

- 4) Please refer to Section 3.0, Development Plan, for the following Development Plans and Standards that apply site-wide:

- 3.1 Specific Land Use Plan
- 3.3 Circulation Plan
- 3.4 Drainage Plan
- 3.5 Water and Sewer Plans
- 3.6 Open Space and Recreation Plan
- 3.7 Grading Plan
- 3.8 Conceptual Landscaping
- 3.9 Architectural Design Guidelines
- 3.10 Comprehensive Maintenance Plan

C. Development Standards

Refer to Specific Plan Zoning Ordinance (See Specific Plan Zone Ordinance Tab).

3.2.8 Planning Areas 8 and 8a: Open Space

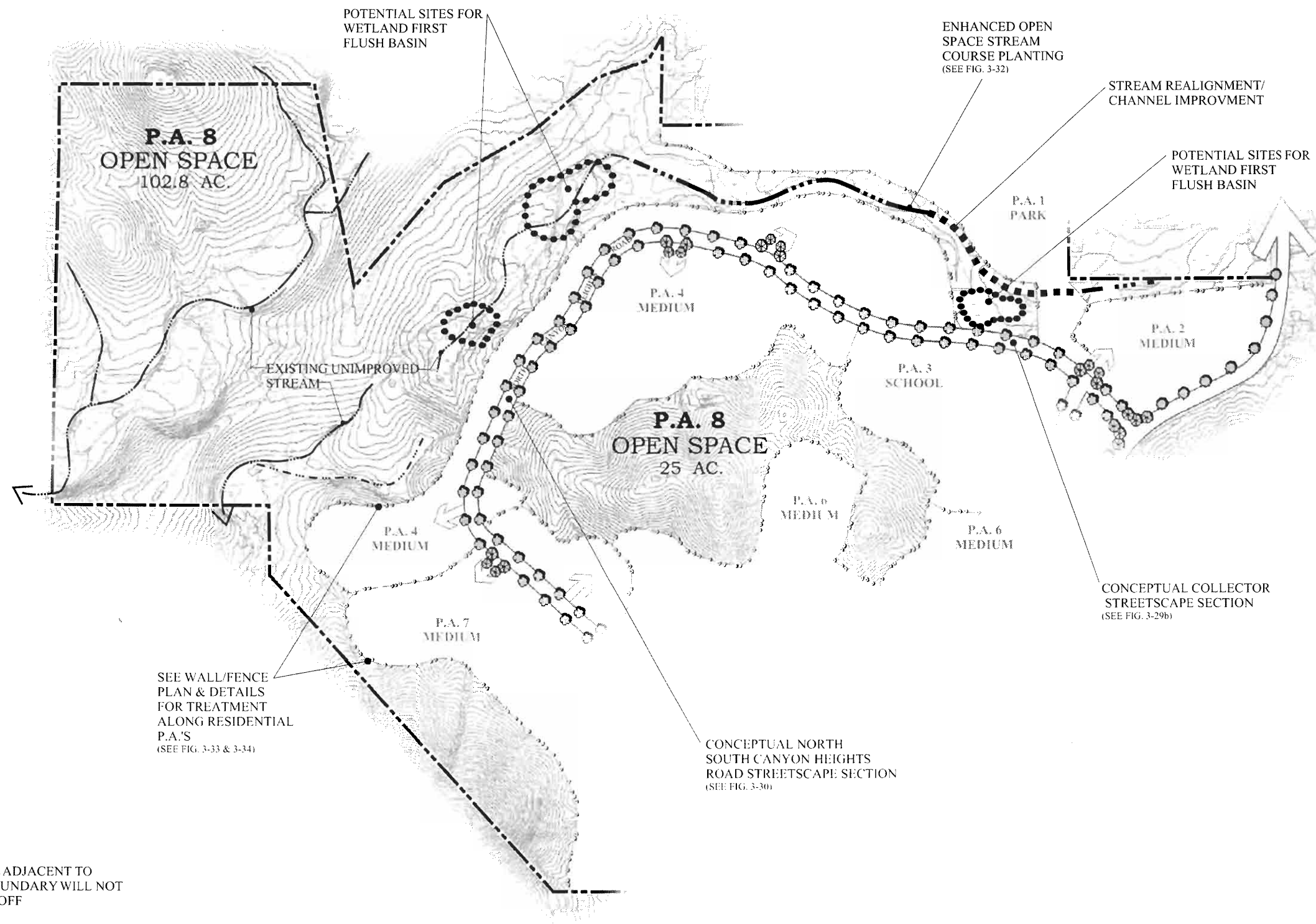
A. Description

Planning Area 8 and 8a, as depicted in Figure 3-11, *Planning Areas 8 and 8a: Open Space*, provide for 127.7 acres (102.7) acres in Planning Area 8 and 25.0 acres in Planning Area 8a) to be preserved as open space. A bridge for pedestrian and service vehicle access to the park will be provided at the southern portion of the park through the open space in Planning Area 8. A wetland facility for water detention and water quality/biofiltration purposes also will be located in Planning Area 8, south of the park site.

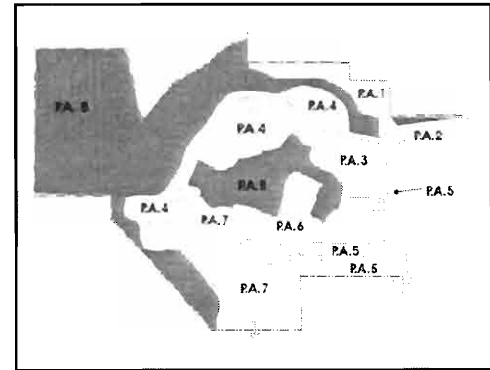
B. Design Features

- 1) A wall and/or fence, as depicted in Figure 3-33, *Wall/Fence Plan*, and Figure 3-34, *Wall/Fence Details*, is planned between the residential planning areas and the open space located in Planning Areas 8 and 8a.
- 2) Planting, as depicted in Figure 3-34, *Enhanced Open Space/Stream Course Planting*, is planned along the stream transecting through the open space in Planning Area 8.
- 3) Please refer to Section 3.0, Development Plan, for the following Development Plans and Standards that apply site-wide:

- 3.1 Specific Land Use Plan
- 3.3 Circulation Plan
- 3.4 Drainage Plan
- 3.5 Water and Sewer Plans
- 3.6 Open Space and Recreation Plan
- 3.7 Grading Plan



LEGEND	
P.A. 8	OPEN SPACE
	102.8 AC.
P.A. 8a	OPEN SPACE
	25 AC.

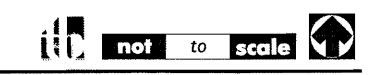


NOTE: OPEN SPACE ADJACENT TO PROJECT BOUNDARY WILL NOT BE FENCED OFF

CANYON HEIGHTS SP# 272 AMENDMENT NO. 1

EMPIRE LAND LLC

Figure 3-11
PLANNING AREA 8 & 8a



- 3.8 Conceptual Landscaping
- 3.9 Architectural Design Guidelines
- 3.10 Comprehensive Maintenance Plan

C. Development Standards

Refer to Specific Plan Zoning Ordinance (See Specific Plan Zone Ordinance Tab).

3.3 Circulation Plan

3.3.1 Area Circulation Plan

Primary access for the region is provided by Interstates 15 (I-15) and 215 (I-215). Existing area circulation, as depicted on Figure 3-12, *Circulation Plan*, is served by Goetz Road, a designated Mountain Arterial adjacent to the site, which connects with Newport Road and Railroad Canyon Road. The Canyon Heights Specific Plan area is located west of Goetz Road between Avenida Roble and Bonita Avenue in southwestern Riverside County. Newport Road, located southeast of the project site, will be realigned as part of the Audie Murphy Ranch (Specific Plan 209) development to form a three-way intersection with Goetz Road and Railroad Canyon Road. An updated traffic impact study, prepared by Urban Crossroads (October 17, 2001), is included as part of the EIR Addendum to this Specific Plan amendment.

The main objective of the Circulation Plan is to provide direct and convenient access to individual planning area residential clusters, the elementary school and the recreational land uses through a safe and efficient network of secondary, collector, and local roadways. Roadway cross-sections are depicted on Figure 3-13, *Street Cross-Sections*. The project traffic analysis estimated that approximately 5,127 trip ends per day would be generated at project build-out with 526 vehicles per hour during the AM peak hour and 522 vehicles per hour during the PM peak hour.

A General Plan Amendment (GPA) to the Circulation Element is proposed under Canyon Heights Specific Plan No. 272, Amendment No. 1. Based on the Riverside County General Plan Circulation Study Area 5 Map, this amendment will eliminate California Place (east/west), Mountain View Place (north/south), and San Jacinto Road (east/west) from the General Plan Circulation Element. California Place and Mountain View Place are currently designated to traverse the northern portion of the project site. As shown in Canyon Heights Specific Plan No. 272, Amendment No. 1 land use plan, North/South Canyon Heights Road, the major loop roadway through the project site, will not connect with Mountain View Place as shown in the original Specific Plan and EIR, but will be a loop roadway through the center of the project site. A separate report for this GPA has been prepared under separate cover by Urban Crossroads as part of the EIR Addendum.