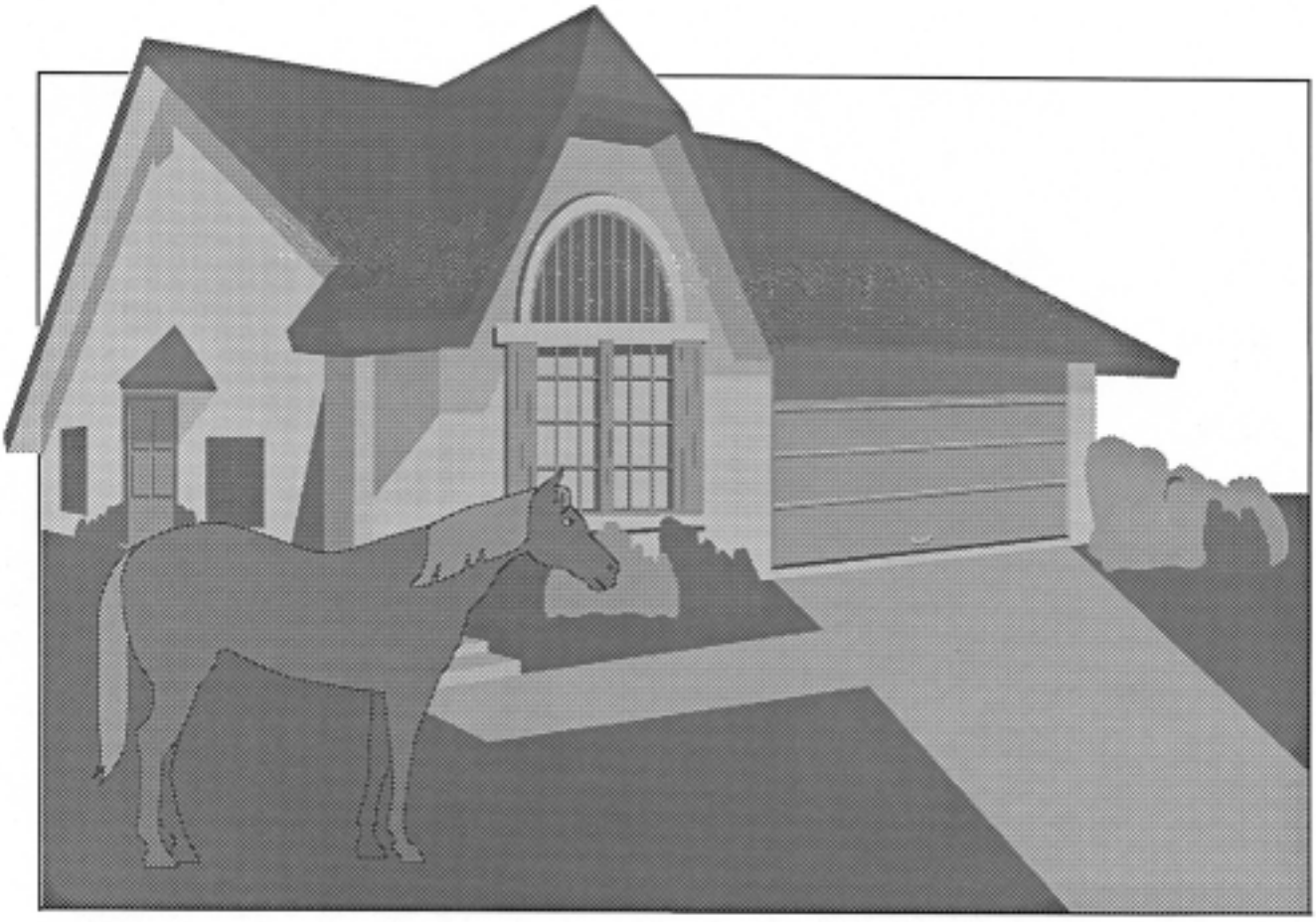
ELLIS – GOLDEN WEST SPECIFIC PLAN



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City of Huntington Beach Planning Department

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I. INTRODUCTION

A. PURPOSE

The Ellis-Goldenwest Specific Plan area has been the focus of special planning for a number of reasons. First, it is the largest area in the City designated for Estate Residential development and as such requires special implementing ordinances. Second, the area is close to significant open space and recreation areas including Huntington Central Park to the north and the Bolsa Chica lowlands and proposed Bolsa Chica Linear Regional Park to the west. This location, in combination with the area's natural topography, creates unique opportunities for views, open space and recreation areas to be incorporated into development proposals. Third, the area is a focal point for equestrian activities in the City and, with proper planning, can continue to accommodate this use. The area contains oil resources and continued access to this resource is an important concern. Last, there are a number of constraints in the area such as existing single family residential subdivisions, the lack of public works facilities, and the diversity of property owners and parcel sizes, which if not addressed through the planning process could result in piecemeal, uncoordinated developments.

The purpose of this Specific Plan is to implement the Estate Residential general plan land use designation and to coordinate all development in the Ellis-Goldenwest quartersection by way of a comprehensive strategy tailored to the unique characteristics of the site. The Specific Plan will permit estate residential (single family detached residences) on large lots with sensitivity towards the existing topography and provide equestrian amenities within the quartersection.

Many properties in the Specific Plan area currently have an RA, Residential Agricultural, zoning which allows only one dwelling unit per acre. Existing estate residential subdivisions have a qualified-low density residential zoning classification which requires equestrian amenities within associated subdivisions and estate residential development standards. There are three areas in the Specific Plan area which have been subdivided into small lots (sometimes called encyclopedia lots). These small lots have an LU, Limited Use zoning designation. Limited Use zoning restricts use of the property to farming, grazing, trails, orchards, greenhouses, picnic grounds and other similar uses; residential uses are not permitted. The Limited Use zoning also has a minimum 10 acre project area requirement prior to the establishment of any of the permitted uses. Another property in the Specific Plan area has an M1, Light Manufacturing, zoning which is not consistent with the City's General Plan. Development on this property can not be approved until this zoning is brought into conformance with the General Plan or until the General Plan is amended.

B. GOALS AND OBJECTIVES

Upon adoption, the Ellis-Goldenwest Specific Plan will be the zoning for the entire quartersection. It will allow properties currently zoned RA to develop at a higher density than currently allowed. It will allow the properties currently zoned M1 and LU to develop as residential in a manner which is consistent with the General Plan land use designation of Estate Residential. The general location of the Specific Plan area is depicted in Exhibit 1.

The following goals and objectives for this Specific Plan incorporate policies from the General Plan.

1. To encourage and maintain a well-balanced variety of residential densities and uncrowded living environments by encouraging rational use of the land and other natural resources.

2. Allow for Estate Residential with equestrian amenities.

3. Provide adequate internal circulation and minimize direct access off of adjacent arterials.

4. Encourage an internal circulation system that conforms to the site's natural topography and provides view opportunities where possible.

5. Encourage coordinated design of development and improvements (i.e. curvilinear streets, fencing, landscaping) to enhance visual appearance.

6. Preserve significant topographical features and minimize alteration of natural terrain.

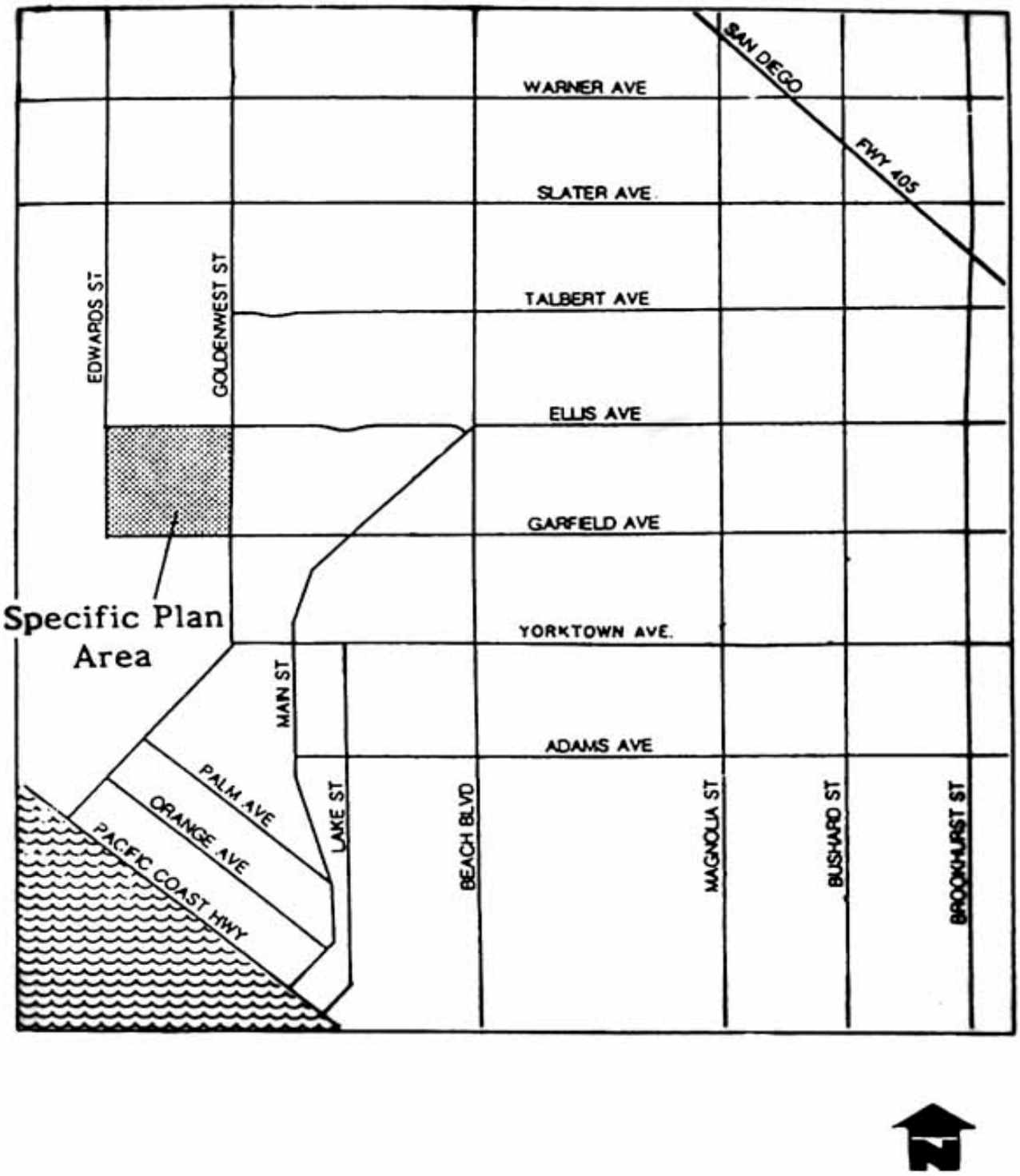
7. Provide for continued equestrian uses.

8. Create a zoning classification of a specific plan for this unique area.

C. PROJECT AREA DESCRIPTION

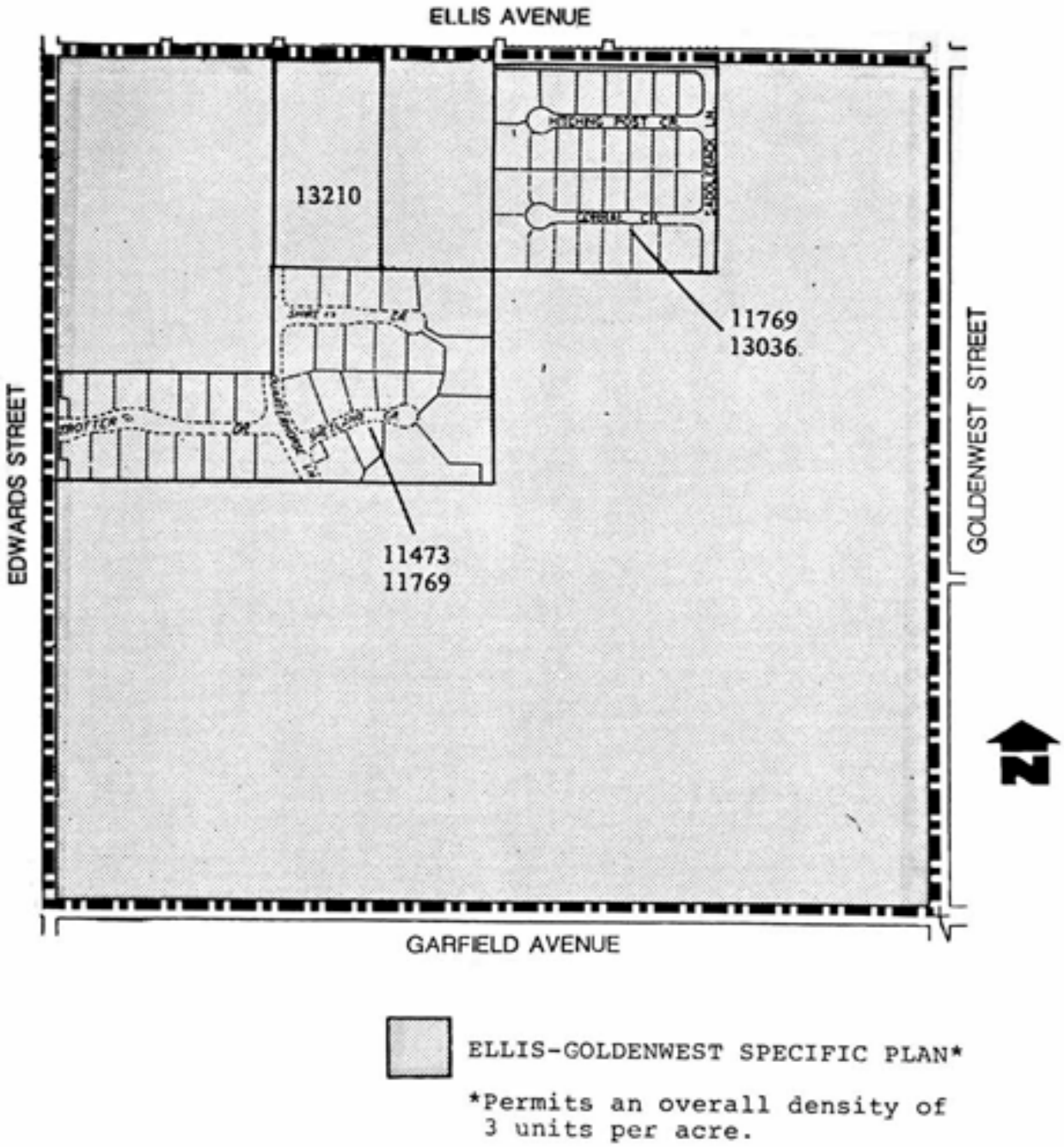
1. Boundary - The Ellis-Goldenwest Specific Plan encompasses the area generally bounded by Ellis Avenue to the north, Edwards Avenue to the west, Garfield Avenue to the south and Goldenwest Street to the east as depicted in Exhibit 2.

2. Site Characteristics - The Ellis-Goldenwest Specific Plan includes 160 acres of primarily undeveloped land. It is characterized by gently rolling topography with two pronounced ravines which traverse the central and eastern portions of the area. The two ravines collect storm water runoff and convey it into Huntington and Sully Miller Lakes. Significant oil reserves underlie much of the area.



Vicinity Map

Exhibit 1



Specific Plan Area

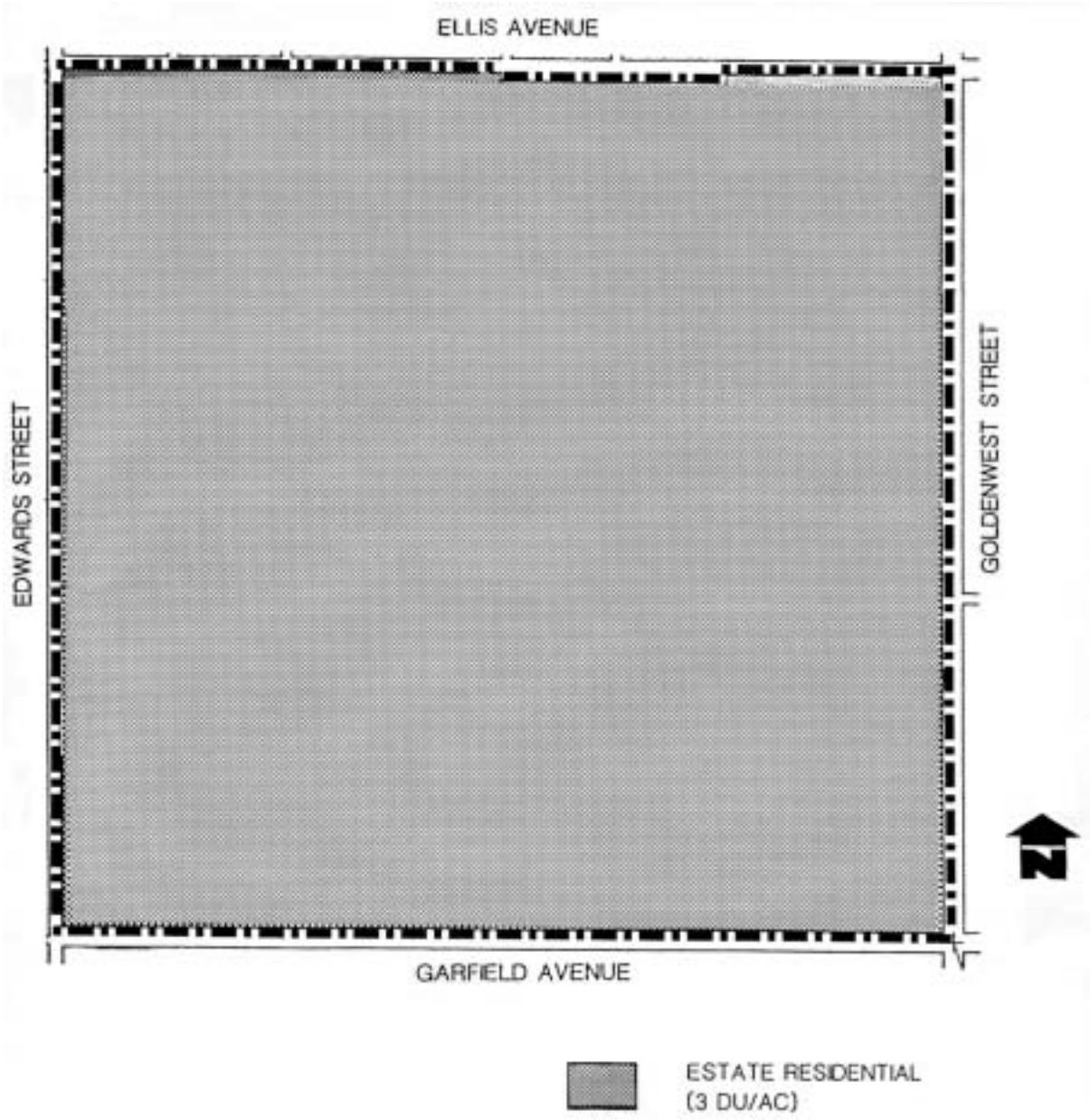
Exhibit 2

3. General Plan - The City's General Plan designates the northern portion of the specific plan area for estate residential development at three dwelling units per gross acre. The southern portion of the area is designated as estate residential at four dwelling units per gross acre. (See Exhibit 3). Because of its natural features and resources, the Specific Plan area incorporates planned open space corridors which is consistent with the goals and policies of Open Space and Conservation Element of the General Plan. The open space allows for residential developments which maximize the area's open space benefits by incorporating open space into development plans.

4. Existing Zoning - Existing zoning within the area consists of a mixture of RA, Residential Agricultural (108 acres); Q-R1, Low Density Residential (30 acres); M1, Light Industrial (2 acres); and LU, Limited Use (20 acres). All of the study area has oil production suffix zoning which allows servicing of producing wells and reactivation of idle wells. All properties with frontage on Ellis Avenue or Goldenwest Street also have the - CD, Civic District suffix which requires any development on these parcels to be reviewed by the City's Design Review Board. (See Exhibit 4)

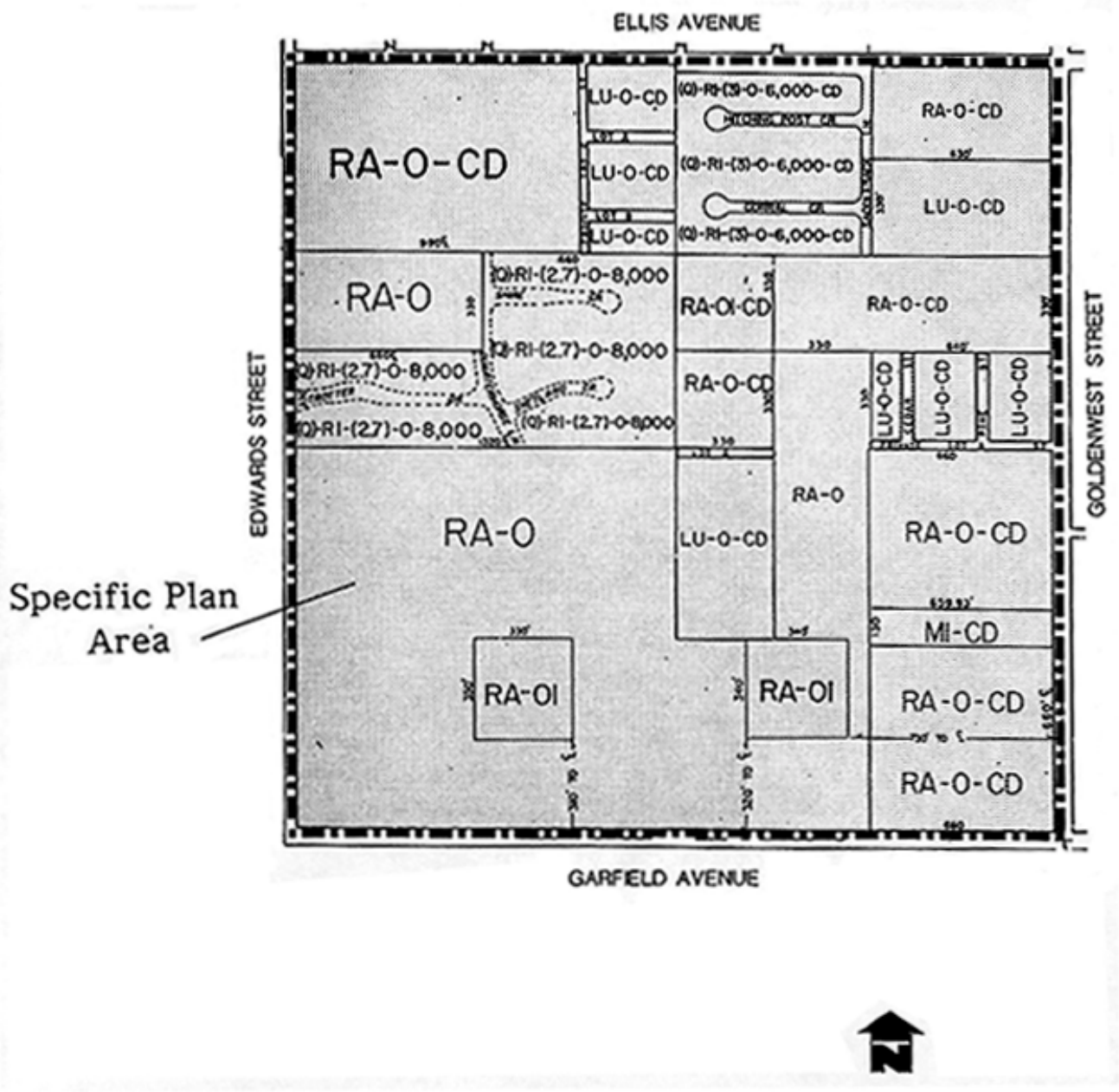
5. Existing Land Use - With respect to land use, the majority of the study area is utilized for oil and natural gas production and appears vacant except for scattered oil wells, storage tanks, pipelines, and service roads. Approximately 30 acres are presently developed or approved for single family residential developments. Between Edwards and Goldenwest Streets, one temporary commercial horse stable occupies approximately 5 acres and a commercial nursery occupies 36 acres.

6. Existing Circulation - Arterial access to the Specific Plan area is currently provided by Ellis and Garfield Avenues and by Edwards and Goldenwest Streets. Internal circulation within the area is limited and consists of segments of improved streets within existing subdivisions and a network of private dirt roads that connect oil wells. The lack of adequate internal access in the study area is a result of land having been subdivided without dedication of right-of-way for access and public streets. The provision of a coordinated system of circulation is a major planning concern in preparing an overall development strategy for the Specific Plan area.



General Plan Designations

Exhibit 3



Existing Zoning

Exhibit 4

II. APPLICATION PROCEDURES

A. ENTITLEMENTS

1. All requests for development within the Specific Plan area shall require the approval of a Conditional Use Permit and Tentative Tract Map pursuant to the provisions of the Huntington Beach Ordinance Code. The Conditional Use Permit and Tentative Tract Map applications shall be submitted concurrently to the Department of Community Development.

   In addition to the standard submittal requirements, applications for Conditional Use Permits shall also include site plans, floor plans, elevations, cross-section profiles and private open space areas for each lot. Tentative Tract Map applications shall include all existing trees within the proposed subdivision and a rough grading plan shall be submitted for the entire subdivision depicting existing and proposed grade elevations. Lot sale programs shall provide conceptual site plans depicting building pad locations, cross-section profiles and private open space areas for each lot.

2. The Subdivision Committee shall make recommendations on such projects to the Planning Commission for approval, conditional approval, or denial. Prior to project approval the Planning Commission or the City Council shall also consider the following:

   a. Projects shall be in conformance with the Specific Plan and the adopted Design Guidelines for the area.

   b. Architectural features and general appearance of the proposed development shall enhance the orderly and harmonious development of the area or the community as a whole.

   c. Architectural features shall be incorporated into the design of all exterior surfaces of the buildings in order to create an aesthetically pleasing project.

   d. Front and rear setback should be varied in order to provide break in bulk and interesting street scenes.

3. Amendments or revisions to a Conditional Use Permit (master plan of development) previously approved by the Planning Commission may be approved by the Commission pursuant to a Site Plan Amendment with public hearing. Prior to approval of the Site Plan Amendment, the following findings must be met:

   a. The revision shall not constitute a substantial change.

   b. The use of property shall remain the same.

c. If residential, the dwelling unit density shall remain the same.

d. The revision shall result in an improved development.

e. The revision shall comply with all applicable provisions of the Ellis-Goldenwest Specific Plan and Huntington Beach Ordinance Code.

B. SPECIAL PERMITS

1. An application for a special permit requesting deviation from the provisions of this Specific Plan may be filed with the Department of Community Development, and such application shall be heard concurrently with the Conditional Use Permit and Tentative Tract Map applications. Deviation from the development standards up to 10 percent may be granted at the time of approval of the project by special permit. Special permits shall not be granted for exceeding maximum density or minimum project area. The Planning Commission may approve the special permit application in whole or in part upon a finding that the proposed deviation will:

a. Promote better living environment;

b. Provide better land planning techniques with maximum use of landscaping, site layout and design;

c. Not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general;

d. Be consistent with objectives of the Estate Residential development standards in achieving a project adapted to the terrain and compatible with the surrounding environment; and

e. Comply with state and/or federal law.

III. GENERAL PROVISIONS

The Ellis-Goldenwest Specific Plan shall be subject to the definitions contained in the Huntington Beach Ordinance Code. The following general provisions shall apply to all development projects:

A. PERMITTED USES

1. The following uses are permitted subject to the approval of a Conditional Use Permit (and Tentative Tract Map for subdivisions) by the Planning Commission:

   a. Residential

      (1) Single family detached dwellings, one unit per lot. (minimum 8,000 net square foot lot size; minimum 15,000 net square feet for 20% of the lots)

      (2) Land subdivisions intended for lot sale programs.

   b. Open Space/Recreation

      (1) Private recreation area for the exclusive use by members of a homeowners association group.

      (2) Private recreation area or uses for exclusive use of homeowner(s).

      (3) Commercial equestrian facilities subject to the commercial equestrian facility development standards contained in the Huntington Beach Ordinance Code.

      (4) A three to five acre neighborhood park within the quartersection which may include equestrian orientation.

   c. General

      The following uses are permitted, subject to the approvals above, along arterial streets:

      (1) Public School

      (2) Religious Assembly

2. The following uses are permitted subject to the approval of a Conditional Use Permit by the Zoning Administrator:

   a. On-site equestrian facilities in conjunction with single family dwellings (requires minimum 12,000 net square foot lot size).

   b. New oil wells and oil consolidation projects shall be permitted subject to applicable provisions of the Huntington Beach Municipal Code and Huntington Beach Ordinance Code.

3. The following uses are permitted:

a. Continued operation, reworking and/or drilling of oil wells active at the time of adoption of this Specific Plan shall be permitted subject to applicable City Regulations.

b. Accessory buildings such as private garages in conjunction with single family residential dwellings.

c. Open Space corridors.

B. CIRCULATION

1. Arterial Streets. Direct access of residential streets and private driveways to arterials shall be limited and subject to the approval of the Departments of Public Works and Community Development.

a. Rights-of-Way for Arterials. Additional right-of-way dedication may be required at the time of project development. Trails along arterials will serve to link proposed the Bolsa Chica Linear Regional Park and Huntington Central Park trails and will be incorporated into the Orange County Master Plan of Hiking and Riding Trails.

Garfield Avenue and Goldenwest Street public rights-of-way shall be dedicated and developed in conformance with the City's street design standards subject to the approval of the Departments of Community Development and Public Works. Future improvements or realignments to Edwards Street and Ellis Avenue public rights-of-way shall be offered to the City for dedication.

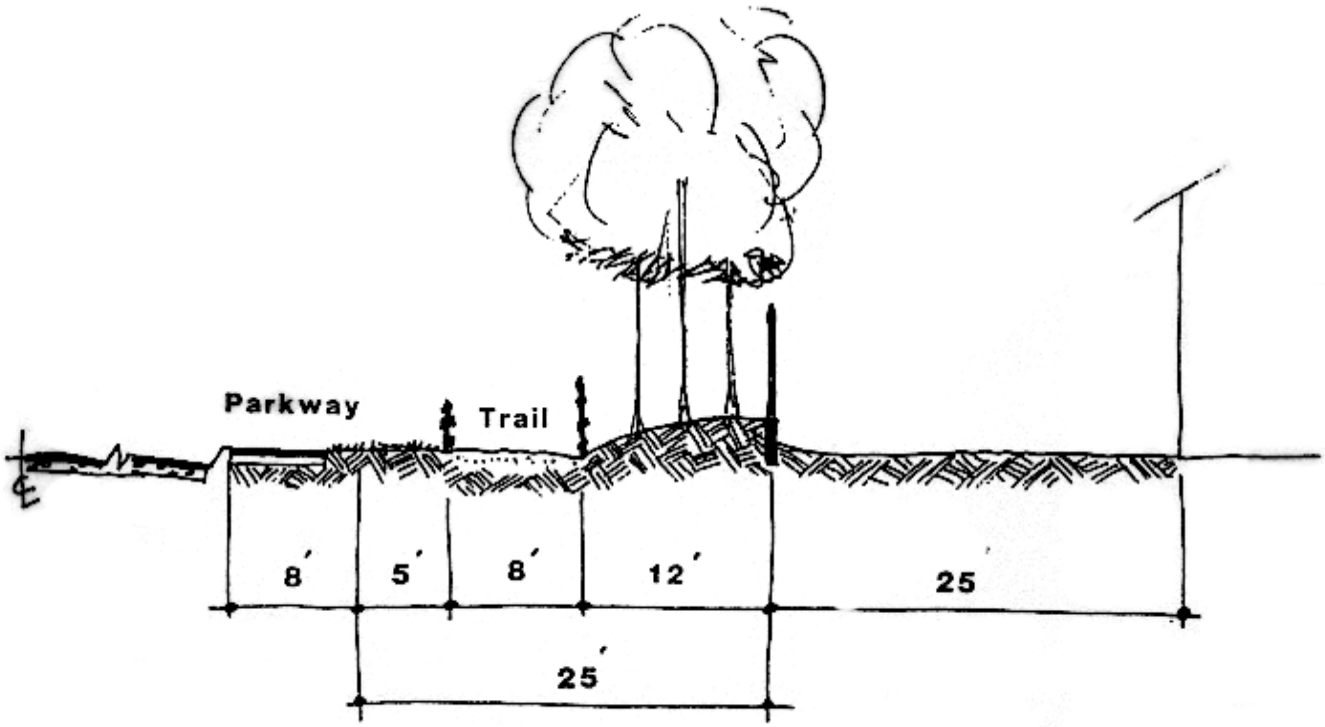
b. Setbacks from Arterials. A landscaped area shall be provided adjacent to arterials (Garfield, Ellis, Goldenwest and Edwards) subject to review and approval of the Departments of Community Development and Public Works. The arterial landscape easement shall be a minimum twenty-five (25) feet in width and shall contain a minimum eight (8) foot wide equestrian trail (see Exhibit 5). Building setbacks shall be taken from the interior landscape easement line. The landscape easement area shall be privately maintained.

c. Temporary Access. Temporary access may be taken directly off an arterial provided that: (1) the temporary access is approved by the Departments of Public Works and Community Development, and (2) the developer posts a bond with the City before recordation of a final map sufficient to cover the costs of removing the temporary access. The Department of Public Works will determine the amount of the bond to be posted. Conversion to the approved permanent access point is required upon completion of the necessary local collector streets and/or arterials to planned ultimate alignments.

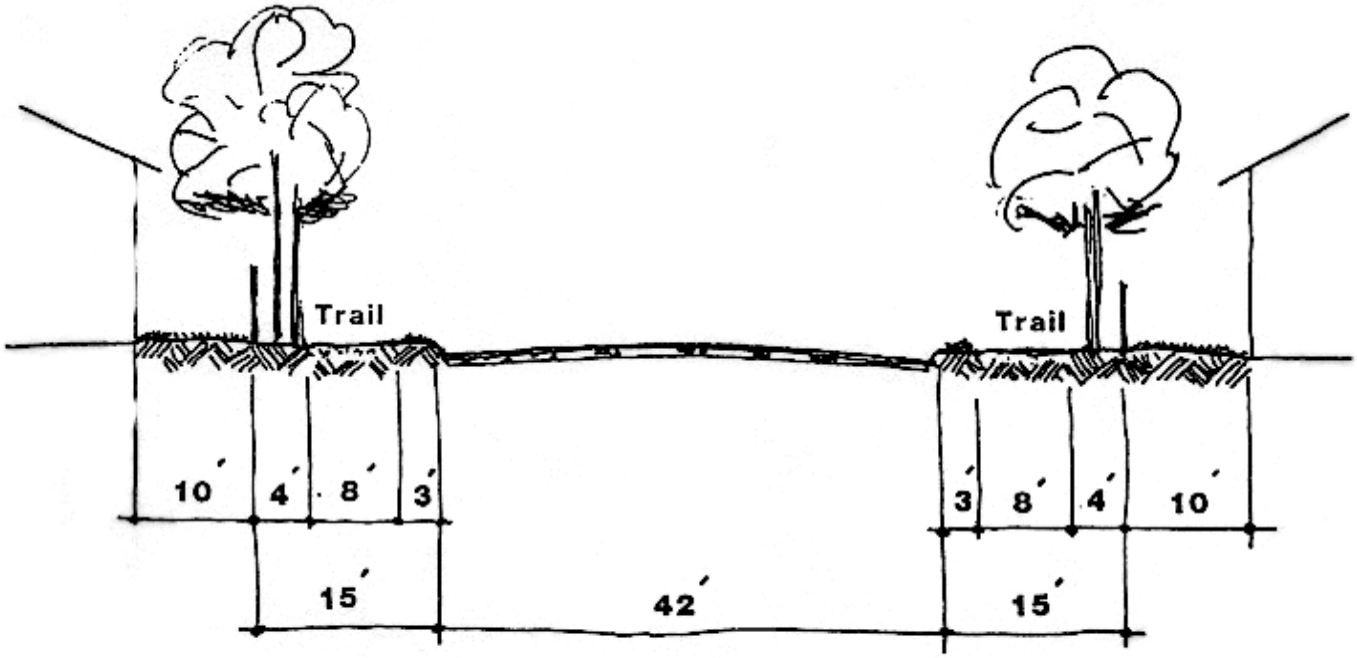
2. Collector Streets. Internal collector streets shall be constructed in conformance with the conceptual alignment shown on Exhibit 6. Said streets shall be developed in accordance with the requirements of the Department of Public Works.

   a. Access to Internal Collectors. Direct access of private driveways to internal collector streets shall be limited and shall require the approval of the Departments of Public Works and Community Development.

   b. Setbacks from Internal Collector Streets. A landscape/equestrian trail setback easement area shall be provided adjacent to all internal collector streets as depicted in Exhibit 5.



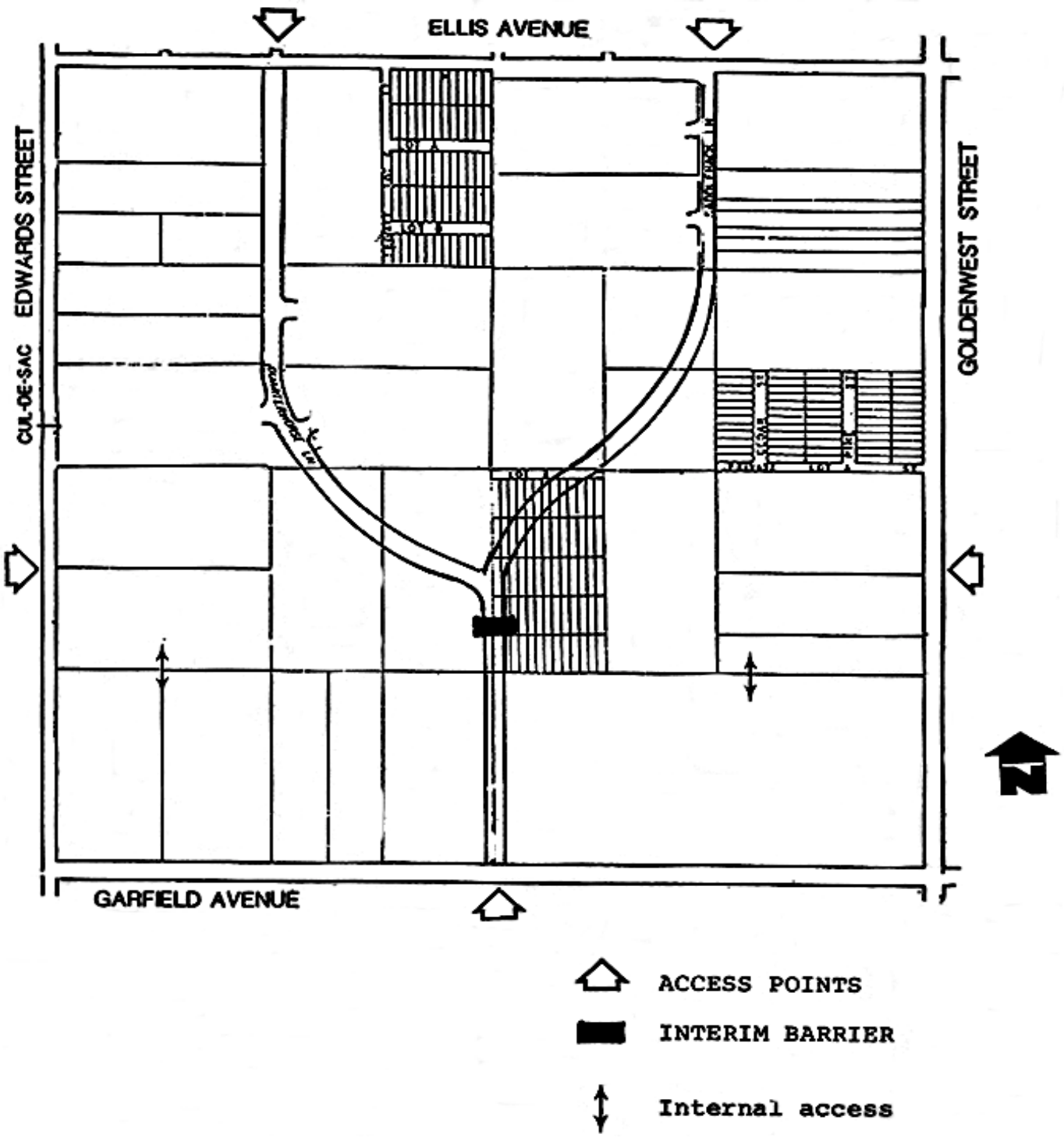
Arterial Street Profile



Collector Street Profile

Arterial and Collector Street Profiles

Exhibit 5



Internal Collector Street Circulation

Exhibit 6

The setback easement area shall be privately owned and maintained. All fencing within the landscaped setback area shall conform to the fencing provisions of this Specific Plan and Design Guidelines.

c. Rights-of-Way for Internal Collector Streets. The internal collector streets shall include an area which can serve as a trail link for development projects which do not have direct access to the public Open Space Corridor and can also serve as an emergency parking area.

d. Interim Barrier: An interim barrier shall be placed at the location depicted in Exhibit 6 subject to the requirements of the Police, Fire, Public Works and Community Development Departments. At such time as the internal collector street is fully improved, a determination to retain the barrier shall be made. All property owners within the 160 acre quarter section shall be notified in a timely manner prior to a public hearing before the Planning Commission.

3. Private Streets. Residential streets shall be privately owned and maintained. Said streets shall be improved in accordance with the conceptual design standards for residential streets depicted in Exhibit 7. All streets shall be curvilinear if feasible and shall contain a five (5) foot wide pedestrian easement adjacent to the curb.

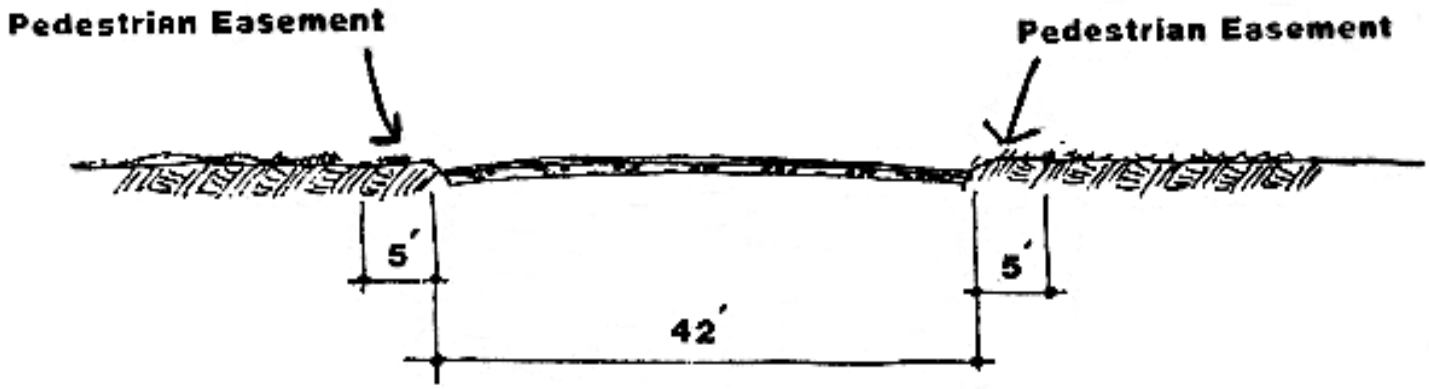
4. General. Recreational circulation shall conform to the Orange County Master Plan for bikeways/trails.

III. C. COMMUNITY THEME

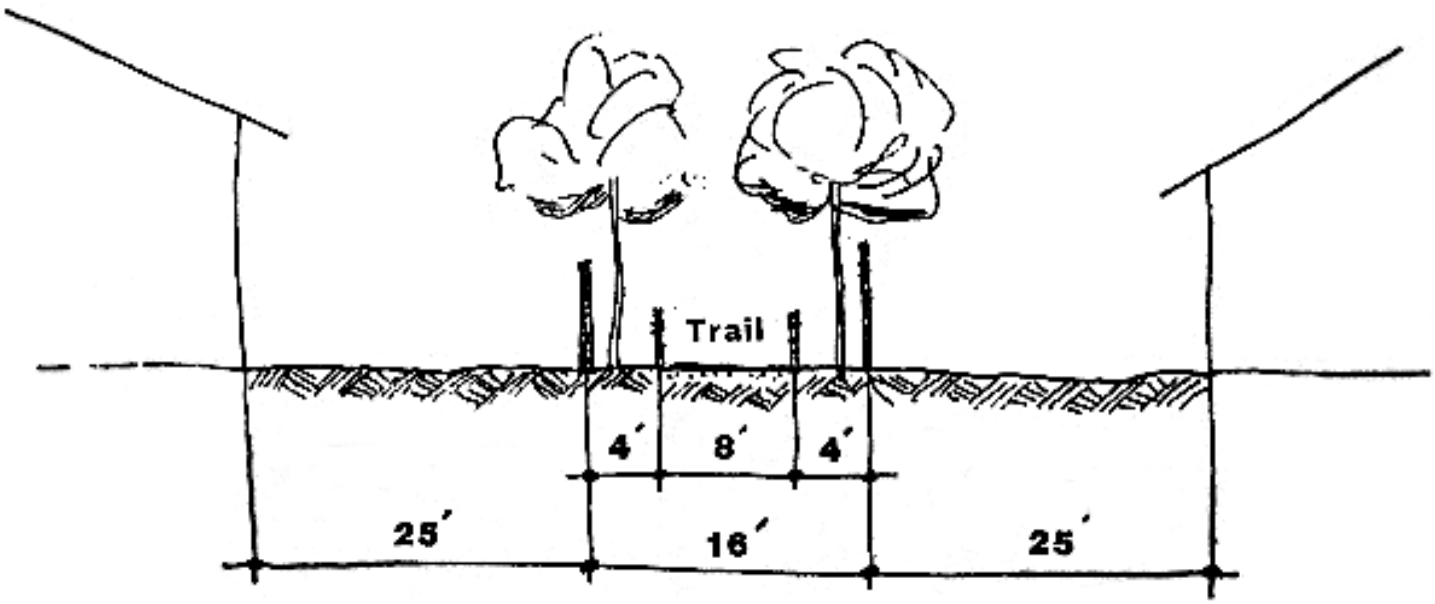
1. Open Space Corridors

Open Space Corridors shall be established as depicted in Exhibit 8. Development within Open Space Corridors shall be limited to recreational trails with appropriate fencing and public works facilities and utilities. The open space corridors have been designated as primary components of the overall drainage system in the quartersection.

The Open Space Corridors shall follow to the greatest extent feasible the alignment of the existing natural drainage swales which traverse the area. The Open Space Corridors shall be held as common open space by homeowner associations. The open space corridors shall generally be delineated by those areas below the fifty (50) foot contour. The precise dimensions and location of the Open Space Corridor shall be subject to review and approval of the Departments of Community Development and Public Works.The corridor shall include a minimum easement dedication of sixteen (16) feet for a public equestrian/ recreational trail. The equestrian/ recreational trail shall be setback a minimum of twenty (20) feet from any habitable floor area.



Private Street Profile



Internal Trail Profile

Private Street and Interior Trail Profiles

Exhibit 7

2. Common Areas

Common open space and private streets shall be guaranteed by a restrictive covenant running with the land describing the open space and its maintenance and improvement for the benefit of residents of the development. Prior to recordation the developer shall file with the Department of Community Development, with the final subdivision map, all legal documents which will provide for restricting the use of common spaces for the designated purpose, as approved on the final development plan. The City may also require that the homeowner's association relinquish all development rights in common areas to the City.

All common improvements including but not limited to trails, project fencing and common open space landscaping shall be completed by the developer prior to the sale of any lots and/or units.

All lands to be conveyed to the homeowner's association and/or the City shall be subject to the right of the grantee or grantees to enforce maintenance and improvements of the common space and public trails easement.

3. Landscaping - Landscaping shall meet the following requirements:

Landscaping shall be in conformance with the Design Guidelines for the area.

a. All setback areas fronting on or visible from a street shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall consist primarily of ground cover, trees, shrubs, and other living plants. Plant materials shall be drought resistant.

b. Decorative design elements such as fountains, pools, benches, sculpture, planters and similar elements may be permitted provided such elements are incorporated as a part of the landscaping plan.

c. Permanent automatic irrigation facilities shall be provided in all landscaped areas.

d. On-site trees shall be provided as follows: one (1) thirty-six (36) inch box tree for each residential unit or the equivalent of thirty-six (36) inch box trees as provided herein. Seventy-five (75) percent of the total requirement shall be thirty-six (36) inch box trees and the remaining 25 percent of such requirement may be provided at a ratio of one (1) inch for one (1) inch through the use of twenty-four (24) inch box trees. Additional trees and shrubs shall also be planted to provide a well-balanced landscaped development.

e. A distinctive landscape area shall be provided at the corners of arterials for enhanced landscape treatment subject to the requirements of the Design Guidelines. The area shall be greater than the general 25 foot perimeter setback and the perimeter fence shall have a 45 degree angle at the corner.

4. Fences, Walls and Hedges

Fences and walls shall be in conformance with the Design Guidelines for the area.

a. Front yard fences. Fences, hedges and berms shall not exceed three and one-half (3-1/2) feet in height may be located in the front yard setback area provided that the fence is a wood picket, wood rail, wrought-iron or other similar type. Fencing is not permitted within five (5) feet from back of curb.

b. Side and Rear Yard Fences. The use of solid fencing including wood, poured concrete, concrete block, brick fences not exceeding six (6) feet in height may be located on the required side or rear yard property lines. Wrought iron or other similar type of see-through fencing may be used in conjunction with swimming pool areas, subject to review and approval by the Department of Community Development.

c. Street Intersection Visibility. On corner lots, no fence, hedge, wall, sign, structure, mound of earth, landscaping, or other visual obstruction between forty-two (42) inches and seven (7) feet in height above the nearest street curb elevation, shall be erected, placed, planted or allowed to grow within the triangular area formed by measuring 25 feet from the intersection of the front and exterior side property lines. Trees trimmed free of branches or foliage so as to maintain visual clearance below seven (7) feet are exempt from the above prohibition.

d. Height Measurement of Fence or Wall. The height of a fence shall be as defined in the Huntington Beach Ordinance Code.

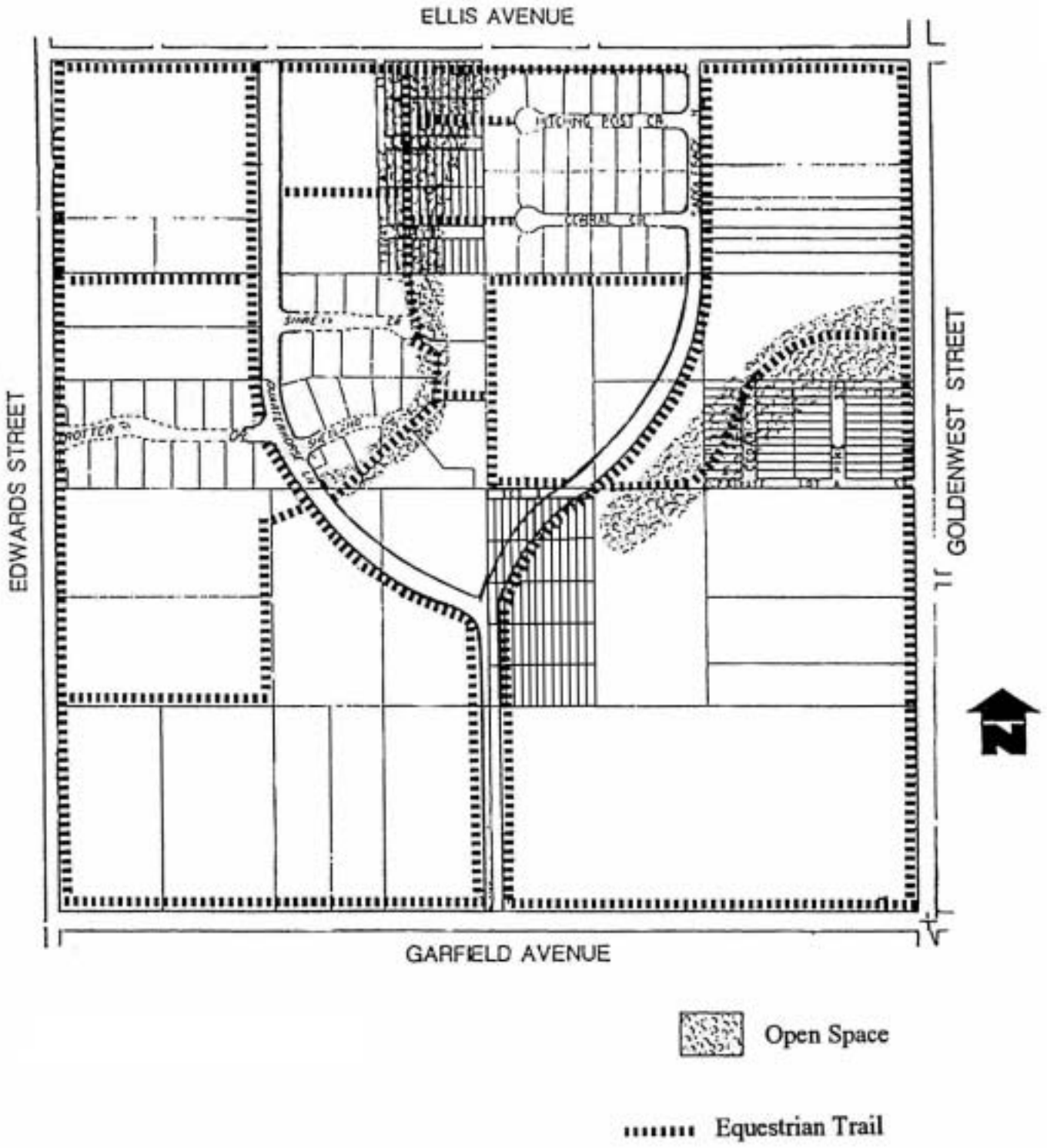
5. Equestrian Trails

A minimum sixteen (16) feet in width public equestrian/recreation trail easement shall be dedicated to the City for a public equestrian/recreation trail. All developments must provide trail access to the open space corridor or primary equestrian/recreation trail subject to review and approval of the Department of Community Development and shall be in conformance with Exhibit 8.

Equestrian trails shall be improved in accordance with the following standards:

a. Tread width shall be a minimum of eight (8) feet. Trail tread area shall be graded smooth, free of weeds, stumps, roots, debris and large rocks. Adequate drainage shall be provided when grading.

b. The trail shall be clear of all obstructions from ground level to a height of ten (10) feet.



Open Space Corridors and Trail System

Exhibit 8

c. All trail fencing shall be subject to the provisions contained in the Design Guidelines.

d. Interior equestrian trails shall conform to the profiles contained in Exhibit 7.

D. GRADING

Limited grading may be allowed in Open Space Corridors for trails, access bridges or to enhance the open space character of the area subject to review and approval by the Director of Community Development. A 1982 reference topography contour map shall be on file with the Department of Community Development in order to establish topography prior to development and to resolve land use issues.

Grading activities for development in other areas shall not involve more than a two foot cut and a two foot depth of fill from existing topography as depicted in the 1982 topography contour map. Minor deviations may be permitted subject to the approval of Director of Community Development. Grading plans shall be subject to review and approval by the Departments of Community Development and Public Works. These provisions shall not apply to grading for roadways and drives nor for oil well cellars as required by the City's Oil Code. All structural designs shall fit the natural land forms to the greatest extent possible. Use of terraces and split level structures shall be encouraged where appropriate.

E. ENVIRONMENTAL CONCERNS

Refer to Environmental Impact Report No. 88-2.

F. HOMEOWNERS' ASSOCIATION

All developments shall submit a legal instrument(s) setting forth a plan or manner of permanent care and maintenance of private sewers, pipes, facilities, drainage swales, recreational areas, communal facilities and private streets. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and by the Community Development Department as to suitability for the proposed use of the open areas. Dedication for public equestrian/recreational trails/easements shall be offered to the City and accepted by the City only after all improvements have been made.

1. Common open spaces are to be conveyed to the homeowners' association and the developer shall file declaration of covenants, conditions and restrictions which will be submitted with the final tract map for approval, which will govern the association. The provisions shall include, but not be limited to, the following:

    a. The homeowners' association shall be established prior to the sale of the last dwelling unit.

    b. Membership shall be mandatory for each buyer and any successive buyer.

    c. The open space restrictions shall be permanent.

    d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.

    e. Membership shall be mandatory in the Master Homeowners' Association or similar mechanism for maintenance of all common open space areas.

2. Regular maintenance of the arterial landscape and equestrian trail easement, collector street landscaping and equestrian trail and interior equestrian trails and other common areas shall be the responsibility of a Master Homeowners' Association or similar entity. The precise mechanism for establishing a maintenance program for the entire quartersection shall be reviewed and approved by the City Attorney, Community Development Department and Public Works Department.

IV. ESTATE RESIDENTIAL DEVELOPMENT STANDARDS

A. PROJECT AREA

The minimum project area for any development proposal shall be ten (10) gross acres. A project area may consist of non-contiguous parcels provided each subarea is a minimum of five (5) gross acres.

B. MAXIMUM DENSITY

The density of any project shall be a maximum of three (3) units per gross acre.

C. ESTATE RESIDENTIAL SUBDIVISION

1. Lot Area. All lots shall contain a minimum of 8,000 net square feet of area. Twenty percent (20%) of the lots within a subdivision shall be a minimum of 15,000 net square feet. Estate/equestrian lots (12,000 net square feet or greater) should be located adjacent to a designated equestrian trail.

2. Lot Width and Frontage. The minimum lot frontage shall be seventy-two (72) feet except for cul-de-sac and knuckle lots which shall be forty-five (45) feet.

3. Site Coverage. The maximum site coverage shall be thirty-five (35) percent of the net lot area for multi-story structures; forty-five (45) percent for single-story structures.

4. Maximum Building Height. The maximum building height for main structures shall not exceed thirty (30) feet (maximum 35 feet to highest ridgeline) or two stories as defined in the Huntington Beach Ordinance Code. The maximum building height for accessory structures shall not exceed fifteen (15) feet.

5. Setback Requirements. All main structures shall comply with the following minimum setbacks:

    a. Front Yard. The minimum front yard setback shall be twenty-five (25) percent of lot depth provided further that said front yard setback shall not be less than thirty (30) feet from back of curb and need not exceed forty (40) feet. Front yard setback shall be measured from back of curb.

    b. Side Yard. The aggregate side yard setback on any lot shall be a minimum of twenty (20) feet; the minimum setback on any interior side shall not be less than five (5) feet, and on any exterior side not less than 10 feet.

c. Rear Yard. The minimum rear yard setback shall be twenty-five (25) feet; except lots exceeding 15,000 square feet shall be a minimum of 50 feet. Rear yard setbacks for lots abutting arterials shall provide varied rear setbacks from twenty-five (25) to thirty (30) feet.

d. Patio Covers. Patio covers may be constructed to within ten (10) feet of rear property line.

e. Distance Between Main and Accessory Structures. The minimum distance between the main structure and accessory structures shall be ten (10) feet.

6. Non-Equine Accessory Buildings Setbacks:

a. Front Yard. No accessory building shall be located within the front half of the lot.

b. Side Yard. The minimum side yard for accessory buildings shall be five (5) feet.

c. Rear Yard. The minimum rear yard for accessory buildings shall be five (5) feet except when adjacent to an equestrian trail where the setback shall be a minimum of ten (10) feet.

7. Private Open Space.

a. Each lot shall provide behind the front setback line a minimum usable open space area on the ground of twelve hundred (1200) square feet with no dimension less than 20 feet.

b. Private open space area shall not exceed a ten (10) percent slope.

8. Parking Requirements. All developments shall meet the minimum off-street parking standards of the Huntington Beach Ordinance Code. In addition to the parking provisions contained in the Huntington Beach Ordinance Code, the following shall apply:

a. All dwelling units shall contain a minimum three (3) fully enclosed spaces plus three (3) open spaces which may be in tandem with the enclosed spaces.

b. An additional parking space which may be covered shall be provided for each bedroom in excess of four (4) bedrooms.

9. Exceptions. Developments on lots within Final Tract Maps 11473, 11805, 11769, 13036, 13210, shall be exempt from this subsection and subject to the requirements of their respective Conditional Use Permit (see Appendix A) and appropriate provisions of the Huntington Beach Ordinance Code, R1 zoning district.

D. ARCHITECTURAL FEATURES

The creation of an estate, equestrian theme and the maintenance of consistency in architectural character shall be addressed in the project design. In reviewing projects, the Planning Commission shall look for the following design features:

1. Street lights and street signs on collector and private residential streets and trail signs shall be consistent throughout the Specific Plan area.

2. The use of natural building materials, textures and tones, such as rough wood siding and/or stonework shall be encouraged.

3. Hard surface areas (walks, driveways, patios, etc.) shall be designed as an integral part of the architecture.

4. Roof slopes should not be less than a 3 and 12 pitch.

5. Roof flashing, rain gutters and downspouts, vents and other roof protrusions are to be finished to match the adjacent materials and/or colors.

6. Architectural screens other than fences shall appear to be an extension of the structure and designed to create exterior privacy.

7. Roof protrusions such as roof-mounted air conditioning units and solar collector panels, shall be located away from the entrance street frontage and screened from view of street rights-of-way.

8. Architectural planning site layout and structure design shall take full advantage of passive energy efficiency features, such as natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.

9. Accessory buildings shall be architecturally compatible in design and materials to the main residential dwelling unit.

E. RESIDENTIAL EQUESTRIAN FACILITIES

The intent of this section is to establish standards for the stabling of horses in a manner which will not endanger the health, peace, and safety of the community and which will assure that horses are kept in a clean and sanitary condition. It is further the intention of this article to provide for the regular inspection of horse facilities to assure healthy stable management.

1. <u>Equine Standards For Individual Lots</u>

   a. No horse shall be kept, stabled or tethered on any parcel without prior approval of a Use Permit subject to the standards listed below.

b. Minimum Lot Size. No horse shall be kept, stabled or tethered on any parcel less than 12,000 net square feet in area.

c. Number of Horses. The following number of horses may be kept on an individual residential lot:

Lot Size (net)	Max. No. of Horses
12,000 up to 14,999 sq.ft.	1
15,000 up to 19,999 sq.ft.	2
20,000 up to 29,999 sq.ft.	3
30,000 up to 39,000 sq.ft.	4
40,000 sq.ft. or greater	6

In addition, immature offspring up to 12 months old may be kept on the lot.

d. Setback Requirements for Equine Structures. The setback requirements shall pertain to all structures that relate to horses including but not limited to stalls, corrals, arenas and fly-tight manure bins, except pastures or grazing areas. Setbacks may be reduced for equine structures and corral areas subject to findings and approval of a Use Permit based upon proximity to trails and abutting residential uses.

The following setback requirements for stables shall apply:

(1) Front. The front yard setback shall be a minimum of fifty (50) feet.

(2) Interior Side. The interior side yard setback shall be a minimum of twenty-five (25) feet; except minimum ten (10) feet when abutting an equestrian, open space or other similar easement.

(3) Exterior Side. The exterior side yard setback shall be a minimum of fifteen (15) feet.

(4) Rear. The rear yard setback shall be a minimum of twenty-five (25) feet; except minimum ten (10) feet when abutting an equestrian, open space or other similar easement.

(5) General. All paddocks and box stalls shall maintain a minimum distance of fifty (50) feet from any dwelling unit other than a unit on the subject property which is used for human habitation.

e. Corrals. Each corral shall meet the following requirements:

(1) The minimum size paddock shall be 288 square feet with a minimum dimension of not less than twelve (12) feet and shall have a five (5) foot high fence.

(2) Each horse shall be provided with a minimum of ninety-six (96) square feet of shelter covering with a minimum dimension of not less than eight (8) feet. Shelters shall be sloped sway from corrals, or rain gutters which lead to the outside of the corral shall be installed.

(3) Each corral shall be provided with a combination manger and feeder and a permanently installed water system with automatic drinking controls.

(4) Corral floors shall be graded to slope away from the center of the corral.

(5) In all enclosures where horses are maintained, the land surface of such enclosure shall be graded above the remaining land surface so as to provide adequate drainage.

f. Stallions. Stallions shall be maintained in a manner that will protect people and other animals.

g. Back-siphoning Device. A back-siphoning devise shall be installed to protect the public water supply subject to the approval of the Department of Public Works, Water Division.

h. Fly and Insect Control. Fly and insect control shall be diligently practiced.

i. Rodent Control. Rodent control shall be diligently practiced and the entire premises shall be kept in an orderly and sanitary manner to prevent possible rodent infestation. The following guidelines and criteria shall be considered in reviewing plans:

(1) All dry grains shall be stored in rodent proof metal containers and hay shall be stored in a covered structure on a cement slab or on a raised wood platform that maintains a minimum clearance of eighteen (18) inches above the ground.

(2) Any tack equipment, device, substance, or material shall be stored on racks or shelves at least twelve (12) inches above the floor surface. Tack room floors shall maintain a minimum clearance of six (6) inches above the ground.

j. Water Management. The following guidelines are provided:

(1) An automatic shut-off nonleak valve for all troughs, bowls, cups and other water sources shall be provided.

(2) In paddock and corrals, the owner shall properly grade the earth surface to conform to the master drainage plan so that rain water or water trough overflow does not form ponds.

k. Dust Control. Continuous dust control of the entire premises shall be maintained and subject to applicable provisions of the Huntington Beach Municipal Code.

l. Stable Management. The management of horse facilities shall meet the requirements of the Orange County Health Department to keep environmental problems at a minimum.

m. Enforcement. The responsible county agency, as designated in the Huntington Beach Municipal Code, is hereby vested with the duty and authority to inspect regularly all horse stables within the city. Report and recommendation by such agency shall be forwarded to the Director of Community Development.

F. OIL ACTIVITIES

1. Continued operation, reworking and/or redrilling of oil wells active at the time of adoption of this Specific Plan shall be permitted subject to applicable City regulations.

a. Gasoline powered engines on existing pumping units remaining in a development shall be converted to electric motors prior to occupancy of the first unit.

b. The developer shall establish an interest-bearing account prior to recordation of the final map to be administered by the homeowner association to cover the cost of landscaping well sites at the time they are abandoned. The amount of the initial deposit shall be determined by the Director of Community Development.

2. New drilling and new storage tanks shall only be permitted in specified sites or "oil islands" as approved by Conditional Use Permit. The oil operator shall own or have a lease on subsurface mineral rights covering an area of a minimum of twenty (20) contiguous acres within the Specific Plan boundaries for every one oil island requested. Before a permit for new drilling is issued, the oil operator shall specify the exact location and size of the proposed oil island (generally not to exceed two and one-half (2 1/2) acres in size) subject to the approval of a Conditional Use Permit.

a. Fencing around the perimeter of all oil islands shall be set back twenty (20) feet from any arterial highway or internal collector street and fifteen (15) feet from any residential street, private property line, or common open space area. The setback area shall be landscaped in accordance with the standards set forth in the City's Oil Code.

G. CIVIC DISTRICT

The requirements of the civic district overlay shall apply to all parcels located directly adjacent to the Huntington Central Park facility and shall comply with the provisions contained in the Huntington Beach Ordinance Code.

H. MISCELLANEOUS

1. Vehicular Storage. The covered storage of boats, trailers, recreational vehicles or other similar vehicles is allowed only within the rear half of an individual lot and is prohibited within any yard abutting a street right-of-way; no open storage is permitted. No commercial oversize vehicle or special purpose machine shall be parked or stored in any portion of any yard area.

   Common areas for storage of boats, trailers, recreational vehicles and other similar vehicles may be provided for in the development plan. Where such areas are provided, they shall be enclosed and screened from view on a horizontal plane from adjacent areas by a combination of six (6) foot high masonry wall and permanently maintained landscaped area.

2. Accessory Buildings Without a Main Building. It shall be unlawful to construct, erect or locate accessory buildings on any lot not having a permissible residential building except for commercial equestrian facilities.

3. Lighting. The developer shall install an on-site lighting system on all vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the development and away from adjacent properties.

4. Sewer and Water Systems. Sewer and water systems shall be designed to city standards and shall be located within streets, easements or drives. In no case shall individual sewer lines or sewer mains for a dwelling unit be permitted to extend underneath any other dwelling unit.

5. Fire Hydrant System. A fire hydrant system shall be installed to provide an adequate fire flow.

   a. The fire hydrant system shall be dedicated to the City. Private fire hydrants are prohibited.

b. The adequacy of such system shall be approved by the Fire Marshal. Plans shall be submitted and approved prior to the issuance of building permits, and any fire hydrant system shall be in operation prior to the time of construction with any combustible materials.

6. Street Signs. Where appropriate, the developer shall install on-site street name signs at the intersections of streets, as approved by the City Engineer. All signs required by this section shall be installed at approved locations prior to the time the first dwelling unit is occupied.

7. Trees. Preservation of existing trees shall be required where feasible. Any existing mature tree(s) that must be removed shall be replaced at a 2:1 ratio with 36-inch box trees which shall be incorporated into the project's landscaping plan.

8. Streets. All street improvements shall be completed prior to construction with combustible materials.

V. PUBLIC SCHOOL AND RELIGIOUS ASSEMBLY DEVELOPMENT STANDARDS

A. APPLICATION

The following development standards shall apply to public school and religious assembly uses within the Ellis-Goldenwest Specific Plan Area.

B. LOT SIZE

No minimum or maximum standard.

C. SITE COVERAGE

The maximum site coverage shall be fifty (50) percent of the net lot area for all structures.

D. LOT WIDTH AND FRONTAGE

The minimum lot frontage shall be one hundred (100) feet.

E. MAXIMUM BUILDING HEIGHT

The maximum building height for main structures shall not exceed thirty (30) feet (maximum 35 feet to highest ridgeline) or two stories as defined in the Huntington Beach Zoning and Subdivision Ordinance. The maximum building height for accessory structures shall not exceed fifteen (15) feet.

Additional height for towers, steeples, spires, etc. may be permitted per the City of Huntington Beach Zoning and Subdivision Ordinance.

F. SETBACK REQUIREMENTS

All structures shall comply with the following minimum setbacks:

1. Front Yard. The minimum front yard setback shall be ten (10) feet. Building setback measurements shall be taken from the interior landscape easement line.

2. Side Yard. The minimum side yard setback shall be twenty (20) feet.

3. Rear Yard. For lots up to 15,000 square feet, the minimum rear yard setback shall be twenty-five (25) feet. For lots exceeding 15,000 square feet, the minimum rear yard setback shall be fifty (50) feet.

G. ARCHITECTURAL FEATURES

Per Ellis-Goldenwest Specific Plan Estate Residential Development Standards.

H. PARKING REQUIREMENTS

Parking shall be provided in accordance with the off-street parking standards of the Huntington Beach Zoning and Subdivision Ordinance.

I. LANDSCAPING REQUIREMENTS

Landscaping shall be provided in accordance with the following requirements and standards:

1. Landscaping shall be in conformance with the Design Guidelines for the area.

2. All setback areas fronting on or visible from a street shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall consist primarily of ground cover, trees, shrubs and other living plants. Plant materials shall be drought resistant.

3. Decorative design elements such as fountains, pools, benches, sculpture, planters and similar elements may be permitted provided such elements are incorporated as a part of the landscaping plan.

4. Permanent automatic irrigation facilities shall be provided in all landscaped areas.

5. On-site trees shall be provided as follows: one (1) thirty-six (36) inch box tree per forty-five (45) feet of street frontage or fraction thereof. Additional trees and shrubs shall also be planted to provide a well-balanced landscape development.

6. A distinctive landscape area shall be provided at the corners of arterials for enhanced landscape treatment subject to the requirements of the Design Guidelines. The area shall be greater than the general 25 foot perimeter setback and the perimeter fence shall have a 45 degree angle at the corner.

7. Landscaping for off-street parking shall be provided in accordance with the Huntington Beach Zoning and Subdivision Ordinance.

VI. APPENDICES

A. DEVELOPMENT STANDARDS FOR EXISTING SUBDIVISIONS

B. DESIGN GUIDELINES

APPENDIX A

DEVELOPMENT STANDARDS FOR TRACTS 11473, 11805, 11769, 13036, 13210

Tracts 11473 and 11805 (Conditional Use Permit No. 82-3 and Conditional Use Permit No. 85-11) - Country View Estates

Building setbacks within the subdivision shall be as follows:

1. Front Yard Setbacks: 30 feet or 25 percent of the lot depth, whichever is greater, but does not need to exceed 40 feet.

2. Side Yard Setbacks: An aggregate of 20 feet with a minimum of 8 feet on a side. An 8 foot sound wall shall be permitted on the western property boundary adjacent ot Edwards Street pursuant to design review by the Department of Development Services.

3. Rear Yard Setback: 25 feet

4. However, if accessory buildings are constructed in the front one-third (1/3) of the lot, they shall conform with the setback requirements of the main dwelling.

Tracts 11769 and 13036 (Conditional Use Permit No. 86-63) - Central Park Estates

Building setbacks within the subdivision shall be as follows:

1. Front Yard Setbacks: 25 feet for front or side loading garages.

2. Interior Side Yard Setbacks: An aggregate of 15 feet with a minimum of 5 feet on one side, provided further that the opposite side yard shall be 10 feet clear to the sky.

3. Side Yard Setback on the Collector Street: A 5 foot landscaped buffer area shall be provided adjacent to the equestrian trail. Structures shall be setback 10 feet from the landscape buffer; 15 feet from the trail.

4. Rear Yard Setback: 25 feet

5. Rear Yard Setback along Ellis Avenue: 25 feet measured from behind the 15 foot wide landscaped buffer.

6. All accessory buildings shall conform with the setback requirements of the main dwelling.

Tract 13210 (Conditional Use Permit No. 87-41) - Huntington Beach Estates

Building setbacks within the subdivision shall be as follows:

1. Front Yard Setbacks: 25 feet for all structures

2. Interior Side Yard Setbacks: An aggregate of 15 feet clear to the sky with a minimum of 5 feet on one side.

3. Side Yard Setback on the Collector Street: A 5 foot landscaped buffer area shall be provided adjacent to the equestrian trail along a collector street. Structures shall be setback 10 feet from the landscape buffer; 15 feet from the trail.

4. Rear Yard Setback: 25 feet for all structures

5. Rear Yard Setback along Ellis Avenue: 25 feet measured from behind the 15 foot wide landscaped buffer.

6. All accessory buildings shall conform with the setback requirements of the main dwelling.

7. Encroachment of architectural features into side yard setback areas shall be prohibited.

8. Any development on Lot No. 1 shall have a first story setback of 25 feet and second story setback of 35 feet from the southern property line. Southeast facing, second story windows shall be frosted. Any variances to these requirements shall be subject to review and approval by the Planning Commission.

APPENDIX B

DESIGN GUIDELINES

The Ellis-Goldenwest Specific Plan contains an Estate Residential design theme which incorporates distinctive open space and equestrian amenities. The Design Guidelines provide continuity of design for common and private improvements within the Specific Plan area.

The purpose of the Design Guidelines is to provide criteria for developing a community theme which will create visually consistent streetscapes and a unique estate residential identity. The Design Guidelines consist of general requirements for landscaping, equestrian trails, signage, fencing and street lights.

A. LANDSCAPE

Plant materials are to consist of low-maintenance, low water-use trees, shrubs and ground covers. Landscape easements are to have informal staggered groupings of trees and shrub masses with generous areas of ground cover. Landscaping requirements shall be as follows:

1. Arterial Highways and Intersections

   a. A minimum 25-foot wide landscape area shall be provided along all arterial highways (Ellis, Goldenwest, Garfield and Edwards).

   b. Landscaping shall consist of:

      1. Formal planting or informally spaced groups of two tree varieties.

      2. Street trees shall be provided at a minimum of one 36-inch box tree per 45 linear feet of street frontage. Additional trees may be included subject to the Park, Tree and Landscape Division.

      3. Shrub masses of five gallon size and extensive areas of flat grown or one gallon container stock ground cover and undulating areas of sodded turf.

   c. Equestrian trails shall be provided where required by the Ellis-Goldenwest Specific Plan in accordance with the standards in Section B: Equestrian Trails.

d. At arterial highway intersections, additional setbacks and landscaping shall be provided as follows:

1. Perimeter walls shall be angled at 45 degrees and set back a minimum of 40 feet from face of curb.

2. Groupings of three or more selected from the following trees:

a. Phoenix carariensis (Canary Island Date Palm) at variable brown trunk heights between 10 and 25 feet.

b. Phoenix dactylifera (Date Palm) at variable brown trunk heights between 10 and 25 feet.

c. Washingtonia robusta (Mexican Fan Palm) at variable brown trunk heights between 10 and 25 feet.

d. Erythrina caffra (Kaffir Coral Tree) minimum of three 60-inch box multi-trunk trees.

3. Broadleaf evergreen understory with colorful ground cover.

4. Community monument signage in accordance with Section C: Signage.

2. <u>Collector Street Entries</u>

a. A minimum 15-foot wide landscape area measured from face of curb shall be provided at each collector street entry from an arterial highway. Unique trees shall be used and both corners are to match in arrangement and choice of plant materials. A minimum of three 48-inch box trees from the list in Section A.5: Plant Pallette are required per each corner.

b. Shrub understory of 5-gallon size plant materials with flat grown or 1-gallon container stock ground cover areas.

3. <u>Collector Streetscape</u>

a. Street trees below shall be provided at a ratio of one 15-gallon minimum size tree per 25 linear feet of street frontage.

b. Equestrian trails shall be provided where required, with protective rail fencing adjacent to landscaped areas.

4. Local Streetscape

a. A minimum of one 36-inch box tree from the list in Section A.5: Plant Pallette shall be provided in the front setback area of each residential lot. One additional 36-inch box tree shall be provided on corner lots; placed in the exterior side yard or rear yard.

b. Covenants, conditions and restrictions shall require that all areas visible from the street(s) are to be landscaped within one year of occupancy.

5. Plant Palette

The following plant materials are to be incorporated into the plant design for each designated area:

a. Arterial Street Trees

Garfield Avenue:

Brachychiton populneus	Bottle Tree
Cupaniopsis anacardioides	Carrotwood
Tipuana tipu	Tipu Tree
Washingtonia robusta	Mexican Fan Palm

Goldenwest Street:

Chorisia speciosa	Silk Floss Tree
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Washingtonia robusta	Mexican Fan Palm

Ellis Street:

Melaleuca quinquenervia	Cajeput Tree
Tristania conferta	Brisbane Box
Washingtonia robusta	Mexican Fan Palm

Edwards Street:

Metrosideros tomentosus	New Zealand Christmas
Pinus eldarica	Mondel Pine
Wahsingtonia robusta	Mexican Fan Palm

b. Collector Street Trees:

Entry Accent Trees

Brachychiton populneus	Bottle Tree
Liquidambar stryaciflua	Sweet Gum
Platanus racemosa	California Sycamore
Quercus ilex	Holly Oak

Tristania conferta	Brisbane Box
Eucalyptus ficifolia	Scarlet Flowering Gum
Harpephyllum caffrum	Kaffir Plum
Erythrina humeana	Natal Coral Tree

Shrubs

Buxus m. japonica 'Green Beauty'	Japanese Boxwood
Carissa grandiflora	Natal Plum
Dietes bicolor	Fortnight Lily
Escallonia fradesii	Escallonia
Euryops pectinatus 'Green'	Green Euryops
Liriope muscari	Big Blue Lily Turf
Philodendron selloum	Selloum Philodendron
Phormium tenax 'Atropurpureum'	Purple-Red Flax
Photinia fraserii	Franser's Photinia
Pittosporum tobira	Tobira
Plumbago auriculata	Cape Plumbago
Prunus caroliniana	Carolina Cherry
Raphiolepis species	India Hawthorn
Xylosma congestum	Shiny Xylosma

Ground Covers

Agapanthus 'Queen Ann'	Lily of the Nile
Coprosma kirkii	NCN
Gaxania 'Mitsuwa White'	Gazania
Hemerocallis hybrid species	Daylily
Luniperus s. 'Tamariscifolia'	Tam Juniper
Lantana montevidensis	Trailing Lantana
Osteospermum fruticosum	Trailing African Daisy
Turf-Drought Tolerant Varieties	Sodded Turf

c. Local Street Trees

Brachychiton populneus	Bottle Tree
Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardioides	Carrotwood
Eucalyptus ficifolia	Red Flowering Gum
Eucalyptus sideroxylon rosea	Red Iron Bark Gum
Ficus rubiginosa	Rusty Leaf Fig
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia x fauriei hybrida	Hybrid Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Melaleuca quinquenervia	Cajeput Tree
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondel Pine
Platanus acerifolia	London Plane Tree
Podocarpus gracilior	Fern Pine
Sophora japonica	Japanese Pagoda Tree
Tristania conferta	Brisbane Box

d. Optional California Native Plant Palette

Groundcovers

Ceanothus gloriosus	Point Reyes
Ceanothus hearstiorum	Hearst's Ceanothus
Dudleya brittonii	Britton's Chalk
Dudleya	
Heuchera hybrid	Coral Bells
Iris douglasiana	Douglas Iris
Limonium californicum	Coastal Statice
var. mexicanum	Dwarf Tall Fescue

Low Shrubs

Ceanothus griseus horizontalis	Yankee Point
Ceanothus maritimus	Maritime Ceanothus
Rhamnus californica	'Little Sur'-
Coffeeberry	

Medium Shrub

Ceanothus gloisus var. exaltatus	Emily Brown
Ceanothus griseus	Hurrican Point
Prunus ilicifolia	Hollyleaf Cherry

Large Shrubs

Ceanothus impressus	Santa Barbara
Ceanothus	
Ceanothus	Ray Hartman
Heteromeles arbutifolia	Toyon
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry
Rhus itegrifolia	Lemonade Berry
Rhus laurina	Laurel Sumac

Trees

Cercis occidentalis	Western Redbud
Parkinsonia Aculeata	Palo Verde
Pinus Torreyana	Torrey Pine
Plantanus racemosa	California Syscamore
Quercus agrifolia	Coast Live Oak
Umbellularia californiaca	California Bay Laurel

6. Plant Design

a. Turf areas are to be kept to a minimum and only low water use varieties will be acceptable.

b. Use drought tolerant, Mediterranean, Australian or native plant materials wherever feasible.

c. Provide results of agricultural suitability soils testing with recommendations as part of landscape plan check submittals. Incorporate the recommendations into soil preparation specifications.

d. Group plants with similar water use.

e. Include weed barriers on all exposed soil surfaces with plant materials spaced more than 12 inches apart covered with a minimum of two (2) inches of mulch materials.

f. Incorporate hardscape materials as much as possible.

g. Submit planting and irrigation specifications for approval by the City along with landscape plan check submittals.

h. Plastic root barriers are required for all broadleafed trees within five feet of structures or pavement. Root barriers are to be a minimum of 24 inches deep.

7. Irrigation Design

a. Use automatic electrically controlled valves for all areas to be irrigated.

b. Include moisture sensing devises, minimum one per four valves.

c. Utilize low volume and flat spray heads whenever possible.

d. Provide flow sensing devised for each controller.

e. Controllers are to have drip irrigation capabilities and multiple program options.

f. Clocks are to be programmed to ensure that the water applied equals the evapotranspiration rate for this climatological area and soil conditions.

g. Irrigation systems are to be designed to prevent overspray or water running onto hardscape area.

B. EQUESTRIAN TRAILS

1. Trails are to have a minimum tread width of eight feet with a maximum grade of 10 percent and maximum cross-slope of two percent.

2. Trails are to be graded to prevent surface erosion. Where necessary, paved drainage ditches, gutters and catch basins or drop inlets shall be provided to prevent water from flowing across the trail or to prevent trail water to flow down adjacent slopes or across streets and/or sidewalks.

3. Trail treads shall consist of a minimum of six inches of aggregate base beneath four inches of decomposed granite with a 2 inch X 6 inch pressure treated wooden header on each side to define the trail tread area.

4. Trail construction shall conform to Section F: Trail Sections.

C. SIGNAGE

1. All proposed signs within the Specific Plan shall conform with the Sign Code contained in the Huntington Beach Ordinance Code.

2. A monument sign or other architectural feature shall be constructed within the landscaped setback area at each arterial highway intersection.

3. Collector street entry signs may be located within the landscaped setback area for each neighborhood entry.

4. The location, design and materials for all proposed arterial highway intersection, neighborhood entry and project identification signs shall be subject to the approval of the Director of Community Development and the Department of Public Works.

D. FENCING

1. All single family residential areas along an arterial highway shall be screened by a minimum six (6) foot high solid wall.

2. The design and materials of all walls and fencing shall be architecturally compatible throughout the Specific Plan area and shall be approved by the Design Review Board.

3. All equestrian trails shall be delineated by fencing.

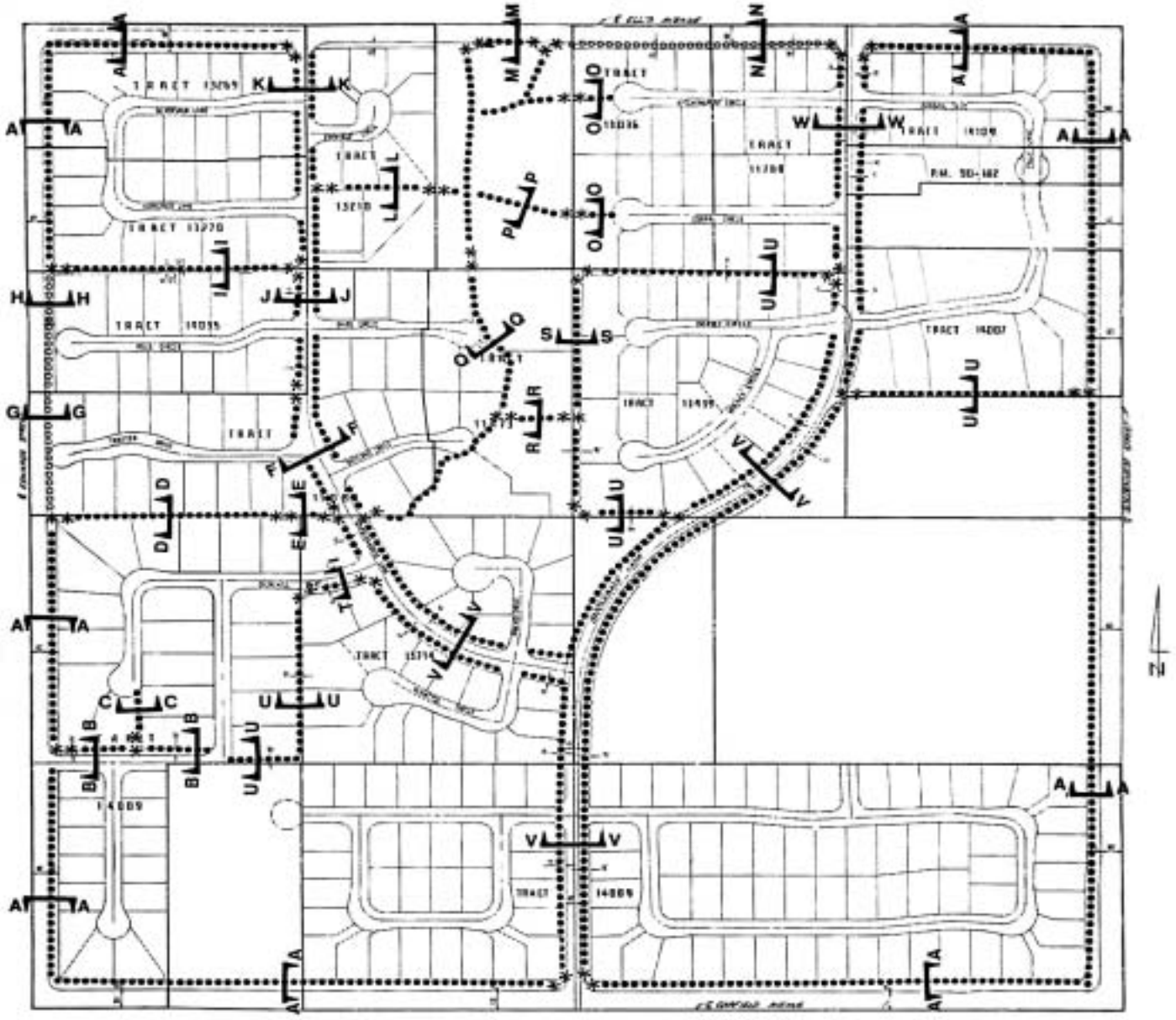
   a. Collector street trail fencing shall consist of 2-rail woodcrete fencing.

   b. Internal trail fencing shall be consistent with tract fences.

E. STREET LIGHTS

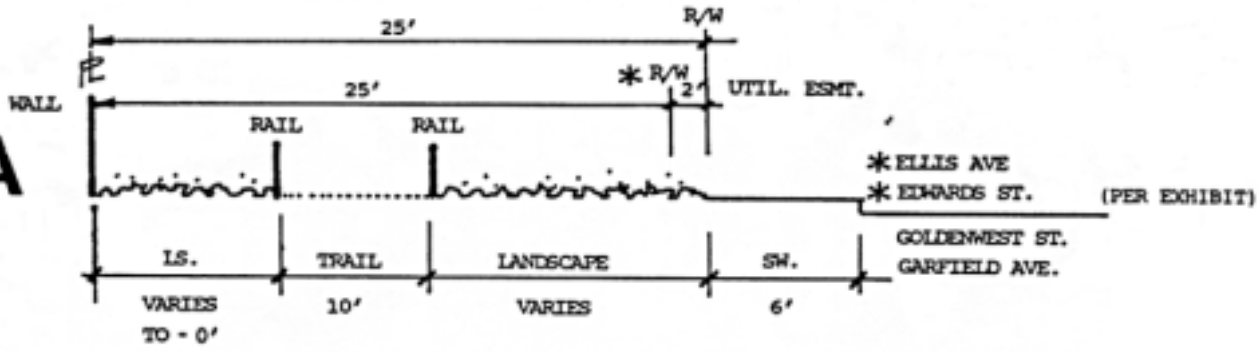
Street light standards, except on arterial highways, shall be Southern California Edison "Colonial" type.

F. TRAIL SECTIONS



Trail System Sections

A-A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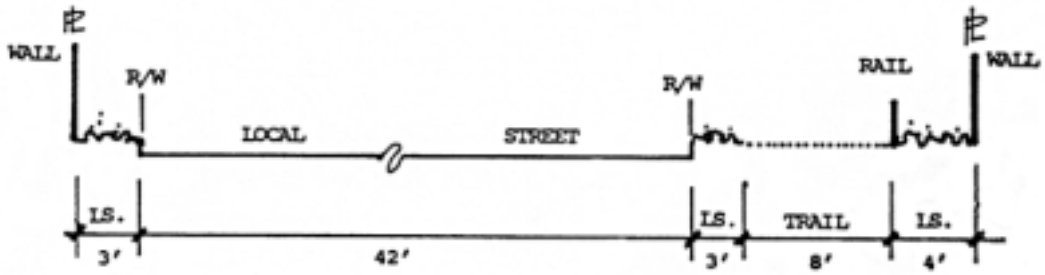
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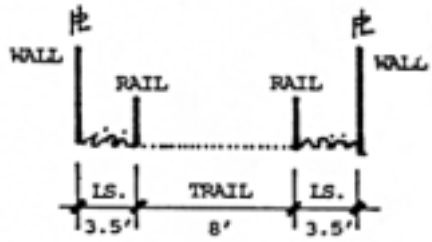
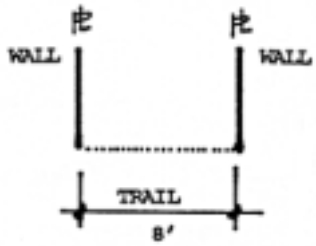
4'

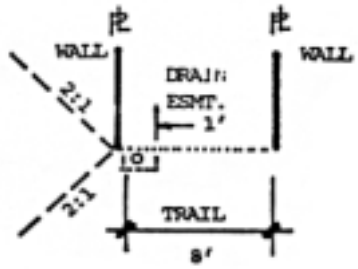
C-C


WALL
RAIL
RAIL
WALL
LS.
TRAIL
LS.
3.5'
8'
3.5'

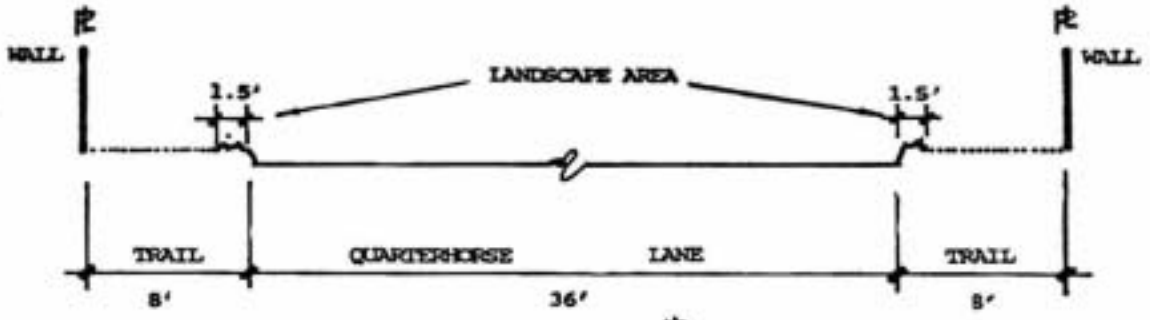
D-D


WALL
WALL
TRAIL
8'

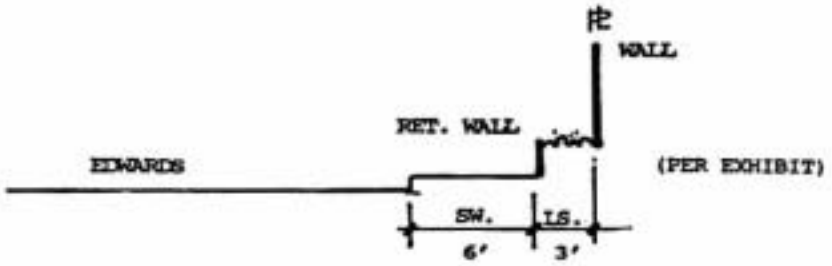
E-E


WALL
WALL
2:1
DRAIN
ESMT.
1'
2:1
TRAIL
8'

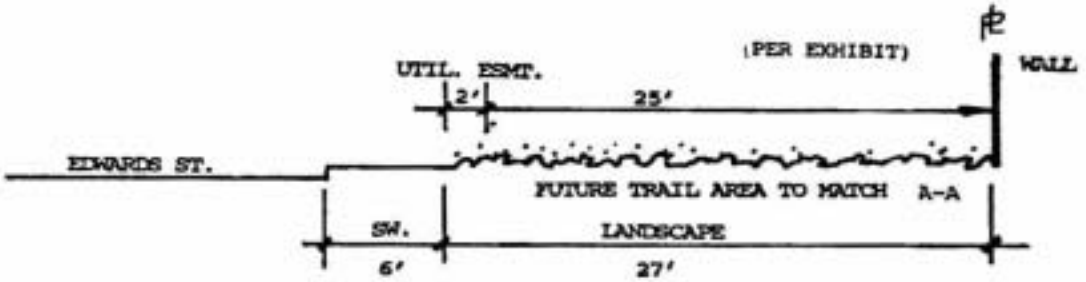
F-F


WALL
WALL
1.5'
LANDSCAPE AREA
1.5'
TRAIL
QUARTERHORSE
LANE
TRAIL
8'
36'
8'

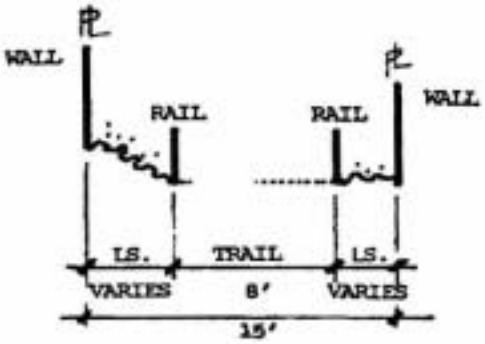
G-G


WALL
RET. WALL
EDWARDS
(PER EXHIBIT)
SW.
LS.
6'
3'

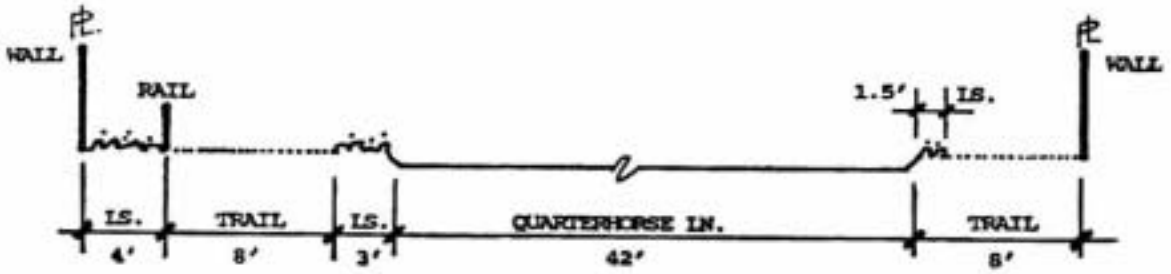
H-H


(PER EXHIBIT)
WALL
UTIL. ESMT.
2'
25'
EDWARDS ST.
FUTURE TRAIL AREA TO MATCH A-A
SW.
LANDSCAPE
6'
27'

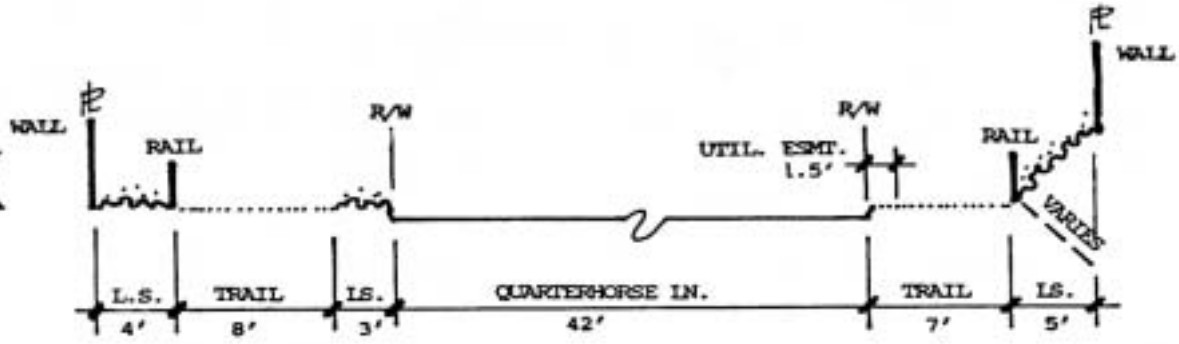
I-I


WALL
RAIL
RAIL
WALL
LS.
TRAIL
LS.
VARIES
8'
VARIES
15'

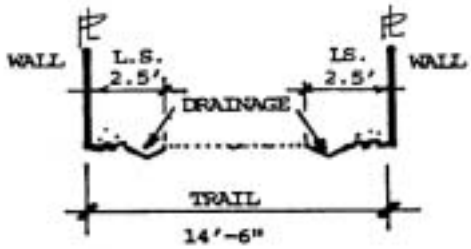
J-J


WALL
RAIL
1.5'
LS.
WALL
LS.
TRAIL
LS.
QUARTERHORSE LN.
TRAIL
4'
8'
3'
42'
8'

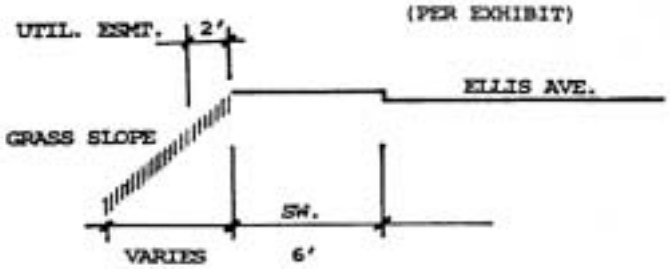
K-K



L-L

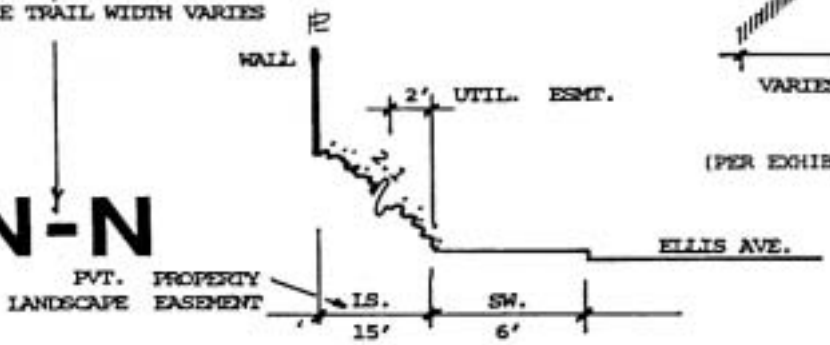


M-M

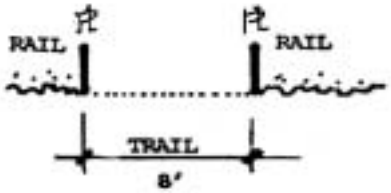


FUTURE TRAIL WIDTH VARIES

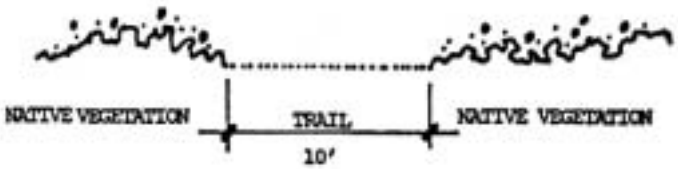
N-N



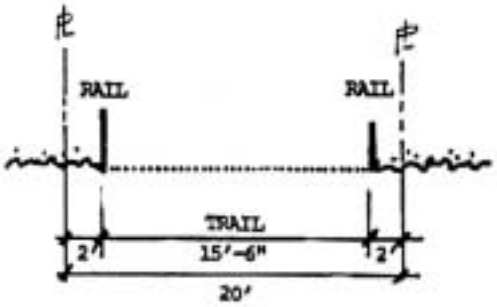
O-O



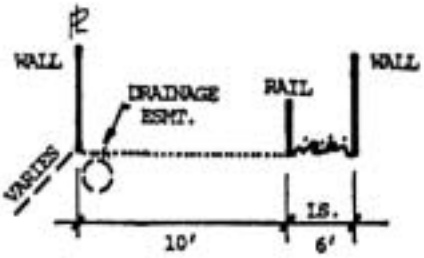
P-P


NATIVE VEGETATION
TRAIL
10'
NATIVE VEGETATION

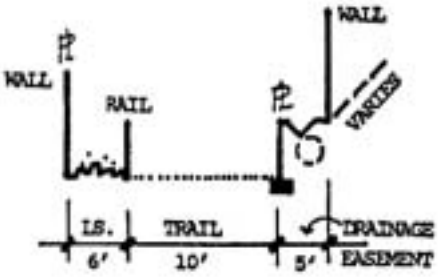
Q-Q


RAIL
RAIL
TRAIL
2'
15'-6"
2'
20'

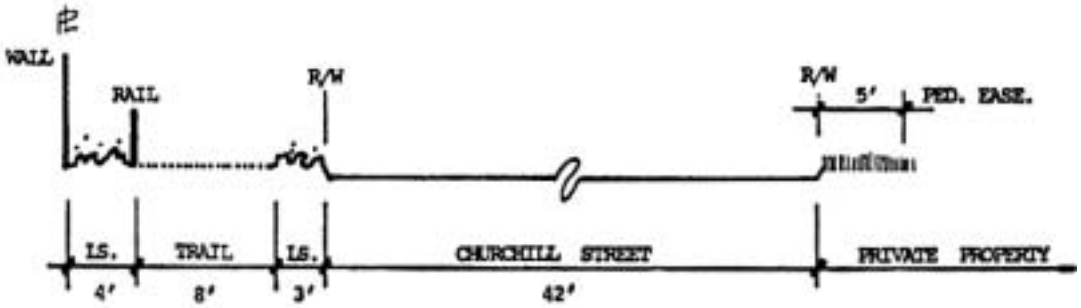
R-R


WALL
DRAINAGE ESMT.
RAIL
WALL
VARIES
LS.
10'
6'

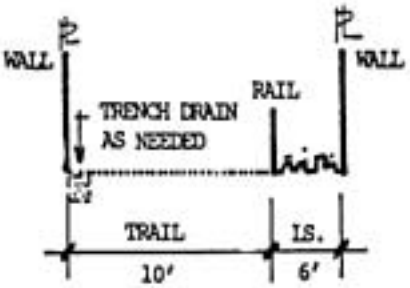
S-S

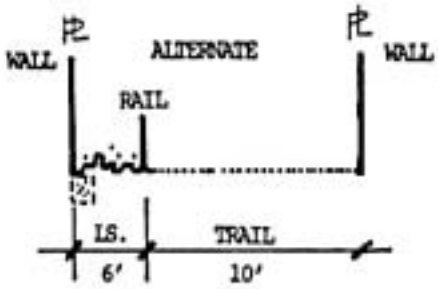

WALL
WALL
RAIL
VARIES
LS.
TRAIL
DRAINAGE EASEMENT
6'
10'
5'

T-T

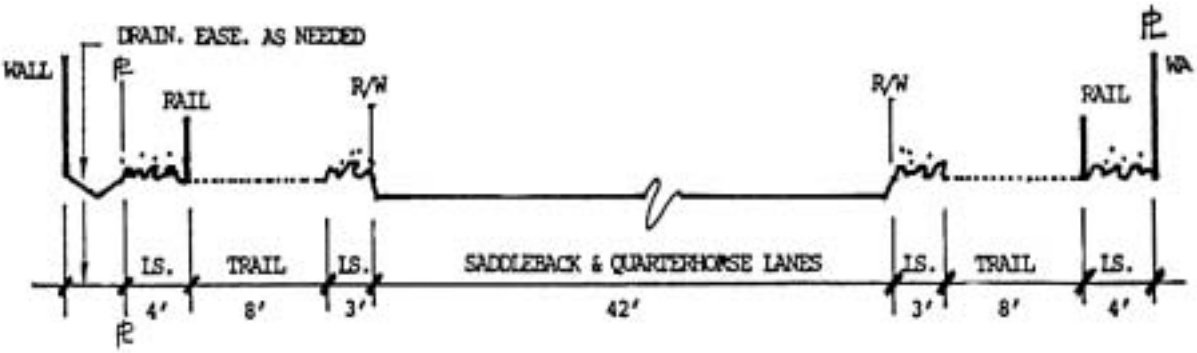

WALL
RAIL
R/W
R/W
5'
PED. EASE.
LS.
TRAIL
LS.
CHURCHILL STREET
PRIVATE PROPERTY
4'
8'
3'
42'

U-U

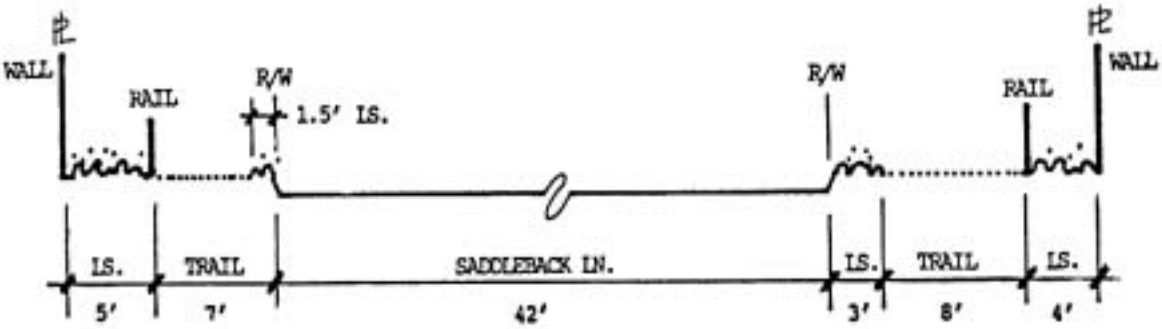

WALL
WALL
RAIL
TRENCH DRAIN
AS NEEDED
TRAIL
LS.
10'
6'


WALL
ALTERNATE
WALL
RAIL
LS.
TRAIL
6'
10'

V-V


DRAIN. EASE. AS NEEDED
WALL
RAIL
R/W
R/W
RAIL
WA
LS.
TRAIL
LS.
SADDLEBACK & QUARTERHORSE LANES
LS.
TRAIL
LS.
4'
8'
3'
42'
3'
8'
4'

W-W


WALL
RAIL
R/W
1.5' LS.
R/W
RAIL
WALL
LS.
TRAIL
SADDLEBACK LN.
LS.
TRAIL
LS.
5'
7'
42'
3'
8'
4'