfer units within the specific plan area, provided the total density permitted by the specific plan is not exceeded. The applicant or his transferee shall complete, use and maintain the development in strict accordance with the specific plan and subsequent conditions of approval as required.

B. All provisions of this district are supplementary to the city's subdivision ordinance. Any site plans and/or maps contemplated for the specific plan area or for portions thereof may be processed concurrently with the specific plan as specified under this chapter. (Ord. 654 §1(part), 1982).

17.99.030 General provisions and standards for a specific plan district. The following provisions shall apply in this specific plan district, together with all other applicable provisions of the city's zoning and subdivision ordinances. Where conflict in a regulation occurs, the regulations specified in this district or in an approved specific plan shall supersede and apply.

A. Specific plan zones may be established pursuant to the regulations and requirements specified in the specific plan district ordinance codified in this chapter. It is the intent of the individual specific plan zones to provide innovative development plan design and development standards in which development standards may vary between specific plan zones.

B. The specific plan shall consist of a development plan and supplemental text material and is recognized as a guide to the developers and designers of land use plans for

the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.

C. Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district.

D. The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof, and in accordance with other applicable plans and policies adopted by the city.

E. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.

F. Standards for building coverage, light and air orientation, building height, sign placement and design, site planning, street furniture placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the specific plan and subsequent documents.

G. The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this specific plan district. The specific plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.

H. All electrical and telephone facilities, fire alarm conduits, street-light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.

I. Standards for private and public improvements shall be governed by the specific plan and may vary from adopted city standards. (Ord. 654 §1(part), 1982).

17.99.035 Definitions. For the purpose of this chapter, the following words and phrases shall have the meaning indicated:

A. "Applicant" means the party filing the application for and requesting a specific plan zone designation for particular parcel(s) of land. The applicant may be the city

of Lake Elsinore, a property owner or group of property owners or their designated representative for the particular parcel(s) of land for which the specific plan zone is requested.

B. "Building permit" means a permit issued by the city that allows the building of a structure, according to the specified conditions of the permit, where located on the approved grading plan.

C. "Criteria" means the actual means employed to review and judge the effectiveness of the specific plan.

D. "Dedicated" means land, improvements, or both, dedicated by the landowner or developer to a public or quasi-public agency thereby releasing certain obligations from the landowner or developer.

E. "Development plan" means a mandatory requirement of the specific plan identifying areas on a map proposed for various land uses, backbone circulation systems, public use areas, open space areas, major landscape features and other general items as required by the city.

F. "Development standards" means a set of customized standards devised for the purpose of guiding and controlling future development on the property, to ensure compliance with the proposed character of design described in the specific plan. They may be developed for a particular project or reference existing zoning districts.

G. "Draft specific plan" means a preliminary compilation of specific plan components, including sketch plans of the development plan and an outline of the supplementary text material, the purpose of which is to expose the development concept and to solicit city responses and comments on the development concept.

H. "Environmental studies" includes various requirements of the California Environmental Quality Act.

I. "Final specific plan" means a final representation of the proposed development for a specific plan area that includes the information required by the city. The final specific plan, as approved by the planning commission and city council, shall be considered an official zoning document for parcel(s) with approved (SP) specific plan zoning as placed on the official zoning map.

J. "Grading permit" means a permit issued by the city that allows grading to occur, according to the specified conditions of the permit, on the terrain of the specific plan area.

K. "Performance standards" means the development standards provided by the specific plan are to be enforced as performance standards when detailed site plans and subdivision maps are prepared. Project design is to be evaluated by the measure of performance described by the development standards.

L. "Private open space" means open-space lands identified in the specific plan that are recognized as being for the private use, enjoyment or primary benefit of a limited group of people, generally restricted to the residents and their guests of the specific plan area.

M. "Public open space" means open-space lands identified in the specific plan that are recognized as being for the use, enjoyment or primary benefit to the general public.

N. "Reservation (reserved)" means the setting aside of land for a specific purpose as required in the specific plan.

O. "Site plan" means a detailed development plan illustrating the precise locations and dimensions of parcels, buildings, circulation systems, public uses, urban design elements and other precise development elements as required by the city, the specific plan district, or as necessary to illustrate site plan concepts.

P. "Sketch plans" means a preliminary, working combination of land uses and development intensities designed as a mandatory component of the draft specific plan.

Q. "Specific plan" means the legal document consisting of a development plan and supplementary text material that describes the character and building intensity of proposed development standards to guide developers and designers of the property.

R. "Specific plan designation" means a special-purpose specific plan area that is designated in the city's general plan. The development intensity policy is designated on the general plan land use map or in the text of the general plan. All areas that have a specific plan designation in the city's general plan must be developed with an approved specific plan and must have (SP) specific plan zoning.

S. "Specific plan district" means that district of the Lake Elsinore zoning ordinance permitting the establishment of specific plan zones.

T. "Specific plan zones" means an official zone established for specific parcel(s) of land for which particular intensities of land uses or combination of land uses are proposed and guided by a specific plan document. A designation of (SP) is placed on the city's official zoning map upon approval, by ordinance, of specific plan zoning for parcel(s) of land.

U. "Subsequent reviews" means reviews of discretionary actions, as required to complete the development process concurrent with or subsequent to specific plan and (SP) specific plan zone approval.

V. "Supplementary text material" means a mandatory requirement of the specific plan describing, in written form, the character of the proposed development, guided by specific development standards. (Ord. 654 §1(part), 1982).

17.99.040 Application procedure. The application procedure for specific plan zoning can occur in either of two alternative procedures. One procedure allows the applicant to receive conditional specific plan (SP) zoning prior to final specific plan approval, while the other procedure allows the applicant to accelerate processing and receive specific plan zoning concurrent with final specific plan approval. (See Exhibit "A," SPD, attached to the ordinance codified in this chapter.) The application for specific plan (SP) zoning shall be made on a form provided by and submitted to the city planning department for review. It shall be the responsibility of the planning director to contact interested departments and all agency personnel regarding necessary meetings with the applicant. (Ord. 654 §1(part), 1982).

17.99.050 Alternative A, conditional (SP) specific plan zoning procedure. The purpose of selecting the process for conditional (SP) specific plan zoning is to allow the applicant to receive an (SP) zoning designation for properties prior to preparing and submitting specific plan documents.

A. Subsequent to acceptance of any application for conditional (SP) specific plan zoning by the planning department, the city shall notice said zoning matters and conduct the necessary public hearings as provided in Chapters 17.80 and 17.92 of this title.

B. At such time as conditional (SP) specific plan is approved, the city council shall determine the residential, commercial or industrial development intensity policy, as provided in Section 17.99.070 of this chapter and it shall be placed on the city's official zoning map. This zoning designation will remain conditional until a final specific plan is approved for the subject parcel(s).

C. The applicant shall submit a draft specific plan to the planning department for review and comment. The draft specific plan shall consist of sketch plans for the development plan and a general outline describing the content of the supplemental text material, as provided in Section 17.99.080, of this district.

1. The applicant may request an informational meeting with the planning commission and/or city council to:

a. Inform the planning commission and city council of the general character, land use and impact of the proposed development;

b. Allow the planning commission and city council to indicate their concerns regarding the specific plan;

c. Provide direction for the specific plan preparation before detailed studies and plans have been finalized for submission of the final specific plan.

D. The applicant shall submit a final specific plan to the planning department for review and comment. The final specific plan shall consist of the information contained in the draft specific plan and additional information, as provided in Section 17.99.090 of this chapter.

E. The city shall notice said specific plan and conduct necessary public hearings as provided in Chapters 17.80 and 17.92 of this code. Upon approval of the final specific plan, the specific plan (SP) zoning designation will be implemented thereby removing the conditional status. (Ord. 654 §1(part), 1982).

17.99.060 Alternative B, nonconditional (SP) specific plan zoning procedure. The purpose of selecting the process for nonconditional (SP) specific plan zoning is to receive concurrent approval of the specific plan documents and (SP) zoning designation completing the specific plan process.

A. Subsequent to acceptance of any application for nonconditional (SP) specific plan zoning by the planning department, the applicant shall submit a draft specific plan to the planning department for review and comment. The draft specific plan shall consist of sketch plans for the development plan and a general outline describing the content of the supplemental text material, as provided in Section 17.99.080, of this district.

1. The applicant may request an informational meeting with the planning commission and/or city council to:

a. Inform the planning commission and city council of the general character, land use and impact of the proposed development;

b. Allow the planning commission and city council to indicate their concerns regarding the specific plan;

c. Provide direction for the specific plan preparation before detailed studies and plans have been finalized for submission of the final specific plan.

B. The applicant will submit a final specific plan to the planning department for review and comment. The final specific plan shall consist of the information contained in the draft specific plan and additional information, as provided in Section 17.99.090, of this district.

C. The city shall notice said final specific plan and related nonconditional (SP) specific plan zoning and conduct the necessary public hearings as provided in Chapters 17.80 and 17.92 of this code. (Ord. 654 §1(part), 1982).

17.99.070 Residential, commercial or industrial development intensity policy. A. The residential, commercial or industrial development intensity policy shall be established for each specific plan zone concurrent with the approval of specific plan (SP) zoning or other applicable zoning district(s). The city council shall determine the allowable development intensity for specific plan zones and shall designate said density on the official zoning map of the city and/or as described in the text of the zoning code.

1. Residential Specific Plan. A residential designation shall be made where residential uses within the specific plan zone combine to comprise over fifty percent of the proposed land use within the specific plan zone. Residential densities shall be noted on the official zoning map referencing the gross average density per acre permitted within the specific plan zone.

2. Commercial or Industrial Specific Plans. A commercial or industrial designation shall be made where commercial or industrial uses within the specific plan zone combine to comprise over fifty percent of the proposed land use within the specific plan zone. Commercial or industrial development intensities shall be noted on the official zoning map and/or as described in the text of this title, referencing the lot coverage of the use permitted within the specific plan zone.

B. Development intensity for specific plan zones shall be determined by one of two processes described as follows:

1. Development intensity for specific plan zones may be governed by the land use category designated in the city's general plan, or in other city plans and policies that may be in the process of preparation.

2. The city may specify a specific plan area designation in the city's general plan. The city shall, at the time of general plan adoption or through the amendment process, designate the development intensity on the general plan land use map or as described in the text of the general plan.

3. Development intensity for specific plan areas shall generally be evaluated with reference to other similar specific plan developments or evaluation procedures within the city, or in the case where other similar developments do not exist, with reference to other similar developments in comparable jurisdictions. (Ord. 654 §1(part), 1982).

17.99.080 Draft specific plan. The draft specific plan shall describe the intensity of land uses proposed and their interrelationship, and shall not be construed to endorse the precise location of uses, configuration of parcels, or engineering feasibility. The draft specific plan shall be submitted to the planning department, and shall include the following information:

A. A sketch plan of the development plan for the entire specific plan area delineated on one or more maps showing:

1. Project land uses, densities, existing and proposed major streets, public use areas (schools, parks, fire stations, etc.), and open space and major landscape features,

2. General plan, regional and subregional or community plan land use designations,

3. Slope analysis, utilizing categories provided by the planning director. Included in the slope analysis is the number of acres in each slope category;

B. A general outline of the supplemental text material describing the general objectives/concept; a tabulation of the land area to be devoted to various uses, including open spaces; a calculation of the overall density and the average densities per net residential acre of the various residential areas; and a summary of development standards for commercial or industrial uses when those uses are proposed. The supplemental text material shall include development standards to be implemented as performance standards for the specific plan area:

1. A statement proposing the method of maintaining common open areas and facilities,

2. A description of the proposed grading program,

3. Identification of proposed future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways and open space areas,

4. A brief discussion of the project as it relates to each of the general plan elements, including land use, circulation, environmental resources management, noise, housing, conservation, energy and community design. If a community plan is adopted or pending that includes the project site, the relationship to that plan should also be briefly discussed. In addition, the relationship of the project with the growth management plan should be discussed;

C. After review, the planning director shall furnish the applicant with written comments regarding the review conference(s), including appropriate recommendations to inform and assist the applicant prior to preparing the final specific plan. (Ord. 654 §1(part), 1982).

17.99.090 Final specific plan. The final specific plan shall consist of the information contained in the draft specific plan and other additional information as determined by the planning director, planning commission, city council or redevelopment agency. This additional information shall include all or a portion of the following:

A. Survey of the property, showing existing features including trees, structures, streets, easements, utility lines, land uses, existing zoning, and existing ownerships;

- B. Topo map showing areas of major grading;
- C. Proposed standards for height, open space, building intensity and public improvements;
- D. Copies of legal documents required for dedication or reservation of public or private open space, or for the creation of homeowners' associations for open space maintenance. (Ord. 654 §1(part), 1982).

17.99.100 Criteria for reviewing specific plans. Before recommending approval, the planning commission and city council shall find that the proposed development conforms to the following criteria:

A. 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.

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

C. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.

D. 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.

E. The overall design of the specific plan will produce an attractive, efficient and stable development.

F. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of nonsignificance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation. (Ord. 654 §1(part), 1982).

17.99.110 Approval by ordinance. Approval of the final specific plan and/or establishment of (SP) specific plan zoning shall be by ordinance. Approval of zoning to the specific plan zone shall include but not be limited to the following stipulations:

A. Unless otherwise specified in the final specific plan, the regulations provided in the city zoning code shall apply. Approval of the specific plan shall not be interpreted as waiving compliance with other provisions of the Lake Elsinore city code, except in those areas where the specific plan expressly regulates a use.

B. The approved final specific plan shall be filed in the office of the city clerk and in the city planning department.

C. No building shall be constructed, maintained or used other than for the purpose specified in the approved final specific plan, as filed, nor prior to the approval of a site plan as required hereinafter. (Ord. 654 §1(part), 1982).

17.99.120 Specific plan approval, denial and modifications. A. The planning commission may recommend to the city council approval or denial of the specific plan, or may recommend approval subject to specified modifications and conditions.

B. The city council may approve, approve with modifications or conditions, or deny the final specific plan, provided that, in overruling a planning commission recommendation for denial, the city council shall make the findings listed in Section 17.99.100 of this chapter.

C. Minor changes to an approved final specific plan may be made by the planning director, provided that such changes are consistent with the purpose and character of the approved final specific plan.

D. Such minor changes shall not substantially deviate from the densities established in the approved final specific plan, or the boundaries of the subject property, or any use as shown on the approved final specific plan, or the locations or amounts of land devoted to specific land uses. All modifications or amendments to an approved final specific plan, other than said minor changes, shall be processed as a specific plan amendment and shall be subject to all specific plan procedures. (Ord. 654 §1(part), 1982).

17.99.130 Concurrent actions. The planning commission and the city council may act upon a subdivision map and site plan for all or portions of the final specific plan concurrently with an approval action on the final specific plan. (Ord. 654 §1(part), 1982).

17.99.140 Site plan and subdivision map review. A. The purpose of a site plan is to provide the city with a detailed development plan that utilizes the development standards defined in the specific plan. The following criteria shall be applied to all portions of the specific plan requiring site plan review:

1. A topographic map of sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;

2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas and driveways, walkways, trails, utilities and other public improvements; building height, location, size and proposed use; yards and space between buildings and distances from property lines and rights-of-way, walls and fences to include location, height and materials; location, size and height of all signs; and loading areas;

3. Building plans and elevations (typical);

4. A landscape, staking and irrigation plan;

5. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for the sale or lease of individual property, if any, as provided in the State Map Act and the city's subdivision ordinance;

6. Location and dimensions of public or quasi-public areas, including but not limited to schools, parks, playgrounds and parking areas. The acreage of required open space and parks shall be based on the city code in effect at the time of tentative map filing;

7. A statement setting forth a program for installation and continued maintenance of parking areas; location and general design of lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds or public or quasi-public community buildings and facilities.

B. Within forty-five days following acceptance of the application for site plan approval, and after all environmental clearances have been obtained, the planning commission or design review board shall approve, conditionally approve or disapprove the proposed site plan and shall notify the applicant of its action.

C. If the city council does not review the application, as provided by existing city policy, an appeal of the planning commission action may be made to the city council by the applicant in accordance with the appeal procedure of this district. (Ord. 654 §1(part), 1982).

17.99.150 Site plan modifications. Modifications, other than those determined by the planning director to be minor in nature, shall be processed as a site plan amendment and shall be subject to all site plan procedures. (Ord. 654 §1(part), 1982).

17.99.160 Dedication, maintenance of open space. A. The planning commission or city council, as the appropriate responsible reviewing body may, as a condition of approval, require that suitable areas for parks be dedicated or in-lieu fees be paid as determined for the entire specific plan area, and for schools and other public use facilities, land be

reserved for public use, or be reserved for the owners and residents in the development by deed restrictions. Whenever group or common open space is provided, whether required or not, the planning commission or city council shall, as a condition of approval, upon review, require that some provision be made for perpetual maintenance of such open space. The form of any instrument used to assure open-space maintenance shall be approved by the city attorney and planning director as to form and content. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specified functions and administrative expenses of such perpetual maintenance. The city shall be a party in interest in any such development and may, by mandatory injunction or other appropriate actions, enforce the provisions of this district.

B. To assure that open space shall be available for the specific plan zone, public sites and transfer of development rights within the specific plan area in exchange for open spaces shall be dedicated in advance of development (prior to issuance of building permits) whenever such dedication is required, even in those cases when a subdivision map is not required. Other dedications for street, utility and flood control rights-of-way and for easements and other public purposes may also be required before the issuance of the first building permit. (Ord. 654 §1(part), 1982).

17.99.170 Tentative and final subdivision map. A. A master subdivision map or parcel map, which purpose is to subdivide large parcels, may be prepared and submitted for approval to the city prior to individual site plan and tentative map approval. A grading permit based on all or a portion of this master subdivision map or parcel map may be issued after approval of such master subdivision map or parcel map. Such grading permit may be issued prior to approval of individual site plans.

B. A tentative subdivision map or parcel map, submitted in combination with or after approval of the site plan, shall not be approved for recordation by the city council after the specific plan (SP) zoning and an approved final specific plan have become effective.

C. No building permit shall be issued until a final subdivision map or parcel map, if required, has been prepared for the site plan or any approved state thereof, in compliance with the State Map Act and the city's subdivision ordinance. (Ord. 654 §1(part), 1982).

17.99.180 Site plan and tentative subdivision map appeal. The applicant may appeal the action of the planning commission in writing to the city council. Such appeal shall be filed in duplicate with the planning department within ten days after the decision. The planning director shall forward

the duplicate copy of the appeal to the city clerk. The city council shall consider the appeal at a regular meeting within thirty calendar-days following the receipt by the clerk of the duplicate copy, or within such time as the council shall continue the matter. The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval. (Ord. 654 §1(part), 1982).

## ORDINANCE NO. 603

AN ORDINANCE OF THE CITY OF LAKE ELSINORE, CALIFORNIA  
REGULATING NEW DEVELOPMENT, ALTERATIONS OR MODIFICATIONS  
OF RESIDENTIAL OR COMMERCIAL STRUCTURES BELOW THE  
REGULATORY 100-YEAR FLOOD PLAIN ELEVATION OF 1265'  
ABOVE MEAN SEA LEVEL.

Section 0.0  
INTENT

- 0.1 If the Lake Elsinore Flood Hazard area continues for residential use it would be impossible to insure reasonable protection for human life or property. The City of Lake Elsinore is a member of the National Flood Insurance program and has enacted Resolution Number 77-30 implementing that program. The future issuance of permits for construction or restoration of residential structures in the flood hazard area is not in the best interest of the public safety and welfare. The City of Lake Elsinore desires safe environment for it's residents and to provide construction standards for non-residential structures, therefor the provisions of this ordinance shall govern development in flood hazard areas.

Section 1.0  
GENERAL PROVISIONS

1.1 COMPLIANCE

No structure or land shall hereafter be developed, altered or modified in any way without full compliance with the terms of this ordinance and other applicable regulations.

1.2 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of THE CITY OF LAKE ELSINORE.

1.3 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Lake Elsinore," dated March, 1980, with an accompanying Flood Insurance Rate Map is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at City Hall, 130 S. Main Street, Lake Elsinore, California.

Section 2.0  
ADMINISTRATION

2.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 1.3. Application for a Development Permit shall be made on forms furnished by the Building Department.

2.2 DESIGNATION OF THE CITY ENGINEER AND BUILDING INSPECTOR

The City Engineer and Building Inspector are hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

2.3 DUTIES AND RESPONSIBILITIES OF THE CITY ENGINEER AND BUILDING INSPECTOR

Duties of the City Engineer and Building Inspector shall include, but not be limited to:

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2.3-1 Permit review

- 1. Review of all development permits to determine that the permit requirements of this ordinance have been satisfied.
- 2. Review all permits to determine that the site is reasonably safe from flooding.
- 3. Review all development permits to determine if the proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For purposes of this ordinance, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point in the City of Lake Elsinore Flood Plain.

2.3-2 Use of Other Base Flood Data

When base flood elevation data has not been provided in accordance with Section 1.3, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the City Engineer and Building Inspector shall obtain review, and reasonably utilize any base flood elevation data available from a federal, state or other source, in order to administer Section 3.0.

2.3-3 Information to be Obtained and Maintained

Obtain and maintain for public inspection and make available as needed for Flood Insurance Policies:

- 1. The certified elevation required in Section 3.1-3 (1), (3);
- 2. The certification required in Section 3.1-3 (2);
- 3. The floodproofing certification required in Section 3.1-4 (2) c.
- 4. The certified elevation required in Section 3.4-2; and

2.3-4 Alteration of Watercourses

- (1) Notify adjacent communities and the State of California Department Water Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

Section 3.0  
PROVISIONS FOR FLOOD HAZARD REDUCTION

3.1 STANDARDS OF CONSTRUCTION

In all areas of special flood hazards the following standards are required.

3.1-1 Anchoring

- (1) All new construction and other improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (2) All mobile homes shall meet the standards of Section 3.5.

3.1-2 Construction Materials and Methods

- (1) All new construction and other improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and other improvements shall be constructed using methods and practices that minimize flood damage.

## 3.1-3 Elevation of Residential Structures

- (1) New construction and other structural member improvements including foundation of any structure except in flood hazard zones A0 and A shall have the foundation elevated to or above the base flood elevation. Upon completion of the structure the elevation of the foundation shall be certified by a registered professional engineer or surveyor and provided to the officials set forth in Section 2.3-3.
- (2) New construction and substantial improvement of any structure in flood hazard zone A0 shall have the first habitable floor elevated to or above the depth number specified on the FIRM. Upon completion of the structure a registered professional engineer shall certify that the elevation of this structure meets this standard and provided to the official set forth in Section 2.3-3.
- (3) New construction and substantial improvement of any structure in flood hazard zone A shall have the first habitable floor to or above the base flood elevation. When the base flood elevation has not been determined, the City Engineer and Building Inspector shall obtain, review and reasonably utilize any base flood elevation data available from a federal, state or other source to determine this elevation. Upon completion of the structure, the elevation of the foundation shall be certified by a registered professional engineer or surveyor and provided to the officials set forth in Section 2.3-3.
- (4) Mobile homes shall meet the above standards and also the standards in Section 3.5.

## 3.1-4 Elevation and Floodproofing of Non-residential Structures

- (1) New construction and substantial improvement of any non-residential structure including foundation shall have the first habitable floor elevated or above the base floor elevation or,
  - (2) Together with attendant utility and sanitary facilities.
    - (a) Be flood proofed so that below the base flood level the structure is watertight with walls impermeable to the passage of water,
    - (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
    - (c) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in Section 2.3-3 (3).

## 3.2 STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT

- 3.2-1 The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human and animal plant life is prohibited.
- 3.2-2 Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

## 3.3 STANDARDS FOR UTILITIES

- 3.3-1 All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters;
- 3.3-2 All septic tanks, cesspools, leach lines and seepage pits require written approval from the Department of Health, County of Riverside and shall be located to avoid impairment to them or contamination from them during flooding.

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- 3.4 STANDARDS FOR SUBDIVISIONS
  - 3.4-1 All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.
  - 3.4-2 All final subdivision plans will provide the elevation of proposed structure (s) and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor and provided to the official as set forth in Section 2.3-3 (4).
  - 3.4-3 All subdivision proposals shall be consistent with the need to minimize flood damage;
  - 3.4-4 All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
  - 3.4-5 All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- 3.5 STANDARDS FOR MOBILE HOMES AND MOBILE HOME PARKS AND SUBDIVISIONS
  - 3.5-1 New, Expanded or Repaired Mobile Home Parks and Mobile Home Subdivisions.
 

The following standards are required for (a) new mobile home parks or subdivisions, (b) expansions to existing mobile home parks or subdivisions and (c) repair, reconstruction, or improvements to existing mobile home parks or subdivisions.

    1. Adequate surface drainage and access for a hauler shall be provided.
    2. All mobile homes shall be placed so that the lowest floor of the mobile home is at or above the base flood level.
    3. Mobile homes, except in flood hazard zones A and AO shall have wheels and hitches intact to facilitate moving in case of flooding.
    4. Mobile homes in flood hazard zones A and AO shall meet the anchoring requirements of Section 3.5-3.
  - 3.5-2 Existing Mobile Home Parks or Subdivisions
    1. Mobile homes placed in existing mobile parks or subdivisions shall be placed so that the lowest floor of the mobile home is at or above the base flood elevation.
    2. Same as 3 above.
    3. Same as 4 above.
  - 3.5-3 Anchoring Standards
 

All mobile homes and additions to mobile homes shall be anchored to resist flotation, collapse, or lateral movement by one of the following methods:

    - (1) By providing an anchoring system designed to withstand horizontal forces of 25 pounds per square foot and up lift forces of 15 pounds per square foot;
    - (2) By providing over-the-top and frame ties to ground anchors. Specifically;
      - (a) Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than 50 feet long require only one additional tie per side;
      - (b) Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than 50-feet long require only four additional ties per side; and,
      - (c) All components of the anchoring system be capable of carrying a force of 4,800 pounds.

3.5-4 No Mobile Home shall be placed in a floodway.

3.6 FLOODWAYS

Located within areas of special flood hazard established in Section 1.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, projectiles, and erosion potential, the following provisions apply:

- 3.6-1 Prohibit encroachments, including fill, new construction, other improvements and development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- 3.6-2 Prohibit the placement of any mobile homes.
- 3.6-3 If Section 3.6-1 and 3.6-2 is satisfied, all new construction and other improvements shall comply with all applicable flood hazard reduction provisions of Section 3, PROVISIONS FOR FLOOD HAZARD REDUCTION.

Section 4.0  
DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

"Appeal" means a request for a review of the City Engineer's or Building Inspectors interpretation of any provision of this ordinance or a request for a variance.

"Area of shallow flooding" means a designated AO or VO Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident.

"Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater change of flooding in any given year. This area is designated as Zone A, AO, AH, A1-30, VO and VL-30 on the FIRM.

"Base Flood" means the flood having a one percent chance of being equalled or exceeded in any given year.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

"Existing mobile home park or mobile home subdivision" means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of this ordinance.

"Expansion to an existing mobile home park or mobile home subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

"Expansion to an existing mobile home park or mobile home subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets.)

"Flood or Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from;

1. The overflow of inland or tidal waters and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

"Flood Boundary Floodway Map" means the official map on which the Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

"Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the flood Boundary Floodway Map, and the water surface elevation of the base flood.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map.

"Habitable Floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor".

"Mobile Home" means a structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

"New Construction" means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

"New Mobile Home Park or Mobile Home Subdivision" means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities or servicing the lot (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after placement of permanent construction.

"Other Improvement" means any repair, construction or improvement of any structure.

"Start of construction" means the first placement of permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include the installation of streets piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages, or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivision, "start of construction" means the affixing of the mobile home to its permanent site. For mobile homes within mobile home parks or mobile home subdivisions, for servicing the site on which the mobile home is to be affixed (including at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and installation of utilities) is completed.

"Structure" means a walled roofed building or mobile home that is principally above ground.

"Substantial Improvement" means any repair, construction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement is started, or
- (2) If the structure has been damaged and is being restored before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does, not however, include either:

DDJ785

- (1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
- (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Variance" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

Section 5.0  
LEGISLATIVE

- 5.1 This Ordinance is determined to be an urgency measure for the preservation of the Public Health, Safety and Welfare of the City of Lake Elsinore and will become effective immediately upon it's adoption; to reduce the possibility of injury or damage to persons or property due to possible flooding.
- 5.1-2 The City Clerk shall cause this Ordinance to be published as required by law.
- 5.1-3 Adopted, signed and attested to this 21st day of May, 1980.

s/ Jerry H. Stewart  
Mayor of the City of Lake Elsinore

ATTEST:

s/ Florene Marshall  
City Clerk of the City of Lake Elsinore

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE  
ELSINORE, CALIFORNIA, ESTABLISHING PARKING REQUIREMENTS  
FOR NEW BUILDINGS, STRUCTURES AND NEW USES IN EXISTING  
BUILDINGS AND STRUCTURES.

SECTION ONE. There is hereby added to the Lake Elsinore Municipal Code,  
Chapter 17.66 Parking Requirements and the following Sections:

Section 17.66.010 - ESTABLISHMENT OR ORDINANCE

- A. Off-street vehicle parking shall be provided in accordance with this chapter when the subject building or structure is constructed or the use is established. Off-street parking shall be provided in accordance with this section if: 1) an existing building is altered; 2) dwelling units, apartments, or guest rooms are added; 3) the use is intensified by the addition of floor space or seating capacity; or 4) the requested use requires additional parking spaces as provided herein.
- B. For purposes of this chapter the following definitions apply:
  - 1. Use is established - A business or similar operation that is new to the structure in which it will be placed.
  - 2. Altered - A physical interior modification which a new use must provide to function.
  - 3. Improvements - Specific conditions listed in the ordinance physically enhancing the site such as: concrete driveway apron, asphaltting of parking areas.

Section 17.66.020 - LOCATION OF OFF-STREET PARKING FACILITIES

- A. Residential Uses. Required facilities shall be located on the same parcel of land as the residential building which the parking is to serve, and on that portion of the parcel where the erection of garages or carports is permitted.
- B. All Other Uses. Required parking shall be located on the same parcel of land as the use for which the off-street parking is to serve or on an adjoining parcel of land; except that it may be located on a parcel across an alley if the nearest boundary of the parking facilities is not more than 300 feet from the structure it is to serve and the parcel is in a commercial zone. Two or more commercial or industrial uses may jointly develop and use required parking facilities, but the minimum off-street parking required for each individual use shall remain the same and must be provided.

Section 17.66.030 - DEVELOPMENT STANDARDS FOR OFF-STREET  
PARKING FACILITIES

The following standards shall apply to the development of all parking facilities, whether the space is required or optional.

- 1. Surfacing. All parking areas and driveways used for access thereto shall be surfaced as follows:

- a. One and two family residences. Where the residences are located on parcels less than 10,000 square feet in area, all parking areas and driveways shall be paved with asphaltic concrete, brick, or equal surfacing. If the parcel is 10,000 square feet in area, or larger, all parking areas and driveways may be improved with at least three inches of compacted decomposed granite or equal.
  - b. Multi-family, commercial, and industrial uses.
    1. Where 25 % or more of the primary street frontage within 660 feet in each direction from the subject property, counting both sides of the street, is in commercial, mobilehome park, multifamily residential or industrial use, all parking areas and driveways shall be paved with:
      - a) Concrete surfacing with a minimum thickness of 3½ inches and shall include expansion joints or
      - b) Asphaltic concrete surfacing compacted to a minimum thickness of two inches.
    2. In all other cases, the parking areas and driveways shall be treated with not less than ¼ gallon per square yard of penetration coat oil, followed within six months application of ¼ gallon per square yard of seal coat oil placed on a base of decomposed granite, or equal, compacted to a minimum thickness of three inches.
2. Marking of paved or oiled parking areas.
    - a. If 5 or more parking spaces are provided each space shall be clearly marked with white paint or other easily distinguishable material.
    - b. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.
  3. Grading. All parking areas and driveways shall be graded to prevent ponding and to minimize drainage run-off from entering adjoining property without the permission of the owner of the adjoining property.
  4. Lighting. Parking area lighting is not required; however, if parking areas are lighted, such lighting facilities shall be located, with hoods provided and adjusted, so as to preclude the direct glare of lights from shining directly onto adjoining property or streets.
  5. Walls. All paved parking areas, other than those required for residential uses, which adjoin property zoned or developed as residential shall provide a six (6) foot wall as allowed in Section 17.68.100 installed in such manner as to preclude a view of the parking area from such adjoining property. All parking areas shall be landscaped as follows:
    - a. Whenever any parking area, except that provided for one-family dwellings, adjoins a street right-of-way, a five foot wide planting strip between the right-of-way and the parking area shall be established and continuously maintained and landscaped. Any planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches.

- b. In addition, where more than 4 automobile spaces are required on a lot or a parcel of land, not less than 3 percent of the interior parking lot area shall be landscaped, not including parking lots located in enclosed structures. Planting along the exterior perimeter of a parking lot will not be considered as part of the 3 percent interior landscaping. At least one five-gallon size tree for every 10 spaces or major fraction thereof shall be included in the development of the landscaping program. All open areas between any curbs, walls, and the property line shall be permanently landscaped with suitable materials and maintained.
  - c. All landscape planter beds in interior parking areas shall be not less than 3 feet in width and bordered by a concrete curb not less than 6 inches or more than 8 inches in height adjacent to the parking surface.
  - d. Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking facility.
  - e. A sprinkler system shall be installed in all landscaped areas to insure the proper maintenance of plant materials. Hose bibs shall be placed at intervals of not less than 200 feet.
  - f. Where trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade.
  - g. No parking space shall be located within 3 feet of any property line. Any open areas in the interiors so formed shall be landscaped with appropriate plant materials and maintained in good condition.
  - h. Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material which will improve the appearance of parking areas.
6. Circulation and Parking Space Lay-out. All parking areas shall be designated as follows:
- a. The location and dimensions of aisle areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards required by this chapter.
  - b. For all uses other than one-family and two-family dwellings located in single-family and two-family districts, parking shall be arranged so as to permit vehicles to move out of the parking area without backing on to a street. For all uses other than one-family and two-family dwellings located in single family and two family districts, driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be not less than 20 feet wide. All other driveways shall be not less than 10 feet wide.

**Section 17.66.040 - NUMBER OF REQUIRED PARKING SPACES**

The minimum number of off-street parking spaces to be provided is established as follows:

1. One family dwellings: At least one covered space for each dwelling, but not more than three (3) covered spaces.
2. Two family dwellings: At least one covered space for each dwelling, but not more than two (2) covered spaces.
3. Apartment dwellings/ complexes: At least one covered space for each dwelling unit and at least a total of one and one-half (1½) covered and uncovered spaces for each dwelling unit.
4. Hotels, motels, and clubs: one (1) space per room or suite, plus one (1) space per every three (3) employees on the largest workshift, plus one space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses (e.g., restaurants and bars).
5. Churches: One space for each three (3) fixed seats in all areas used simultaneously for assembly purposes or one (1) space for each (40) square feet of floor space used for such assembly purposes, whichever is greatest.
6. Public Assembly: One space for each five (5) fixed seats or one (1) space for every forty (40) square feet of seating area where there are no fixed seats. Also one (1) space for each two hundred and fifty (250) square feet of floor area not used for seating.
7. Banks: One (1) space for each 200 square feet in public banking area.
8. Schools:
  - a. Elementary and Junior High: One (1) space per teacher and staff member, plus one (1) space per two (2) classrooms.
  - b. Senior High: One space per teacher and staff member on the largest shift, plus 5 spaces for every classroom.
  - c. College: One (1) space per staff member on the largest shift, plus 10 spaces per classroom.
  - d. Commercial or trade schools shall provide one (1) space per three (3) students, plus one (1) space per employee (including faculty) at capacity class attendance period.
9. Hospitals: One space for each bed based upon maximum occupancy.
10. Homes for the aged, sanitariums and convalescent homes: One space for each three beds based upon maximum occupancy.
11. Commercial uses as otherwise not provided for in this section shall provide one (1) space per one hundred fifty (150) square feet of gross floor area of customer sales and service plus one (1) space per two hundred fifty (250) square feet of the remainder of the use.
12. Office uses: One (1) space per two hundred and fifty square feet of gross floor area.

13. Grocery or supermarket: One (1) space per one hundred (100) square feet of gross floor area of customer sales and service, plus one (1) space per two hundred (200) square feet of gross floor area of storage.
14. Furniture and appliance stores: one space for each five hundred (500) square feet of sales or display area.
15. Repair services: One space per four hundred (400) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
16. Restaurants: One (1) space per three (3) patron seats or one (1) space per seventy-five square feet of gross floor area whichever is greater.
17. Storage garages: One (1) space for every ten (10) storage structures.
18. Bowling alley: Five (5) spaces per bowling lane.
19. Fast food restaurant: One (1) space per fifty (50) square feet of gross floor area.
20. Vehicle sales and service: One (1) space for each three hundred (300) square feet of gross floor area plus one (1) space for each fifteen hundred (1500) square feet of outside sales area.
21. Boat, mobilehome or trailer sales or rental, retail nurseries, and other commercial uses not within a structure: One (1) space for each two thousand (2000) square feet of display area.
22. Bars and taverns: One (1) parking space for each fifty (50) square feet of serving area. The serving area shall include the entire room or rooms within which servicing is conducted, minimum five (5) spaces.
23. Day care centers: One space for each two employees plus one space for each ten (10) children the facility is designed to accomodate.
24. Automobile service stations: Three and one-half (3½) spaces for each servicebay.
25. Medical or dental office: One (1) space for each 200 square feet of gross floor area.
26. Industrial uses: One (1) space for every five hundred (500) square feet of gross floor area. Warehouses shall provide one (1) space per two thousand (2000) square feet of gross floor area.

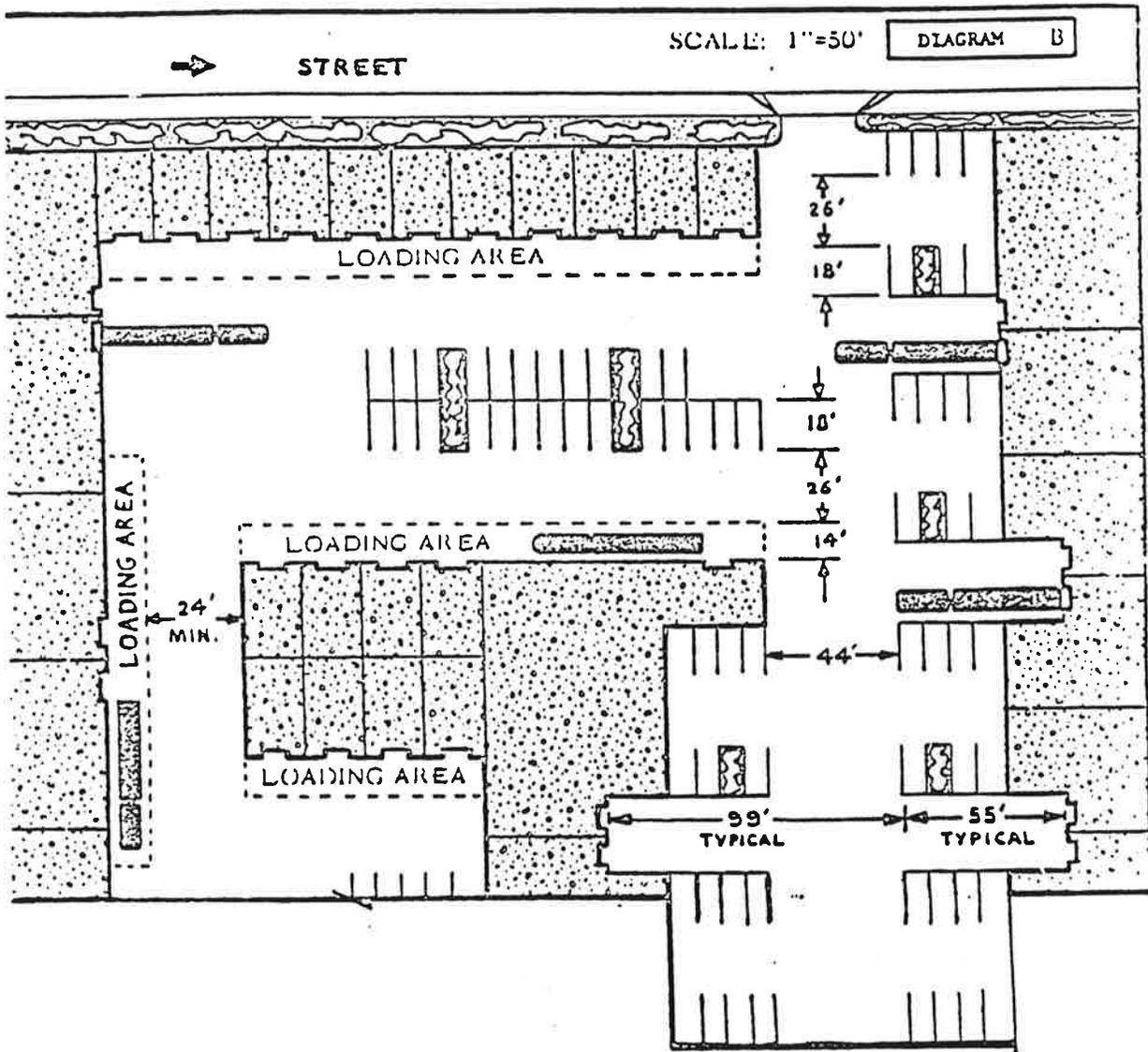
Section 17.66.050 - PROVISIONS FOR THE PHYSICALLY HANDICAPPED

Requirements for this section shall be found under Section 10.18, Handicapped Parking Provisions, of Title 10, Vehicles and Traffic, City of Lake Elsinore Municipal Code.

Section 17.66.060 - LOADING SPACES (see attached diagram)

- A. Loading spaces shall be so located and designed that trucks need not back into a street alley. Each off-street loading space shall consist of a rectangular area not less than fourteen feet wide by fifty-five feet long, and shall have an overhead clearance of not less than fourteen (14) feet. Each space shall have adequate turning and maneuvering areas and shall have access at all times to a public street or alley.
- B. Off-street loading facilities shall be provided for each use in accord with the following schedule:

<u>USE</u>	<u>REQUIREMENT</u>
1. Hotels and motels, and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations.	1 space for buildings with a gross floor area of 10,000-50,000 square feet; 2 spaces for buildings with a gross floor area of 15,001-150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area.
2. Medical, dental, and related health offices and clinics, professional and administrative offices, business offices.	1 space for buildings with a gross floor area of 10,000-50,000 square feet; 2 spaces for buildings with a gross floor area of 50,001-150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area.
3. Restaurants and other types of eating and drinking establishments, personal service establishments, retail stores, commercial service establishments, repair shops, wholesale business establishments, warehouses and other storage facilities, and manufacturing plants, assembly plants, and other industrial uses.	1 space for buildings with a gross floor area of 5,000-30,000 square feet, plus 1 space for each additional 30,000 square feet of gross floor area up to 120,000 square feet, plus such additional spaces as may be prescribed by the Planning Commission for buildings with a gross floor area of more than 120,000 square feet.
4. New automobile sales and service agencies and other types of sales and service agencies for new automotive vehicles, trailers, boats, and equipment, and repair garages.	1 space plus such additional spaces as may be required by the Planning Commission.
5. Mortuaries.	1 space plus 1 additional space for each 10,000 square feet of gross floor area over 5,000 square feet.



6. Public buildings, schools, colleges, libraries, museums, art galleries, theaters, and places of public assembly which require recurring delivery of goods or equipment by truck. 1 space plus such additional spaces as may be prescribed by the Planning Commission.
7. Public utility or public service structures or installations, transportation terminals, transit stations, and any other use which requires the recurring delivery or distribution of goods, material, products, or equipment by truck. 1 space plus such additional spaces as may be prescribed by the Planning Commission.
8. Industrial building shall use the following scale for determining loading spaces needed based on

<u>Gross Floor Area</u>	<u>Loading Spaces Required</u>
a. 3,000 - 15,000	1
b. 15,001 - 45,000	2
c. 45,001 - 75,000	3
d. 75,001 - 105,000	4
e. 105,001 - and over	5

For a use not specified in the schedule, the same number of off-street loading spaces shall be provided as are required for the most similar specified use.

Section 17.66.070 - STREET CLEANING

In order to provide for orderly cleaning of streets, the parking or standing of vehicles on certain streets and highways during certain time periods as may be designated by resolution of the City Council, is prohibited provided that signs or markings giving adequate notice of the prohibition have been placed.

Section 17.66.080 - PARKING LOT PERMIT

- A. Any application within the guidelines of this ordinance shall be complied with before a business license or similar grant of approval is given.
- B. Prior to obtaining a permit from the Department of Building and Safety, a plot plan for the parking lot shall be submitted to the Planning Department containing the following:
1. Owner's names, current address and phone number.
  2. The scale of the plot plan, not smaller than 1" = 20'.
  3. North point at top of page.
  4. All adjacent streets and alleys.
  5. Sidewalks, curbs, gutters, driveways, and street trees.
  6. Dimensions and height of building in number of stores or feet and total floor area.

7. Completely dimensioned parking layouts.
8. All parking spaces, wheel bumpers and directional arrows clearly marked.
9. The type and thickness of the paving.
10. A grading and drainage plan.
11. Proposed lighting system if applicable.
12. The common names of plants and trees to be used, and the size, quantity and spacing of each tree, plant, or shrub to be planted.
13. A satisfactory method of irrigation for all planted areas. This may be a manual or automatic sprinkler system but consideration when laying out of the water system shall be given to water pressure, pipe, sizes, types of irrigation sprinkler heads, hose bibs, and volume of water required for area to be irrigated.
14. All commercial and industrial plot plans shall include: loading spaces, loading docks, and loading doors on buildings.

Section 17.66.090 - INTERPRETATION OF INTENT

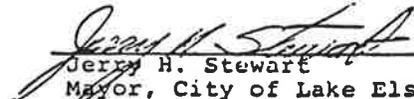
This ordinance is amending and providing specific requirements for off-street parking. This ordinance will provide adequate off-street parking to reduce on-street parking and the inherent parking difficulties and problems related thereto. Therefore, if conflicts of interpretation arise due to resolutions or ordinances hereafter adopted or existing, the most applicable provision of such documents shall apply.

Section 17.66.100 - DEFERRING REQUIREMENTS

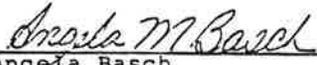
- A. If the applicant/proponent appeals a decision of the Design Review Board of Planning Commission requiring a specified improvement, applicant may:
  1. Appeal the decision to City Council.
  2. Bond for the improvements.
  3. Have a written agreement with the City stating how improvements will be provided at a later date and providing security therefore.
- B. The decision rendered by the City Council shall be final. If improvements are deferred by bond or agreement between the City and applicant, the City Engineer shall specify the amount of bond and aid the City Attorney in preparing the agreement.

SECTION TWO. This ordinance shall take effect as provided by law.

PASSED, APPROVED, AND ADOPTED This 11th day of August, 1981.

  
\_\_\_\_\_  
Jerry H. Stewart  
Mayor, City of Lake Elsinore

ATTEST:

  
\_\_\_\_\_  
Angela Basch  
Deputy City Clerk,  
City of Lake Elsinore

(SEAL)

RESOLUTION NO. 82-33

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
2 LAKE ELSINORE, CALIFORNIA, ADOPTING THE ENERGY  
3 CONSERVATION CONSIDERATIONS OF THE SUBDIVISION  
4 MAP ACT, SECTION 66473.1.

5 WHEREAS, the City Council of the City of Lake Elsinore is  
6 desirous of reducing energy consumption for residential units and  
7 initiating procedures to implement the Energy Element of the new  
8 General Plan; and

9 WHEREAS, the City Council believes proper subdivision design  
10 will aid in deminishing the energy consumption of residential units  
11 if proper orientation to the sun is provided; and

12 WHEREAS, the City Council desires to implement Section  
13 66473.1 of the State Government Code which provides criteria for  
14 establishing a subdivision's compliance with proper orientation  
15 practices to provide for maximum heating and cooling opportunities.

16 NOW, THEREFORE, BE IT RESOLVED that the City Council of the  
17 City of Lake Elsinore does set the following policy:

18 That Section 66473.1 of the Government Code of the State of  
19 California, which provides conditions for ascertaining subdivision  
20 compliance with state mandated subdivision design criteria, shall be  
21 utilized by the City of Lake Elsinore to review all new tentative  
22 map submittals henceforth.

23 PASSED, APPROVED AND ADOPTED this 11th day of May, 1982.  
24 by the following roll call vote:

25 AYES: KNIGHT, MACMURRAY, TORN, VALENZUELA, UNSWORTH

26 NOES: NONE

27 ABSENT: NONE

28 Howie Torn  
HOWIE TORN, MAYOR PRO TEM  
City of Lake Elsinore

29 ATTEST:

30  
31 Deborah A. Harrington  
Deborah Harrington, City Clerk

32 (SEAL)