

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.2
(ID # 13181)

MEETING DATE:

Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 1155, SPECIFIC PLAN NO. 152 AMENDED NO. 5, CHANGE OF ZONE NO. 7881, and TRACT MAP NO 37002 – Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sam Horsethief LLC – Engineer/Representative: Joel Morse (T & B Planning) - First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Existing - Elsinore Area Plan: Community Development: Medium High Density Residential (CD:MHDR); Open Space: Conservation Habitat (CH); Open Space: Rural (OS:R); Community Development: Very High Density Residential (CD:VHDR) – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road and northerly of Broken Bit Circle – 49 Gross Acres - Zoning: Specific Plan -REQUEST: GPA No. 1155 would incorporate 1.6 acres of vacated right-of-way into the SP as MHDR, change PAs 22 and 23 from (CD-VHDR) to (CD-MHDR), and from (CD-MDR) to (CD-MHDR), respectively, and revise the boundaries of PAs 22-26. SP152A5 would increase the acreage of the SP by 2.3 acres, reduce the density of PAs 22 and 23, eliminating the Townhomes designation of PA 22, and create open space. CZ07881 applies to PAs 22-25 of Specific Plan No. 152 to modify the permitted uses and development standards, and formalize planning area boundaries. It also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way from right of way (RW) Specific Plan (SP). The Tract Map No. 37002 proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 42821)**, based on the findings and conclusions provided in the initial study, attached hereto that the project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 22, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1155**, to incorporate 1.6 acres of vacated right-of-way into Specific Plan No. 152 and change the land use designation of the vacated right-of-way from Commercial Retail (CD-CR) to Medium High Density Residential (CD-MHDR), change the land use designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR), change the land use designation of Planning Area 23 from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), based on the findings and conclusions incorporated in the staff report and pending adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors;

3. **TENTATIVELY APPROVE AMENDMENT NO. 5 to SPECIFIC PLAN NO. 152 AS AMENDED THROUGH AMENDMENT NO. 3**, to amend the specific plan text to modify the northern portion of Specific Plan No. 152 consisting of Planning Areas 22, 23, 24, 25 and 26, as provided in Attachment D, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and pending adoption of the Specific Plan Amendment resolution by the Board of Supervisors;

4. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7881** amending the zoning ordinance for Specific Plan No. 152 as amended through Amendment No. 3 to modify the permitted uses and development standards for the Project site as provided in the SP zoning ordinance, formalize the boundaries of Planning Areas 22, 23, 24, 25 and 26, and change the zoning classification of the 1.6 acres of vacated and quitclaimed right-of-way located at the northeastern portion of the project site from right-of-way to Specific Plan (SP), pending adoption of the Specific Plan zoning ordinance by the Board of Supervisors; and

5. **APPROVE TENTATIVE TRACT MAP NO. 37002**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in this staff report, and subject to the Board of Supervisors' final adoption of the resolutions for GPA No. 1155 and Specific Plan No. 152A5, and the Specific Plan zoning ordinance for Change of Zone No. 7881.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Summary

The project has submitted a Specific Plan Amendment, a General Plan Amendment, Change of Zone and a Tract Map application. The requested entitlements below are considered the "Project".

The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.6 acres of vacated right-of-way into Specific Plan No. 152 as Medium High Density Residential, change the General Plan Designations of two Areas and revise the designation boundaries of Areas 22-26. The Amendment will change the designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), Areas 24, 25 and 26 will retain the existing General Plan Designations, however, their boundaries will be revised per Specific Plan No. 152A5.

The Specific Plan Amendment No. 5 to Specific Plan 152 proposes to modify the northern portion of Specific Plan No. 152 which is summarized as follows:

- Eliminates the 210 townhomes and replaces them with 126 detached single family homes, resulting in a project wide decrease in 96 dwelling units.
- Reconfiguration of the boundaries of Planning Areas 22 through 25.
- Modifies the minimum lot sizes of Planning Areas 22 and 23.
- Incorporates 0.7 acres of right of way resulting in an increase of 2.3 acres to the boundaries of Specific Plan No. 152, from 46.7 acres to 49 acres. This increase of the Project site (and the overall Specific Plan No. 152) by 2.3 acres, which would reflect more precise surveying measurements in Planning Areas 22 through 26 and would incorporate new 1.6-acre parcel that comprises vacated right-of-way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22.
- Re-designation of Planning Area 22 from "Townhomes" to "Medium High Density Residential" with a maximum allowable density of 6.5 du/ac, which would accommodate the development of 126 single-family detached dwelling units.
- Re-designation of Planning Area 23 from "Medium Density Residential", which allows 5,000 square foot lots to Medium High Density Residential, with a maximum allowable density of 6.6 du/ac accommodating the development of 103 single-family detached dwelling units.
- Re-designation of Planning Area 24 from "Recreation Center" to "Open Space – Recreation". The recreation center identified in Planning Area 24 would be replaced with a

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private park and the size of this planning area would be increased by 0.1 acre, resulting in a 1.6-acre recreation area.

- Addition of a new Planning Area 25 consisting of 3.8 acres designated “Open Space-Recreation” to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a service road/trail.
- Re-numbering of Planning Area 25 to Planning Area 26 and re-designation from “MSHCP Open Space” to “Open Space – Conservation Habitat.”
- Removal of the previously identified operating gated entries on private roadways that would access the Project site from De Palma Road and Horsethief Canyon Road in order to allow ungated vehicular access. The Faux Gates at each entry have been retained.

Overall, the modifications to Specific Plan No. 152, the Horsethief Canyon Ranch Specific Plan, proposed under Amendment No. 5 (SPA 5) would reduce the maximum number of residential units throughout the Specific Plan area (Planning Areas 1 through 25) from 2,307 units to 2,211 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the overall Specific Plan target density from 2.7 du/ac to 2.6 du/ac. Additionally, SPA 5 would increase the amount of “Open Space-Recreation” acreage throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres.

Change of Zone No. 7881 proposes to amend the approved Specific Plan Zoning Ordinance for Specific Plan No. 152. Specifically, it amends the land use and development standards for Planning Areas 22-25 and formalizes planning area boundaries that reflect the refinements proposed as part of SPA 5. This Change of Zone also proposes to change the zoning classification of the 0.7 acre of vacated and quitclaimed right of way located at the northeastern portion of the project sit from right of way (RW) to Specific Plan (SP).

The Tract Map No. 37002 proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres to implement Specific Plan No. 152 Planning Areas 22, 23 and 24 and added Planning Area 25, and renumbered Planning Area 26.

Project Site History:

- November 23, 1982 Specific Plan No. 152 for Horsethief Canyon Ranch was adopted by the Board of Supervisors. It provided for the development of an 801-acre site with 1,984 dwelling units.

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- October 6, 1988 Amendment No. 1 to Specific Plan No. 152 was adopted. The Amendment no. 1 updated the Specific Plan format and allowed for an additional 132 townhomes in the total unit count.
- July 14, 1992 Amendment No. 2 to Specific Plan No. 152 was adopted. The Amendment no. 2 expanded the project boundary by 21.5 acres and increased the number of townhomes and single family homes to provide for an additional 148 homes.
- October 19, 2004 Amendment No. 3 to Specific Plan No. 152 was adopted. The Amendment no. 3 expanded the project boundary by 27 acres, provided for an additional 175 dwelling units within Planning Areas 22 and 23, and created two new Planning Areas (24 and 25) within the northern portion of the property. A General Plan Amendment (GPA No. 658) and a Change of Zone (CZ No. 6777) and MND No. 38981 were also included as part of the project. The General Plan Amendment amended the General Plan Designations from "Medium Density Residential" to "Medium High Density Residential" and "Right of Way" to "Medium Density Residential", "Very High Density Residential", "Recreation center" and "Conservation Habitat". The Change of Zone changed the zoning classification from "Rural Residential (R-R)" to "Specific Plan".
- Subsequent to the approval of the Amendment No. 3 to Specific Plan No. 152, an application for Amendment No. 4 to Specific Plan No. 152 was submitted though the application was withdrawn prior to approval.
- November 8, 2006 the Planning Commission voted to approve Tentative Tract Map No. 32984, a Schedule A subdivision to subdivide 31.0 gross acres into 85 single family residential lots with a minimum lot size of 5,000 square feet, a 1.2 acre recreation area, a 6.21-acre conservation area and 5 open space lots.
- February 6, 2007 the Board of Supervisors received and filed the Planning Commission decision.
- December 7, 2016 the Planning Commission approved the first extension of time request for Tract No.32984.
- September 25, 2017, the second extension of time was received.
- December 6, 2017 the Planning Commission approved the second extension of time for TR32984, extending the date to November 8, 2020.
- January 30, 2018 the Board of Supervisors received and filed the Planning Commission's decision.

Planning Commission Action

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The Planning Commission considered the Project during a regularly scheduled public meeting on July 15, 2020. After hearing public testimony, the Planning commission recommended approval of the Project by a vote of 4-0.

Impact on Residents and Businesses

All impacts have been studied through the public hearing and environmental review process; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report Package**
- C. Memo - Late Comments to the Planning Commission**
- D. Specific Plan No. 152 Amendment No. 5**
- E. Specific Plan Zoning Ordinance No. 348.4942**
- F. Tract Map Exhibit**



Jason Farin, Principal Management Analyst 9/17/2020



Gregory V. Priamos, Director County Counsel 9/14/2020



PLANNING COMMISSION MINUTE ORDER JULY 15, 2020

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 01155, SPECIFIC PLAN NO. 152 AMENDED NO. 5, CHANGE OF ZONE NO. 07881, and TRACT MAP NO. 37002 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA42821 – Applicant: Sam Horsethief, LLC – Engineer/Representative: Joel Morse (T&B Planning) – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation Habitat (CH) – Open Space: Rural (OS-R) – Community Development: Very High Density Residential (CD-VHDR) – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle – 49 Gross Acres – Zoning: Specific Plan.

II. PROJECT DESCRIPTION:

The project has submitted a Specific Plan Amendment (SPA), a General Plan Amendment, Change of Zone, and a Tract Map application. The requested entitlements below are considered the "Project". The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.3 acres of vacated right-of-way into Specific Plan 152 as Medium High Density Residential, change the General Plan Designations of two (2) Areas and revise the designation boundaries of Areas 22-26. The Amendment will change the designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), Areas 24, 25 and 26 will retain the existing General Plan Designations; however, their boundaries will be revised per Specific Plan No. 152A5. Change of Zone No. 7881 applies to Planning Areas 22-25 of Specific Plan No. 152. The Change of Zone proposes to amend the approved Specific Plan Zoning Ordinance text for SPA 3 (Ordinance No. 348.4291) to provide amended land use and development standards for the site and formalize planning area boundaries that reflect the refinements proposed as part of SPA 5. This Change of Zone also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way located at the northeastern portion of the project sit from right of way (RW) Specific Plan (SP). The Tract Map No. 37002 proposes a Schedule "A" subdivision of 49 gross acres into 229 proposed lots and one (1) recreation site with a park on 1.6 acres and one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the Multiple Species Habitat Conservation Plan (MSHCP) open space on 6.2 acres to implement HCRSP Planning Areas 22, 23 and 24 and added Planning Area 25, and renumbered Planning Area 26. The Specific Plan Amendment No. 5 to Specific Plan 152 proposes to modify the northern portion of the property which is summarized as follows: Eliminates the 210 townhomes and replaces them with 126 detached single family homes, resulting in a project wide decrease in 96 dwelling units. Reconfiguration of the boundaries of Planning Areas 22 through 25. Modifies the minimum lot sizes of Planning Areas 22 and 23. Incorporates 0.7 acres of right of way resulting in an increase of 2.3 acres to the boundaries of the specific plan, from 46.7 acres to 49 acres. This increase of the Project site (and the overall Specific Plan No. 152) by 2.3 acres, which would reflect more precise surveying measurements in Planning Areas 22 through 26 and would incorporate new 1.6-acre parcel that comprises vacated right-of-way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22. Re-designation of Planning Area 22 from "Townhomes" to "Medium High Density Residential" with a maximum allowable density of 6.5 du/ac, which would accommodate the development of 126 single-family detached dwelling units. Re-designation of Planning Area 23 from "Medium Density Residential", which allows 5,000 sq. ft. lots to Medium High Density Residential, with a maximum allowable density of 6.6 du/ac accommodating the development of 103 single-family detached dwelling units. Re-designation of Planning Area 24 from "Recreation Center" to "Open Space – Recreation". The recreation center identified in Planning Area 24 would be replaced with a private park and the size of this planning area would be increased by 0.1 acre, resulting in a 1.6-acre recreation area. Addition of a new Planning Area 25 consisting of 3.8 acres designated "Open Space-Recreation" to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a service road/trail. Re-numbering of Planning Area 25 to Planning Area 26 and re-designation from "MSHCP Open Space" to "Open Space – Conservation Habitat." Removal of the previously identified operating gated entries on private roadways that would access the Project site from De Palma Road and Horsethief Canyon Road in order to allow ungated vehicular access. The Faux Gates at each entry have been retained. Overall, the modifications to the Horsethief Canyon Ranch Specific Plan (HCRSP) proposed under SPA 5 would reduce the maximum number of residential units throughout the Specific Plan area (Planning Areas 1 through 25) from 2,307 units to 2,211 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the overall Specific Plan target density from 2.7 du/ac to 2.6 du/ac. Additionally, SPA 5 would increase the amount of "Open Space-Recreation" acreage throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.



**PLANNING COMMISSION
MINUTE ORDER
JULY 15, 2020**

Spoke in favor:

Joel Morse, Applicant's Representative, 714-505-6360

Spoke in opposition:

Robert Hafner, Interested Party, 951-258-6404- did not speak

Spoke in a neutral position:

Emilie Colwell, Interested Party, 619-847-4012- did not speak

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Leonard

By a vote of 4-0 (Commissioner Kroencke Absent)

ADOPT Planning Commission Resolution No. 2020-010; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

CONSIDER an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 42821; and,

TENTATIVELY Approve General Plan Amendment No. 1155; and,

TENTATIVELY Approve Amendment No. 5 to Specific Plan No. 152; and,

TENTATIVELY Approve Change of Zone No. 7881; and,

APPROVE Tentative Parcel Map No. 37002, subject to the conditions of approval.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: July 15, 2020

PROPOSED PROJECT

Case Number(s): GPA 1155, CZ7881, TR37002
SP00152A5

Select Environ. Type: Addendum to a Mitigated Negative Declaration

Area Plan: Elsinore

Zoning Area/District: Alberhill Area


Supervisory District: First District

Project Planner: Brett Dawson

Project APN(s): APN(s): 393-110-010, 393-110-011,
393-110-012, 393-110-013, 393-110-015,
393-110-016, 393-110-014.

Applicant(s): Sam Horsethief LLC

Representative(s): Joel Morse T&B
Planning



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project includes Amendment No. 5 to Specific Plan No. 152 as amended through Amendment No. 3 ("SP No. 152A5"), General Plan Amendment No. 1155 ("GPA No. 1155"), Change of Zone No. 7881 and Tract Map No. 37002. The requested entitlements below are considered the "Project".

The proposed Project comprises the development of seven parcels.

GPA No. 1155 proposes to incorporate 1.6 acres of vacated right-of-way into Specific Plan No. 152 and to change the land use designation to Medium High Density Residential. The vacated portion of the right-of-way is located at the intersection of De Palma Road and Horsethief Canyon Road. The 1.6 acre site is currently designated as Community Development: Commercial Retail. The GPA will also change the land use designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), Planning Areas 24, 25 and 26 will retain the existing General Plan land use designations, while their boundaries will be revised per SP No. 152A5.

SP No. 152A5 proposes to amend the specific plan text of Specific Plan No. 152 as amended through Amendment No. 3 in the following ways:

- Reconfiguration of the boundaries of Planning Areas 22 through 25.
- Modifies the minimum lot sizes of Planning Areas 22 and 23.
- Incorporates 0.7 acres of right of way due to reflect more precise surveying measurements, as well as a 1.6-acre parcel that comprises vacated right-of-way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22, resulting in an increase of 2.3 acres to the boundaries of the Specific Plan, from 46.7 acres to 49 acres.

- Re-designation of Planning Area 22 from “Townhomes” to “Medium High Density Residential” with a maximum allowable density of 6.5 du/ac, which would accommodate the development of 126 one-family dwelling units, resulting in a project wide decrease of 96 dwelling units.
- Re-designation of Planning Area 23 from “Medium Density Residential”, which allows 5,000 square foot lots to Medium High Density Residential, with a maximum allowable density of 6.6 du/ac accommodating the development of 103 one-family dwelling units.
- Re-designation of Planning Area 24 from “Recreation Center” to “Open Space – Recreation”. The planned recreation center identified in Planning Area 24 would be replaced with a private park and the size of this planning area would be increased by 0.1 acre, resulting in a 1.6-acre recreation area.
- Addition of a new Planning Area 25 consisting of 3.8 acres designated “Open Space-Recreation” to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a service road/trail.
- Re-numbering of Planning Area 25 to Planning Area 26 and re-designation from “MSHCP Open Space” to “Open Space – Conservation Habitat.”
- Removal of the previously identified operating gated entries on private roadways that would access the Project site from De Palma Road and Horsethief Canyon Road in order to allow ungated vehicular access. The Faux Gates at each entry have been retained.

Overall, the modifications to the Horsethief Canyon Ranch Specific Plan “HCRSP” proposed under SP No. 152A5 would reduce the maximum number of residential units throughout the Specific Plan area from 2,307 units to 2,211 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the overall Specific Plan target density from 2.7 du/ac to 2.6 du/ac. Additionally, SP No. 152A5 would increase the amount of “Open Space-Recreation” acreage throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres.

Change of Zone No. 7881 applies to Planning Areas 22 through 25 of Specific Plan No. 152 as amended through Amendment No. 3. This Change of Zone amends the zoning ordinance of the Specific Plan to modify the permitted uses and development standards for the Project site and to formalize the boundaries of Planning Areas 22, 23, 24, 25 and 26. This Change of Zone also proposes to change the zoning classification of the 1.6 acres of vacated and quitclaimed right-of-way located at the northeastern portion of the project site from Right-of-Way to Specific Plan (SP).

Tract Map No. 37002 proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots. It will include one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres as well as one open space lot dedicated to the MSHCP open space on 6.2 acres.

The Project was originally submitted as two tract maps TR32984R1 and TR37002. After initial review, the maps were redesigned into one. This new map adopted the Tract Map number 37002, and TR32984R1 was discontinued.

The project site is generally located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road and northerly of Broken Bit Circle.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

ADOPT PLANNING COMMISSION RESOLUTION #2020-010 recommending adoption of the General Plan Amendment No. 1155 and Amendment No. 5 to Specific Plan No. 152 as amended through Amendment No. 3 to the Riverside County Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 42821)**, based on the findings and conclusions provided in the initial study, attached hereto that the project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1155, to incorporate 1.6 acres of vacated right-of-way into Specific Plan No. 152 and change the land use designation of the vacated right-of-way from Commercial Retail (CD-CR) to Medium High Density Residential (CD-MHDR), change the land use designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR), change the land use designation of Planning Area 23 from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors;

TENTATIVELY APPROVE AMENDMENT NO. 5 to SPECIFIC PLAN NO. 152 AS AMENDED THROUGH AMENDMENT NO. 3, to amend the specific plan text to modify the northern portion of the property consisting of Planning Areas 22, 23, 24, and 25 by increasing the acreage of the Specific Plan by 2.3 acres, reducing the density of Planning Areas 22 and 23 and eliminating the Townhomes designation of Planning Area 22, renumbering Planning Area 25 to Planning Area 26, relocating and redesignating Planning Area 24 from Recreation Center to Open Space – Recreational (OS-R), and adding a new Planning Area 25 with a land use designation of Open Space – Recreational (OS-R), and revising the boundaries of Planning Areas 22, 23, 24, 25 and 26, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the specific plan resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7881 amending the specific plan zoning ordinance of Specific Plan No. 152 as amended through Amendment No. 3 to modify the permitted uses and development standards for the Project site, formalize the boundaries of Planning Areas 22, 23, 24, 25 and 26, and change the zoning classification of the 1.6 acres of vacated and quitclaimed right-of-way located at the northeastern portion of the project site from right-of-way to Specific Plan (SP), pending final adoption of the Zoning Ordinance by the Board of Supervisors; and

APPROVE TENTATIVE TRACT MAP NO. 37002, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in this staff report, and subject to the Board of Supervisors' final adoption of the resolutions for GPA No. 1155 and SP No. 152A5, and the zoning ordinance for Change of Zone No. 7881.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	152
Specific Plan Land Use:	Planning Areas 22, 23, 24, 25 and 26
Existing General Plan Foundation Component:	Open Space, Community Development
Proposed General Plan Foundation Component:	Open Space, Community Development
Existing General Plan Land Use Designation:	Medium Density Residential (CD-MDR) Open Space Conservation Habitat (OS-OS-CH), Open Space Recreation (OS-OS-R) Very High Density Residential (CD-VHDR)
Proposed General Plan Land Use Designation:	Vacated Right of way to Medium High Density Residential
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Freeway and Light Industrial
East:	Commercial Retail and Medium Density Residential
South:	Medium Density Residential
West:	Medium Density Residential
Existing Zoning Classification:	SP Zone
Proposed Zoning Classification:	Medium High Density Residential and Specific Plan
Surrounding Zoning Classifications	
North:	I-15 Freeway and Manufacturing Service Commercial
East:	Rural residential and specific Plan
South:	Specific Plan
West:	R4 and R5
Existing Use:	Vacant
Surrounding Uses	
North:	I-15 Freeway and industrial uses
South:	Residential
East:	Residential and vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	49	N/A
Existing Building Area (SQFT):	0	N/A
Proposed Minimum Lot Size:	Area 22- 3,619 Area 23- 4000	Area 22- 3,619 Area 23 - 4000
Total Proposed Number of Lots:	229	229
Map Schedule:	A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	N/A	2 Spaces/Dwelling Unit	458	458
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3646, 3647
CVMSHCP Conservation Boundary:	Yes – HANS00238
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No / Yes – Location

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project is located in the unincorporated Riverside County, east of Glen Eden Road, west of Horsethief Canyon Road, south of De Palma Road and north of Broken Bit Circle. The project site is within the Elsinore area plan, and the Alberhill area zoning area, northwest of the City of Elsinore.

Project Site History:

- November 23, 1982 Specific Plan No. 152 for Horsethief Canyon Ranch was adopted by the Board of Supervisors. It provided for the development of an 801-acre site with 1,984 dwelling units.
- October 6, 1988 Amendment No. 1 to Specific Plan No. 152 was adopted. The Amendment no. 1 updated the Specific Plan format and allowed for an additional 132 townhomes in the total unit count.
- July 14, 1992 Amendment No. 2 to Specific Plan No. 152 was adopted. The Amendment no. 2 expanded the project boundary by 21.5 acres and increased the number of townhomes and single family homes to provide for an additional 148 homes.
- October 19, 2004 Amendment No. 3 to Specific Plan No. 152 was adopted. The Amendment no. 3 expanded the project boundary by 27 acres, provided for an additional 175 dwelling units within Planning Areas 22 and 23, and created two new Planning Areas (24 and 25) within the northern portion of the property. A General Plan Amendment (GPA No. 658) and a Change of Zone (CZ No. 6777) and MND No. 38981 were also included as part of the project. The General Plan Amendment amended the General Plan Designations from "Medium Density Residential" to "Medium High Density Residential" and "Right of Way" to "Medium Density Residential", "Very High Density Residential", "Recreation center" and "Conservation Habitat". The Change of Zone changed the zoning classification from "Rural Residential (R-R)" to "Specific Plan".
- Subsequent to the approval of the Amendment No. 3 to Specific Plan No. 152, an application for Amendment No. 4 to Specific Plan No. 152 was submitted though the application was withdrawn prior to approval.

- November 8, 2006 the Planning Commission voted to approve Tentative Tract Map No. 32984, a Schedule A subdivision to subdivide 31.0 gross acres into 85 single family residential lots with a minimum lot size of 5,000 square feet, a 1.2 acre recreation area, a 6.21-acre conservation area and 5 open space lots.
- February 6, 2007 the Board of Supervisors received and filed the Planning Commission decision.
- December 7, 2016 the Planning Commission approved the first extension of time request for Tract No.32984.
- September 25, 2017, the second extension of time was received.
- December 6, 2017 the Planning Commission approved the second extension of time for TR32984, extending the date to November 8, 2020.
- January 30, 2018 the Board of Supervisors received and filed the Planning Commission's decision.

Specific Plan and Zoning Compliance

The subdivision would facilitate the construction of one-family residential dwelling units, a park and open space on newly created lots. Horsethief Canyon Ranch (SP No. 152, Ordinance No. 348.4291) has identified uses and development standards for SP No. 152. One-family dwellings have been identified as an allowed use for the project site. The Schedule "A" Tentative Tract Map is a land division in the unincorporated area of the County of Riverside and is subject to all applicable provisions of the Subdivision Map Act, Ordinance No. 348, Ordinance No. 460, and SP No. 152. The project has demonstrated that the proposed project is in compliance with the applicable development standards as discussed within the SP zoning ordinance:

- **Lot Size:** The minimum lot size for Planning Area 22 of SP No. 152 shall be not less than three thousand six hundred and nineteen (3,619) square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 3,619 square feet. The minimum lot size for Planning Area 23 of SP No. 152 shall be not less than four thousand square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 4,000 square feet. Planning Area 24 provides for the development of a 1.6 acre park. To reflect the Community trail designated within the County of Riverside's Elsinore Area plan, the park will include a segment of the 15 foot wide Dual Purpose trail, which contains a community trail/maintenance road continuing to the south and to the north within Planning area 25 and connecting to the Community Trail along De Palma Road. The Park may also include a pool, a spa, restrooms/changing rooms, a playground and other active and passive recreational features. Parking is provided within the boundaries of the park in the Planning Area 124 along with street parking Street F adjacent to the park without impacting parking for nearby homeowners.
- **Schedule "A" Tract Map Division:** Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. The project has been conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan

The project site has a General Plan Foundation of Community Development (CD) and Open Space (OS), and land use designations of Very High Density Residential (VHDR), Medium Density Residential (MDR), Open Space Recreation (OS-R) and Conservation Habitat (OS-CH).

- Planning Area 22 has a General Plan Designation of VHDR, the General Plan Amendment proposes to change this area (with the revised acreage per proposed SP amendment) to Medium High Density Residential (MHDR). The MHDR designated portion of the project site (Area 22) coincides with the area proposed for development. The MHDR provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet. The proposed project is consistent with the MHDR designation as it would subdivide approximately 19.4 acres into 126 single family detached homes resulting in a density of approximately 6.5 dwelling units per acre, which is within the MHDR designation portions of the project site. Therefore the project as proposed is consistent with the MHDR designation.
- Planning Area 23 has a General Plan Designation of MDR. The General Plan Amendment proposes to change this area (with the revised acreage per the SP amendment) to Medium High Density Residential (MHDR). Whereby it will coincide with the area proposed for development. The MHDR provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached small lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet. The proposed project is consistent with the MHDR designation as it would subdivide approximately 15.4 acres into 103 single-family parcels, resulting in a density of approximately 6.6 dwelling units per acre, which is within the MHDR designated portions of the project site. The smallest lot proposed is 4,000 square feet, which is within the typical lot range anticipated for the MHDR designation. Therefore, the project as proposed is consistent with the MHDR designation.
- Planning Areas 24 and 25 have a General Plan designation of Open Space Recreation. The General Plan Amendment proposes to change the location of these areas (with revised acreage per the SP amendment) with the designation remaining Open Space Recreation (OS-R).

The Open Space Recreation designation allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting and design will be determined on a case by case basis.

The following policies apply to those properties designated as Open Space recreation on the area plan land use maps:

LU 25.1 The County of Riverside shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.

LU 25.2 Provide for a balanced distribution of recreational amenities.

LU 25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

LU 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County Enabling ordinances.

Area 24 is consistent with the OS-R designation as the area will facilitate for the development of a 1.6 acre park. The area will provide both passive and active recreational opportunities for project residents. The park will include a segment of the 15 foot wide dual purpose trail per the County of Riverside's Elsinore Area plan. This trail will connect to the community trail along De Palma Road. The park may also include a pool, spa, restrooms/changing rooms, a playground and other active and passive recreational features. Parking will be provided within the boundaries of the park in Planning Area 24 along with parking Street "F" adjacent to the park without impacting parking for nearby homeowners.

Planning Area 25 has a General Plan Designation of Open Space Recreation. This area is consistent with the existing General Plan designation as it provides for the development of a 3.8 acre linear open space area adjacent to the conservation area. It consists of a 15 foot wide linear easement with a dual purpose trail containing a community trail/maintenance road is provided within this property. The maintenance road is intended to provide access to the creek for maintenance. The trail is a County designated community trail and continues off site to the south of area 25. This area provides passive recreational opportunities for the project residences, and providing a buffer between the MSHCP habitat in planning area 25 and the developed portions of the site.

- Planning Area 26 has a General Plan Designation of Conservation Habitat. The General Plan Amendment proposes to change the boundaries of this area (with revised acreage per the SP Amendment) with the designation remaining as Open Space Conservation Habitat (OS-CH). The Open Space Conservation habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting and design will be determined on a case by case basis.

The proposed project is consistent with the OS-CH designation as Area 26 would primarily remain untouched to preserve the natural MSHCP open space. Therefore, the project as proposed is consistent with the OS-CH designation.

File No(s). was submitted to the County of Riverside on January 20, 2016.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

On October 19, 2004 the Riverside County Board of Supervisors approved GPA 658, SPA 3, and CZ 6777. The county approved a Mitigated Negative Declaration (MND) in conjunction with the approvals. The 2004 Mitigated Negative Declaration concluded that any impacts found to be potentially significant would be reduced to a level below significance with the incorporation of mitigation measures regarding: Aesthetics, air quality, biological resources, geology soils hazards and hazardous materials, hydrology/water quality, land use planning, noise, population/housing, public services, recreation, transportation/traffic, utilities/service systems, and mandatory findings of significance. The 2004

Mitigated Negative Declaration found that with implementation of these mitigation measures all impacts to the environment would be reduced to below a level of significance. The Mitigation Measures identified as part of the 2004 mitigated Negative Declaration would continue to apply to the proposed project. The State CEQA Guidelines allow for the updating and use of a previously adopted MND for projects that have changed or are different from the previous project or conditions analyzed in the adopted MND. In cases where changes or additions occur with no new significant environmental impacts, and addendum to a previously adopted MND may be prepared.

Per State CEQA Guidelines Section 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously adopted MND if some changes or additions are necessary but none of the conditions described in 15162 calling for preparation of a Subsequent MND have occurred.
- b. An addendum need not be circulated for public review but can be included in or attached to the Final MND.
- c. The decision-making body shall consider the Addendum with the Final MND prior to making a decision on the project.
- d. A brief description of the decision not to prepare a Subsequent MND pursuant to 15162 should be included in an Addendum to an MND, the lead agency's findings on the project, or elsewhere on the record. The explanation must be supported by substantial evidence.

As noted above, State CEQA Guidelines Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in 15162 are met. CEQA Guidelines 15162 describe the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete, shows any of the following;
 1. The project will have one or more significant effects not discussed in the previous MND;
 2. Significant effects previously examined will be substantially more severe than shown in the previous MND;
 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No known human-induced ground disturbances or substantial physical changes have occurred on the property since 2004 associated with SP 152. The property remains in the same physical condition at the present time as it did when analyzed by MND No. 38981. There are no substantial changed physical circumstances. The proposed Project does not involve the introduction of any land uses, and no new information of substantial importance has become available, and no changes in circumstances have occurred that were not previously evaluated in the MND No. 38981. It does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in MND No. 38981.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously adopted MND, and addendum may be prepared. As described in detail within the Addendum to Mitigated Negative Declaration No. 38981 none of the above circumstances that warrant the preparation of a subsequent MND are present.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR); Open Space: Conservation Habitat (OS:CH); Open Space: Rural (OS:R); Community Development: Very High Density Residential (CD:VHDR). The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.6 acres of vacated right-of-way into Specific Plan 152 as Medium High Density Residential.

1. The project site has a Zoning Classification of Specific Plan, which is consistent with the Riverside County General Plan.
2. The project site is located within the Alberhill Zoning Area – Elsinore Area Plan. The project is located in the unincorporated Riverside County, easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road and northerly of Broken Bit Circle.

Entitlement Findings:

General Plan Amendment No. 1155:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made. The first two findings are required and one additional finding is also required, but may be selected from findings 3-7.

1. The proposed change does not involve a change or conflict with:

a. The Riverside County Vision

- i. The Riverside County's vision relating to population growth focuses on "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it"

The proposed Amendment is consistent with the County Vision statement relating to Population Growth because it would accommodate development of Amendment No. 5 to Specific Plan No. 152 (SP152-A5). SP152-A5 establishes land uses, Development Standards and Design Guidelines which provide for the creation of a high quality and a well planned community with the necessary public improvements, consisting of roadways, and utilities, required to serve the proposed Amendment, consistent with the Elsinore Area Plan and the County General Plan vision for population growth in this portion of the County.

- ii. Riverside County's Vision for Housing provides, "...housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families," and that the "...housing choices also cover the complete spectrum of housing costs and include rental as well as for sale units."

The proposed Amendment would not conflict and is consistent with this County vision, because the proposed Amendment establishes new single-family housing in compact traditional neighborhood design, which are more affordable than larger lot neighborhoods, in the context of the high quality and planned development of a Specific Plan.

b. The proposed General Plan Amendment is consistent and would not conflict with the applicable portions of the following Riverside County General Plan Principles in General Plan Appendix B.

- i. Principle IC – Maturing Communities – "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community."

The proposed Amendment is consistent with and does not conflict with general Planning Principle IC because the proposed Amendment would establish land uses which create housing opportunities tailored to the local needs of the surrounding community, by creating traditional neighborhoods on smaller lots, which would be affordable and accessible to residents in a wide range of economic and lifestyle circumstances, such as young families and seniors,

thereby adding to the housing opportunities that currently exist within the Elsinore Area Plan.

- ii. Principle I F – Regulatory Policies: “The fundamental notions of increased densities and compact and mixed use development require a major overhaul of the current zoning standards and zoning code provisions. It must be a policy of the General Plan to develop zoning and other land use regulations that implement and permit such development types. Specific Plans, Planned Community Zoning, Planned Development Zoning and Site Planning each provide each provide customized zoning and other development regulations, and are appropriate planning and regulatory vehicles for achieving local control over development quality and type.”

The proposed amendment is consistent and would not conflict with general Planning Principle I.F because the proposed Amendment would establish land uses, zoning, and development standards through a Specific Plan which would provide customized planning and standards for the development of a compact single-family neighborhoods within SP152-A5 and the Elsinore Area Plan.

- iii. Principle IV.A.1 – Community Variety, Choice and Balance: “It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.”

The proposed Amendment is consistent and would not conflict with General Planning Principle IV.A.1 because the proposed amendment would provide for the development of single-family homes in a compact neighborhood design and creating housing types at densities which would be affordable and accessible to residents in a wide range of economic and lifestyle circumstances.

- iv. Principle IV.A.5 – Community Variety, Choice, and balance: “The creation of new cities/towns, villages and aggregated specific plan areas should be considered. The process of planning for new communities should be started so that when they are built they have the infrastructure, the facilities, services, and economic sustainability to make them viable into the next century.”

The proposed Amendment is consistent and would not conflict with the General Planning Principle IV.A5 because Specific Plan 152-A5 includes appropriate land uses, development standards and design guidelines incorporated into this new development which foster housing variety and choice. The proposed Amendment would provide housing opportunities that will be marketable within the evolving economic profile of this portion of Riverside County.

- c. The proposed Amendment is consistent with the existing Community Development Foundation Component designation because the proposed Amendment would not change the foundation component and would establish the Community Development

Foundation Component Land Use Designations of Medium High Density residential (MHDR), to accommodate residential development and supporting infrastructure.

- d. The above findings are not an exhaustive list of all General Plan Vision Statements and principles; however, these findings do demonstrate that the proposed Amendment is consistent with identified General Plan Vision, the General Plan Principles, and do not involve a change in the Riverside County General Plan Vision, General Plan Principle or a Foundation Component, and therefore that the proposed Amendment would not conflict with the Riverside County Vision, General Plan Principles, or a Foundation Component.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them:

- a. Housing Element Policy 1.7 – “Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.”

Action Item 1.7c: “Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed use development.”

The proposed Amendment would contribute to the achievement of the purposes of the General Plan and would not be detrimental to them because the proposed Amendment would allow for the site to be developed with a compact neighborhood of single family homes within a specific Plan, thereby further expanding the range of housing types and densities currently existing within the Specific Plan and the Elsinore Area Plan (ELAP).

- b. ELAP Statement of Page 39 – “Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner that is possible with community-wide zoning ordinances. The specific Plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.”

The proposed Amendment is consistent with the ELAP Statement on Page 39 because it establishes land uses, Development Standards and Design Guidelines which provide for development of this portion of the Specific Plan with a high quality and well planned neighborhood, consistent with the Elsinore Area Plan and the County General Plan. Additionally, the blend and configuration of the proposed Specific Plan land use combined with the Development Standards and Design Guidelines, create a single-family neighborhood at a density (MHDR) which is unique within SP152.

- c. ELAP Policy 10.1 – “Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.”

The proposed Amendment is consistent with ELAP Policy 10.1 because SP152A5 provides a 10-foot wide Dual Purpose Trail, which contains a Design Guidelines Trail,

within Planning Areas 24 and 25, consistent with the Community Trails that are County designated on Figure 8 of the ELAP.

- d. ELAP Policy 17.1 – “Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.”

The proposed Amendment is consistent with ELAP Policy 17.1 because SP152A5 preserves the on-site natural MSHCP open space area by designating Planning Area 26 as “Open Space – Conservation Habitat” (OS-CH) to preserve the natural drainage corridor associated with Horsethief Canyon Creek, consistent with the MSHCP.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The adoption of a revised Housing Element to the General Plan in December of 2016, and the State of California’s “housing crisis” as declared by the Governor, and the onset of the Covid-19 pandemic, has created additional special circumstances that have emerged and was unanticipated during the last update of the General Plan. The proposed Amendment would provide for 229 single family homes in a compact neighborhood design, which is a unique affordable, and more accessible housing opportunity than what currently exists within SP152. The Covid-19 pandemic has resulted in a drop in the economy, requiring the type of housing product to require more incentive to compete with the existing products in the area. The proposed density of the product itself will complement the surrounding area and the specific plan, providing a realistic housing that is consistent with competing products in the area. Revising the density will create a more marketable product.

Since 2008 when the last substantial update to the General Plan commenced, the proposal to add approximately 1.6 acres of Commercial Retail (CR) land use designation on the northeast corner of the property, has been vacant since its designation as Commercial Retail. The Project site has been unable to attract a viable development or project with its current land use designation. Since the onset of the Covid 19 pandemic, the explosive growth in ecommerce has only grown larger in scope and scale compared to other commercial retail establishments. This has further reduced the demand and need for the amount of Commercial Retail land use designations in the area. The proposed Project presents a viable use for the site with a Medium Density Residential land use designation. This represents a special circumstance on the market for commercial land uses in the area that was not anticipated in the prior update to the General Plan that commenced in 2008. This additional 1.6 acre lot will facilitate three additional residential lots. Therefore, the combined changes to the Commercial Retail land use designation, the housing crisis prompting the need for more affordable housing, represent special circumstances and result in the specific density proposed by the Project.

SP No. 152A5

The following findings shall be made prior to making a recommendation to amend the Specific Plan, pursuant to the provisions of Riverside County Ordinance No. 348:

1. The Specific Plan Amendment does not involve a change in or conflict with:

- a. The Riverside County Vision because the text changes within the Specific Plan will consolidate the property with the overall existing Specific Plan and are consistent with the changes to the General Plan as detailed in previous findings.
- b. Any General Planning Principle set forth in General Plan Appendix B, because the purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is an infill area adjacent to existing residential areas and would stimulate the growth of the area (Appendix B, VII C.4).

Principle I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community."

Principle 1.D.2 provides, "We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering."

Therefore, the project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations. Because of the conservation of the property at the south and the overall existing landscape of the property, the residential area has been designed to be located at the northern half of the property, with conservation and a public park along the southern half. The public park provides access to the open space area for hiking etc. This overall design represents how the project complies with the general plan principles.

This is a sampling of the Principles that the proposed Specific Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no principles that the Specific Plan Amendment conflicts with. Therefore the proposed Project would not conflict with the Riverside County General Planning principles set forth in General Plan Appendix B.

- 3. The proposed Specific Plan Amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed Specific Plan Amendment would maintain the primarily residential atmosphere of the community that exists in the area, while preserving the open space areas, thus creating a compatible land use pattern that assists in protecting the health and safety, which is the foundational purpose of the General Plan.

The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of residential uses and open space. The overall density and lot sizes proposed is compatible with the

existing and planned surrounding land uses and zoning, which generally consist of single family residential and open space.

Change of Zone No. 7881

The following findings shall be made prior to making a recommendation to approve the Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

Change of Zone No. 7881 proposes to amend the zoning ordinance for Specific Plan No. 152 by modifying the permitted uses and development standards for the Project site and reconfiguring and formalizing the boundaries of Planning Areas 22, 23, 24, 25 and 26. This Change of Zone also proposes to change the zoning classification of the 1.6 acres of vacated and quitclaimed right-of-way located at the northeastern portion of the project site from right-of-way to Specific Plan (SP). Changes to the zoning ordinance are related to the allowed uses and development standards. The proposed changes to the zoning ordinance remain consistent with the Land Use Map and text for SP No. 152.

Tract Map No. 37002 Findings

The following findings shall be made prior to making a recommendation to grant the Tentative Tract Map, pursuant to the provisions of the Riverside County Ordinance No. 460:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.

The proposed subdivision and design and improvements are consistent with the General Plan, area plans and with all applicable requirements of state law and the ordinances of Riverside County for the following reasons; First General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 provides that communities should range in location and type from urban to suburban to rural. The proposed parcel map is a Schedule A map to divide 49 gross acres into 229 residential lots with 19 lots used for park, trails, drainage basins and associated improvements. The proposed project will be consistent with the MHDR, OSR, and OS-CH designations. The General Plan Amendment proposes to change the designation of Planning Area 22 to Medium High Density Residential (MHDR). The density range of MHDR is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet. The proposed project is consistent with the MHDR designation as it would subdivide approximately 19.4 acres into 126 single family detached homes resulting in a density of approximately 6.5 dwelling units per acre, which is within the MHDR designation portions of the project site.

The General Plan Amendment proposes to change this Planning Area 23 to Medium High Density Residential (MHDR). The density range of MHDR is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet. The proposed project is consistent with the MHDR

designation as it would subdivide approximately 15.4 acres into 103 single-family parcels, resulting in a density of approximately 6.6 dwelling units per acre, which is within the MHDR designated portions of the project site. The smallest lot proposed is 4,000 square feet, which is within the typical lot range anticipated for the MHDR designation. Therefore, the project as proposed is consistent with the MHDR designation.

Planning Areas 24 and 25 have a General Plan designation of Open Space Recreation. The Open Space Recreation designation allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting and design will be determined on a case by case basis. Area 24 is consistent with the OS-R designation as the area will facilitate for the development of a 1.6 acre park. The park will include a segment of the 15 foot wide dual purpose trail per the County of Riverside's Elsinore Area plan.

Planning Area 25 is consistent with the existing General Plan designation as it provides for the development of a 3.8 acre linear open space area adjacent to the conservation area. It consists of a 15 foot wide linear easement with a dual purpose trail containing a community trail/maintenance road is provided within this property. This area provides passive recreational opportunities for the project residences, and providing a buffer between the MSHCP habitat in planning area 25 and the developed portions of the site.

Planning Area 26 has a General Plan Designation of Conservation Habitat. The Open Space Conservation habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies. The proposed project is consistent with the OS-CH designation as Area 26 would primarily remain untouched to preserve the natural MHSCP open space.

- a. **Community/Specific Plan.** The subject site is located within the Horsethief Canyon Specific Plan (SP No. 152). No construction is proposed as part of the project. However, the subdivision would facilitate the construction of single-family residential units on newly created lots. The Horsethief Canyon Specific Plan (SP No. 152, Ordinance No. 348.4291) has identified Zone requirements and Standards for SP No. 152. Single-family residences have been identified as an allowed use for the project site. The minimum lot size for Planning Area 22 of SP No. 152 shall be not less than six thousand (3,619) square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 3,619 square feet. The minimum lot size of Planning Area 23 shall not be less than four thousand (4000) square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 4,000 square feet. Although no construction is proposed, the project has demonstrated that the future single-family residences could meet all the applicable development standards identified in SP No. 152 including but not limited to: required setbacks, parking, height, etc. Therefore, the proposed project is consistent with SP No. 152.
- b. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).
 - i. Subdivision Map Act. The proposed map was prepared by Myers and Associates in conformance with the Subdivision Map Act.

- ii. CEQA. An Addendum to the Mitigated Negative Declaration (CEQ 38981) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The Addendum represents the independent judgement of Riverside County. As demonstrated in the MND Addendum, no new significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in as amended by its previously approved Addenda. Mitigation Measures have been provided and are required within the Conditions of Approval. Therefore, the project complied with the requirements of CEQA.

2. The site of the proposed land division is physically suitable for the type and density of development.

The site of the proposed land division is physically suitable for the type of development, because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding uses. Access to the site will be provided through Horsethief Canyon Road and De Palma Road.

3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances. The portion of the project site that is mapped for conservation, will remain undeveloped and designated as open space, therefore no substantial impacts to fish or wildlife or their habitat is anticipated.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The area of the project site that will be developed is located in a Very High Fire Hazard Zone. These potential impacts have been evaluated by the Riverside County Fire Department and the Mitigate Negative Declaration, and have been adequately Mitigated through Mitigation Measures or standard Fire and Building codes, whereby the impacts have been reduced to less than significant. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large of Horsethief Canyon Road. Therefore, the project and the required improvements will not be likely to cause serious public health problems.

Tract Map Findings

5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "A" Map. Tentative Tract Map No. 37002 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:
 - a. *Streets and Street Improvements* – The Project entails improvements to several public roadways on and off site. Access to the Project would be provided via two (2) full access connections. De Palma Road abuts the northern boundary of the property and would provide access to the site via proposed Street A. Horsethief Canyon Road abuts the eastern boundary of the property and would provide access to the site at proposed Street B. Primary access to the northern portion of the site would be provided via proposed Street A at De Palma Road. Primary access to the southern

portions of the site would be from Street B via Horsethief Canyon Road. A description of the roadway improvements planned as part of the Project is provided below.

- **De Palma Road.** De Palma Road is an east-west oriented existing public roadway abutting the northern boundary of the Project site. The existing roadway includes two travel lanes with edges improved only with an existing concrete v-ditch to accommodate drainage, and no sidewalks or parkways. De Palma Road is proposed as a Public Modified Major Highway with a total right-of-way width of 102 feet with 70 feet of travel lanes and a 26-foot parkway on the south side, adjacent to the project. The parkway would include a 5-foot parkway separated sidewalk and a 10-foot community trail. The total right-of way of De Palma Road in proximity to the intersection with Horsethief Road is proposed to increase to 108 feet with 76 feet of travel lanes and a 26-foot parkway. As part of the Project, the portion of the roadway that is within the project site boundary would be dedicated and De Palma Road would be improved to provide a total right-of-way width of 102 feet with the right-of-way expanding to 108 feet in proximity to the intersection with Horsethief Road.
- **Horsethief Canyon Road.** Horsethief Canyon Road is a north-south oriented existing public roadway abutting the eastern boundary of the Project site. The existing roadway includes one travel lane in each direction adjacent to the Project site. The west edge of this existing roadway is improved with an existing concrete v-ditch to accommodate drainage and a 5-foot sidewalk, but without a parkway or trail. Horsethief Canyon Road is proposed as a Modified Major Highway with a total right-of-way width of 100 feet, including 64 feet of travel lanes, a 5-foot sidewalk on the east side, and a 5-foot sidewalk, 5-foot parkway and 8-foot community trail on the west side, adjacent to the project. As part of the Project, the portion of the roadway that is within the project site boundary would be dedicated and Horsethief Canyon Road would be improved to provide a 5-foot parkway and an 8-foot community trail on the west side of the road adjacent to the project site.
- **Private Local Entry Streets A and B.** Streets A and B are proposed as the main entries into the site. The entry portions of these streets would be improved to provide a total right-of-way width of 64 feet, with 48 feet of travel lanes, a 6-foot median, and 5-foot curb-adjacent sidewalks on each side of the street.
- **Private Local Streets.** Private Local Streets are proposed within the Project. These local streets would be provided with a total right-of-way width of 46 feet, including 36 feet of travel lanes and 5-foot curb-adjacent sidewalks on each side of the street.

These requirements of Ordinance No. 460 and SP No. 152, as it pertains to streets and street improvements, will be met.

- b. **Domestic Water** – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Elsinore Valley Municipal Water District (EVMWD). With this condition of approval and the provisions of Ordinance No. 460, Section 10.5.B, this requirement will be met.
- c. **Fire Protection Facilities** – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Fire Department water system(s) for the project will be provided in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Plans will be conditioned

to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.

- d. Sewage Disposal – Sewer lines will be designed per the requirements of the Elsinore Valley Municipal Water District (EVMWD). Adequate facilities and sewer lines will be conditioned to be approved by EMVWD prior to the issuance of grading permits. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.

On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets to an 8-inch line within A Street and continuing west within De Palma Road for approximately 650 feet connecting to a lift station that is to be constructed by others. A force main (to be constructed by others) would connect to the lift station and continue east within De Palma Road, then south within Horsethief Canyon Road to the existing wastewater treatment facility located in Planning Area 19 of SP 152. Although the force main and lift station would be constructed by others, for purposes of analysis herein it is assumed the Project Applicant would be required to implement these improvements.

- e. Fences, Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. No canal, drain, expressway, or other feature deemed hazardous will be incorporated in the proposed project. Therefore, these findings are not applicable to the project at hand.
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
 7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's requested Zoning Classification of SP. The minimum lot size for Planning Area 22 of SP No. 152 shall be not less than 3,619 square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 3,619 square feet. The minimum lot size for Planning Area 23 of SP No. 152 shall be not less than 4,000 square feet. The project is in compliance with this requirement as the smallest lots proposed have a minimum lot size of 4,000 square feet. Therefore, as proposed, the project is in compliance with the minimum lot size.

Other Findings:

1. The project site is located within Criteria Cell Group E, Cell Number 3647 of the Western Riverside County Multiple Species Habitat Conservation Plan. The Mitigated Negative Declaration No. 38981 found that the SPA3 site was not designed for open space preservation under the MSHCP's Elsinore Area Plan. A portion of the SPA3 site adjacent to Horsethief Canon Creek would be retained as open space. The impacts were determined to be less than significant with the incorporation of Mitigation Measures COA 15. Planning, COA 30. Planning 25, COA 30 Planning 26

2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed threshold to Appendix G of the CEQA Guidelines. Thus, at the time MND No. 38981 was adopted in 2004, AB 52 was not in place and MND No. 38981 did not evaluate this threshold. Notwithstanding, MND No. 38981 included an extensive analysis of potential impacts to cultural resources. MND No. 38981 noted that the SPA 3 site was completely disturbed and the likelihood of the presence of any historical resources is minimal. MND No. 38981 determined that due to the character of the surrounding land uses (primarily single-family and rural residential uses), it would be extremely unlikely that any significant historic resources would be located in the SPA 3 area. MND No. 38981 noted that no previously recorded significant historical sites are located on or adjacent to the SPA 3 site. Therefore, MND No. 38981 concluded that potential impacts to historic resources were not expected and that no impact would occur. Additionally, MND No. 38981 found that it would be extremely unlikely for prehistoric resources to be identified in the SPA 3 area. MND No. 38981 concluded that no impact to cultural resources would occur.

In compliance with Senate Bill 18 (SB18), on February 11, 2015, Riverside County sent a request for a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. The NAHC responded on March 2, 2015 with the results of the SLF search. The results of the SLF search indicated that no sacred sites were documented within the immediate area. Riverside County Scoping Letters were sent to 22 tribes to inform them of the project and to inquire as to known Tribal Cultural Resources in the area. To the date of Archaeological Associates Cultural Resources assessment, the Pala Tribal Historic Preservation Office indicated that the project is outside the boundaries of their traditional boundaries. Both the Soboba Band of Lucieno Indians and the Pechanga Band of Lusieno Mission Indians provided a request to comment. The County concluded consultation with Pechanga April 11, 2017, and Soboba on March 15, 2016.

The conditions of approval require that prior to any ground disturbing activities a Native American Monitor be on site to facilitate avoidance. If avoidance is not possible, to minimize negative impacts to Tribal Cultural Resources is they are encountered.

The proposed Project would occur within the same limits of disturbance as the project evaluated in MND No. 38981, with the exception of the addition of 1.6 acres associated with the De Palma Road right-of-way. An intensive pedestrian survey of the study area was conducted on April 14, 2015, which is detailed in the Phase I Cultural Resources Assessment. The intent of the survey was to identify all potentially significant cultural resources situated within the boundaries of the Project site. The results of the records search did not identify any archeological resources within the Project site. Furthermore, the Project site has been subject to previous ground disturbance and development associated with a temporary fire service facility and related structures and infrastructure. Thus, it is unlikely that any tribal cultural resources occur within the Project site and monitoring of future earth-disturbing activities associated with the Project would not be required. As such, and consistent with the finding of MND No. 38981, the Project's impacts to tribal cultural resources would be less than significant. Therefore,

implementation of the proposed Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in MND No. 38981.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655.
6. As demonstrated in the Addendum to Mitigated Negative Declaration (MND) No. 38981 pursuant to State CEQA Guidelines section 15164 (Addendum to EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier MND No. 38981 as amended by subsequent approved Addenda. Potentially significant effects have been adequately analyzed in MND No. 38981 as revised, pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. A subsequent MND was not prepared for the proposed project because the project did not trigger any of the conditions described in State CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations). An addendum to MND No. 3881 was prepared that concluded, based upon substantial evidence in the record, that the proposed project would not result in any new or substantially greater significant impacts, and no new mitigation measures are required which were not analyzed by MND No. 38981. Therefore, the project complies with the requirements of CEQA.
7. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered

or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by [road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Addendum, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received and written communication or phone calls who indicated support or opposition to the proposed project.

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Template Revision: 07/07/20

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3 **RESOLUTION NO. 2020-010**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1155**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 July 15, 2020, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on July 15, 2020, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. EA 42821; and
24

25 **ADOPTION** of General Plan Amendment No. 1155
26
27
28

2 **ORDINANCE NO. 348.XXXX**
3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**
4 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 **Section 1.** Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended,
7 are further amended by placing in effect in the Alberhill Area the zone or zones as shown on the map entitled
8 "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. xxxx, Change of Zone Case No.
9 7881," which map is made a part of this ordinance.

10 **Section 2.** Section 17.40 of Article XVIIa of Ordinance No. 348 is hereby amended in its
11 entirety to read as follows:

12 "Section 17.40 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
13 152.

14 a. **Planning Area 1.**

15 (1) The uses permitted in Planning Area 1 of Specific Plan No. 152 shall be the same as
16 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
17 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

18 (2) The development standards for Planning Area 1 of Specific Plan No. 152 shall be the
19 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
20 development standards set forth in Article VI, Section 6.2.c., d., and e.(1), (2), and (4) shall be
21 deleted and replaced by the following:

22 A. The minimum average width of that portion of a lot to be used as a building
23 site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That
24 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
25 (20').

26 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
28

1 C. The front yard shall be not less than ten feet (10'), measured from the existing
2 street line or from any future street line as shown on any Specific Plan of Highways,
3 whichever is nearer the proposed structure.

4 D. Side yards on interior and through lots shall be not less than five feet (5').
5 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
6 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
7 (10') from the existing street line or from any future street line as shown on any Specific Plan
8 of Highways, whichever is nearer the proposed structure, upon which the main building
9 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
10 twenty percent (20%) of the width of the lot.

11 E. The rear yard shall not be less than fifteen feet (15').

12 F. Chimneys and fireplaces may encroach two feet (2') into the required
13 setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard
14 except as provided for in section 18.19 of Ordinance No. 348.

15 In addition, the following standards shall also apply:

16 AA. No lot shall have more than sixty percent (60%) of its net area covered by
17 buildings or structures.

18 BB. No garage shall be situated closer than thirty feet (30') from the face of the
19 curb, except that garages that are entered via the side and those with roll-up type garage doors
20 may be located twenty-eight feet (28') from the curb.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 b. Planning Areas 2, 4, 8, and 9.

24 (1) The uses permitted in Planning Areas 2, 4, 8, and 9 of Specific Plan No. 152 shall be
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
26 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
27 uses identified under Section 6.1.a. shall include undeveloped open space.
28

1 (2) The development standards for Planning Areas 2, 4, 8, and 9 of Specific Plan No.
2 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standard set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3),
4 and (4) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than five thousand (5,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely
7 for access to the portion of a lot used as a building site.

8 B. The minimum average width of that portion of a lot to be used as a building
9 site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
10 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
11 (20').

12 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

14 D. The front yard shall be not less than ten feet (10'), measured from the existing
15 street line or from any future street line as shown on any Specific Plan of Highways,
16 whichever is nearer the proposed structure.

17 E. Side yards on interior and through lots shall be not less than five feet (5').
18 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
19 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
20 (10') from the existing street line or from any future street line as shown on any Specific Plan
21 of Highways, whichever is nearer the proposed structure, upon which the main building
22 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
23 twenty percent (20%) of the width of the lot.

24 F. The rear yard shall not be less than fifteen feet (15').

25 G. Chimneys and fireplaces may encroach two feet (2') into the required
26 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
27 yard except as provided for in section 18.19 of Ordinance No. 348.

28 In addition, the following standards shall also apply:

1 AA. No lot shall have more than sixty percent (60%) of its net area covered by
2 buildings or structures.

3 BB. No garage shall be situated closer than thirty feet (30') from the face of the
4 curb, except that garages that are entered via the side and those with roll-up type garage doors
5 may be located twenty-eight feet (28') from the curb.

6 (3) Except as provided above, all other zoning requirements shall be the same as those
7 requirements identified in Article VI of Ordinance No. 348.

8 c. Planning Area 3.

9 (1) The uses permitted in Planning Area 3 of Specific Plan No. 152 shall be the same as
10 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
11 pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified
12 under Section 6.1.a. shall also include undeveloped open space.

13 (2) The development standards for Planning Area 3 of Specific Plan No. 152 shall be
14 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except
15 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and
16 (4) shall be deleted and replaced by the following:

17 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
18 The minimum lot area shall be determined by excluding that portion of a lot that is used
19 solely for access to the portion of a lot used as a building site.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
22 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
23 (20').

24 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

26 D. The front yard shall be not less than ten feet (10'), measured from the existing
27 street line or from any future street line as shown on any Specific Plan of Highways,
28 whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall be not less than five feet (5').
2 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
3 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
4 (10') from the existing street line or from any future street line as shown on any Specific Plan
5 of Highways, whichever is nearer the proposed structure, upon which the main building
6 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
7 twenty percent (20%) of the width of the lot.

8 F. The rear yard shall not be less than fifteen feet (15').

9 G. Chimneys and fireplaces may encroach two feet (2') into the required
10 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
11 yard except as provided for in section 18.19 of Ordinance No. 348.

12 In addition, the following standards shall also apply:

13 AA. No lot shall have more than sixty percent (60%) of its net area covered by
14 buildings or structures.

15 BB. No garage shall be situated closer than thirty feet (30') from the face of the
16 curb, except that garages that are entered via the side and those with roll-up type garage doors
17 may be located twenty-eight feet (28') from the curb.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VI of Ordinance No. 348.

20 d. Planning Areas 5 and 7.

21 (1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 152 shall be the
22 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

24 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 152 shall
25 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
26 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e. shall be deleted
27 and replaced by the following:

1 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum
2 lot area shall be determined by excluding that portion of a lot that is used solely for access
3 to the portion of a lot used as a building site.

4 B. The minimum average width of that portion of the lot to be used as a building
5 site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
6 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
7 (20').

8 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

10 D. The front yard shall be not less than ten feet (10'), measured from the existing
11 street line or from any future street line as shown on any Specific Plan of Highways,
12 whichever is nearer the proposed structure.

13 E. Side yards on interior and through lots shall be not less than five feet (5').
14 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
15 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
16 (10') from the existing street line or from any future street line as shown on any Specific Plan
17 of Highways, whichever is nearer the proposed structure, upon which the main building
18 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
19 twenty percent (20%) of the width of the lot.

20 F. The rear yard shall not be less than fifteen feet (15').

21 G. Chimneys and fireplaces may encroach two feet (2') into the required
22 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
23 yard except as provided for in section 18.19 of Ordinance No. 348.

24 In addition, the following standards shall also apply:

25 AA. No lot shall have more than sixty percent (60%) of its net area covered by
26 buildings or structures.

1 BB. No garage shall be situated closer than thirty feet (30') from the face of the
2 curb, except that garages that are entered via the side and those with roll-up type garage doors
3 may be located twenty-eight feet (28') from the curb.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 e. Planning Area 6.

7 (1) The uses permitted in Planning Area 6 of Specific Plan No. 152 shall be the same as
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
9 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

10 (2) The development standards for Planning Area 6 of Specific Plan No. 152 shall be the
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
12 development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4) shall
13 be deleted and replaced by the following:

14 A. Lot area shall be not less than five thousand (5,000) square feet. The
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely
16 for access to the portion of a lot used as a building site.

17 B. The minimum average width of that portion of the lot to be used as a building
18 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion
19 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

20 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

22 D. The front yard shall be not less than ten feet (10'), measured from the existing
23 street line or from any future street line as shown on any Specific Plan of Highways,
24 whichever is nearer the proposed structure.

25 E. Side yards on interior and through lots shall be not less than five feet (5').
26 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
27 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
28 (10') from the existing street line or from any future street line as shown on any Specific Plan

1 of Highways, whichever is nearer the proposed structure, upon which the main building
2 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
3 twenty percent (20%) of the width of the lot.

4 F. The rear yard shall not be less than fifteen feet (15').

5 G. Chimneys and fireplaces may encroach two feet (2') into the required
6 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
7 yard except as provided for in section 18.19 of Ordinance No. 348.

8 In addition, the following standards shall also apply:

9 AA. No lot shall have more than sixty percent (60%) of its net area covered by
10 buildings or structures.

11 BB. No garage shall be situated closer than thirty feet (30') from the face of the
12 curb, except that garages that are entered via the side and those with roll-up type garage doors
13 may be located twenty-eight feet (28') from the curb.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 f. Planning Areas 10 and 13.

17 (1) The uses permitted in Planning Areas 10 and 13 of Specific Plan No. 152 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
19 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
20 uses identified under Section 6.1.a. shall include undeveloped open space.

21 (2) The development standards for Planning Areas 10 and 13 of Specific Plan No. 152
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standard set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3),
24 and (4) shall be deleted and replaced by the following:

25 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum
26 lot area shall be determined by excluding that portion of a lot that is used solely for access to
27 the portion of a lot used as a building site.

1 B. The minimum average width of that portion of the lot to be used as a building
2 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion
3 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

4 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

6 D. The front yard shall be not less than ten feet (10'), measured from the existing
7 street line or from any future street line as shown on any Specific Plan of Highways,
8 whichever is nearer the proposed structure.

9 E. Side yards on interior and through lots shall be not less than five feet (5').
10 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
11 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
12 (10') from the existing street line or from any future street line as shown on any Specific Plan
13 of Highways, whichever is nearer the proposed structure, upon which the main building
14 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
15 twenty percent (20%) of the width of the lot.

16 F. The rear yard shall not be less than fifteen feet (15').

17 G. Chimneys and fireplaces may encroach two feet (2') into the required
18 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
19 yard except as provided for in section 18.19 of Ordinance No. 348.

20 In addition, the following standards shall also apply:

21 AA. No lot shall have more than sixty percent (60%) of its net area covered by
22 buildings or structures.

23 BB. No garage shall be situated closer than thirty feet (30') from the face of the
24 curb, except that garages that are entered via the side and those with roll-up type garage doors
25 may be located twenty-eight feet (28') from the curb.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VI of Ordinance No. 348.

28 g. Planning Areas 11 and 12.

1 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
2 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
3 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
4 uses identified under Section 6.1.a. shall also include undeveloped open space.

5 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
6 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
7 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
8 (3), and (4) shall be deleted and replaced by the following:

9 A. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used solely
11 for access to the portion of a lot used as a building site.

12 B. The minimum average width of that portion of the lot to be used as a building
13 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion
14 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

15 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

17 D. The front yard shall be not less than ten feet (10'), measured from the existing
18 street line or from any future street line as shown on any Specific Plan of Highways,
19 whichever is nearer the proposed structure.

20 E. Side yards on interior and through lots shall be not less than five feet (5').
21 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
22 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
23 (10') from the existing street line or from any future street line as shown on any Specific Plan
24 of Highways, whichever is nearer the proposed structure, upon which the main building
25 sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed
26 twenty percent (20%) of the width of the lot.

27 F. The rear yard shall not be less than fifteen feet (15').
28

1 G. Chimneys and fireplaces may encroach two feet (2') into the required
2 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
3 yard except as provided for in section 18.19 of Ordinance No. 348.

4 In addition, the following standards shall also apply:

5 AA. No lot shall have more than sixty percent (60%) of its net area covered by
6 buildings or structures.

7 BB. No garage shall be situated closer than thirty feet (30') from the face of the
8 curb, except that garages that are entered via the side and those with roll-up type garage doors
9 may be located twenty-eight feet (28') from the curb.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 h. Planning Areas 14, 15 and 18.

13 (1) The uses permitted in Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall
14 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
15 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
16 undeveloped open space.

17 (2) The development standards for Planning Areas 14, 15 and 18 of Specific Plan No.
18 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
19 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VIIIe of Ordinance No. 348.

22 i. Planning Area 16.

23 (1) The uses permitted in Planning Area 16 of Specific Plan No. 152 shall be the same
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 6.1.b.(1) shall not be permitted.

26 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
28

1 except that the development standards set forth in Article VI, Section 6.2.b., c., and d. shall be
2 deleted and replaced by the following:

3 A. Lot area shall be not less than one-half (1/2) acre. The minimum lot area
4 shall be determined by excluding that portion of a lot that is used solely for access to the
5 portion of a lot used as a building site.

6 B. The minimum average width of that portion of the lot to be used as a building
7 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').
8 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
9 feet (20').

10 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
12 In addition, the following standards shall also apply:

13 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
14 by buildings or structures.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VI of Ordinance No. 348.

17 j. Planning Area 17.

18 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
19 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
20 uses permitted pursuant to Section 6.1.b. shall not be permitted.

21 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Section 6.2.b., c., and d. shall be
24 deleted and replaced by the following:

25 A. Lot area shall be not less than five (5) acres. The minimum lot area shall be
26 determined by excluding that portion of a lot that is used solely for access to the portion of
27 a lot used as a building site.

1 B. The minimum average width of that portion of the lot to be used as a building
2 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').
3 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
4 feet (20').

5 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

7 In addition, the following standards shall also apply:

8 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
9 by buildings or structures.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 k. Planning Area 19.

13 (1) The uses permitted in Planning Area 19 of Specific Plan No. 152 shall be the same
14 as those uses permitted in Article XV, Section 15.1 of Ordinance No. 348, except that the uses
15 permitted pursuant to Section 15.1.a; b.(4); c.(3), (5), and (6); d.(1) through (21), (26), and (27); and
16 e.(1) shall not be permitted. In addition, the permitted uses identified under Section 15.1.c. shall
17 also include wastewater treatment facilities.

18 (2) The development standards for Planning Area 19 of Specific Plan No. 152 shall be
19 the same as those standards identified in Article XV, Section 15.2 of Ordinance No. 348. In addition,
20 the following standards shall also apply:

21 A. No lot shall have more than sixty percent (60%) of its net area covered by
22 buildings or structures.

23 B. There are no yard requirements for buildings which do not exceed thirty-five
24 feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height
25 shall be setback from the front, rear, and side lot lines not less than two feet (2') for each foot
26 by which the height exceeds thirty-five feet (35'). The front setback shall be measured from
27 the specific plan street line. The rear setback shall be measured from the existing rear lot
28 line or from any recorded alley or easement; if the rear lot line adjoins a street, the rear

1 setback requirement shall be the same as required for a front setback. Each side setback shall
2 be measured from the side lot line, or from the specific plan street line.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article XV of Ordinance No. 348.

5 l. Planning Area 20.

6 (1) The uses permitted in Planning Area 20 of Specific Plan No. 152 shall be the same
7 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
8 permitted uses identified under Section 8.100.a. shall also include park and recreation centers and
9 parks.

10 (2) The development standards for Planning Area 20 of Specific Plan No. 152 shall be
11 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VIIIe or Ordinance No. 348.

14 m. Planning Area 21.

15 (1) The uses permitted in Planning Area 21 of Specific Plan No. 152 shall be the same
16 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
17 permitted uses identified under Section 8.100.a. shall also include schools.

18 (2) The development standards for Planning Area 21 of Specific Plan No. 152 shall be
19 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VIIIe or Ordinance No. 348.

22 n. Planning Area 22.

23 (1) The uses permitted in Planning Area 22 of Specific Plan No. 152 shall be the same
24 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that those uses
25 permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13), (14), (16),
26 (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27) and (28), B.(1), (2) and (3) and C. shall
27 not be permitted.
28

1 (2) The development standards for Planning Area 22 of Specific Plan No. 152 shall be
2 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that
3 the development standards set forth in Article VIII, Section 8.2.a., b., c., and d. shall be deleted and
4 replaced by the following:

5 A. Lot area shall be not less than three thousand six hundred and nineteen
6 (3,619) square feet.

7 B. The minimum lot width of that portion of the lot to be used as a building site
8 shall be forty-seven feet (47') with a minimum depth of seventy-seven feet (77').

9 C. The minimum frontage of a lot shall be forty-seven feet (47'), except that
10 corner lots may have a minimum frontage of thirty feet (30').

11 D. The front yard shall be not less than ten feet (10'), measured from the edge
12 of right-of-way.

13 E. Side yards on interior and through lots shall be not less than five feet (5').
14 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
15 ten feet (10').

16 F. Side yards on corner and reversed corner lots shall be not less than ten feet
17 (10') from the existing street line upon which the main building sides.

18 G. The rear yard setback shall not be less than ten feet (10').

19 H. Chimneys and fireplaces may encroach two feet (2') into the required
20 setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard
21 except as provided for in section 18.19 of Ordinance No. 348.

22 In addition, the following standards shall also apply:

23 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
24 by buildings or structures.

25 BB. No garage shall be situated closer than twenty feet (20') from the face of the
26 curb, except that garages with roll-up type garage doors may be located eighteen feet (18')
27 from the curb, and except that side-on garages shall be no closer than ten feet (10') from the
28 curb.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIII of Ordinance No. 348.

3 o. Planning Area 23.

4 (1) The uses permitted in Planning Area 23 of Specific Plan No. 152 shall be the same
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that those uses
6 permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13), (14), (16),
7 (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27) and (28); B.(1), (2), and (3); and C. shall
8 not be permitted.

9 (2) The development standards for Planning Area 23 of Specific Plan No. 152 shall be
10 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that
11 the development standards set forth in Article VIII, Section 8.2.a., b., c., and d. shall be deleted and
12 replaced by the following:

13 A. Lot area shall be not less than four thousand (4,000) square feet.

14 B. The minimum width of that portion of the lot to be used as a building site
15 shall be fifty feet (50') with a minimum depth of eighty feet (80').

16 C. The minimum frontage of a lot shall be fifty feet (50'), except that corner lots
17 may have a minimum frontage of thirty feet (30').

18 D. The front yard shall be not less than ten feet (10'), measured from the edge
19 of right-of-way.

20 E. Side yards on interior and through lots shall be not less than five feet (5').
21 However, if a zero-lot line design is utilized, the alternative side yard may not be less than
22 ten feet (10').

23 F. Side yards on corner and reversed corner lots shall be not less than ten feet
24 (10') from the existing street line upon which the main building sides.

25 G. The rear yard setback shall not be less than ten feet (10').

26 H. Chimneys and fireplaces may encroach two feet (2') into the required
27 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
28 yard except as provided for in section 18.19 of Ordinance No. 348.

1
2 In addition, the following standards shall also apply:

3 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
4 by buildings or structures.

5 BB. No garage shall be situated closer than twenty feet (20') from the face of the
6 curb, except that garages with roll-up type garage doors may be located eighteen feet (18')
7 from the curb, and except that side-on garages shall be no closer than ten feet (10') from the
8 curb.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIII of Ordinance No. 348.

11 p. Planning Area 24.

12 (1) The uses permitted in Planning Area 24 of Specific Plan No. 152 shall be the same
13 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that those uses
14 permitted pursuant to Section 8.100.A.(1), (2), (3), (6), (8) and (9); B.(1): and C.(1) shall not be
15 permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include public
16 parks, parking lots, pools, walkways, trails and undeveloped open space.

17 (2) The development standards for Planning Area 24 of Specific Plan No. 152 shall be
18 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 q. Planning Area 25.

22 (1) The uses permitted in Planning Area 25 of Specific Plan No. 152 shall be the same
23 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No. 348, except that
24 those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5), (6), (8), and (9); B.(1); and
25 C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall
26 also include open space and trails.

27 (2) The development standards for Planning Area 25 of Specific Plan No. 152 shall be
28 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIIIe of Ordinance No. 348.

3 r. Planning Area 26.

4 (1) The uses permitted in Planning Area 26 of Specific Plan No. 152 shall be the same
5 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No. 348, except that
6 those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5), (6), (7), (8) and (9); B.(1);
7 and C.(1) shall not be permitted.

8 (2) The development standards for Planning Area 26 of Specific Plan No. 152 shall be
9 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VIIIe of Ordinance No. 348.”

12 Section 3. This ordinance shall take effect 30 days after its adoption.
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14
15
16
17

18 BOARD OF SUPERVISORS OF THE COUNTY
19 OF RIVERSIDE, STATE OF CALIFORNIA

20
21 By _____
Chairman, Board of Supervisors

22 ATTEST:
23 KECIA HARPER
24 Clerk of the Board

25 By _____
Deputy

26 (SEAL)
27

28 APPROVED AS TO FORM:

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By: _____
LEILA MOSHREF-DANESH
Deputy County Counsel

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) **ss.**

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on _____, the foregoing ordinance consisting of three sections was adopted by the following vote:

AYES:

NOES:

ABSENT:

DATE: _____

GERALD A. MALONEY
Clerk of the Board

(Seal)

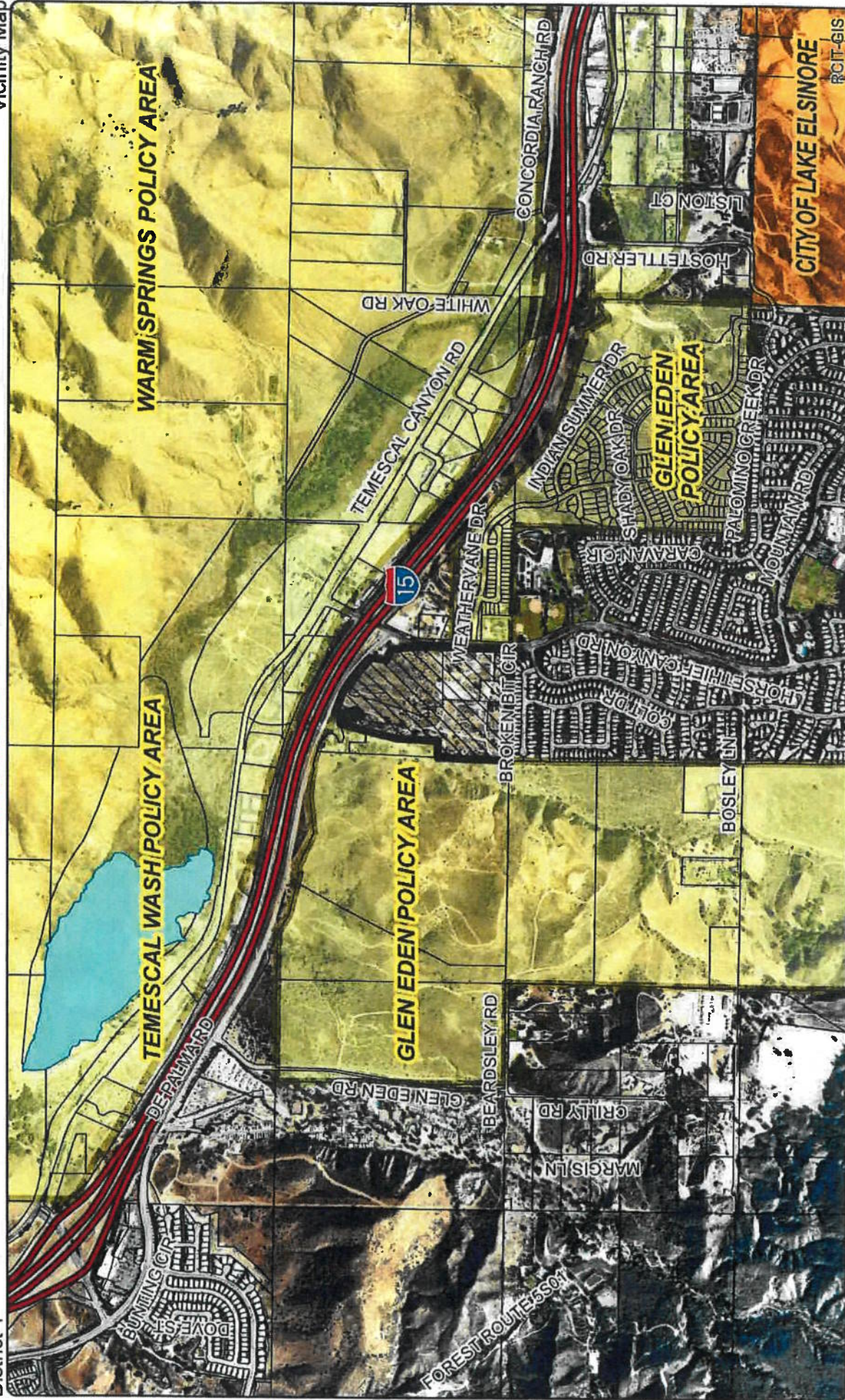
By: _____
Deputy

Item #

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07881 GPA01155 SP00152A5 TR37002
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 6/5/2020
 Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen

DISCLAIMER: On October 1, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County areas. The new General Plan may cause different type of land use than is provided for in the current General Plan. This map is for informational purposes only. For more information, please contact the Planning Department of the County of Riverside at (951) 948-5300 (Western County) or its Planning Director at (909) 884-9777 (Eastern County) or Website <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07881 GPA01155 SP00152A5 TR37002

Supervisor: Jeffries
District 1

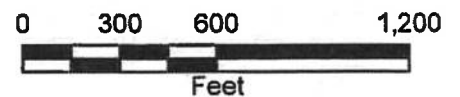
Date Drawn: 6/5/2020
Exhibit 1

LAND USE



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.retims.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07881 GPA01155 SP00152A5 TR37002

Supervisor: Jeffries
 District 1

PROPOSED ZONING

Date Drawn: 6/5/2020
 Exhibit 3



Zoning Area: Alberhill

Author: Vinnie Nguyen



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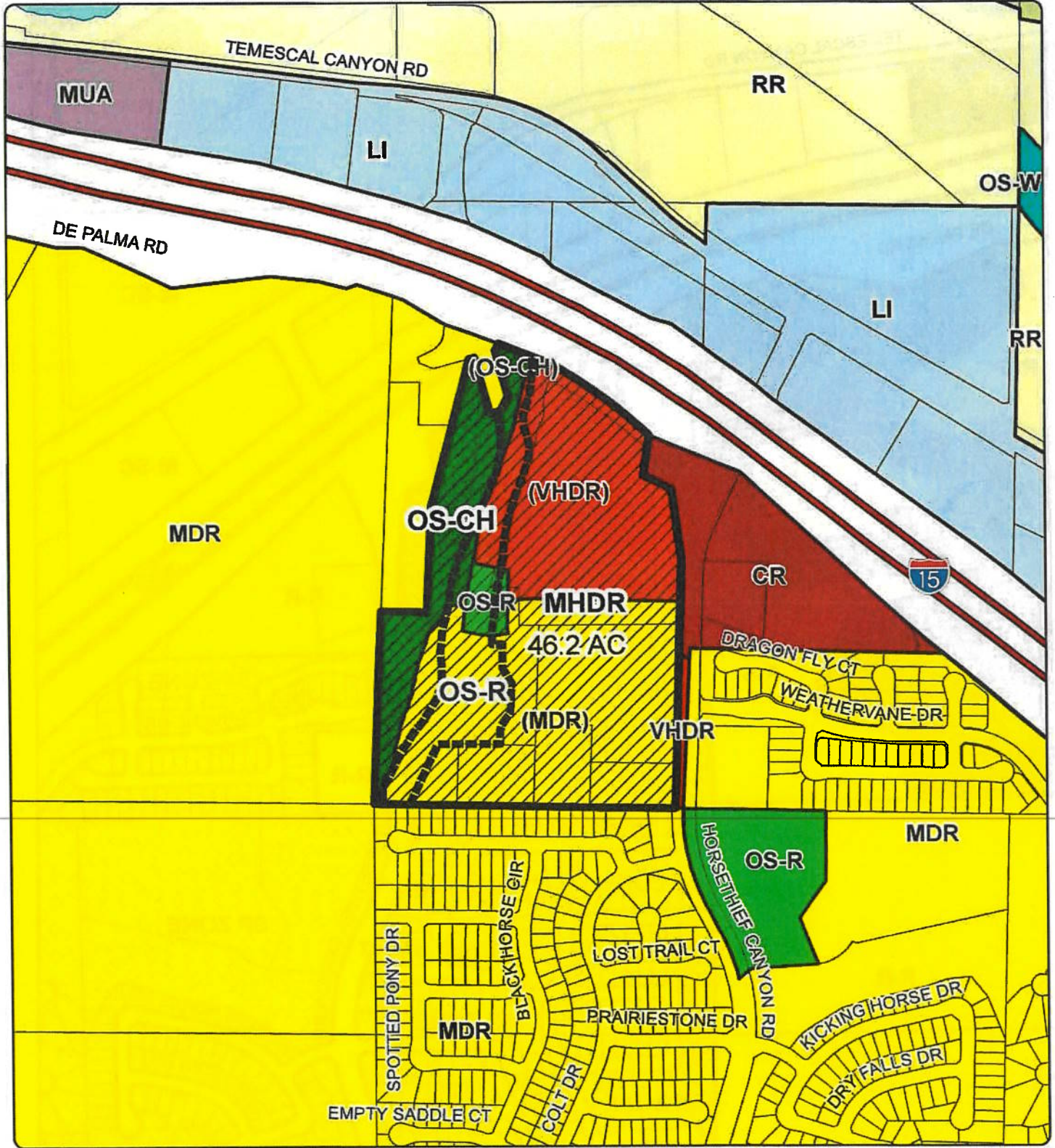
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07881 GPA01155 SP00152A5 TR37002

PROPOSED GENERAL PLAN

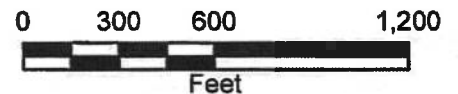
Supervisor: Jeffries
District 1

Date Drawn: 6/5/2020
Exhibit 6



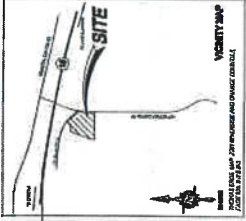
Zoning Area: Alberhill

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37002
 A/P 391-090-06, 07, 16, 26 & PORTIONS OF 391-090-44, -45, & -46



EASEMENTS

- 1. EASEMENT FOR PUBLIC UTILITIES
- 2. EASEMENT FOR ACCESS TO ADJACENT PROPERTY
- 3. EASEMENT FOR OVERHEAD UTILITY LINES
- 4. EASEMENT FOR OVERHEAD UTILITY LINES
- 5. EASEMENT FOR OVERHEAD UTILITY LINES
- 6. EASEMENT FOR OVERHEAD UTILITY LINES
- 7. EASEMENT FOR OVERHEAD UTILITY LINES
- 8. EASEMENT FOR OVERHEAD UTILITY LINES
- 9. EASEMENT FOR OVERHEAD UTILITY LINES
- 10. EASEMENT FOR OVERHEAD UTILITY LINES
- 11. EASEMENT FOR OVERHEAD UTILITY LINES
- 12. EASEMENT FOR OVERHEAD UTILITY LINES
- 13. EASEMENT FOR OVERHEAD UTILITY LINES
- 14. EASEMENT FOR OVERHEAD UTILITY LINES
- 15. EASEMENT FOR OVERHEAD UTILITY LINES
- 16. EASEMENT FOR OVERHEAD UTILITY LINES
- 17. EASEMENT FOR OVERHEAD UTILITY LINES
- 18. EASEMENT FOR OVERHEAD UTILITY LINES
- 19. EASEMENT FOR OVERHEAD UTILITY LINES
- 20. EASEMENT FOR OVERHEAD UTILITY LINES

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED IN THIS TRACT MAP IS PART OF THE UNDIVIDED INTERESTS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THIS TRACT MAP.

GENERAL NOTES

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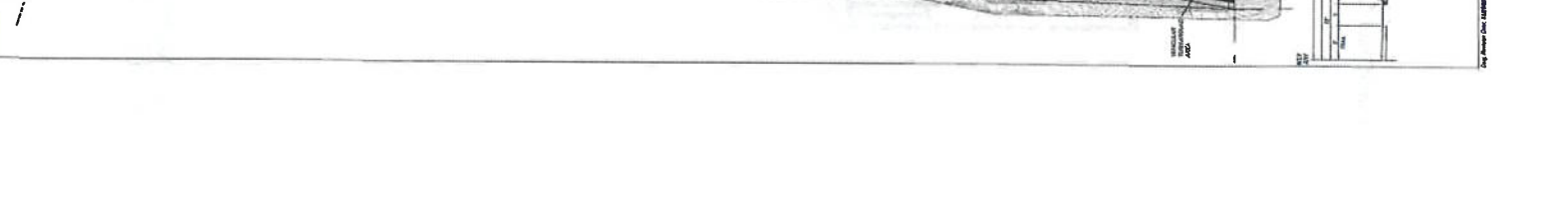
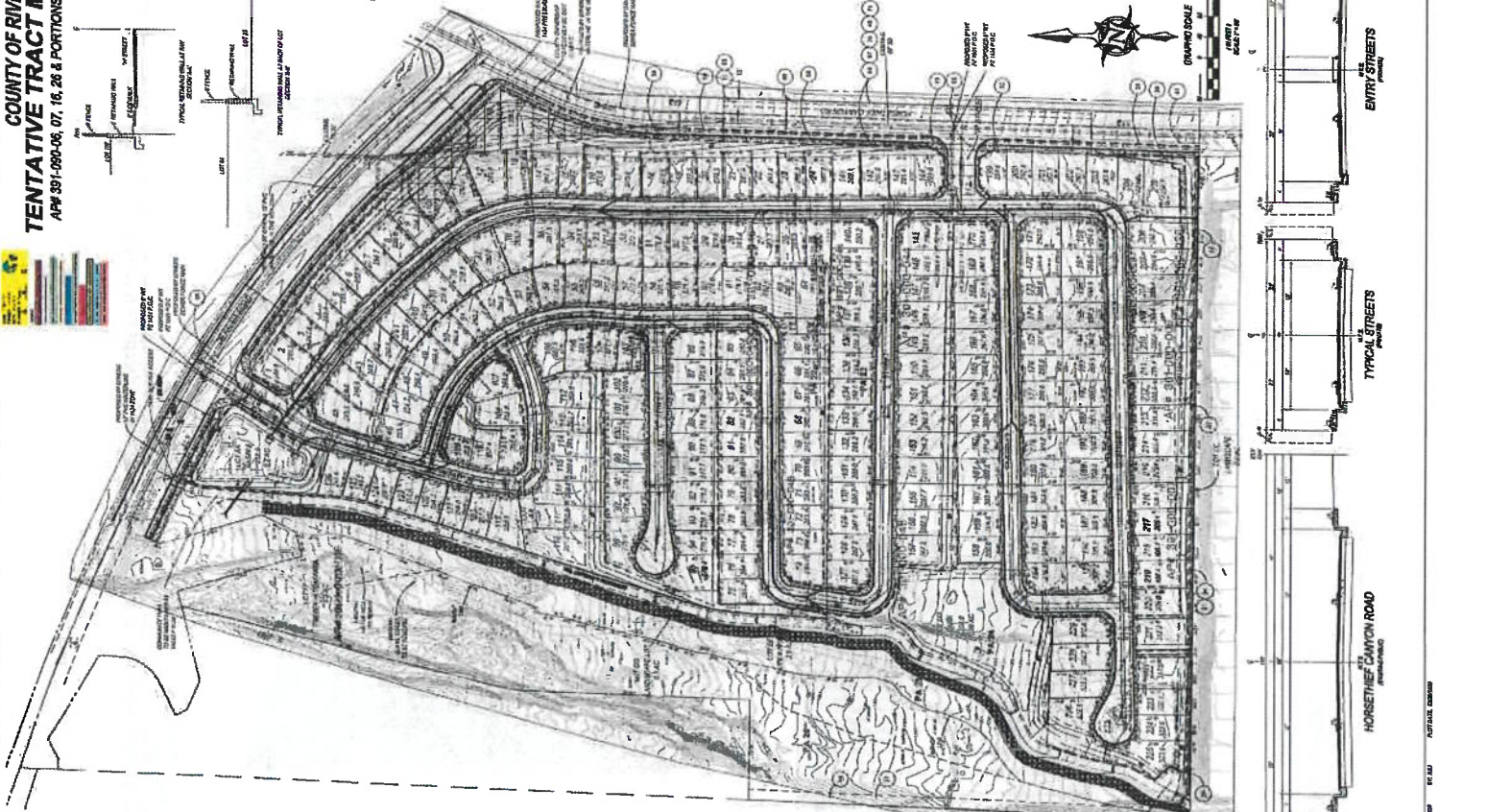
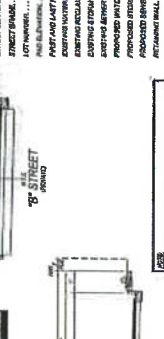
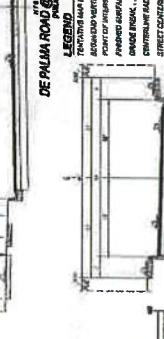
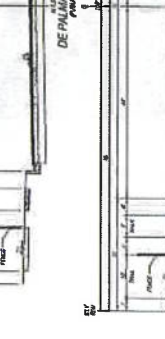
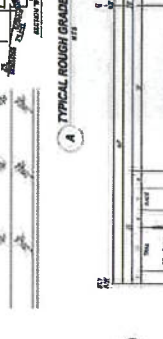
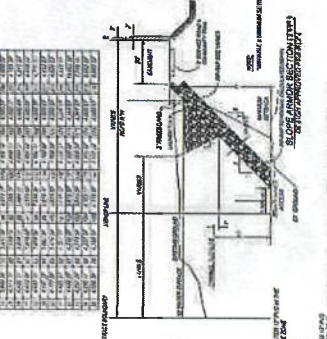
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Parcel No.	Area (Acres)	Area (Sq. Ft.)	Volume (Cu. Yds.)	Grade (Feet)
1	0.12	8290	1200	100
2	0.15	10290	1500	100
3	0.18	12290	1800	100
4	0.21	14290	2100	100
5	0.24	16290	2400	100
6	0.27	18290	2700	100
7	0.30	20290	3000	100
8	0.33	22290	3300	100
9	0.36	24290	3600	100
10	0.39	26290	3900	100
11	0.42	28290	4200	100
12	0.45	30290	4500	100
13	0.48	32290	4800	100
14	0.51	34290	5100	100
15	0.54	36290	5400	100
16	0.57	38290	5700	100
17	0.60	40290	6000	100
18	0.63	42290	6300	100
19	0.66	44290	6600	100
20	0.69	46290	6900	100
21	0.72	48290	7200	100
22	0.75	50290	7500	100
23	0.78	52290	7800	100
24	0.81	54290	8100	100
25	0.84	56290	8400	100
26	0.87	58290	8700	100
27	0.90	60290	9000	100
28	0.93	62290	9300	100
29	0.96	64290	9600	100
30	0.99	66290	9900	100
31	1.02	68290	10200	100
32	1.05	70290	10500	100
33	1.08	72290	10800	100
34	1.11	74290	11100	100
35	1.14	76290	11400	100
36	1.17	78290	11700	100
37	1.20	80290	12000	100
38	1.23	82290	12300	100
39	1.26	84290	12600	100
40	1.29	86290	12900	100
41	1.32	88290	13200	100
42	1.35	90290	13500	100
43	1.38	92290	13800	100
44	1.41	94290	14100	100
45	1.44	96290	14400	100
46	1.47	98290	14700	100
47	1.50	100290	15000	100
48	1.53	102290	15300	100
49	1.56	104290	15600	100
50	1.59	106290	15900	100
51	1.62	108290	16200	100
52	1.65	110290	16500	100
53	1.68	112290	16800	100
54	1.71	114290	17100	100
55	1.74	116290	17400	100
56	1.77	118290	17700	100
57	1.80	120290	18000	100
58	1.83	122290	18300	100
59	1.86	124290	18600	100
60	1.89	126290	18900	100
61	1.92	128290	19200	100
62	1.95	130290	19500	100
63	1.98	132290	19800	100
64	2.01	134290	20100	100
65	2.04	136290	20400	100
66	2.07	138290	20700	100
67	2.10	140290	21000	100
68	2.13	142290	21300	100
69	2.16	144290	21600	100
70	2.19	146290	21900	100
71	2.22	148290	22200	100
72	2.25	150290	22500	100
73	2.28	152290	22800	100
74	2.31	154290	23100	100
75	2.34	156290	23400	100
76	2.37	158290	23700	100
77	2.40	160290	24000	100
78	2.43	162290	24300	100
79	2.46	164290	24600	100
80	2.49	166290	24900	100
81	2.52	168290	25200	100
82	2.55	170290	25500	100
83	2.58	172290	25800	100
84	2.61	174290	26100	100
85	2.64	176290	26400	100
86	2.67	178290	26700	100
87	2.70	180290	27000	100
88	2.73	182290	27300	100
89	2.76	184290	27600	100
90	2.79	186290	27900	100
91	2.82	188290	28200	100
92	2.85	190290	28500	100
93	2.88	192290	28800	100
94	2.91	194290	29100	100
95	2.94	196290	29400	100
96	2.97	198290	29700	100
97	3.00	200290	30000	100
98	3.03	202290	30300	100
99	3.06	204290	30600	100
100	3.09	206290	30900	100



CASE NO.
37002
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA

ENGINEER/CONTACT PERSON
 NAME: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]
 FAX: [Fax]
 E-MAIL: [Email]

OWNER / DEVELOPER
 NAME: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]
 FAX: [Fax]
 E-MAIL: [Email]

ASSESSOR'S PARCEL NUMBERS
 LIST OF PARCEL NUMBERS

DATE OF MAP
 [Date]

LEGEND
 SYMBOLS AND MEANINGS

DE PALMA ROAD INTERSECTION
 CROSS SECTION

8th STREET INTERSECTION
 CROSS SECTION

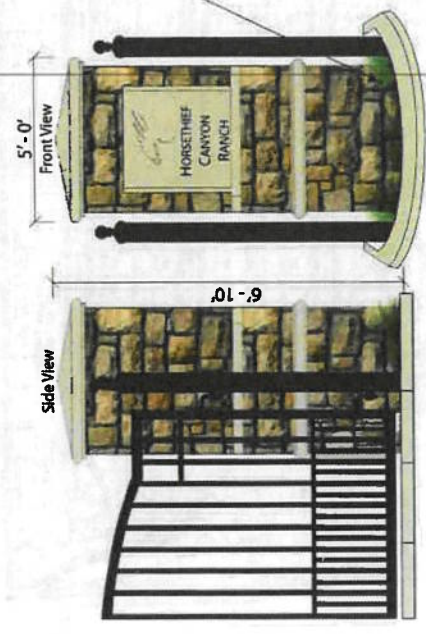
ENTRY STREETS
 CROSS SECTION

HORSETIEF CANYON ROAD
 CROSS SECTION

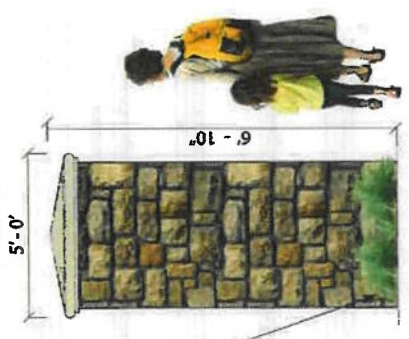
HORSETHIEF CANYON RANCH



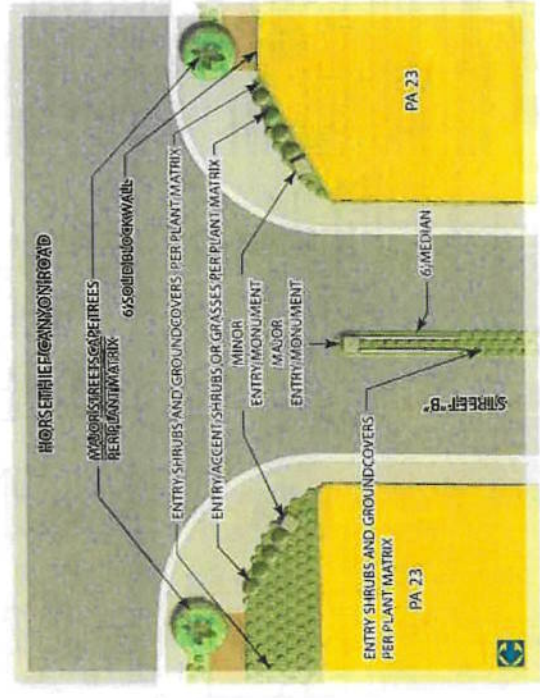
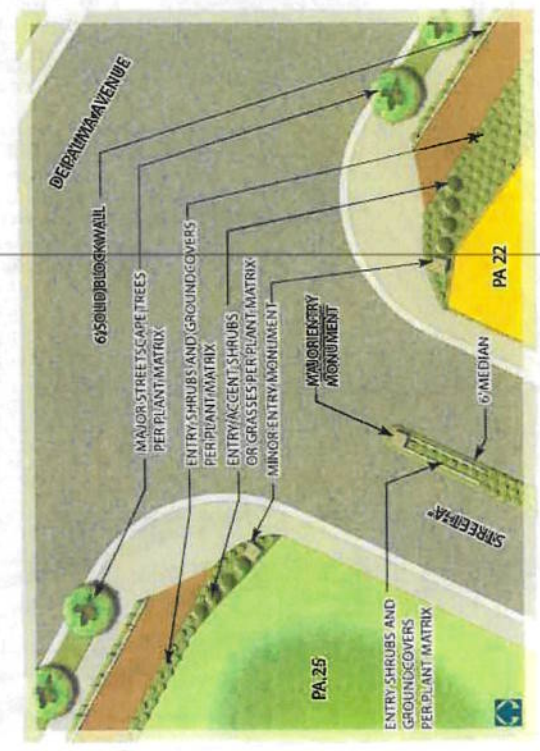
MAJOR ENTRY MONUMENT **



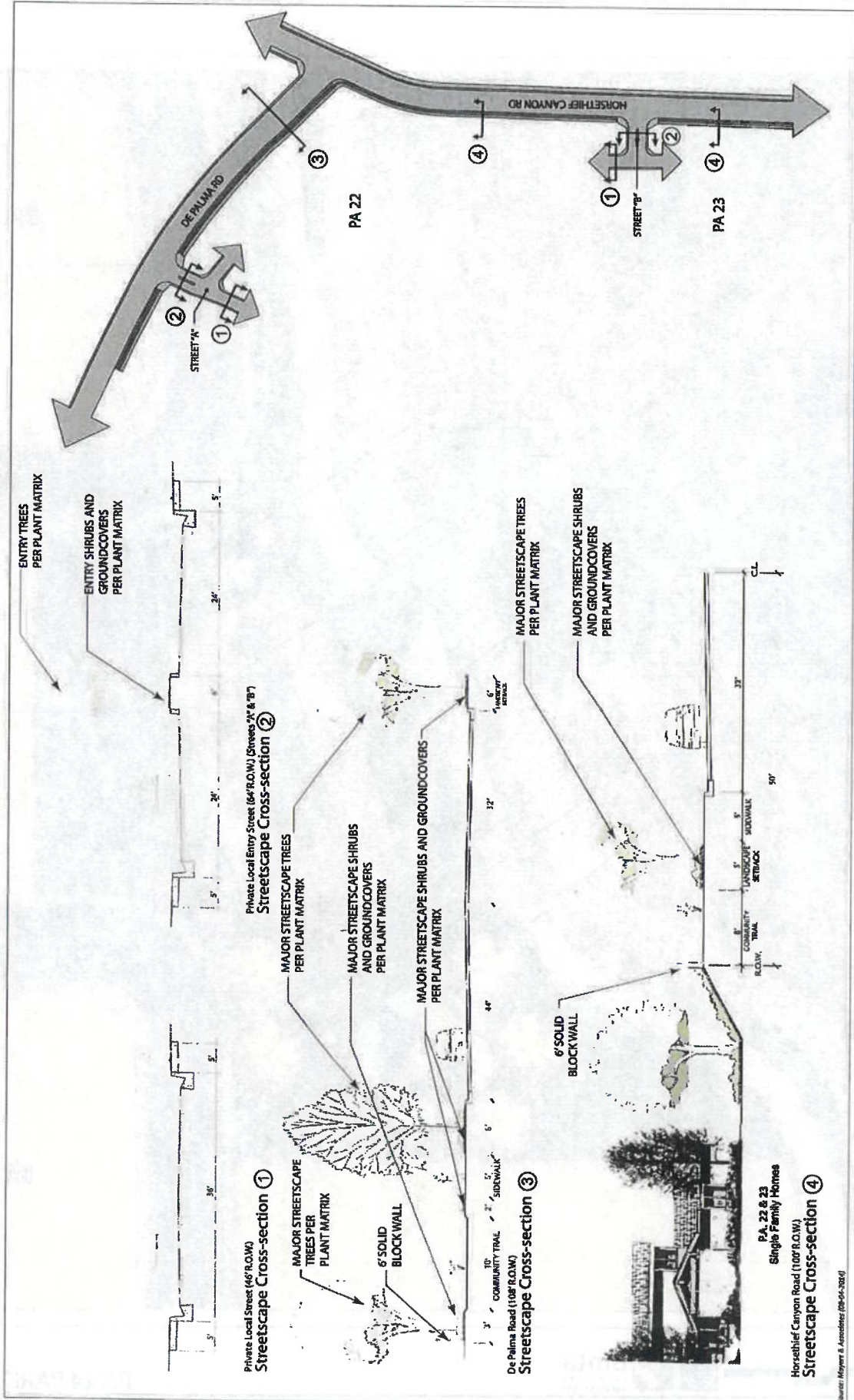
MINOR ENTRY MONUMENT **



ENTRY ACCENT SHRUBS OR GRASSES PER PLANT MATRIX



HORSETHIEF CANYON RANCH



Source: Meyer & Associates (09-04-2014)



Specific Plan No. 152, Amendment No. 5 & TM 37002-Conceptual Landscape Plan Exhibits

STREETSCAPES - HORSETHIEF CANYON ROAD, DE PALMA ROAD, & STREET 'A'

HORSETHIEF CANYON RANCH



Section of Buffer Area C

(From P.A. 23 to Existing Residential)

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

6" Vinyl Fence

2-1 Manufactured Slopes

25' Minimum Setback

Single Family Residential (P.A. 31)

Existing Wood Fencing

Track 23090

Single Family Residential (P.A. 2 - 5,000 SF Lot)

Section of Buffer Area D

(From P.A. 28 to P.A. 23 to P.A. 23)

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

6" Solid Block Wall or 6" Combination Solid Block Wall/Tubular Steel Fence or 6" Tubular Steel Fence

2-4' High Manufactured Slope (2:1)

15' Wide Maintenance Road/Trail

6 Green Vinyl Coated Chain Link Fence

Buffer Area - Manufactured Slopes

2-1 Manufactured Slopes

MSHCP Community Space (P.A. 26)

Vegetation

Open Space - (P.A. 25)

Single Family Residential (P.A. 23)

Section of Buffer Area E

(From P.A. 28 to P.A. 23 to P.A. 23)

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

6" Solid Block Wall or 6" Combination Solid Block Wall/Tubular Steel Fence or 6" Tubular Steel Fence

15' Wide Maintenance Road/Trail

Buffer Area - Manufactured Slopes

6" Green Vinyl Coated Chain Link Fence

25' Minimum Setback

MSHCP Open Space (P.A. 26)

Vegetation

Rear Setback, 10' Min.

Single Family Residential (P.A. 22)

* Width between Maintenance Road/Trail and P.A. 28 varies in width and elevation.

Section of Buffer Area F

(From P.A. 28 to De Palma Road)

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

Manufactured Slope Shrubs and Groundcovers per Plant Matrix

6" Solid Block Wall

3" Split Rail Wood or Vinyl Fencing

Major Street Trees per Plant Matrix

Community Trail

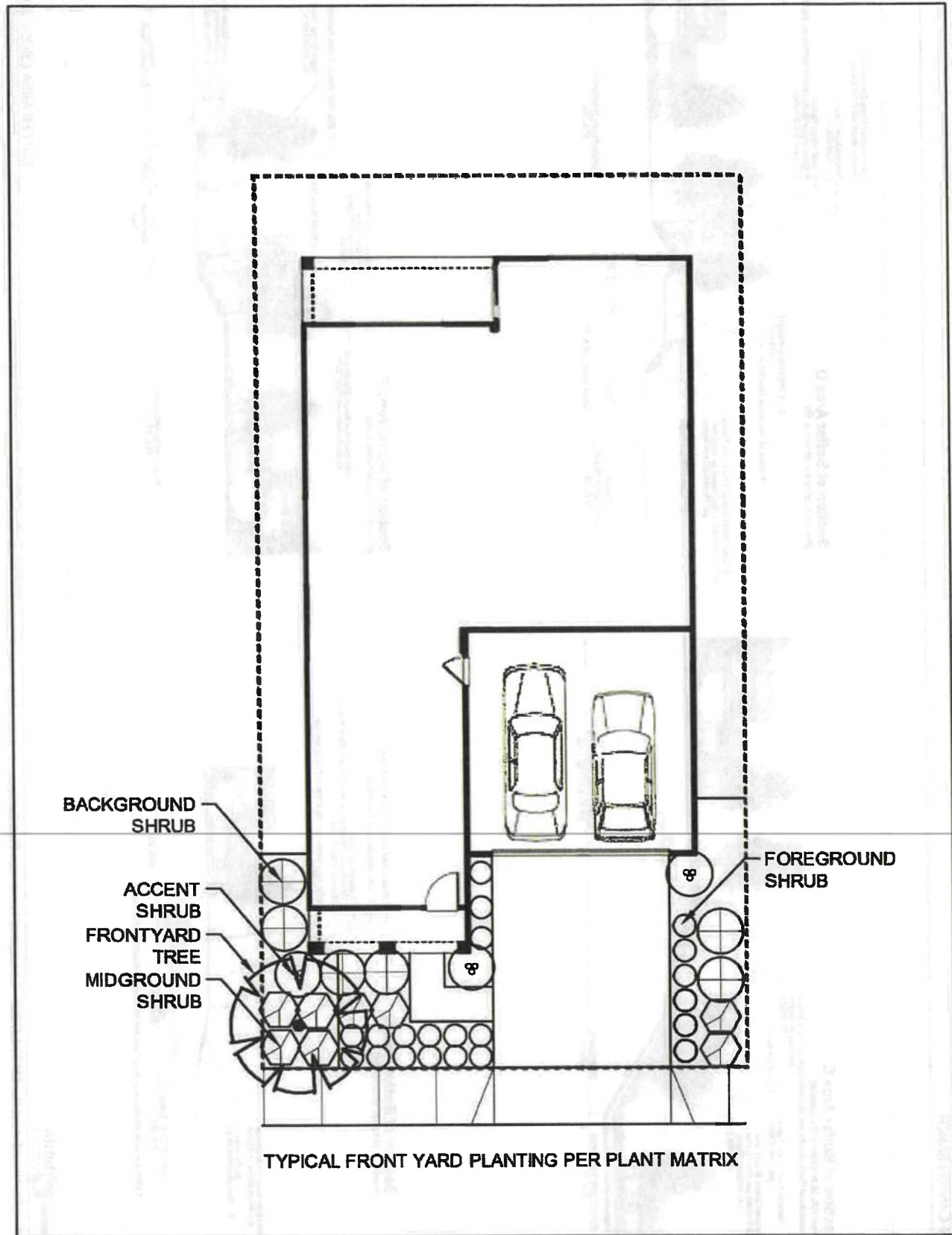
MSHCP Open Space (P.A. 26)

Vegetation

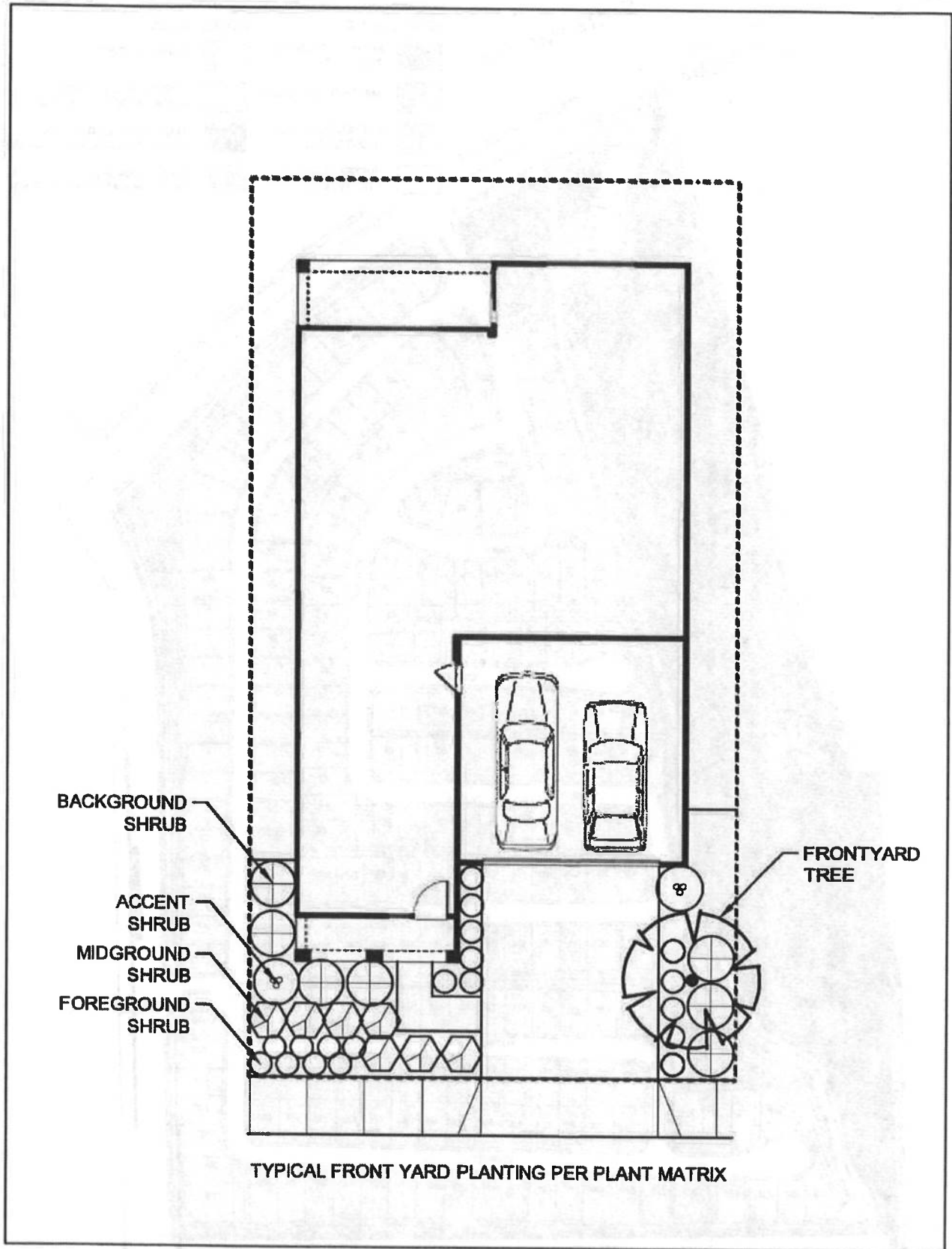
Single Family Residential (P.A. 22)

Major Streetcase Shrubs and Groundcovers per Plant Matrix

Vegetation (De Palma Road)



TYPICAL FRONT YARD PLANTING PER PLANT MATRIX



TYPICAL FRONT YARD PLANTING PER PLANT MATRIX

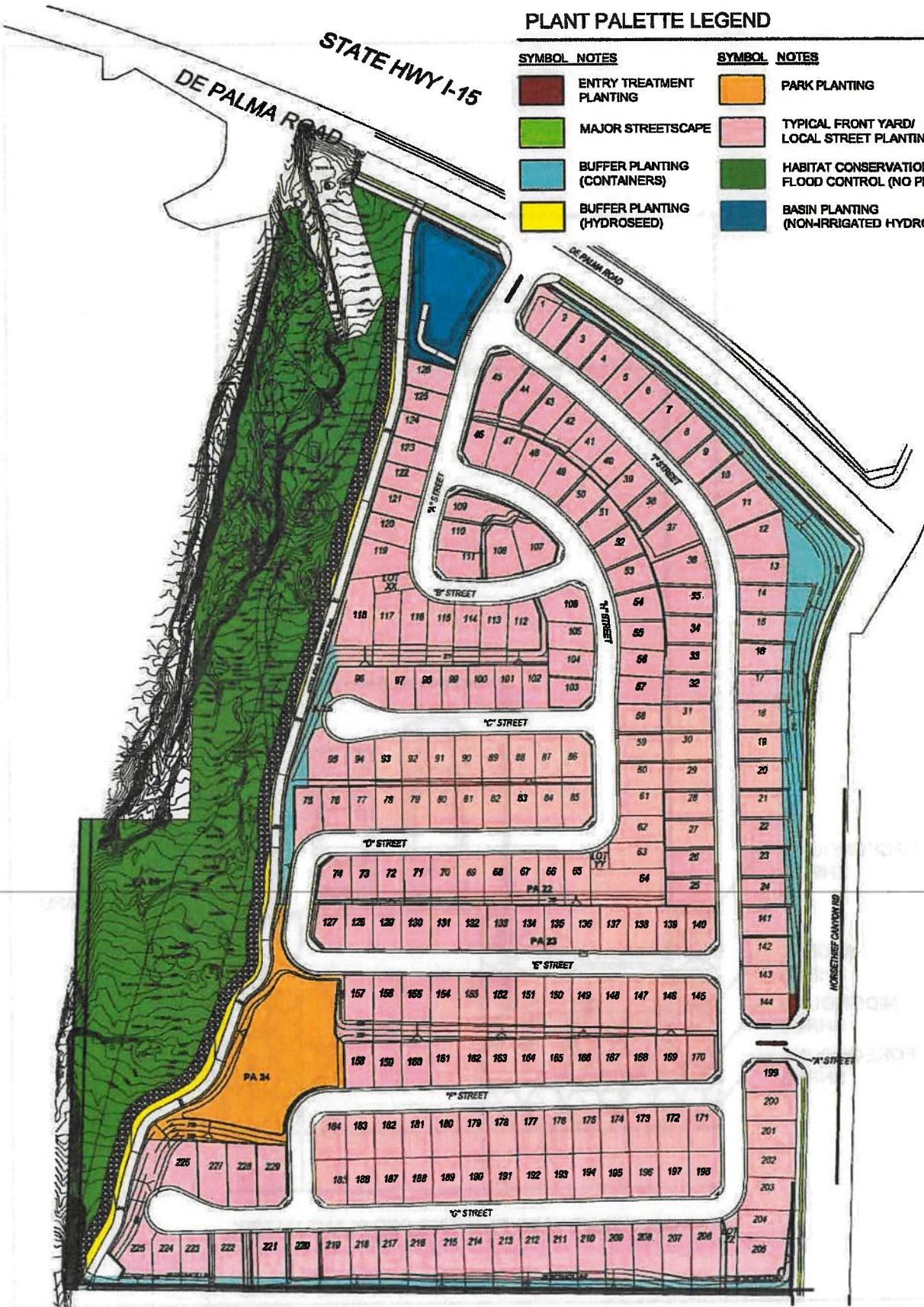
PLANT PALETTE LEGEND

SYMBOL NOTES

- ENTRY TREATMENT PLANTING
- MAJOR STREETScape
- BUFFER PLANTING (CONTAINERS)
- BUFFER PLANTING (HYDROSEED)

SYMBOL NOTES

- PARK PLANTING
- TYPICAL FRONT YARD/ LOCAL STREET PLANTING
- HABITAT CONSERVATION/ FLOOD CONTROL (NO PLANTING)
- BASIN PLANTING (NON-IRRIGATED HYDROSEED)



HORSETHIEF CANYON RANCH

Plant Matrix			Sub-palette					
Plant Material	Native	Common Name	Major Streetscape	Entry Landscape	Local Street/TFY	Buffer Landscape Park	Rec Center	Manufactured Slope Compatible
Botanical Name								
TREES								
<i>Aesculus californica</i>	*	California Buckeye				◆		◆
<i>Albizia julibrissin</i>		Silk Tree		◆				
<i>Arbutus unedo</i>		Strawberry Tree	◆	◆	◆		◆	◆
<i>Arbutus unedo</i> 'Marina'		Marina Strawberry Tree	◆	◆	◆		◆	◆
<i>Cassia surattensis</i>		Yellow Cassia	◆	◆	◆		◆	◆
<i>Cercis occidentalis</i>	*	Western Redbud	◆	◆	◆	◆	◆	◆
<i>Chamaerops humilis</i>		Mediterranean Fan Palm					◆	
<i>Chilopsis linearis</i>	*	Desert Willow	◆	◆	◆	◆		◆
<i>Cinnamomum camphora</i>		Camphor Tree		◆	◆		◆	◆
<i>Fraxinus o.</i> 'Raywood'		Raywood Ash	◆	◆	◆		◆	◆
<i>Fraxinus velutina</i>	*	Arizona Ash				◆		◆
<i>Geijera parviflora</i>		Australian Willow			◆		◆	
<i>Gleditsia triacanthos</i>		Honey Locust			◆			◆
<i>Jacaranda mimosifolia</i>		Jacaranda	◆	◆			◆	◆
<i>Juglans californica</i>	*	S. California Black Walnut				◆		
<i>Koelreuteria bipinnata</i>		Chinese Flame Tree					◆	◆
<i>Koelreuteria paniculata</i>		Golden Rain Tree					◆	◆
<i>Lagerstroemia indica</i>		Crape Myrtle	◆	◆	◆		◆	◆
<i>Lyonothamnus floribundus</i>	*	Catalina Ironwood				◆		
<i>Olea europaea</i> 'Swan Hill'		Fruitless Olive	◆	◆	◆		◆	◆
<i>Parkinsonia floridum</i> 'Desert Museum'	*	Desert Museum Blue Palo Verde			◆	◆		◆
<i>Parkinsonia microphyllum</i> (C. microphyllum)	*	Little Leaf Palo Verde				◆		◆
<i>Phoenix dactylifera</i>		Date Palm		◆			◆	
<i>Phoenix roebelenii</i>		Pigmy Date Palm		◆			◆	
<i>Platanus acerifolia</i> 'columbia'		London Plane Tree	◆	◆				
<i>Platanus racemosa</i>	*	California Sycamore				◆	◆	
<i>Podocarpus gracilior</i> (<i>Afrocarpus gracilior</i>)		Fern Pine	◆		◆		◆	
<i>Podocarpus macrophyllum</i>		Yew Pine					◆	
<i>Populus fremontii</i>	*	Fremont Cottonwood				◆		
<i>Prosopis chilensis</i>		Chilean Mesquite			◆			◆
<i>Prunus caroliniana</i>		Carolina Laurel Cherry			◆		◆	◆
<i>Prunus ilicifolia</i>	*	Hollyleaf Cherry				◆		◆
<i>Prunus ilicifolia</i> lyonii	*	Catalina Cherry				◆		◆
<i>Quercus agrifolia</i>	*	Coast Live Oak	◆	◆		◆	◆	◆
<i>Quercus chrysolepis</i>	*	Canyon Live Oak				◆		◆
<i>Quercus ilex</i>		Holly Oak	◆		◆		◆	◆
<i>Quercus kelloggii</i>	*	California Black Oak				◆		
<i>Quercus virginiana</i>		Southern Live Oak	◆		◆		◆	◆
<i>Quercus wislizeni</i>	*	Interior Live Oak				◆		◆
<i>Rhaphiolepis indica</i> 'Majestic Beauty'		Majestic Beauty Hawthorn			◆		◆	
<i>Salix gooddingii</i>	*	Black Willow, Goodding's Willow				◆		
<i>Salix laevigata</i>	*	Red Willow				◆		
<i>Salix lasiolepis</i>	*	Arroyo Willow				◆		
<i>Sambucus mexicana</i>	*	Mexican Elderberry				◆		
<i>Umbellularia californica</i>	*	California Laurel				◆		
SHRUBS								
<i>Alyogyne huegelii</i>		Blue Hibiscus		◆	◆		◆	◆
<i>Arctostaphylos densiflora</i>	*	Sonoma Manzanita				◆		
<i>Arctostaphylos edmundsii</i>	*	Little Sur Manzanita				◆		

Plant Matrix			Sub-palette					
Plant Material	Native	Common Name	Major Streetscape	Entry Landscape	Local Street/ TFY	Buffer Landscape	Park/ Rec Center	Manufactured Slope Compatible
Botanical Name								
SHRUBS (Continued)								
Atriplex lentiformis breweri	*	Brewer Saltbush				◆		
Baccharis emoryi	*	Emory's Baccharis				◆		
Baccharis pilularis	*	Coyote Brush	◆		◆	◆	◆	◆
Baccharis salicifolia	*	Mulefat				◆		
Baccharis sarothroides	*	Desert Broom				◆		
Bougainvillea spp.		Bougainvillea		◆	◆		◆	
Brickellia californica	*	California Brickellbush				◆		
Caesalpinia mexicana		Mexican Poinciana		◆	◆		◆	◆
Calliandra eriophylla	*	Fairy Duster				◆	◆	◆
Callistemon viminalis 'Little John'		Weeping Bottlebrush	◆	◆	◆		◆	◆
Carissa macrocarpa		Natal Plum	◆	◆	◆		◆	◆
Ceanothus griseus 'horizontalis'	*	Carmel Creeper				◆	◆	◆
Ceanothus spp.	*	California Wild Lilac				◆		◆
Cistus x pulverulentus 'Sunset'		Magenta Rockrose	◆	◆	◆		◆	◆
Convolvulus cneorum		Bush Morning Glory			◆		◆	◆
Convolvulus mauritanicus (C. sasbatius)		Ground Morning Glory	◆	◆	◆		◆	◆
Crassula spp.		Crassula			◆			
Croton californicus	*	California Croton				◆		
Dendromecon harfordii	*	Island Bush Poppy				◆	◆	◆
Dendromecon rigida	*	Bush Poppy				◆	◆	◆
Diosma pulchrum		Breath of Heaven			◆			
Echium fastuosum		Pride of Madeira		◆				◆
Elaeagnus pungens		Silverberry	◆	◆	◆		◆	◆
Encelia californica	*	Brown Eyed Susan	◆	◆	◆	◆	◆	◆
Encelia farinosa	*	Brittlebush				◆	◆	◆
Eriodictyon crassifolium	*	Thickleaf Yerba Santa				◆		
Escallonia species		Escallonia		◆	◆		◆	◆
Euonymus japonicus spp.		Euonymous					◆	
Euryops pectinatus		Shrub Daisy			◆		◆	◆
Feijoa sellowiana (Acca sellowiana)		Pineapple Guava			◆		◆	◆
Fremontodendron spp.	*	Flannel Bush				◆		◆
Garrya elliptica	*	Coast Silk Tassel				◆		◆
Grevellia 'Noellii'		Noel's Grevellia		◆	◆		◆	◆
Hakea laurina		Sea Urchin Tree					◆	◆
Hakea suaveolens		Sweet Scented Hakea					◆	◆
Hebe 'Veronica Lake'		Veronica Lake Hebe		◆	◆			
Hesperoyucca whipplei		Chaparral Yucca					◆	◆
Heteromeles arbutifolia	*	Toyon	◆		◆	◆	◆	◆
Ilex vomitoria		Yaupon					◆	◆
Justicia californica	*	Chuparosa				◆		
Justicia spicigera		Mexican Honeysuckle	◆	◆	◆		◆	◆
Lantana camara		Bush Lantana	◆		◆		◆	
Lantana 'New Gold'		New Gold Lantana	◆	◆	◆		◆	
Lavandula species		Lavender	◆	◆	◆		◆	
Lavatera assurgentiflora		Tree Mallow		◆	◆		◆	
Leonotis leonurus		Lion's tail			◆			◆
Leptospermum laevigatum		Australian Tea Tree					◆	◆
Leptospermum scoparium spp.		New Zealand Tea Tree					◆	◆
Leucophyllum species candidum		Texas Sage, Silverleaf	◆		◆		◆	◆
Ligustrum japonicum 'Texanum'		Texas Privet		◆	◆			

HORSETHIEF CANYON RANCH

Plant Matrix						
Plant Material	Native	Common Name	Sub-palette			
			Major Streetscape	Entry Landscape	Local Street/ TFY	Buffer Landscape Park/ Rec Center Manufactured Slope Compatible
Botanical Name						
SHRUBS (Continued)						
<i>Mahonia</i> species	*	Oregon Grape				◆
<i>Malosma laurina</i>	*	Laurel Sumac				◆
<i>Mimulus aurantiacus</i>	*	Sticky Monkey Flower				◆
<i>Myrica californica</i>	*	Pacific Wax Myrtle				◆
<i>Myrsine africana</i>		African Boxwood		◆		◆
<i>Nandina domestica</i> species		Heavenly Bamboo		◆		
<i>Phlomis fruticosa</i>		Jerusalem Sage		◆		◆
<i>Photinia serratifolia</i> (P. serrulata)		Chinese Photinia		◆		◆
<i>Photinia x fraseri</i>		Fraser's Photinia		◆		◆
<i>Pittosporum tobira</i> and hybrids		Tobira / Japanese Mock Orange		◆		◆
<i>Plumbago auriculata</i> (campense)		Cape Plumbago	◆	◆		◆
<i>Prunus caroliniana</i>	*	Laurel Cherry		◆		◆
<i>Prunus ilicifolia</i>	*	Hollyleaf Cherry				◆
<i>Punica granatum</i> 'Nana'		Dwarf Pomegranate	◆	◆		◆
<i>Pyracantha</i> species		Firethorn	◆	◆		◆
<i>Rhamnus californica</i>	*	Coffeeberry	◆	◆		◆
<i>Rhamnus crocea</i>	*	Redberry Buckthorn				◆
<i>Rhaphiolepis indica</i>		Indian Hawthorn	◆	◆		◆
<i>Rhus integrifolia</i>	*	Lemonade Berry				◆
<i>Ribes</i> spp.	*					◆
<i>Romneya coulteri</i>	*	Matilija Poppy				◆
<i>Rosa floribunda</i> 'Iceberg'		Iceberg Shrub Rose	◆	◆		◆
<i>Russelia equisetiformis</i>		Coral Fountain		◆		◆
<i>Sambucus mexicana</i>	*	Mexican Elderberry				◆
<i>Senna</i> spp.		Cassia/Senna	◆	◆		◆
<i>Solanum rantonnetii</i> (Lycianthus rant.)		Blue Potato Bush				◆
<i>Sphaeralcea ambigua</i>	*	Desert Mallow				◆
<i>Tagetes lemmonii</i>		Mountain Marigold	◆	◆		◆
<i>Tecoma stans</i> cultivars		Yellow Bells (Shrub Forms)	◆	◆		
<i>Tecomaria capensis</i>		Cape Honeysuckle	◆	◆		
<i>Westringia fruticosa</i> (rosmariniformis)		Coast Rosemary	◆	◆		◆
<i>Xylosma congestum</i>		Shiny Xylosma	◆	◆		◆

ACCENT SHRUBS and GRASSES						
Botanical Name	Native	Common Name	Major Streetscape	Entry Landscape	Local Street/ TFY	Buffer Landscape Park/ Rec Center Manufactured Slope Compatible
<i>Agave</i> species		Agave	◆	◆	◆	◆
<i>Aloe</i> species		Aloe	◆	◆	◆	◆
<i>Anigozanthos</i> cultivars (A. flavidus)		Kangaroo Paw	◆	◆	◆	◆
<i>Aster chilensis</i>	*	California aster				◆
<i>Bouteloua gracilis</i>	*	Blue Grama	◆	◆	◆	◆
<i>Buchloe dactyloides</i>		UC Verde' Buffalo grass			◆	
<i>Carex pansa</i>	*	Sand Dune Sedge				◆
<i>Carex praegracilis</i>	*	Meadow sedge				◆
<i>Carex tumulicola</i>		Berkeley Sedge				◆
<i>Carex velebii humilis</i>		Velebit Sedge Grass				◆
<i>Chondropetalum tectorum</i>		Cape Rush	◆	◆		◆
<i>Cistus x pulverulentus</i> 'Sunset'		Magenta Rockrose	◆	◆		◆
<i>Cylindropuntia californica</i> var. parkeri	*	Cane cholla				◆
<i>Dasyliirion</i> species		Desert Spoon		◆		◆
<i>Deschampsia caespitosa</i>	*	Tufted Hair Grass				◆
<i>Diets bicolor</i>		Fortnight Lily	◆	◆		◆

Plant Matrix			Sub-palette					
Plant Material	Native	Common Name	Major Streetscape	Entry Landscape	Local Street/TFY	Buffer Landscape Park/	Rec Center Manufactured	Slope Compatible
ACCENT SHRUBS and GRASSES (Continued)								
Dudleya lanceolata	*	LiveForever				◆		
Echium fastuosum		Pride of Madeira			◆		◆	◆
Festuca (ovina) glauca		Blue Fescue		◆	◆			
Festuca californica	*	California Fescue				◆		
Festuca idahoensis	*	Fescue				◆		
Festuca mairei		Atlas Fescue	◆		◆			
Helictotrichon sempervirens		Blue Oat Grass	◆		◆			
Hemerocallis hybrids		Day Lily	◆	◆	◆		◆	
Hesperaloe funifera		Coahuilan Hesperaloe	◆	◆	◆		◆	◆
Hesperaloe parviflora		Red / Yellow Yucca	◆	◆	◆		◆	◆
Iris douglasiana	*	Douglas Iris				◆		
Juncus acutus	*	Spiny Rush				◆		
Juncus patens	*	California Gray Rush				◆		
Justicia californica	*	Chuparosa				◆		
Kniphofia uvaria		Red Hot Poker			◆			
Leymus arenarius glauca	*	Blue Wildrye				◆		
Leymus condensatus	*	Giant Wild Rye				◆		
Leymus triticoides	*	Creeping Wild Rye				◆		
Liriope spp.		Lilyturf		◆	◆		◆	
Miscanthus sinensis		Japanese Silver Grass			◆		◆	◆
Miscanthus transmorrisonensis		Evergreen Miscanthus			◆		◆	◆
Muhlenbergia spp.		Pink Muhly (Hairy awn muhly)	◆	◆	◆		◆	◆
Opuntia littoralis	*	Coastal Prickly Pear				◆		◆
Pachycereus marginatus		Organ Pipe Cactus					◆	◆
Romneya coulteri	*	Matilija Poppy				◆		
Scirpus maritimus	*	Bulrush				◆		
Sedum spp.		Various Sedum			◆		◆	
Senecio cineraria		Dusty Miller	◆	◆	◆			
Sisyrinchium bellum	*	Blue-Eyed Grass				◆		
Sisyrinchium californicum	*	Yellow-eyed Grass				◆		
Trichostema lanatum	*	Woolly Blue Curfs				◆		
Yucca whipplei	*	Chaparral Yucca			◆	◆	◆	◆
GROUNDCOVER								
Arctostaphylos 'Emerald Carpet'	*	Emerald Carpet Manzanita				◆		
Arctostaphylos hookeri	*	Monterey Manzanita				◆		
Arctostaphylos 'Pacific Mist'	*	Pacific Mist Manzanita				◆		
Artemisia pycnocephala	*	Sandhill Sage				◆		
Baccharis 'Centennial'		Centennial Baccharis	◆	◆	◆		◆	◆
Baccharis pilularis	*	Dwarf Coyote Bush				◆		
Baileya multiradiata	*	Desert Marigold				◆		
Calystegia macrocarpa	*	Morning Glory				◆		
Ceanothus griseus var. horizontalis	*	Carmel Ceanothus				◆		
Cistanthe grandiflora 'Jazz Time'		Rock Purslane/ Calandrinia		◆	◆		◆	
Convolvulus sabatius		Ground Morning Glory				◆	◆	◆
Dalea capitata 'Sierra Gold'		Sierra Gold Dalea				◆		
Dalea greggii		Trailing Indigo Bush				◆		
Erigeron karvinskianus		Santa Barbara daisy		◆	◆			
Fragaria chiloensis	*	Ornamental Strawberry				◆		
Isotoma fluviatilis		Blue Star Creeper			◆			

HORSETHIEF CANYON RANCH

Plant Matrix							
Plant Material			Sub-palette				
Botanical Name	Native	Common Name	Major Streetscape	Entry Landscape	Local Street/ TFY	Buffer Landscape Park/ Rec Center	Manufactured Slope Compatible
GROUND COVER (Continued)							
<i>Iva hayesiana</i>	*	Poverty Weed	◆			◆	◆
<i>Mahonia repens</i>	*	Creeping Mahonia				◆	◆
<i>Mimulus guttatus</i>	*	Seep Monkey Flower				◆	
<i>Oenothera caespitosa</i>	*	White Evening Primrose				◆	
<i>Pelargonium</i> species		Ivy Geranium		◆	◆		
<i>Potentilla</i> spp.		Cinquefoils			◆		
<i>Pyracantha</i> spp. & cvs.		Firethorn	◆			◆	◆
<i>Thymus praecox</i>		Creeping Thyme			◆		
<i>Thymus</i> spp		Thyme		◆	◆		
<i>Trachelospermum</i> spp.		Jasmine	◆	◆	◆	◆	
<i>Verbena</i> spp		Verbena			◆		
<i>Zauschneria californica</i> (<i>Epilobium calif.</i>)	*	California Fuchsia				◆	◆
VINES							
<i>Bougainvillea</i> spp.		Bougainvillea		◆	◆		◆
<i>Cissus</i> spp.		Grape Ivy			◆		◆
<i>Clematis armandii</i>		Evergreen Clematis	◆				
<i>Clematis texensis</i>		Scarlet Clematis			◆		◆
<i>Distictis buccinatoria</i>		Blood Red Trumpet Vine	◆		◆		
<i>Gelsemium sempervirens</i>		Carolina Jasmine			◆		◆
<i>Macfadyena unguis-cati</i>		Cat's Claw Vine	◆				
<i>Parthenocissus tricuspidata</i>		Boston Ivy	◆	◆	◆		◆
<i>Rosa banksiae</i>		Lady Bank's Rose	◆				
<i>Vitis californica</i>	*	California Wild Grape	◆			◆	
<i>Wisteria</i> spp.		Wisteria					◆
TURF							
<i>Agrostis pallens</i>	*	Bent Grass				◆	
<i>Festuca arundinacea</i> 'Marathon'		Tall Fescue			◆		◆

Plant Size	Plant Sub-Palette					
	Major Streetscape	Entry Landscape	Local Street/ TFY	Buffer Area	Park/ Rec Center	Manufactured Slope
TREES						
36" box	20%	20%	na	na	20%	na
24"box	35%	35%	100%	20%	40%	20%
15 gallon	45%	45%	na	80%	40%	80%
5 gallon	na	na	na	na	na	na
SHRUBS						
5 gallon	25%	25%	60%	25%	25%	25%
1 gallon	75%	75%	40%	75%	75%	75%
GROUNDCOVER						
4" pots	Y	Y	na	na	Y	na
Flats	Y	Y	Y	Y	Y	Y
Sod	na	na	na	na	Y	na
Hydroseed	na	na	na	Y	Y	Y

Notes for Plant Material Spacing:

1. Typical front yards to receive 1 tree per lot.
2. No turf or ornamental grasses to simulate turf are allowed in typical front yards.
2. Streetscape, Buffer Areas, Park, and Manufactured Slopes may be designed with distributed informal clusters of 3 trees min. @15' to 30' O.C., note some areas may be without trees.
3. All groundcover to be triangularly spaced
4. Manufactured slopes to be designed with trees at bottom of slope only.
5. Basin plants to be limited to non-irrigated groundcover to allow for clean scrape type maintenance. Refer to County of Riverside California Friendly Plant List for suitable material.

Refer to the most current version of the County of Riverside California Friendly Plant List for plants not allowed in the County, MSHCP areas, and L&LMD areas.



PROPOSED LAND USE:
 Open Space - Recreation
 CS-CH
 CS-R

EXISTING ZONING:
 SP ZONE per Specific Plan 152, Amendment #3
 Approved October 17, 2018

PROPOSED ZONING:
 SP ZONE per Specific Plan 152, Amendment #4

THOMAS BOOK 1489 PAGE:
 2001 (Beverly Hills and Orange Counties)
 Pages 835, 862 B2 and B3

UTILITIES:
 Water: Fairview Valley Municipal Water District
 Sewer: Fairview Valley Municipal Water District
 Gas: Southern California Gas Company
 Electric: Southern California Edison
 Telephone: Century Link
 Cable TV: Time Warner
 Storm Drain: Riverside County Flood Control District

SCHOOL DISTRICT:
 Loma El Estero Unified

FEMA FLOOD ZONE "X": Areas determined to be subject to flooding from flood plain per map 06050C2006G; August 26, 2009.

SECTION, TOWNSHIP, AND RANGES:
 Section 17, Township 5S, and Range 5W

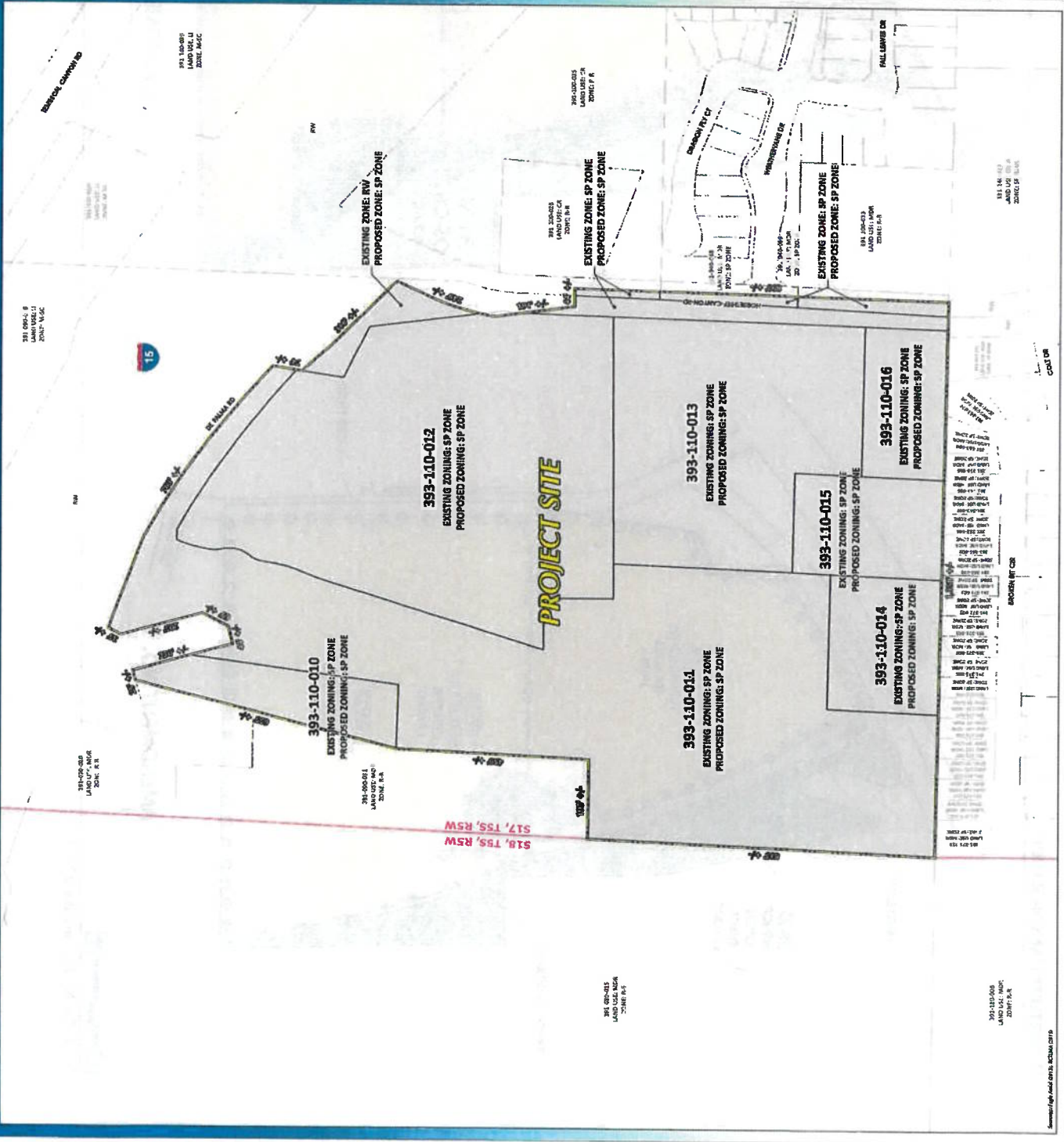
EXISTING LAND USE:
 View High Density Residential
 VDR
 CR
 CS-CH
 CS-R
 Open Space - Conservation Habitat

LEGAL DESCRIPTION:
 See Allocations A.1 to A.7.

DRAFT - Change of Zone No. 07881

Horsethief Canyon Ranch SP152, A5

Riverside County
 Date: 07-02-2020





AMENDMENT NO. 5

AMENDMENT NO. 3

Exhibit 2A

DEVELOPMENT PLAN - AREA OF CHANGE



Specific Plan No. 152, Amendment No. 5

Final Specific Plan
Specific Plan Amendment No. 1
Specific Plan Amendment No. 2
Specific Plan Amendment No. 3
Specific Plan Amendment No. 4

Adopted: 11/23/1982
Adopted: 10/6/1988
Adopted: 7/14/1992
Adopted: 10/19/2004
Abandoned

HORSETHIEF CANYON RANCH

Specific Plan No. 152

Amendment No. 5

Changed Pages ONLY

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Mayers & Associates Civil Engineering, Inc. and Kevin L. Crook Architect, Inc.

Lead Agency:

COUNTY OF RIVERSIDE

PUBLIC HEARING DRAFT SCREENCHECK
JUNE 2020

**HORSETHIEF CANYON RANCH
Specific Plan No. 152, Amendment No. 5**

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* indicates the entire Specific Plan area will be provided as a base map

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i. Project History

This Amendment No. 5 to Specific Plan No. 152 (Horsethief Canyon Ranch Specific Plan) reflects the changes to the approved Specific Plan No. 152 Amendment No. 3 (Amendment No. 4 was withdrawn prior to approval). A summary of the original Specific Plan, previous amendments, and the current amendment is provided below and shown within Table I-I, *Project History*.

On November 23, 1982, the County of Riverside Board of Supervisors approved Specific Plan No. 152 (Horsethief Canyon Ranch Specific Plan), which provided for the development of an 801-acre site with 1,984 dwelling units.

On October 6, 1988, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 1, which updated the Specific Plan format and provided for 132 townhomes within the total unit count.

On July 14, 1992, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 2, which expanded the project boundary by 21.5 acres and increased the number of townhomes and single-family homes to provide for an additional 148 homes.

On October 19, 2004, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 3, which expanded the project boundary by 27 acres, provided for an additional 175 dwelling units within Planning Areas 22 and 23, and created two new Planning Areas (24 and 25) within the northern portion of the property.

Subsequent to the approval of the Horsethief Canyon Ranch Specific Plan Amendment No. 3, an application for Amendment No. 4 to the Horsethief Canyon Ranch Specific Plan was submitted, though the application was withdrawn prior to approval.

This Amendment No. 5 to the Horsethief Canyon Ranch Specific Plan modifies the northern portion of the property consisting of Planning Areas 22, 23, 24, 25, and 26 (known as Horsethief Village) by increasing the project acreage by 2.3 acres, eliminating the town home neighborhood, relocating and reconfiguring Planning Area 24, adding Planning Area 25 linear park and renumbering Planning Area 25 to Planning Area 26, modifying the lot sizes, acreages and density of Planning Areas 22 and 23, and reducing the number of homes within the Specific Plan by 87 dwelling units, totaling 2211 dwelling units. Refer to Section I, *Summary of Changes*, for a detailed summary of changes provided by Amendment No. 5.

TABLE i-1, PROJECT HISTORY

Actions	Acres	Dwelling Units	Affected PAs	Changes to Previous Plan
Original Specific Plan Adopted 11/23/1982	801	1,984	All	N/A
Amendment No. 1 Adopted 10/6/1988	801	1,984	All	Updated Specific Plan format to include comprehensive listing of permitted land uses, development standards, and design guidelines. Provided for 132 townhomes in the overall unit count.
Amendment No. 2 Adopted 7/14/1992	822.5	2,132	16, 17	Provided for an additional 18 townhome units and an additional 130 single-family residences. Expand land uses permitted in Planning Areas 16 and 17 to include public utility uses. Relocated commercial and multi-family residential uses from central location to two new Planning Areas, 22 and 23, located to the north of original Specific Plan area.
Amendment No. 3 Adopted 10/19/2004	849.5	2,307	22, 23, 24, 25	Expanded the Specific Plan area by 27 acres; changed the uses in two Planning Areas; established two new Planning Areas (24 & 25), consisting of Recreational and Open Space land use designations; increased the number of townhome units to 210 (PA 22); created a detached single family residential neighborhood of 115 units on 5,000 square foot lots (PA 23); expand the acreage of Planning Areas 22 & 23 through boundary realignment; and provided gated access to all four planning areas from Horsethief Canyon Road and De Palma Road.
Amendment No. 4	Amendment No. 4 was withdrawn prior to approval.			
Amendment No. 5 (Pending)	851.8	2211	22, 23, 24, 25, 26	See Section 1, <i>Summary of Changes</i> , for description.

I. SUMMARY OF CHANGES

The following pages are those of the Specific Plan document that would be changed by Amendment No. 5. Text changes, which appear in a strikeout/underline format, represent a comparison between Amendment No. 3 and Amendment No. 5. The portion of the Specific Plan being amended (Area of Change) consists of 49.0 acres, comprised of Planning Areas 22, 23, 24, 25 and 26. The exhibit pages have either been modified or replaced with new pages to reflect the modifications proposed by Amendment No. 5.

Amendment No. 5 has been prepared to accommodate the design of Tract Map No. 32984R1 located at the north end of the Horsethief Canyon Ranch Specific Plan (SP 152). TM 32984R1 affects Planning Areas 22, 23, 24, 25, and 26. Amendment No. 5 eliminates the 210 townhomes and replaces them with 126 detached single-family homes, which results in a project-wide decrease of 95 dwelling units. Amendment No. 5 also reconfigures the boundaries of these Planning Areas, modifies the minimum lot sizes of Planning Areas 22 and 23, and amends the land use designations to be consistent with the current nomenclature used in the Riverside County General Plan. Additionally, the use of more precise surveying measurements and the incorporation of 0.7 acres of right of way result in an increase of 2.3 acres to the boundaries of the Specific Plan, from 46.7 acres to 49 acres. Amendment No. 5 also relocates and reconfigures PA 24 as a 1.6 -acre private park, creates Planning Area 25 as a 3.8-acre linear open space buffer between Horsethief Canyon Creek and residential Planning Areas 22 and 23, re-numbers Planning Area 25 to Planning Area 26, and replaces the gated entries with entry monumentation for the community.

Modifications to each Planning Area are as follows:

Planning Area 22

- Residential product type is changed from townhomes to single-family detached homes on minimum 3,619 sf lots;
- Number of units is decreased from 210 to 126 units (84-unit reduction);
- Acreage is increased from 15.5 to 19.4 acres (3.9-acre change);
- Land Use Designation is amended from "Townhome" residential (High Density Residential (8-14 du/ac)) to Medium-High Density Residential (5-8 du/ac); and
- Target density is decreased from 13.5 to 6.5 du/ac.

Planning Area 23

- Number of units is decreased from 115 to 103 units (13 -unit reduction) on minimum 4,000 sf lots;
- Acreage is decreased from 23.8 to 15.4 acres (8.4 -acre change);
- Land Use Designation is amended from "5,000 square foot lots" (Medium Density Residential (2-5 du/ac)) to Medium-High Density Residential (5-8 du/ac); and
- Target density is increased from 4.8 to 6.6 du/ac.

Planning Area 24

- Planning Area 24 is relocated to the south and adjacent to the linear open space buffer in Planning Area 25;
- Acreage is increased from 1.2 to 1.6 acres; and

- Land Use Designation is amended from Recreation Center to Open Space-Recreation, to accommodate the private park consistent with current nomenclature used in the Riverside County General Plan.

Planning Area 25

- A new Planning Area is added consisting of 3.8 acres; and
- Land Use Designation is Open Space-Recreation to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a maintenance road/trail.

Planning Area 26

- Planning Area 25 is renumbered to Planning Area 26;
- Acreage of the Planning Area is maintained at 6.2 acres; and
- Land Use Designation is amended from MSHCP Open Space to Open Space-Conservation Habitat to be consistent with Habitat Acquisition and Negotiating Strategy (HANS) No. 238 and the current nomenclature used in the Riverside County General Plan. No change in use is proposed.

Refer to Table I-1, *Summary of Changes*, for a summary of the proposed development plan changes.

Table I-1 - Summary of Changes

Horsethief Canyon Ranch SP # 152, Amendment No. 3				Horsethief Canyon Ranch SP # 152, Amendment No. 5			
PA	Land Use	Acres	Dwelling Units	PA	Land Use	Acres	Dwelling Units
22	Townhomes	15.5	210	22	<i>MHDR</i>	<i>19.4</i>	<i>126</i>
23	5,000 s.f. lots	23.8	115	23	<i>MHDR</i>	<i>15.4</i>	<i>103</i>
Residential Subtotal		39.3	325	Residential Subtotal		34.8	229
24	Recreation Center (Active)	1.2	--	24	<i>Open Space-Recreation</i>	<i>1.6</i>	--
25	MSHCP Open Space	6.2	--	25	<i>Open Space-Recreation</i>	<i>3.8</i>	--
				26	<i>Open Space- Conservation Habitat</i>	<i>6.2</i>	--
--	--	--	--	--	<i>Roadways</i>	<i>2.6</i>	--
Non-Residential Subtotal		7.4	--	Non-Residential Subtotal		14.2	--
Project Total		46.7	325	Project Total		49.0	229

Note: Values in the above table shown in italics represent the changes to the land uses proposed by Amendment No. 5 to the Horsethief Canyon Ranch Specific Plan.

As shown in Table I-2, *Development Plan Summary*, Amendment No. 5 results in a planned community containing 2,210 dwelling units, as well as one school site, wastewater treatment plant, parks and open space, and conservation habitat. The residential component consists of detached, single-family homes on lots ranging from 3,619 square feet up to 5.0 acres

Table I-2 - Development Plan Summary

Horsethief Canyon Ranch SP # 152, Amendment No. 3				Horsethief Canyon Ranch SP # 152, Amendment No. 5			
PA	Land Use	DUs	Acres	PA	Land Use	DUs	Acres
1	7,200 s.f. lots	149	49.7	1	7,200 s.f. lots	149	49.7
2	5,000 s.f. lots	265	62.6	2	5,000 s.f. lots	265	62.6
3	4,500 s.f. lots	246	* 62.3	3	4,500 s.f. lots	246	* 62.3
4	5,000 s.f. lots	91	24.1	4	5,000 s.f. lots	91	24.1
5	6,000 s.f. lots	80	20.0	5	6,000 s.f. lots	80	20.0
6	5,000 s.f. lots	135	35.3	6	5,000 s.f. lots	135	35.3
7	6,000 s.f. lots	161	50.7	7	6,000 s.f. lots	161	50.7
8	5,000 s.f. lots	144	41.3	8	5,000 s.f. lots	144	41.3
9	5,000 s.f. lots	231	57.2	9	5,000 s.f. lots	231	57.2
10	6,000 s.f. lots	55	25.0	10	6,000 s.f. lots	55	25.0
11	5,000 s.f. lots	155	42.2	11	5,000 s.f. lots	155	42.2
12	5,000 s.f. lots	69	20.3	12	5,000 s.f. lots	69	20.3
13	6,000 s.f. lots	178	58.2	13	6,000 s.f. lots	178	58.2
14	Park (Passive)		30.1	14	Park (Passive)		30.1
15	Park (Passive)		21.7	15	Park (Passive)		21.7
16	0.5-acre estates	10	30.9	16	0.5-acre estates	10	30.9
17	5.0-acre estates	13	128.9	17	5.0-acre estates	13	128.9
18	Park (Active)		7.3	18	Park (Active)		7.3
19	Wastewater Treatment		9.8	19	Wastewater Treatment		9.8
20	Park/Rec. Center		13.7	20	Park/Rec.Center		13.7
21	School		10.0	21	School		10.0
22	Townhomes	210	15.5	22	MHDR (3,619 s.f. lots)	126	19.4
23	5,000 s.f. lots	115	23.8	23	MHDR (4,000 s.f. lots)	103	15.4
24	Recreation Center		1.2	24	Open Space-Recreation		1.6
25	MSHCP Open Space		6.2	25	Open Space-Recreation		3.8
				26	Open Space- Conservation Habitat		6.2
	Roads		1.5		Roads		4.1
Project Total		2,307	849.5	Project Total		2211	851.8

*Includes 7.7 acres of active parkland within Planning Area 3.

II. PROJECT-WIDE DEVELOPMENT STANDARDS

SEC 2.1 SITE PLANNING: INTRODUCTION

The Horsethief Canyon Ranch Specific Land Use Plan divides the approximately 851.8 acres of the project area into five residential neighborhoods containing a total of twenty-six logical Planning Areas (see Exhibits 1, 2, 2A, and 2B). As shown in Exhibit i, *Regional Map*, and Exhibit ii, *Vicinity Map*, SP 152 is located west of the City of Lake Elsinore and south of Interstate 15 in unincorporated Riverside County. Exhibit iii, *Aerial Photograph-Area of Change*, shows Horsethief Canyon Ranch surrounded by a mountainous region occupied by Cleveland National Forest. Currently, a majority of the Specific Plan area has been built out; however, the northernmost area remains vacant.

The architecture and landscaping within each neighborhood shall complement the chosen design theme, thereby creating a strong sense of community identity and character. The Specific Plan also assigns land uses to the 851.8-acre project area comprised of several residential neighborhoods, numerous parks, open space, and a school site. See Exhibits 1, 2, 2A, and 2B.

An extensive open space system will weave through each subarea linking them into the community of Horsethief Canyon Ranch. This open space system will consist of parks, pedestrian walkways, off-street bicycle paths, and equestrian trails. All open space areas shall be fully integrated into the community and surrounding residential neighborhoods.

SEC 2.2 SITING RESIDENTIAL STRUCTURES

Horsethief Canyon Ranch has been carefully planned in order to maximize open space areas and preserve on-site natural features. When possible, structures should be sited to take full advantage of natural and man-made amenities, breezes, sun and wind orientation, and views.

Variable building setbacks and the utilization of a variety of building floor plans creates streetscapes and Open Space areas which create an interesting and diverse street scene. Residential building facades that face on streets and/or major open space areas shall be highly articulated units having staggered setbacks.

SEC 2.3 PLANNING STREET SYSTEMS

The Roadway Circulation Plans for Horsethief Canyon Ranch (Exhibit 3) and the portion within Planning Areas 22 through 26 (Exhibit 3A) show an easily recognizable hierarchy of streets (see Exhibits 4A through 4C for cross-sections of Modified Major Highway, Modified Secondary Highway, Secondary Highway, Collector Street, Entry Street and Local Street). The proposed street system will ensure easy motorist comprehension of the street system layout, thereby facilitating vehicular flow in Horsethief Canyon Ranch. The following design concepts will be utilized:

- a. Avoid ninety (90) degree bends in Collector Roads whenever possible. Streets should be fluid and flowing; utilize curvilinear streets to provide visual interest.

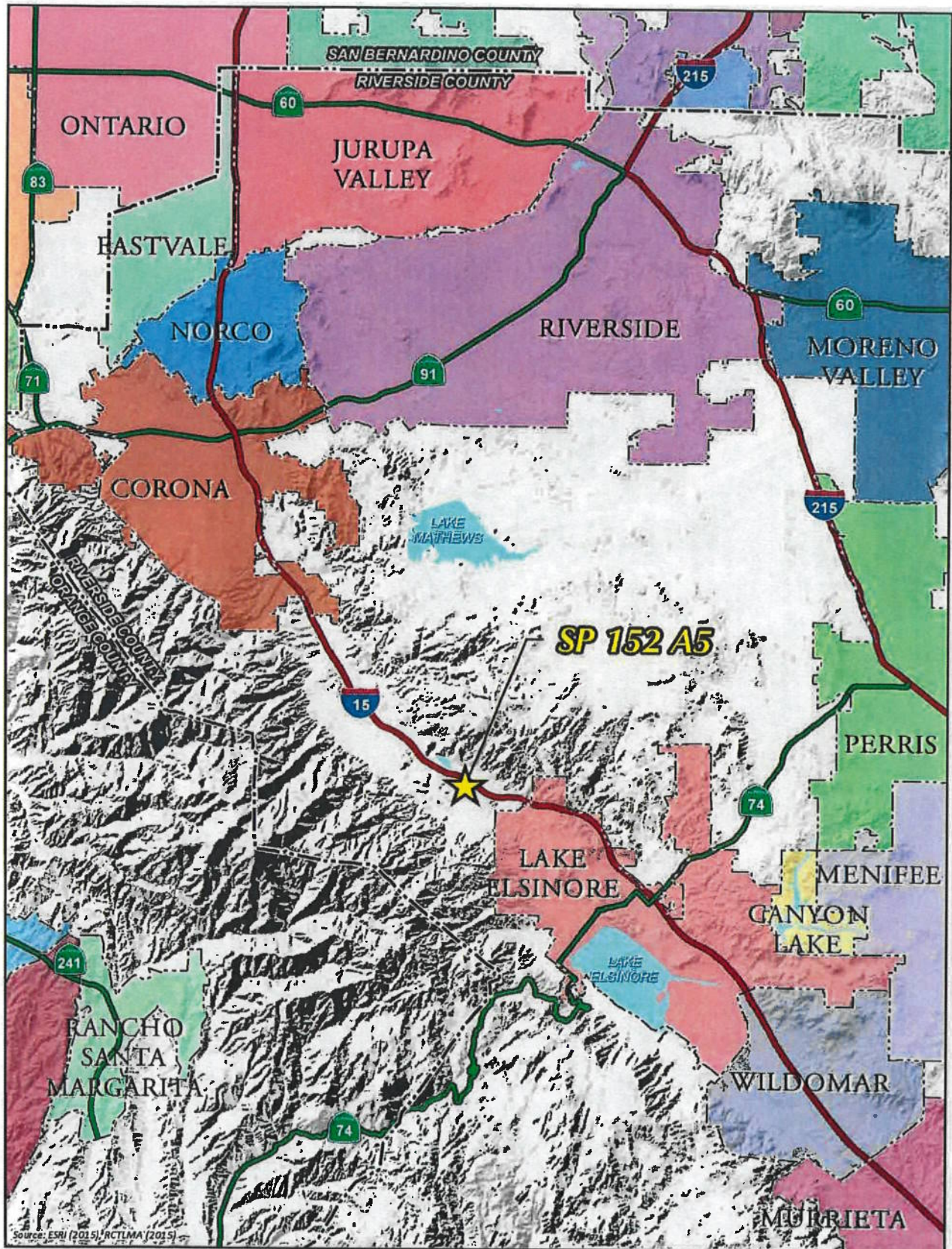


Exhibit i

REGIONAL MAP



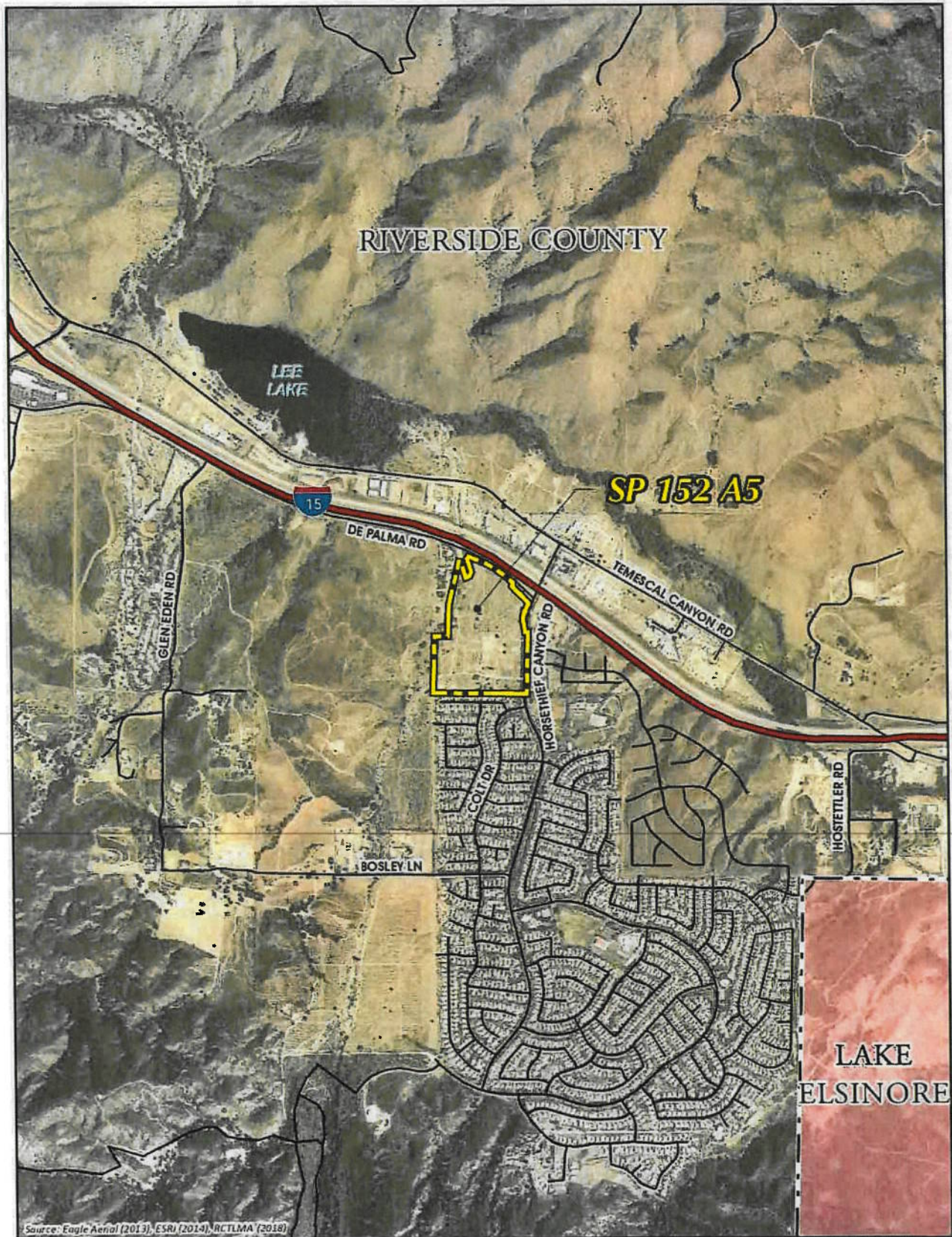


Exhibit ii



VICINITY MAP



Source: Near Map Aerial (2017), RCTLMA (2018)



Exhibit iii

AERIAL PHOTOGRAPH - AREA OF CHANGE

Specific Plan No. 152, Amendment No. 5

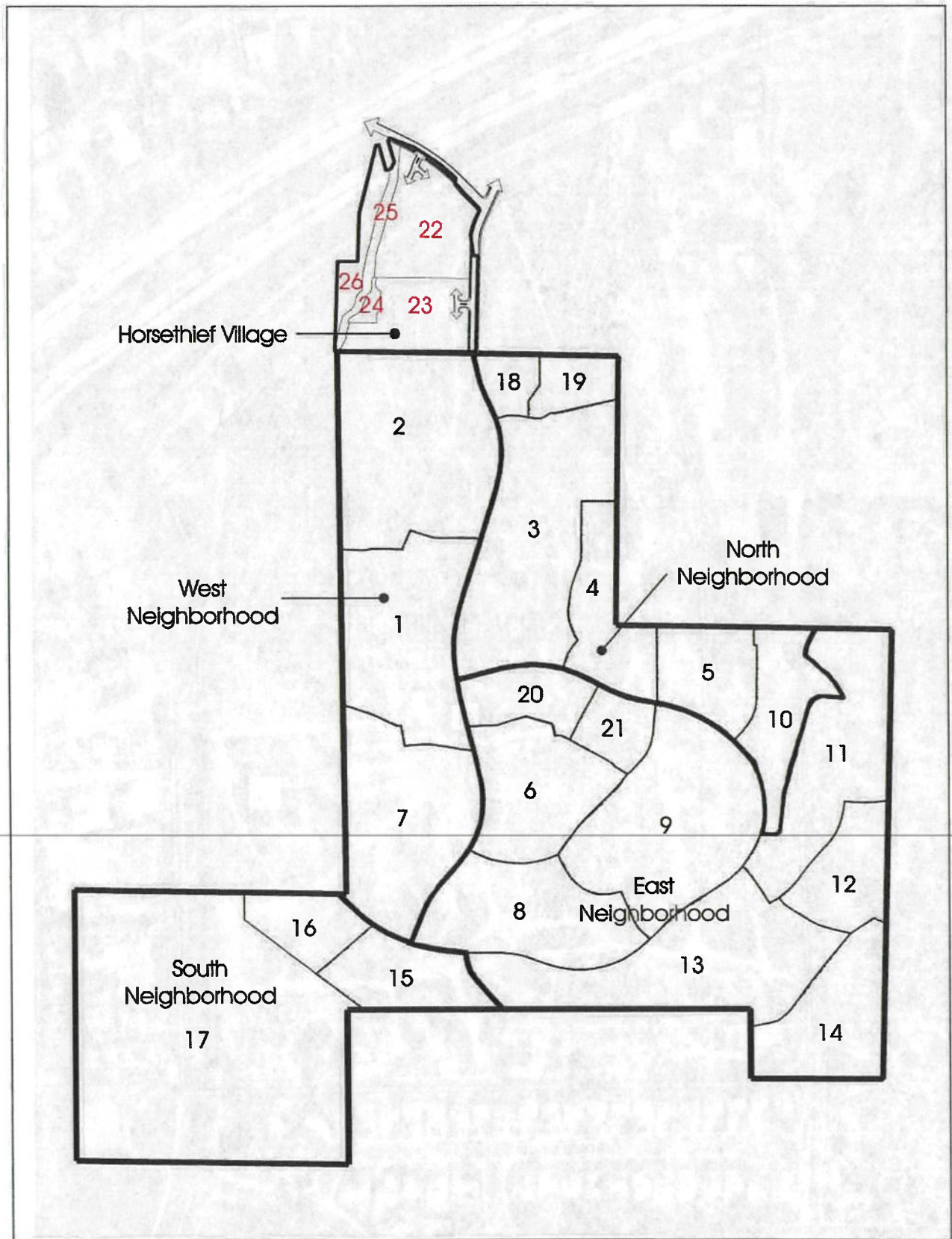


Exhibit 1



DEVELOPMENT PLAN - NEIGHBORHOOD BOUNDARIES

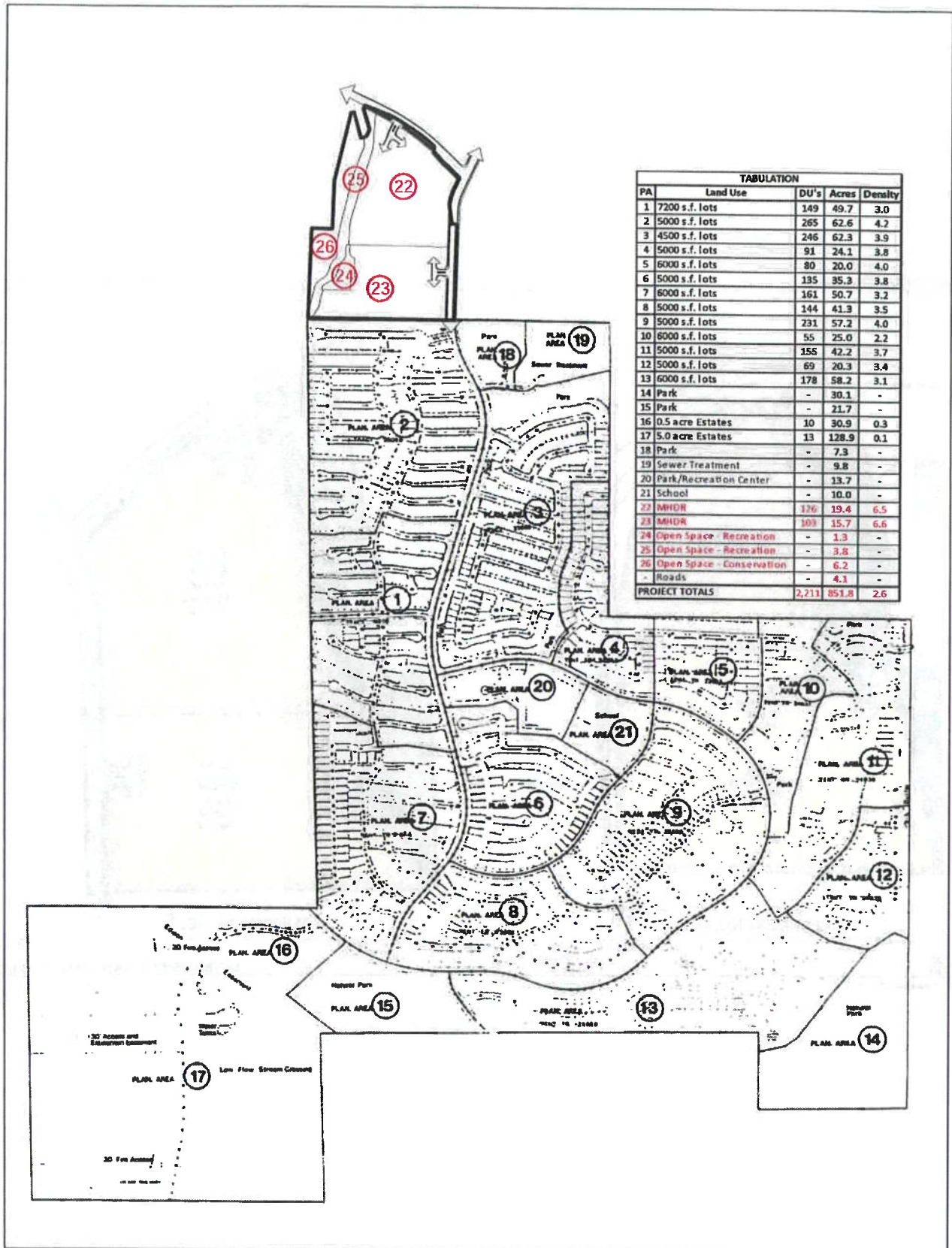


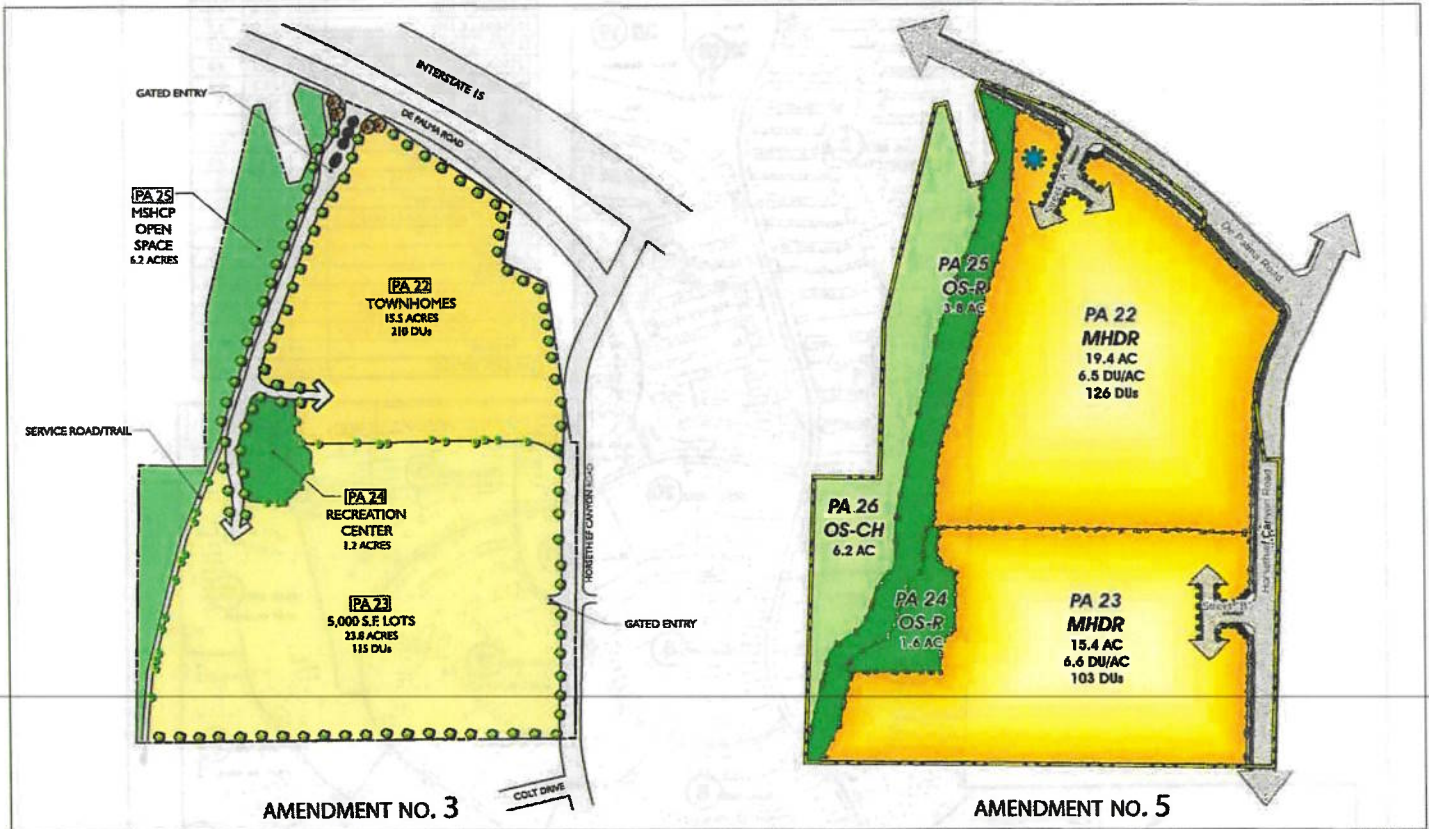
Exhibit 2



DEVELOPMENT PLAN - PARCEL SUBAREAS

HORSETHIEF CANYON RANCH

II. PROJECT-WIDE DEVELOPMENT STANDARDS



AMENDMENT NO. 3

AMENDMENT NO. 5

Exhibit 2A



Specific Plan No. 152, Amendment No. 5

DEVELOPMENT PLAN - AREA OF CHANGE

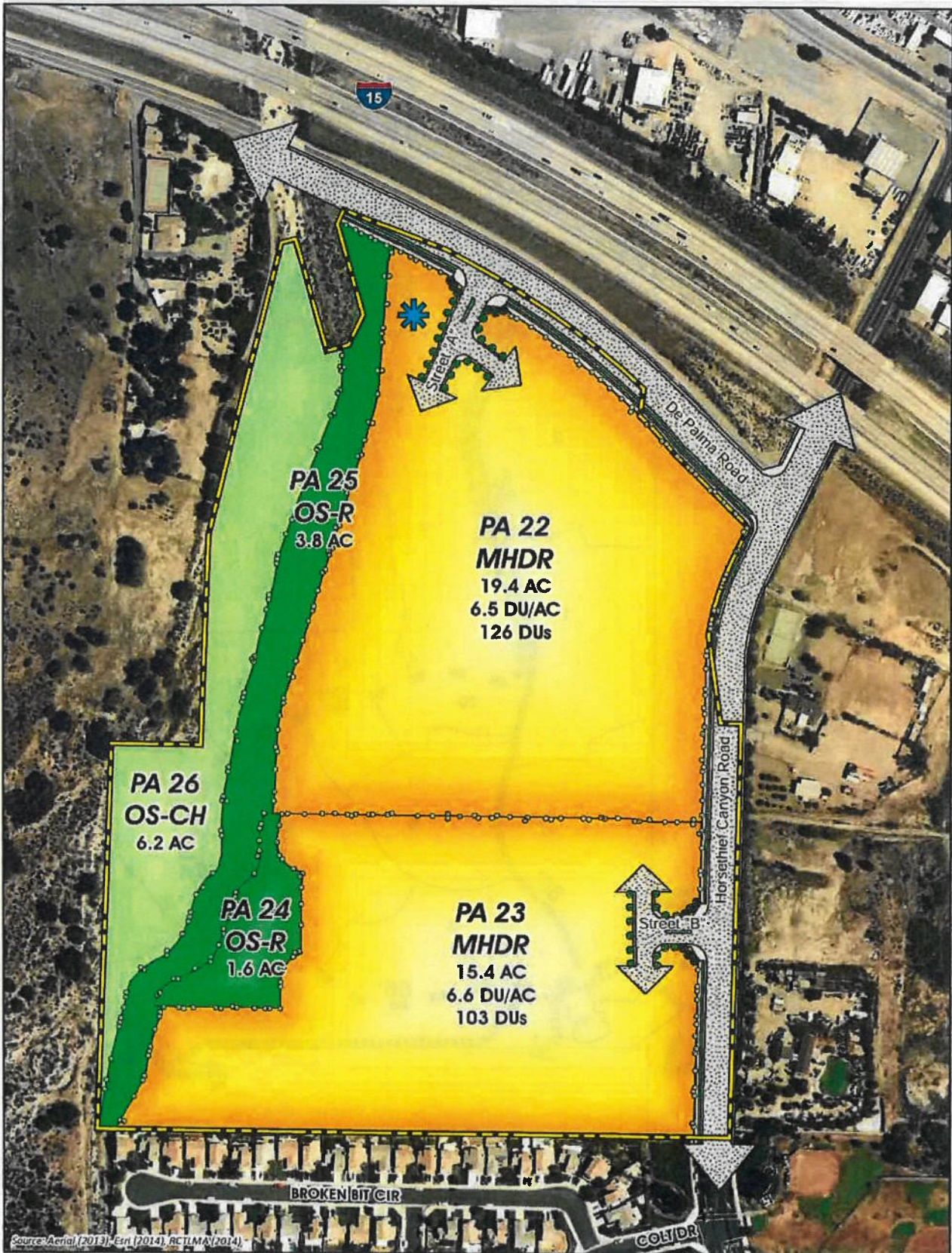


Figure 2B



LAND USE PLAN - AREA OF CHANGE

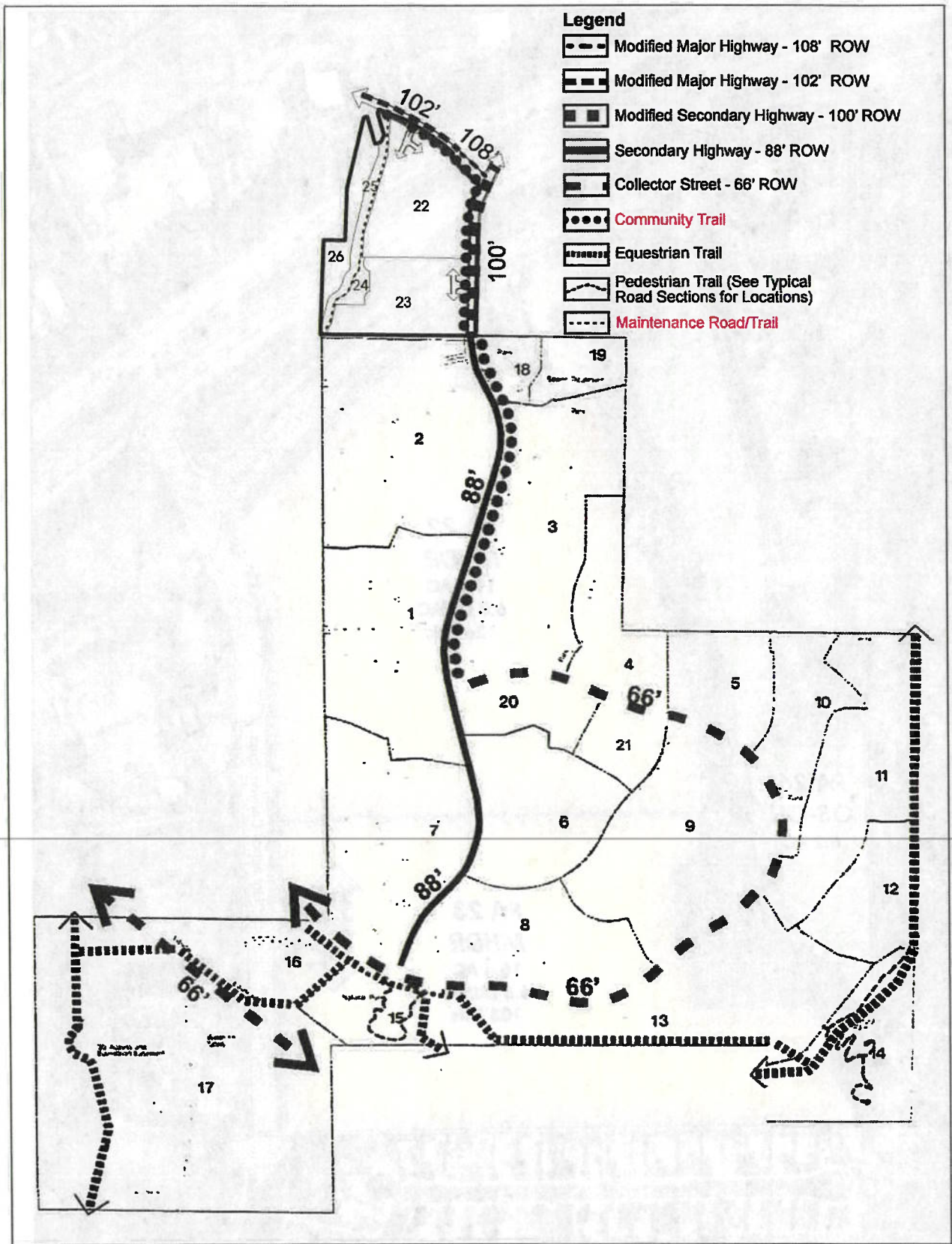


Exhibit 3



ROADWAY CIRCULATION PLAN

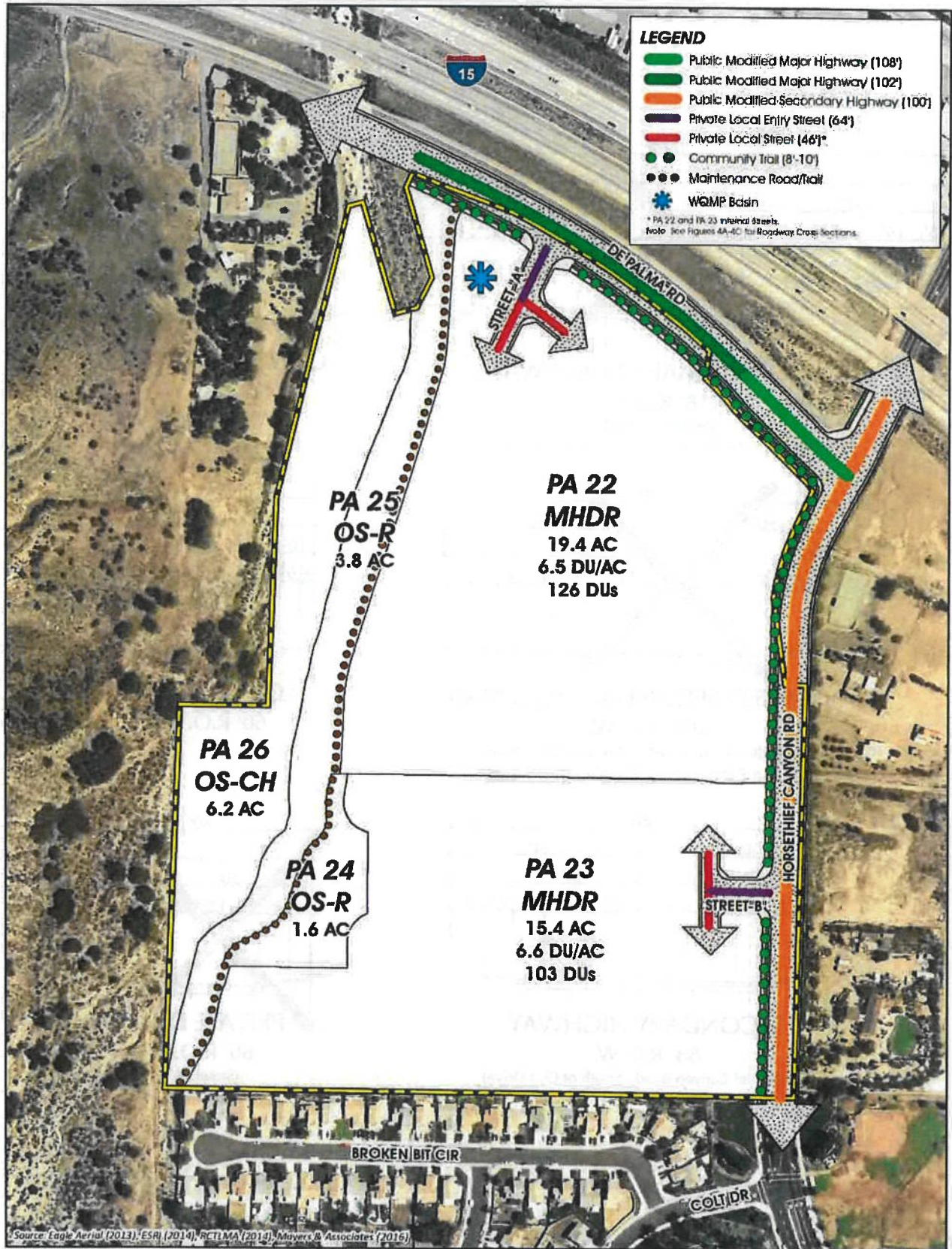
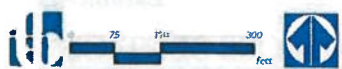


Exhibit 3A



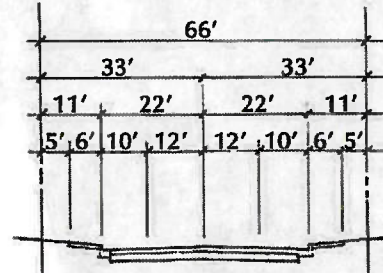
ROADWAY CIRCULATION PLAN - AREA OF CHANGE

Specific Plan No. 152, Amendment No. 5

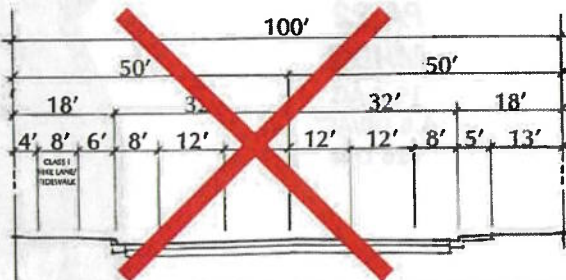


MODIFIED MAJOR HIGHWAY
118' R.O.W.
(De Palma Road)

Note: See Exhibit 4B for Revised Cross Section

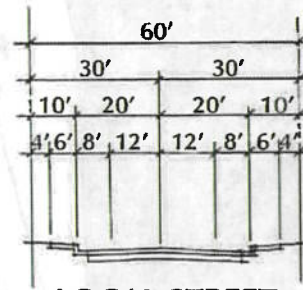


COLLECTOR STREET
66' R.O.W.
(Mountain Road)

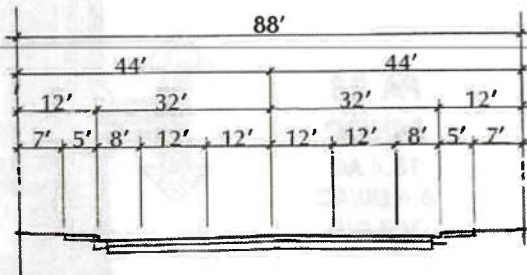


MODIFIED SECONDARY HIGHWAY
100' R.O.W.
(Horsethief Canyon Road - North of Colt Drive)

Note: See Exhibit 4B for Revised Cross Section



LOCAL STREET
60' R.O.W.



SECONDARY HIGHWAY
88' R.O.W.
(Horsethief Canyon Road - South of Colt Drive)



PRIVATE DRIVE
60' R.O.W.
(Street "A")

Note: See Exhibit 4C for Revised Cross Section

Source: Mayers & Associates (08-04-2014)



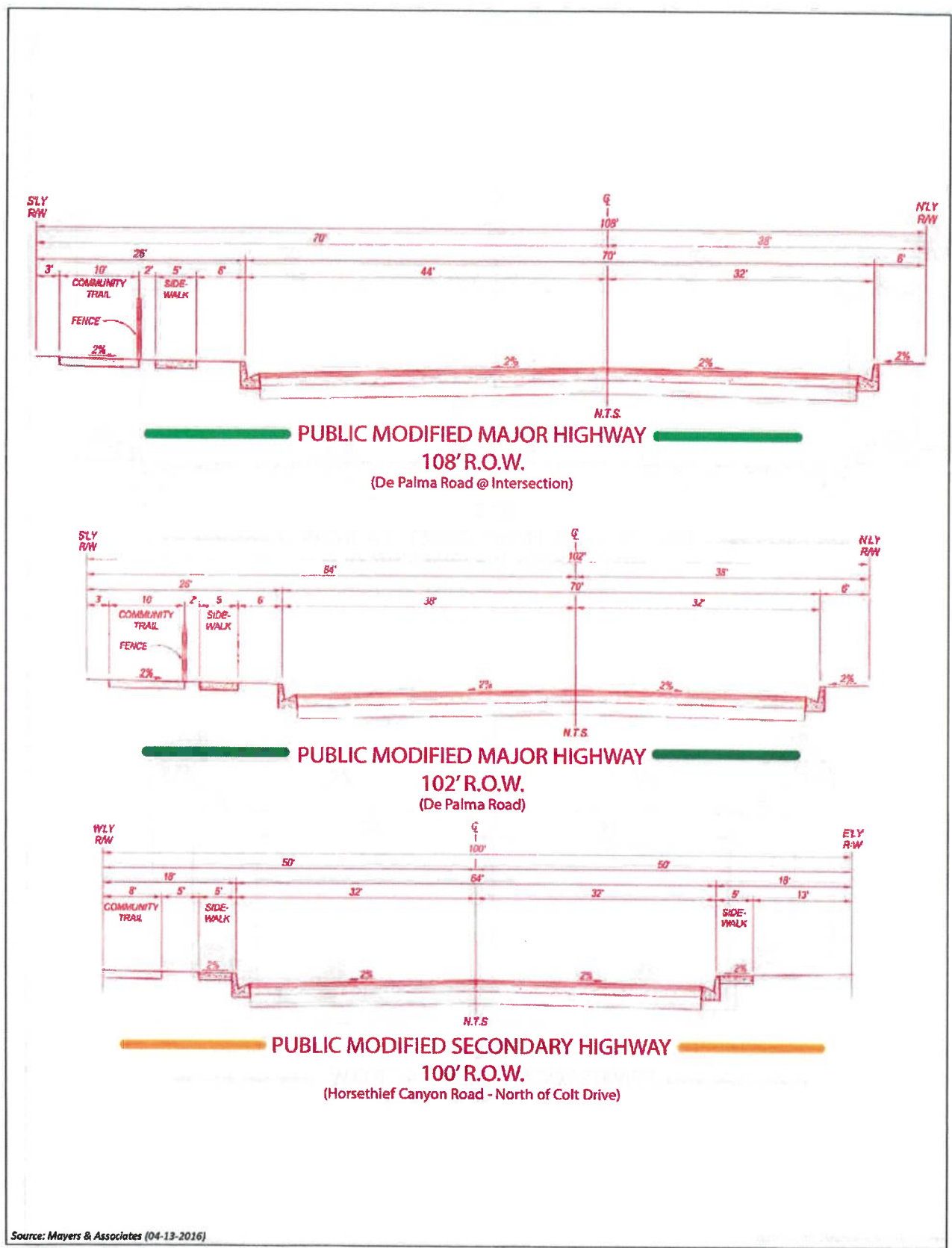


Exhibit 4B



TYPICAL ROAD CROSS SECTIONS - AREA OF CHANGE

Specific Plan No. 152, Amendment No. 5

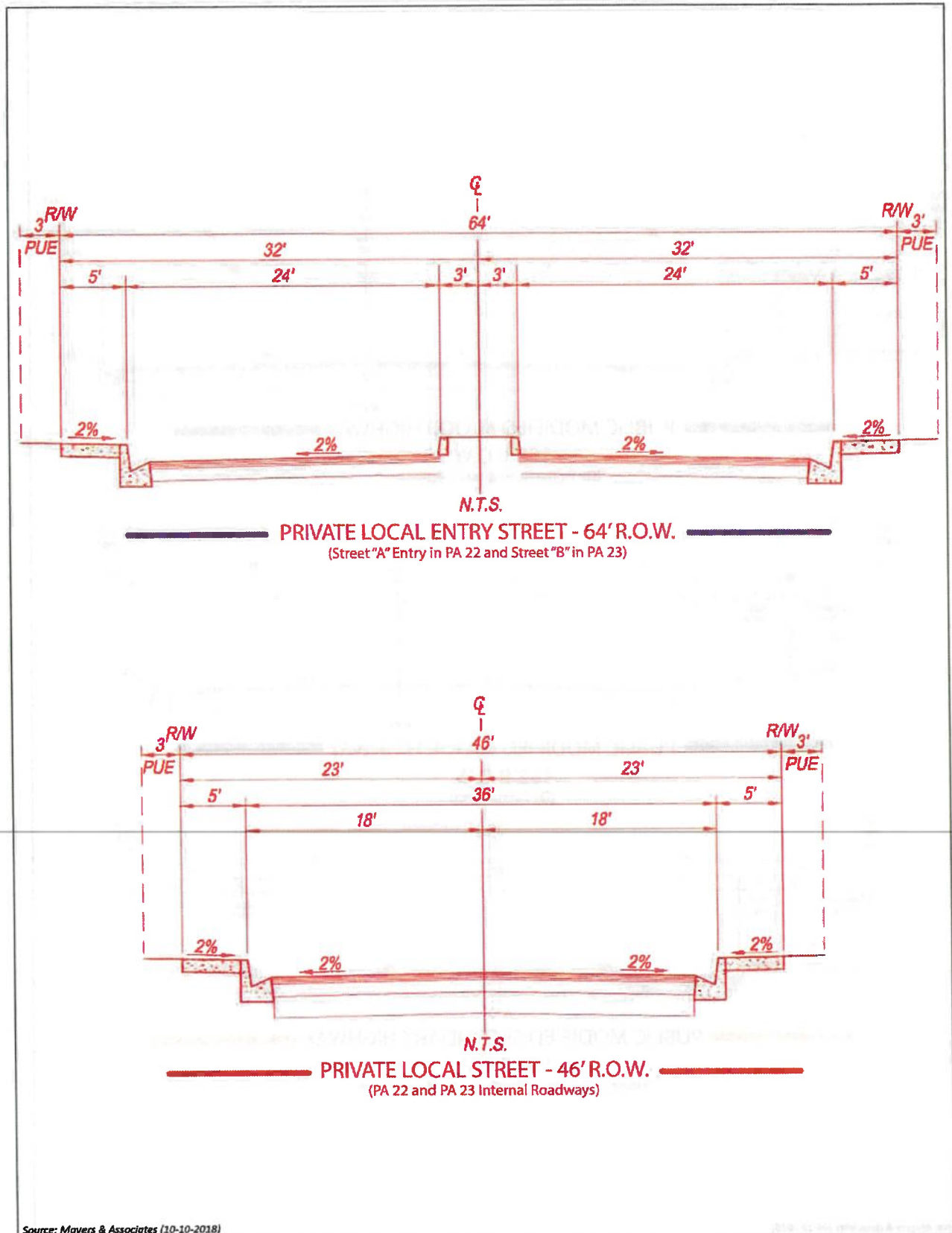


Exhibit 4C



TYPICAL ROAD CROSS SECTIONS - AREA OF CHANGE

- b. Provide landscaped entry medians with appropriate signage and/or lighting at project entry.
- c. Provide safe, efficient bike lanes and paths that connect all areas of Horsethief Canyon Ranch.

SEC 2.4A OFF-STREET VEHICLE PARKING

When calculating parking spaces and designing parking lot layouts in Horsethief Canyon Ranch, it is necessary to provide sufficient off-street parking and loading spaces to adequately satisfy the demand, while also ensuring the provision of safe, easily maintained off-street parking facilities. Refer to Section 18.12 of Ordinance No. 348, Land Use Ordinance of the County of Riverside, for off-street parking standards and requirements in Horsethief Canyon Ranch.

It is the intent of this ordinance that the number of parking spaces shall be in proportion to the need created by the particular type of use. The standards for parking facilities, as expressed in Section 18.12 of Ordinance No. 348, are intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use. Off-street parking and loading areas shall be established in a manner which will promote compatibility between parking facilities and surrounding neighborhoods, protect property values and enhance the environment through good design by providing such amenities as landscaping walls, fencing and setbacks, improve the appearance of parking lots, yards, promote water conservation through a balanced use of drought tolerant plants, grey water usage, native species and low-volume irrigation concepts, control heat, wind and air pollutants, minimize nuisances, and promote visual aesthetic values and the general well-being of the residents of Horsethief Canyon Ranch.

Additional off-street parking shall be provided in accordance with Section 18.12 of Ordinance No. 348 if an existing building is altered, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use.

SEC 2.4B GENERAL CIRCULATION REQUIREMENTS

The following general circulation provisions shall be incorporated within the specific plan area:

- a. Any application for any subdivision within the specific plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- b. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
- c. With the exception of the local roadways within Planning Areas 22 and 23, all roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four-lane facility to the nearest intersection.

- d. All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
 - e. All private road sections shall be per approval of the Transportation Department.
 - f. No textured pavement accents will be allowed within County right-of-way.
 - g. All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in the attached pages. These pages should be included as part of the specific plan itself.
 - h. Mid-block cross-walks are not allowed.
 - i. Driveways – access points – no driveways or access points as shown in the Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
 - j. Drainage – The HOA shall maintain the Water Quality Management Basin located at the northwest corner of Planning Area 22 at Street A. The Riverside County Flood Control and Water Conservation District shall maintain storm water lines with the diameter larger than 36 inches.
 - k. Drainage - The Transportation Department shall maintain storm water lines smaller than 36 inches.
 - l. School/Parks –Streets adjacent to school sites and active park sites will have a minimum of 66' right-of-way (Standard 104) except that private streets adjacent to the park in PA 24 will have a minimum 46' right-of-way, or as approved by the Transportation Department.
 - m. Any landscaping within public rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.
 - n. All bike trails developed as part of this Specific Plan shall be as approved by the Transportation Department.
-