

- d. Screening shall be provided so that materials stored in the area and/or equipment at grade or on the roof are screened from view from all adjacent streets and properties at the same grade by structures, walls or fences, or landscaping.
- e. Accessory structures in residential areas are permitted in side yards and rear yards only. No accessory structures shall be constructed in any front yard setback area, unless specifically required by electric, gas, or other utility companies.

## SEC 2.8 GRADED SLOPES

The Development Plan for Horsethief Canyon Ranch restricts development to areas of less than 30% slope. Planning areas 1-13 and 18-26 are located on an outwash plain which has an average slope of 6%. Consequently, grading in Planning Areas 1-13 and 18-25 will have moderate impact upon the existing landform. Grading in Planning Areas 1-13 and 18-25 will emphasize aesthetic visual effects with the use of such features as limiting cut and fill, minimal slope bank heights, substantial landscaping, and recreating a rural appearance by the use of contour grading techniques. No grading is permitted in Planning Area 26.

Planning areas 14-17 are located in the mountainous portions of Horsethief Canyon Ranch and will consist of either low density custom lot development with the most sensitive grading techniques available or natural open space areas.

As shown in Exhibits 6 and 6A-1, the following provisions are designed to preserve the natural topography of Horsethief Canyon Ranch as close to its existing condition as possible:

- a. All grading shall take place in accordance with the County's adopted Hillside Grading Policies, Riverside County General Plan, Ordinance No. 457, and the California Building Code. Grading shall conform to Riverside County regulations. If Riverside County requirements conflict with the Conceptual Grading Plan, the Riverside County regulations shall take precedence.
- b. Where cut and fill slopes are created in excess of 10 feet in vertical height, detailed landscaping and irrigation plans shall be submitted to the County of Riverside prior to approval of grading plans. The plans will be reviewed for type and density of groundcover, seed mix, plant sizes, and irrigation systems. All cut/fill slopes shall have a maximum slope ratio of 2:1 (horizontal to vertical).
- c. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as these operations are the responsibility of other parties.
- d. All manufactured building pads shall be limited to 10,000 square feet in maximum area in low density single family residential areas (Planning Areas 16 and 17).
- e. Natural features such as riparian areas shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- f. All existing trees other than citrus, or 4" or greater in diameter, shall be shown on the grading plans. Removal of said trees is subject to Planning Director's approval.

- g. All dwellings shall be located a minimum of one half the vertical height from the toes and tops of all slopes over 10 feet in vertical height.
- h. All manufactured slopes shall be contour graded incorporating the following grading techniques (see Exhibit 6b) for manufactured slope concept:

  - 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
  - 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
  - 3. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.
  - 4. The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
  - 5. The toes and tops of all slopes in excess of 10 feet in vertical height shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permit.
  - 6. Where cut or fill slopes exceed 250 feet in horizontal length, the horizontal contours of the slope shall be landscaped so as to stabilize the slope and avoid monotonous forms.
  - 7. Cut and fill areas shall be hydromulched as soon as completed to reduce erosion and downstream siltation.
- i. The existing drainage course shall be developed in accordance with conditions and standards set by the County Flood Control District. Where possible within district guidelines, these drainage channels shall be left in a natural state. Horsethief Creek south of and through planning areas 16 and 17 shall be left in a natural state except where road crossings are required.
- j. Retention basins or other facilities will be used as required to ensure that drainage flow velocities onto adjacent properties do not exceed velocities experienced under existing conditions.
- k. Prior to any development within each master phase (see Exhibit 16), an overall conceptual grading plan for the planning area in question shall be submitted for Planning Department approval. The grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the subarea and shall include the following:

  - 1. Preliminary quantity estimates for grading.
  - 2. Areas of temporary borrowing or depositing of material.

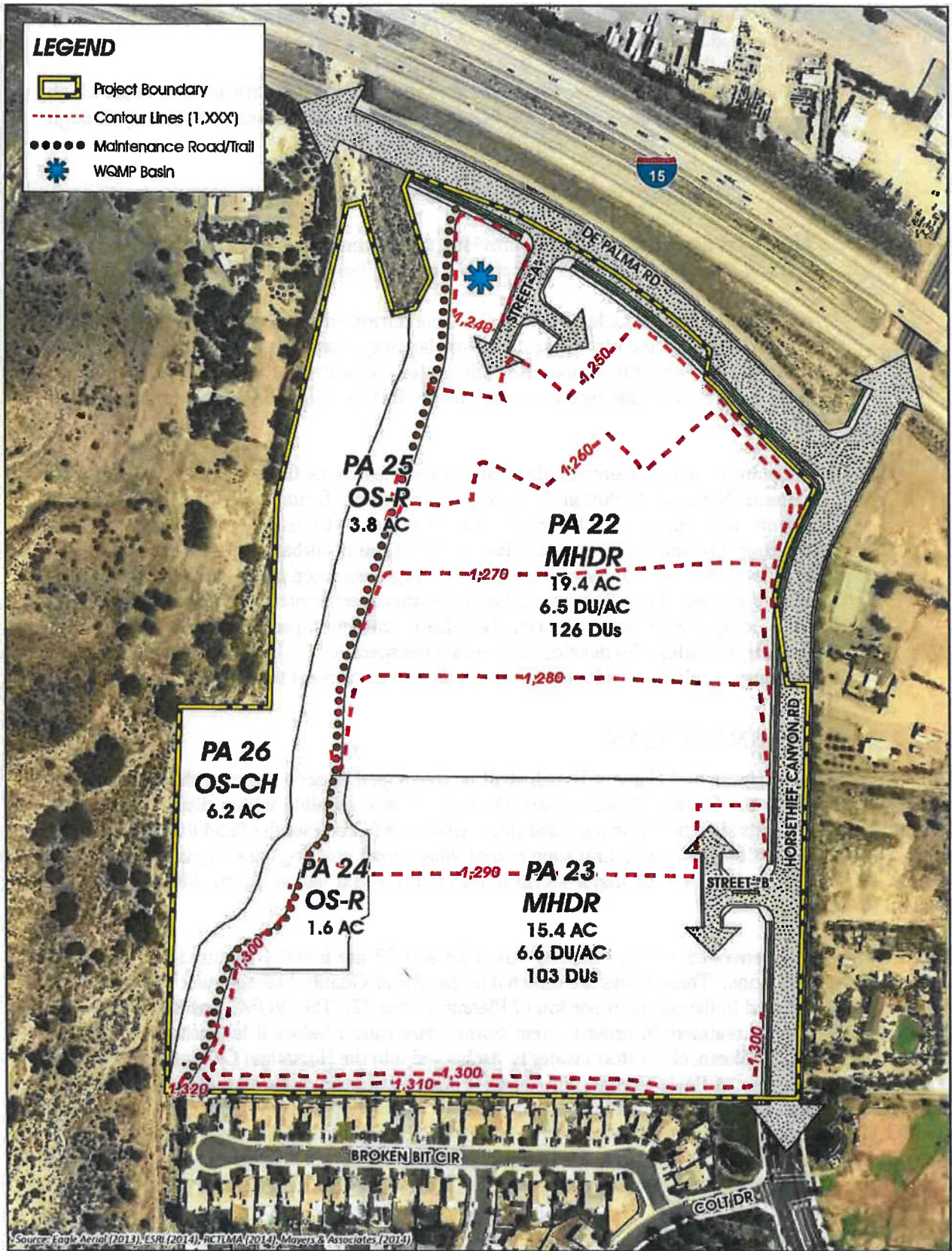


Exhibit 6A-1



GRADING PLAN - AREA OF CHANGE

3. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
  4. Approximate times frames for grading including identification of areas which may be graded during the higher probability rain months of January through March.
  5. Preliminary pad and roadway elevations.
- l. Mass grading shall be permitted provided it is in conformance with an approved mass grading plan and the general conceptual grading plan for Horsethief Canyon Ranch.
  - m. An historian or archaeologist shall be present during any grading process in the general area of the suspected historic structure in planning areas 16 and 17. This archaeologist shall be empowered to temporarily halt grading activities in the immediate area of any find and recover the resources and make further mitigation recommendations if warranted.
  - n. Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: clearing, grading, or excavation that results in the disturbance of at least one acre of total land area, or activity which is part of a larger common plan of development of one acre or greater. Therefore, as mitigation for this specific plan, the developer or builder shall comply with the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirement adopted by the County to implement the NPDES program.

## SEC 2.9 DRAINAGE PLAN

Drainage courses in Horsethief Canyon Ranch shall be developed in accordance with the conditions and standards set by the County Flood Control District. Where possible within district guidelines, these drainage channels shall be left in a natural state. Horsethief Creek south of and through Planning Areas 16 and 17 shall be left in a natural state except where road crossings are required. Exhibits 7 and 7A illustrate the placement of major storm drain facilities and lateral drains within Horsethief Canyon Ranch.

Storm water flows generated within Planning Areas 22 and 23 are initially captured and conveyed within the street sections. These flows are directed to the Water Quality Management Plan (WQMP) detention basin located in the northern portion of Planning Area 22. The WQMP basin is designed to provide water quality treatment in order to treat storm water runoff before it is discharged from the site. From the WQMP basin, clean storm water is discharged into the Horsethief Canyon Wash located at the northwest corner of the property. The existing storm water line located within the R.O.W of Horsethief Canyon Road has been extended to connect to an existing storm water line located within the R.O.W of De Palma Road that extends to the north beneath Interstate 15 freeway. This storm water line will connect to a new catch basin that will be added at the corner of De Palma Road and Horsethief Canyon Road, as part of the planned improvements for these roadways.

All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater shall comply with the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs, etc.

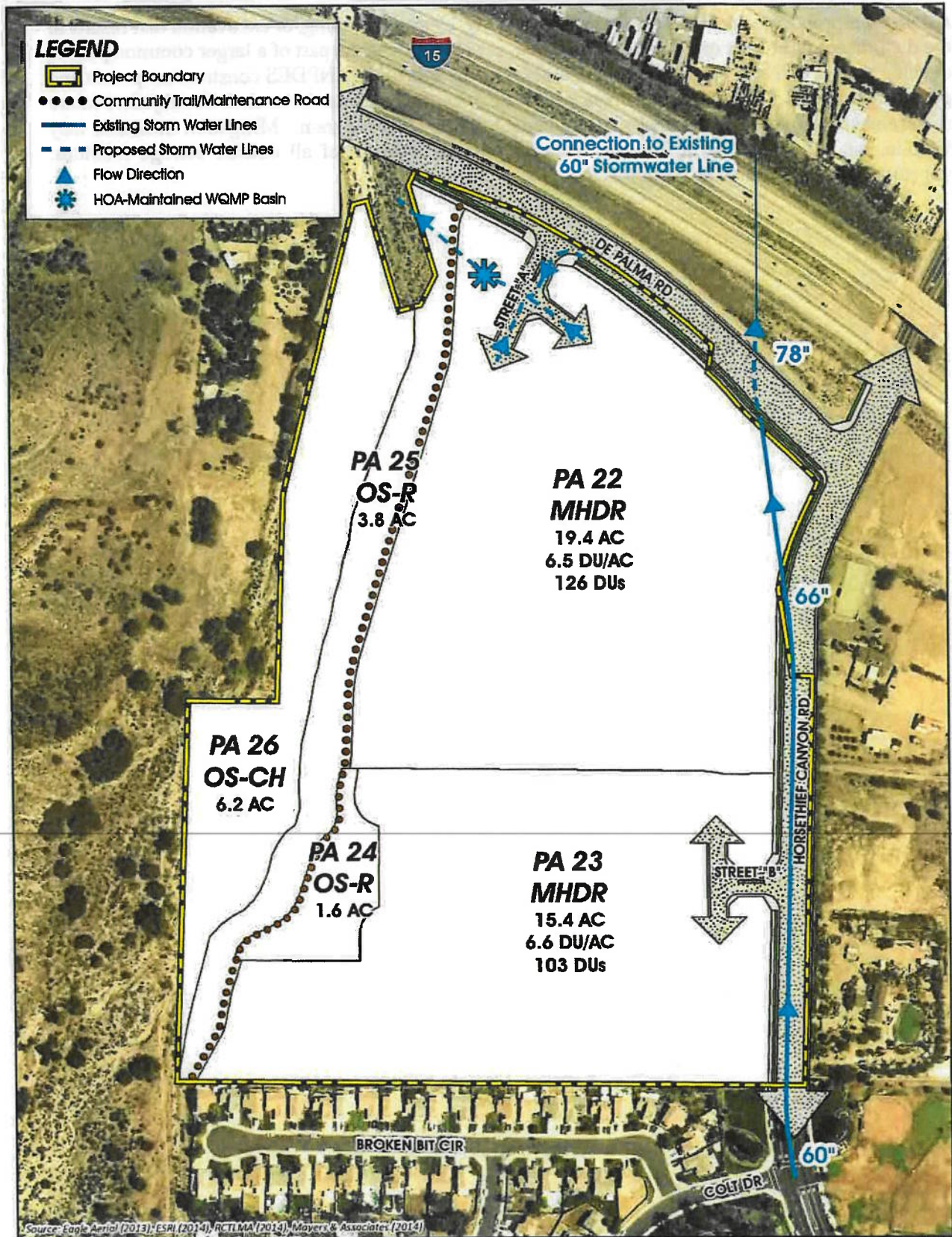
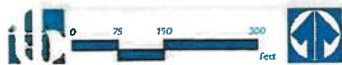


Exhibit 7A



STORMWATER MANAGEMENT PLAN - AREA OF CHANGE

## **SEC 2.10 LANDSCAPING: INTRODUCTION**

Horsethief Canyon Ranch is a planned community that is designed to preserve and enhance as many existing natural and man-made features as possible. These features include the surrounding mountainous terrain, riparian woodlands, and Cow Canyon and Horsethief Canyon Creek drainages. Careful planning of residential development will help preserve the natural amenities in the project area.

## **SEC 2.11 LANDSCAPE CONCEPT**

The landscape palette selected for Horsethief Canyon Ranch shall emphasize drought tolerant plant materials in accordance with the Riverside County Guide to Trees, Shrubs, and Groundcovers. Landscaping shall promote a rural theme complimentary to the site's geographic location. This goal of water conservation will be achieved through creative landscaping practices emphasizing native species accented by exotic species.

## **SEC 2.12 COMMUNITY AND NEIGHBORHOOD ENTRIES**

Horsethief Canyon Ranch is comprised of major entries (Horsethief Canyon Ranch and Mountain Road) and neighborhood entries. See Exhibit 8 for the location of these entries. These entries may have been identified to receive special landscape treatment (see Exhibits 8A, 9, 10, and 10A). This treatment may include, but is not limited to, signage walls, aluminum lettering signage; decorative lighting fixtures; stone, brick, or stucco walls; entry monuments; enhanced paving; large displays of flowering plants and annuals; and dramatic specimen trees and/or small, flowering trees.

These entries, along with major arterial and secondary road right-of-way tree plantings, will be directly provided for or arranged for by the master developer/land owner of Horsethief Canyon Ranch. The community and neighborhood entries and street plantings will create a sense of arrival through the selective application of landscaped islands, decorative signage, and walls. The landscaping will also create an easily distinguishable hierarchy of entries and streets. Entry monumentation is provided at the entry into the residential neighborhoods of Planning Area 22 at the intersection of De Palma Avenue and Street "A", and into the residential neighborhoods of Planning Area 23 at the intersection of Horsethief Canyon Road and Street "B", as depicted on Exhibit 8A. The major entry monument treatment provided at the entry medians into Streets "A" and "B" are 6 feet and 10 inches tall and consist of river rock stone veneer, pre-cast concrete moulding, pre-cast concrete lintel, 5-inch hammered aluminum lettering, a faux entry gate, and a pre-cast concrete pilaster cap. The minor entry monument treatment are located at the entry corners and consist of 6-foot and 10-inch tall river rock stone veneer and pre-cast concrete pilaster cap.

## **SEC 2.13 STREETSCAPE**

All Major Roadways (108 ft. and 102 ft. R.O.W.) and Secondary Roadways (88 ft. and 100 ft. R.O.W.) shall be planted with one or more species of trees listed in this section. The trees may be grouped together in clusters, if desired, but must average out to a spacing of one tree per every 40 linear feet of roadway. The following trees types shall predominate through the Specific Plan common landscaped areas: Aleppo Pine, Brazilian Pepper, Eucalyptus, Jacaranda, Knobcone Pine, Oak, Sycamore, and White Elder. Exhibits 11 and 11A illustrate typical major roadway streetscapes.

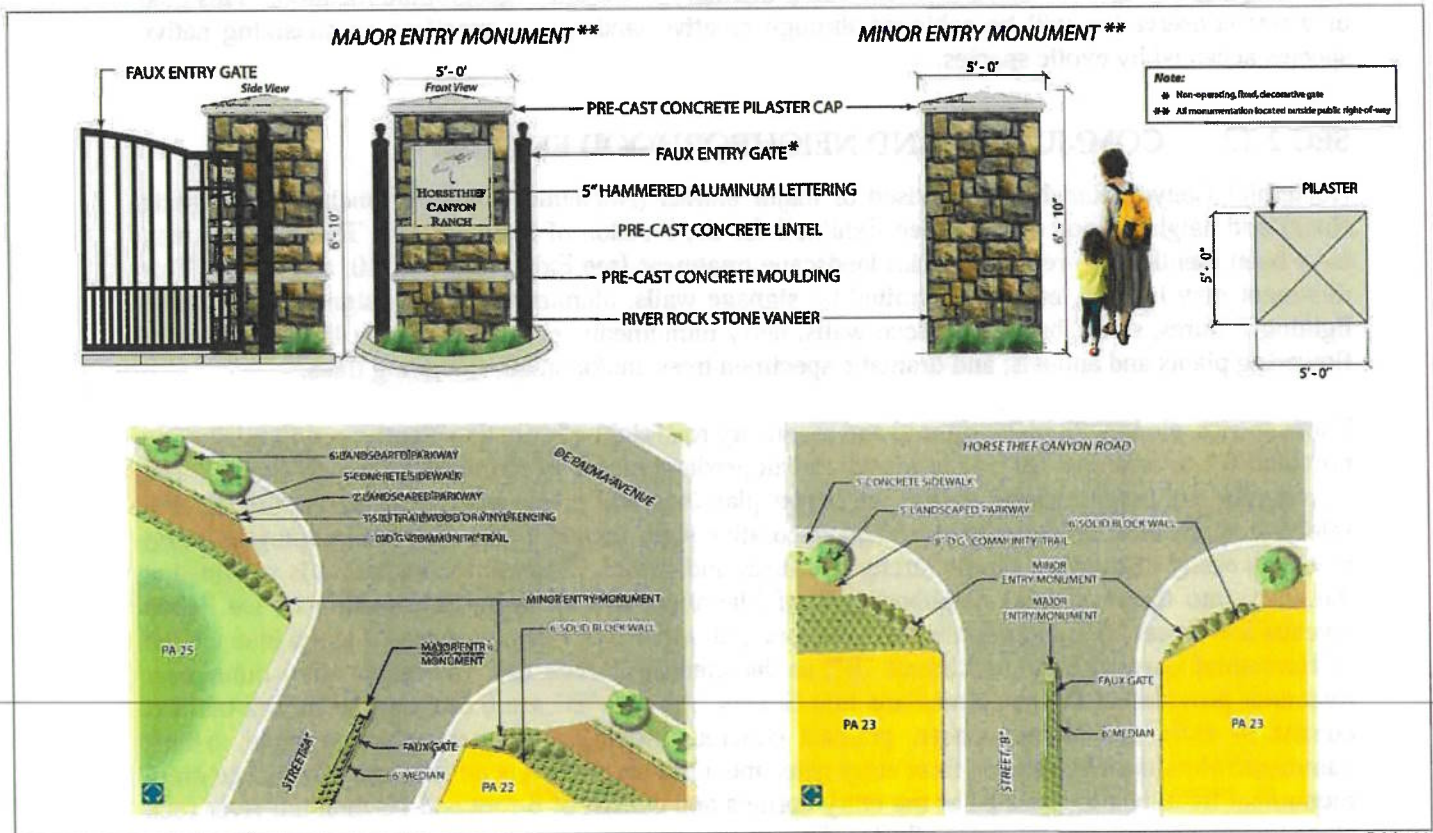
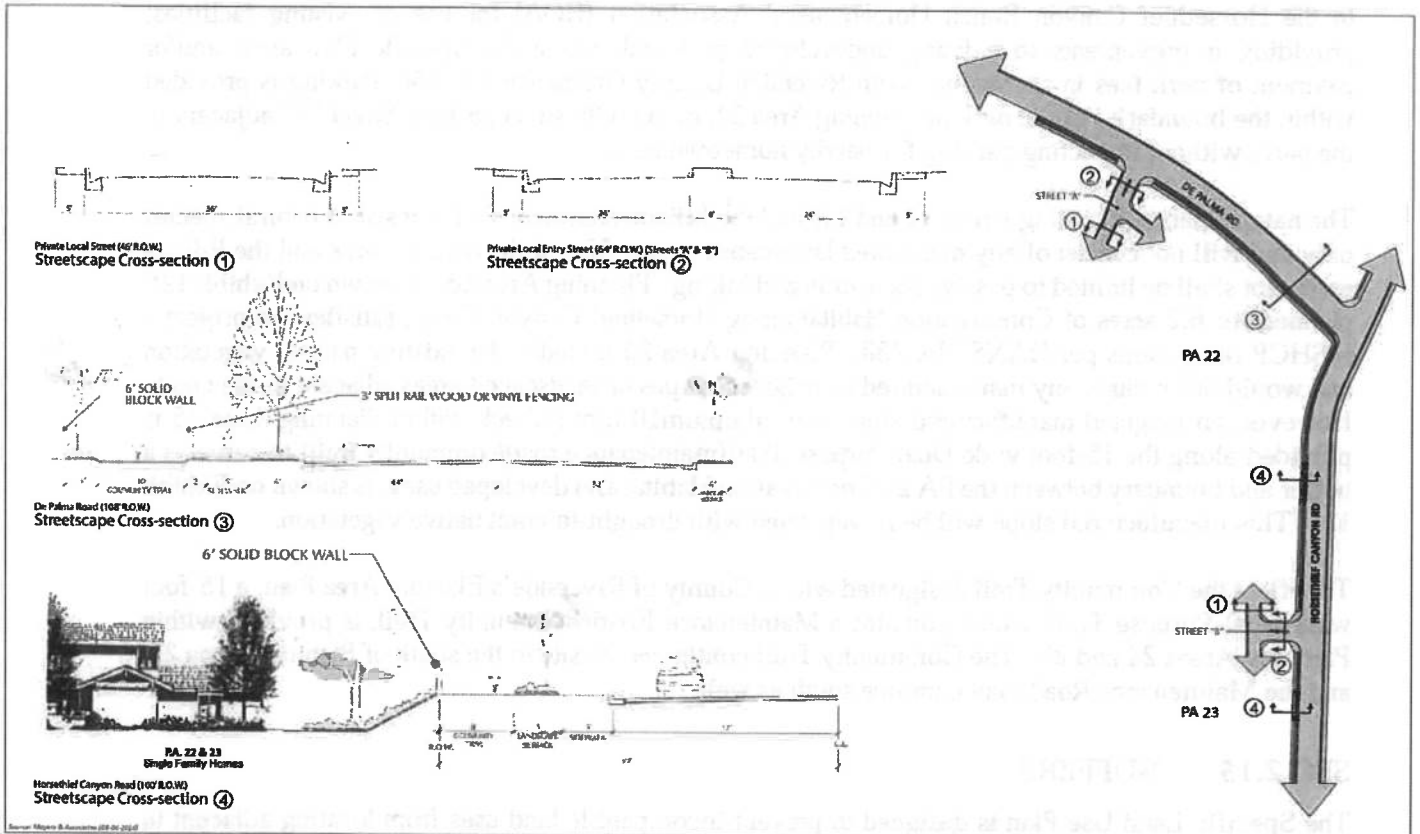


Exhibit 8A

**ENTRY MONUMENTATION**





Specific Plan No. 152, Amendment No. 3

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

Exhibit 11A

## **SEC 2.14 COMMUNITY PARKS, NATURAL PARKS, EDISON EASEMENT**

The total area within Horsethief Canyon Ranch devoted to open space uses is 145.46 acres. Exhibit 12 provides a summary of open space uses and denotes their size and location. Community Parks shall be landscaped in a manner which complements the community concept identified in Section 1.11. Conceptual community park landscape treatments are identified in Exhibit 12a-h. The State Quimby Act requires a minimum of 3 acres per 1,000 residents of neighborhood parkland. The project would include a maximum of 5,724 residents (2,210 units \* 2.59), which corresponds to a requirement of 17.2 acres of parkland. This requirement is exceeded by the 30.0-acres of active parkland provided within the existing Specific Plan boundaries. Park obligations resulting from Amendment No. 5 to Specific Plan No. 152 may be satisfied by a combination of the following methods: the provision of a 1.6 -acre active park in Planning Area 24 as shown in Exhibits 12g and 12h, payment of park maintenance fees to the Horsethief Canyon Ranch Homeowners' Association (HOA) for use of existing facilities; providing improvements to existing undeveloped parkland within the Specific Plan area; and/or payment of park fees in accordance with Riverside County Ordinance No. 460. Parking is provided within the boundaries of the park in Planning Area 24, along with street parking Street "F" adjacent to the park, without impacting parking for nearby homeowners.

The natural parks (Planning Areas 14 and 15) and the Edison easement shall consist of natural species only and will not consist of any manicured landscaped areas. Use of the natural parks and the Edison easement shall be limited to passive recreation and hiking. Planning Area 26, as shown on Exhibit 12f, planned for 6.2 acres of Conservation Habitat along Horsethief Canyon Creek, satisfies the project's MSHCP obligations per HANS No. 238. Planning Area 26 includes the existing natural vegetation and would not include any manufactured or irrigated slopes or landscaped areas adjacent to the creek. However, an irrigated manufactured slope and minimum 10-foot setback within Planning Area 25 is provided along the 15-foot wide Dual Purpose Trail (maintenance road/community trail) to serve as a buffer and boundary between the PA 26 Conservation Habitat and developed uses, as shown on Exhibit 12f. This manufactured slope will be re-vegetated with drought-tolerant native vegetation.

To reflect the Community Trail designated within County of Riverside's Elsinore Area Plan, a 15-foot wide Dual-Purpose Trail, which contains a Maintenance Road/Community Trail, is provided within Planning Areas 24 and 25. The Community Trail continues off-site to the south of Planning Area 25, and the Maintenance Road may continue south as well.

## **SEC 2.15 BUFFERS**

The Specific Land Use Plan is designed to prevent incompatible land uses from locating adjacent to one another. The provisions included in this document minimize potential problems arising between residential development and areas used by the public (parks, sewer treatment plants), or for mining. Exhibit 13A denotes the location of the special buffer areas and Exhibit 14 illustrates suggested treatment of buffers identified in Exhibit 13A. The buffers between other portions of Horsethief Canyon Ranch and within Planning Areas 22 through 26, include a 25-foot minimum buffer between the existing development in Planning Area 2 and the proposed single-family homes in Planning Area 23 (Buffer C). Additional buffers D, E, and F provide setback and screening between residential development areas and adjacent non-residential property. Buffer D identifies the buffer treatment and components between Planning Areas 23 and the open space uses of Planning Areas 25 and 26. Buffer E identifies the buffer treatment and components between the residential uses of Planning Area 22 and

the open space uses of Planning Areas 25 and 26. And, Buffer F identifies the buffer treatment components between Planning Area 22 and De Palma Road.

### **SEC. 1.16 LANDSCAPE PLANTINGS**

The planting concept in Horsethief Canyon Ranch should reinforce the overall rural theme. This may be accomplished by defining and emphasizing vehicular and pedestrian circulation systems, existing natural site conditions, neighborhood identity, and recreation/community use areas.

- a. Unless a boulevard effect is desired, trees and shrubs should be clustered informally to provide focal points and accents and frame open space.
- b. Community and neighborhood identity shall be promoted by using different street tree combinations and landscaping. Each neighborhood and major street shall have a unique planting palette.
- c. Drought resistant and tolerant plant materials are suggested and encouraged for all open space areas.
- d. Plant materials, either alone or in conjunction with fencing, walls, or berms, should be used to screen parking areas and accessory structures from views from main buildings and passing motorists.
- e. Plant materials should be grouped together in regards to soil, light, and water requirements.
- f. All slopes over twenty-five (25) percent shall be planted with low -maintenance trees, shrubs, and ground covers. Turf is not permitted on slopes of 25 percent and greater.

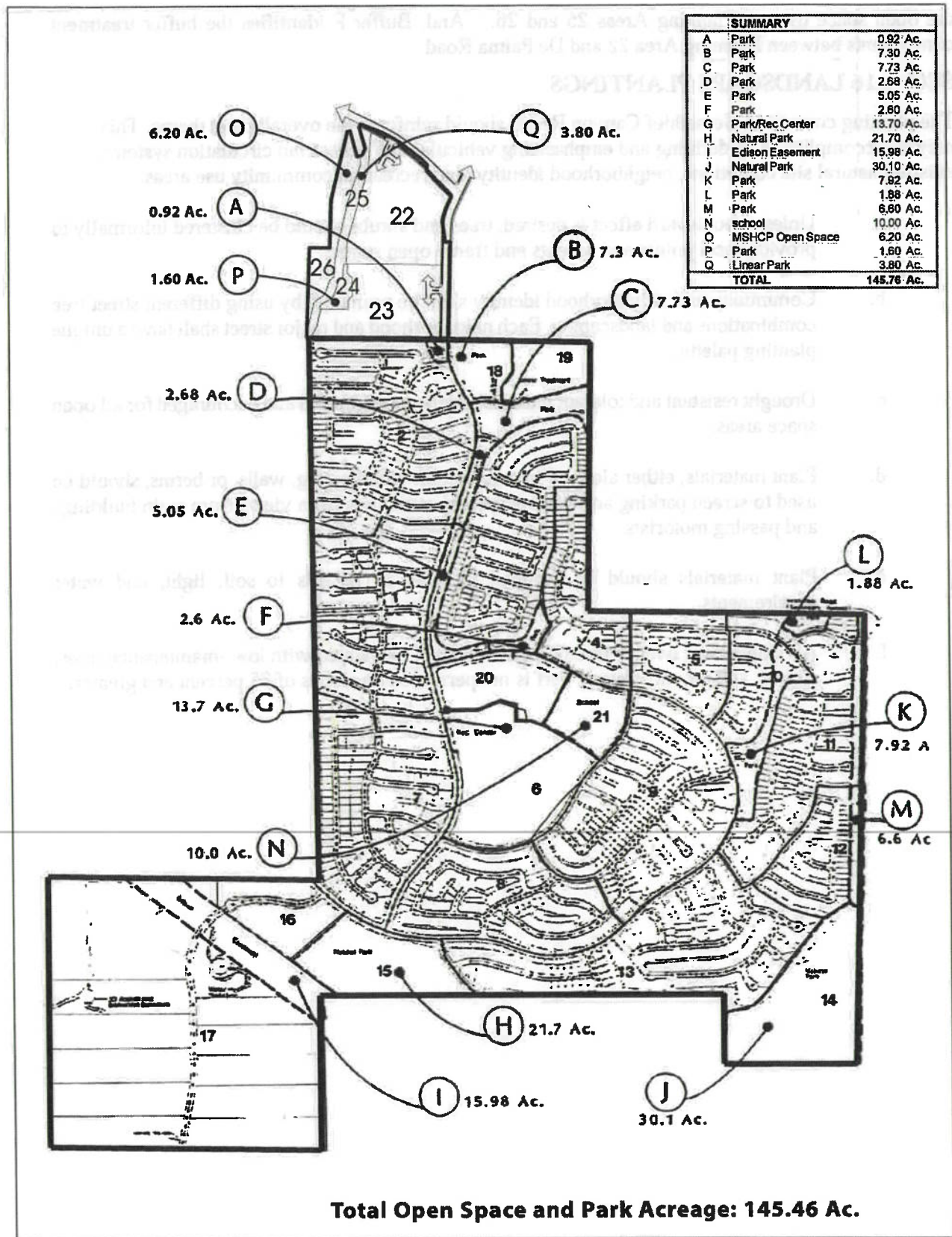
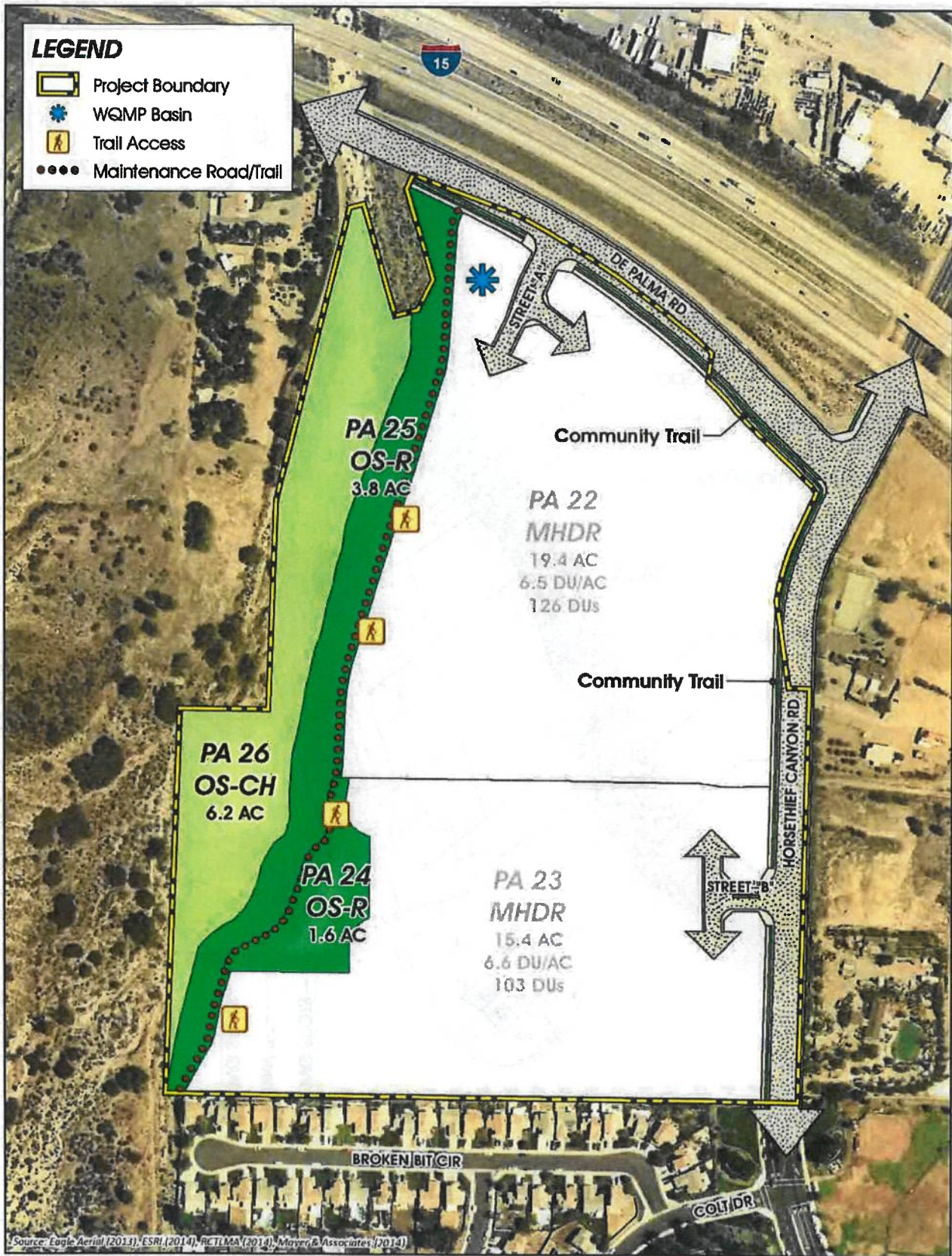


Exhibit 12



OPEN SPACE AND PARK SUMMARY



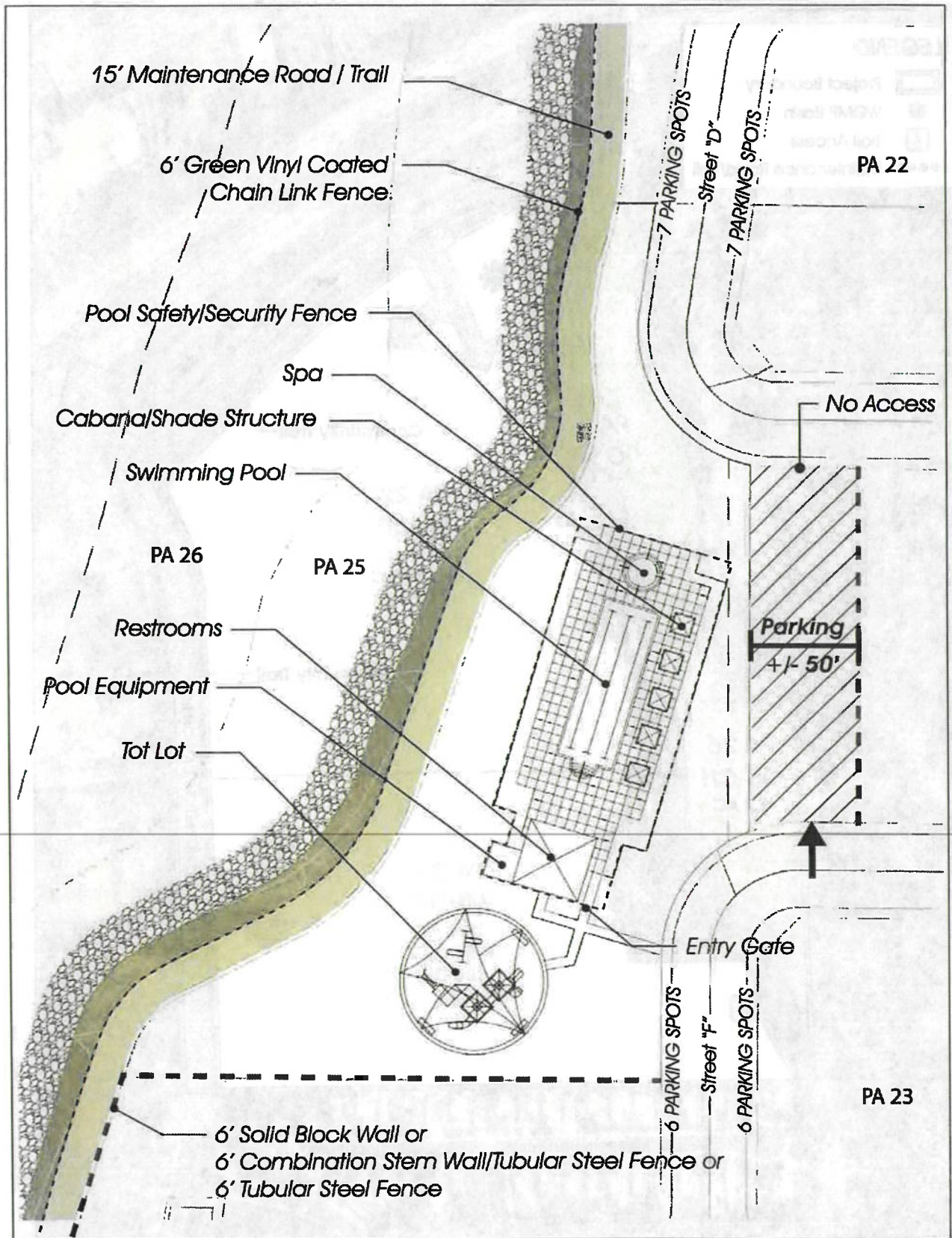


Exhibit 12H

PA 24 PARK PLAN



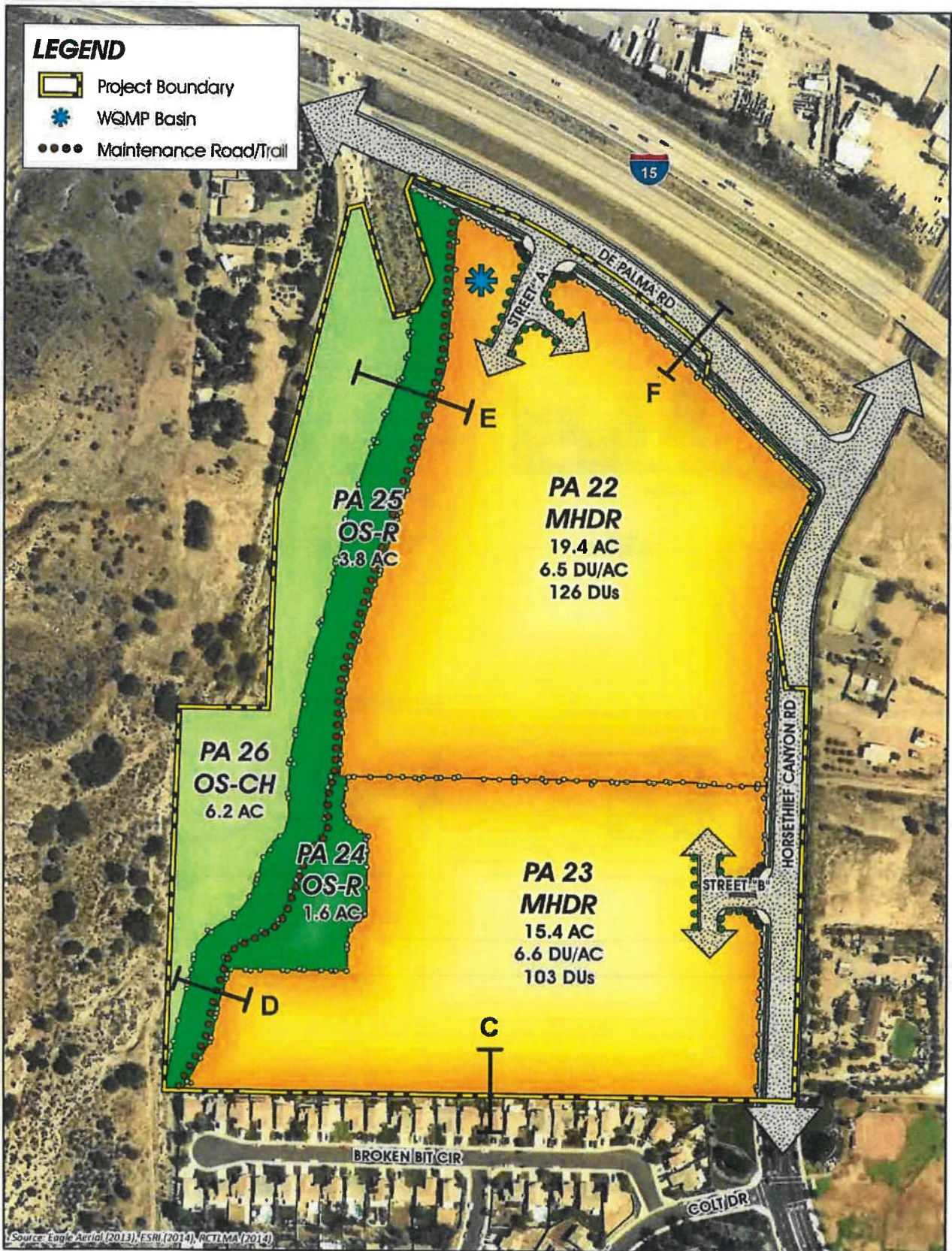


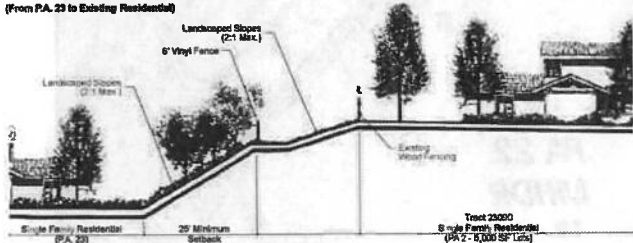
Exhibit 13A



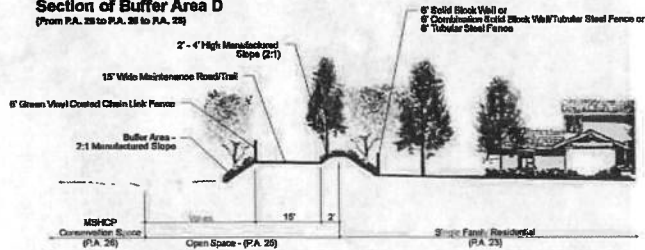
**SPECIAL BUFFER AREAS - AREA OF CHANGE**



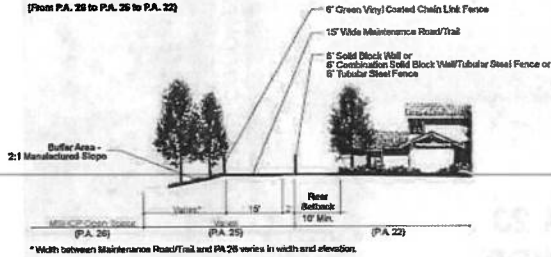
**Section of Buffer Area C**  
(From P.A. 23 to Existing Residential)



**Section of Buffer Area D**  
(From P.A. 26 to P.A. 26 to P.A. 23)



**Section of Buffer Area E**  
(From P.A. 26 to P.A. 26 to P.A. 22)



**Section of Buffer Area F**  
(From P.A. 22 to De Palma Road)

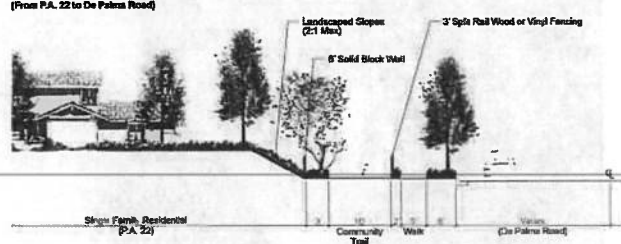
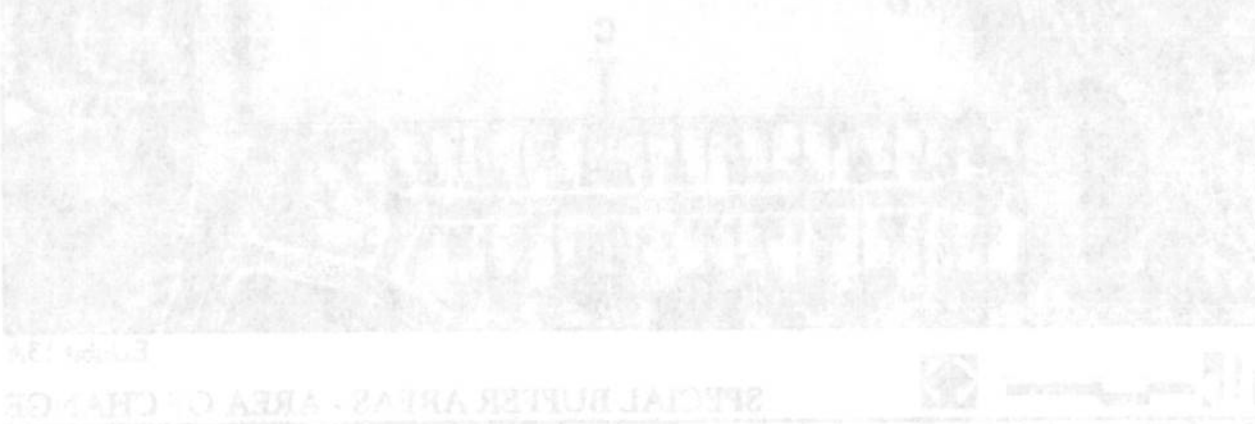


Exhibit 14





## **SEC 2.17 WATER AND WASTEWATER PLAN**

Exhibits 15, 15A, and 15B illustrate the location and size of the backbone water and wastewater infrastructure designed to serve the Horsethief Canyon Ranch (Planning Areas 22 through 26 portion). Furthermore, the location of the on-site wastewater treatment plant is denoted within the North Neighborhood in Planning Area 19.

### **1. WATER PLAN**

As shown in Exhibit 15A, the water system for the Horsethief Canyon Ranch community is designed to connect to 1434 water pressure zone. Connections to this pressure zone occur at De Palma Road at Street "A" and at Horsethief Canyon Road at Street "B", forming a water loop within the project. The 12-inch main in De Palma will be constructed by others. The project will construct a 12-inch main from De Palma Road south within Horsethief Canyon Road to Street "B", in addition to constructing all of the internal 8-inch lines needed to serve each neighborhood.

### **2. WASTEWATER PLAN**

As shown in Exhibit 15B, on-site wastewater service for Horsethief Canyon Ranch community consists of gravity flow from individual home laterals and neighborhood streets to an 8-inch gravity wastewater line within Street "A". This 8-inch line continues 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) connects to the lift station continuing 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.

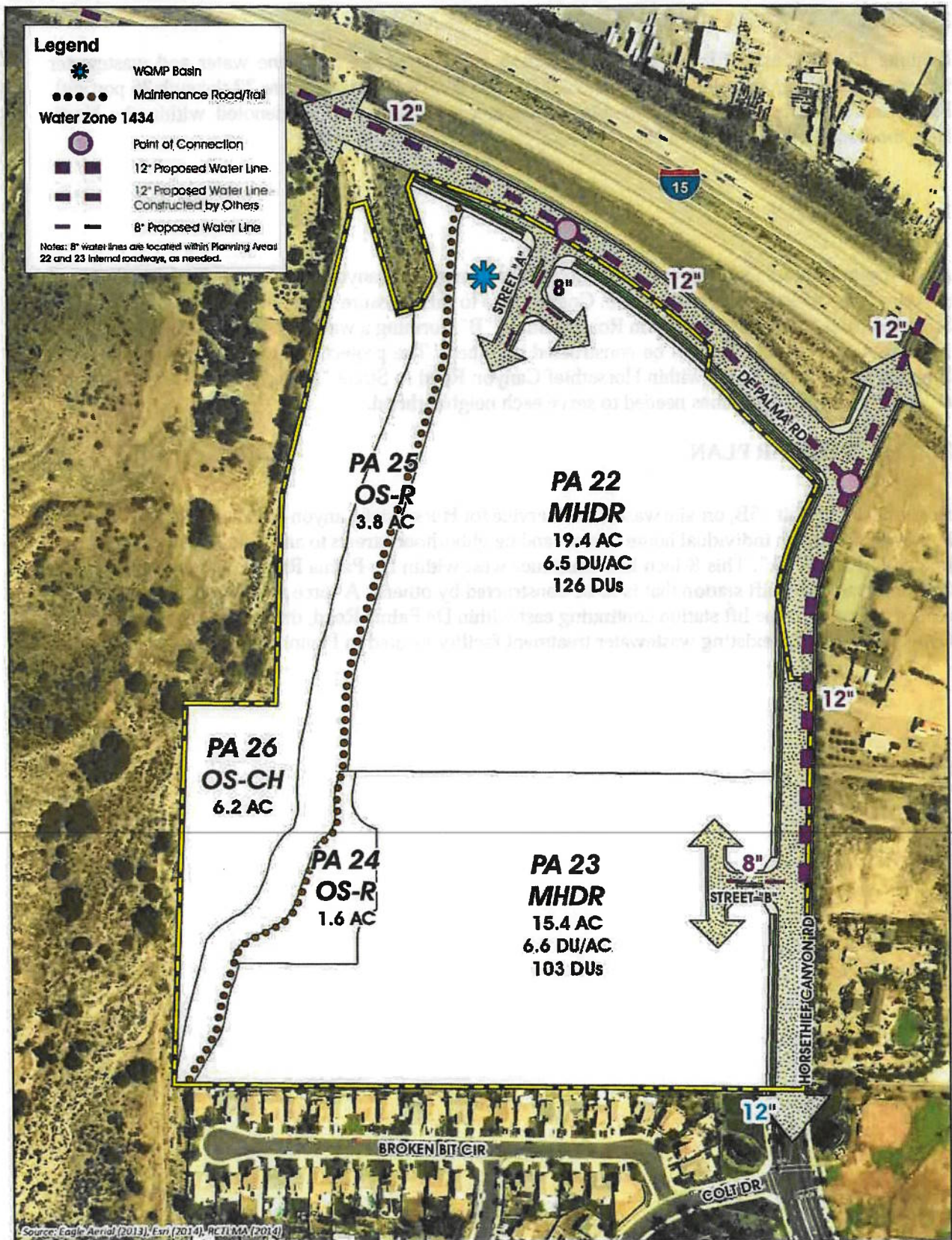
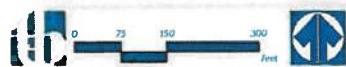


Exhibit 15A



**WATER PLAN - AREA OF CHANGE**

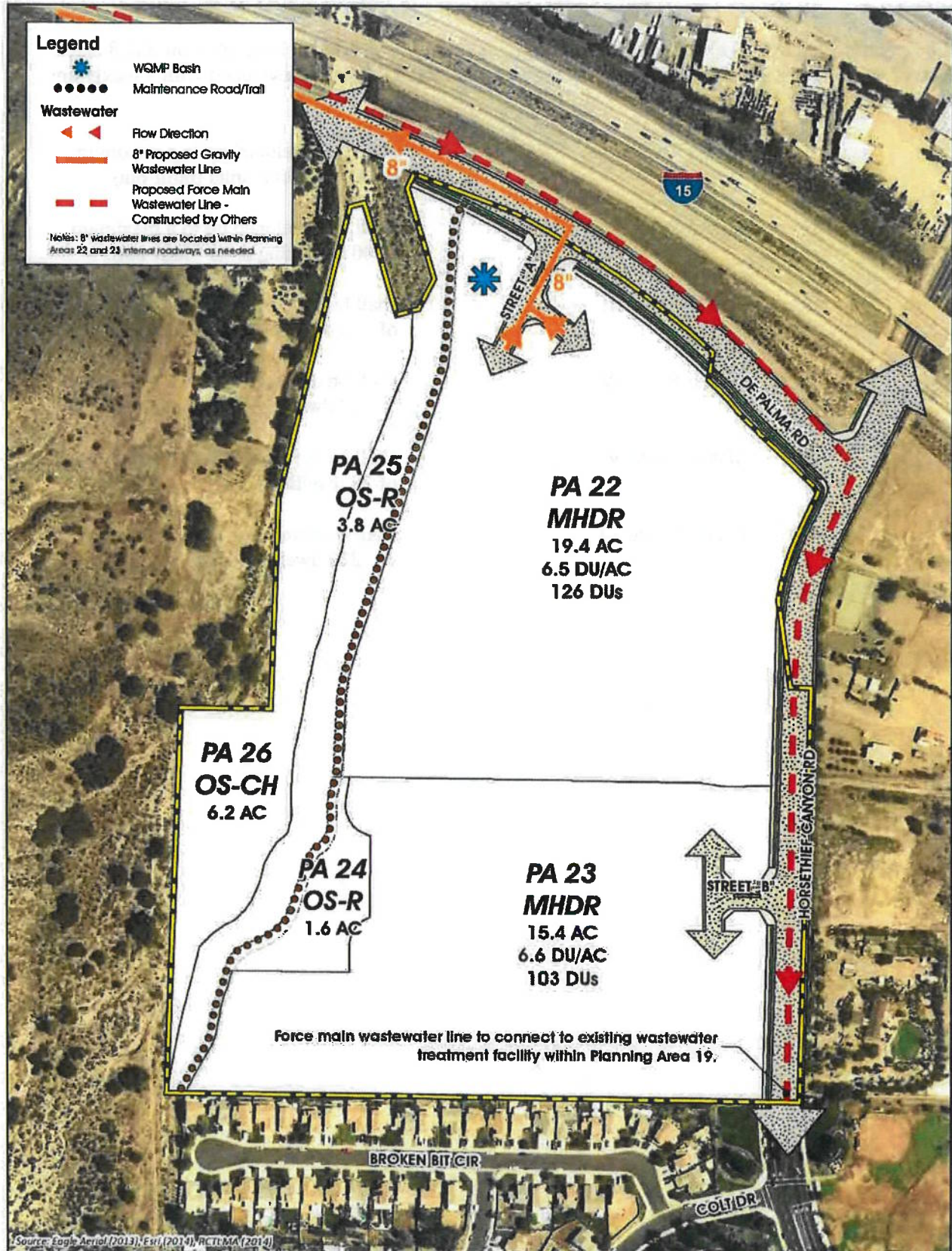


Exhibit 15B



WASTEWATER PLAN - AREA OF CHANGE

**SEC 2.18 PUBLIC FACILITY AND SPECIAL PHASING REQUIREMENTS**

The Specific Plan area shall be developed with a maximum of 2,210 dwelling units on 851.8 acres. Each of the six master development phases shown in Exhibit 17 shall be developed with a maximum number of dwelling units as follows:

- A. Master Phase I shall be developed up to a maximum of 660 dwelling units (built-out).
- B. Master Phase II shall be developed up to a maximum of 467 dwelling units (built-out).
- C. Master Phase III shall be developed up to a maximum of 279 dwelling units (built-out).
- D. Master Phase IV shall be developed up to a maximum of 553 dwelling units (built-out).
- E. Master Phase V shall be developed up to a maximum of 23 dwelling units.
- F. Master Phase VI shall be developed up to a maximum of 229 dwelling units.

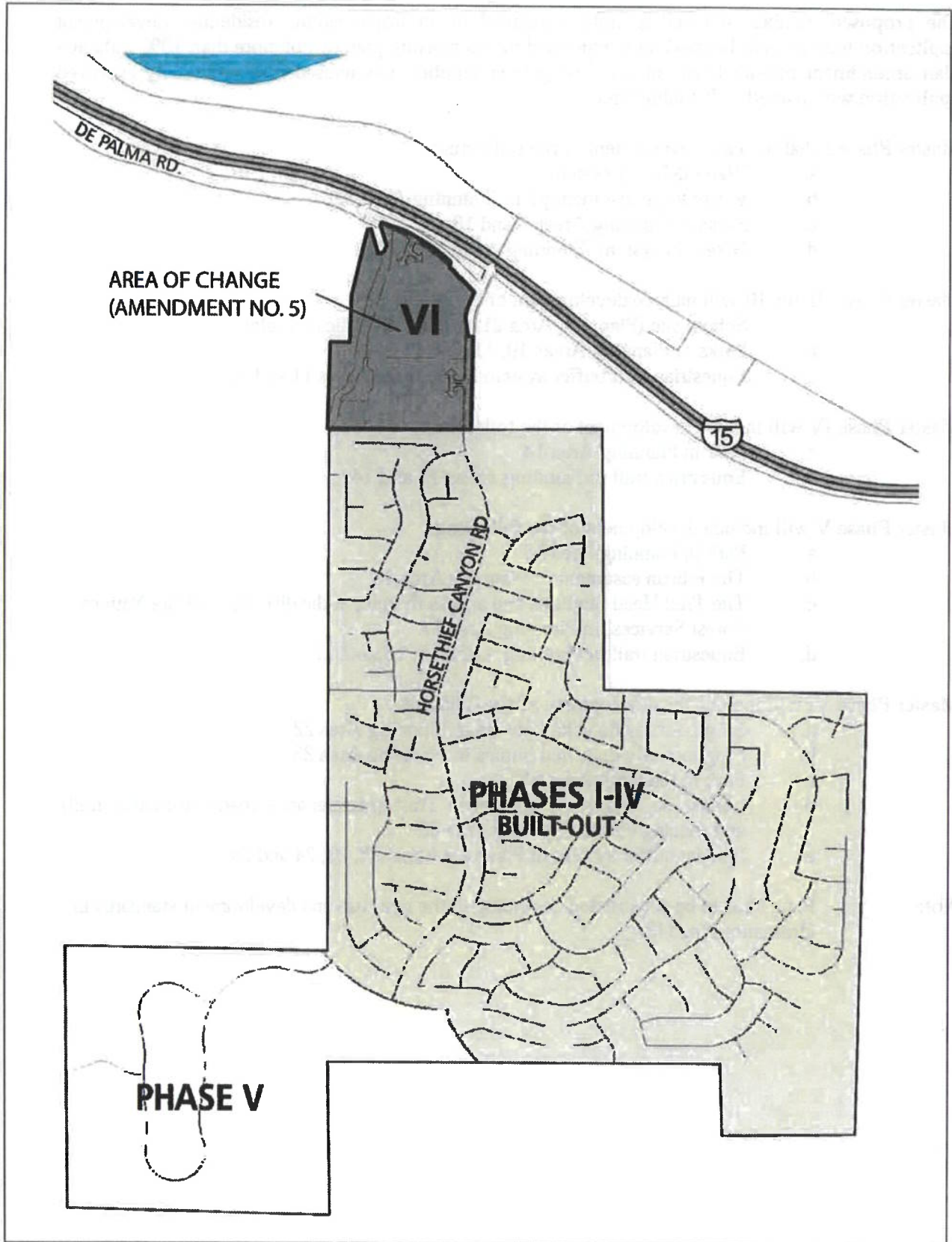


Exhibit 16



**PHASING PLAN**

The proposed number of dwelling units contained in an implementing residential development application may exceed the maximum expressed in this phasing plan by not more than 10% without a plan amendment provided that an equal or greater number was unused in a previously approved application within another Planning Area.

Master Phase I shall include development of the following:

- a. Water delivery system
- b. Wastewater treatment plant (Planning Area 19)
- c. Parks in Planning Areas 3 and 18
- d. Bike trail system (Planning Areas 3 and 18)

Master Phases II and III will include development of the following:

- a. School site (Planning Area 21 offered for dedicated sale)
- b. Parks in Planning Areas 10, 11, and 20
- c. Equestrian trail/buffer system in Planning Areas 11 and 12

Master Phase IV will include development of the following:

- a. Park in Planning Area 14
- b. Equestrian trail in Planning Areas 13 and 14

Master Phase V will include development of the following:

- a. Park in Planning Area 15
- b. The Edison easement in Planning Area 16
- c. The Trail Head facilities and access thereto, at the discretion of the National Forest Services, in Planning Area 17
- d. Equestrian trail in Planning Areas 15, 16, and 17

Master Phase VI will include the development of the following:

- a. Single-family detached homes in Planning Area 22
- b. Single-family detached homes in Planning Area 23.
- c. Park in Planning Area 24
- d. Landscape buffer, Dual-Purpose Trail (maintenance road/community trail), and fencing within Planning Area 25
- e. Special buffer system in Planning Areas 22, 23, 24 and 25.

Note: Plan areas to be constructed according to the land use and development standards in Ordinance No. 348. \_\_\_\_\_.

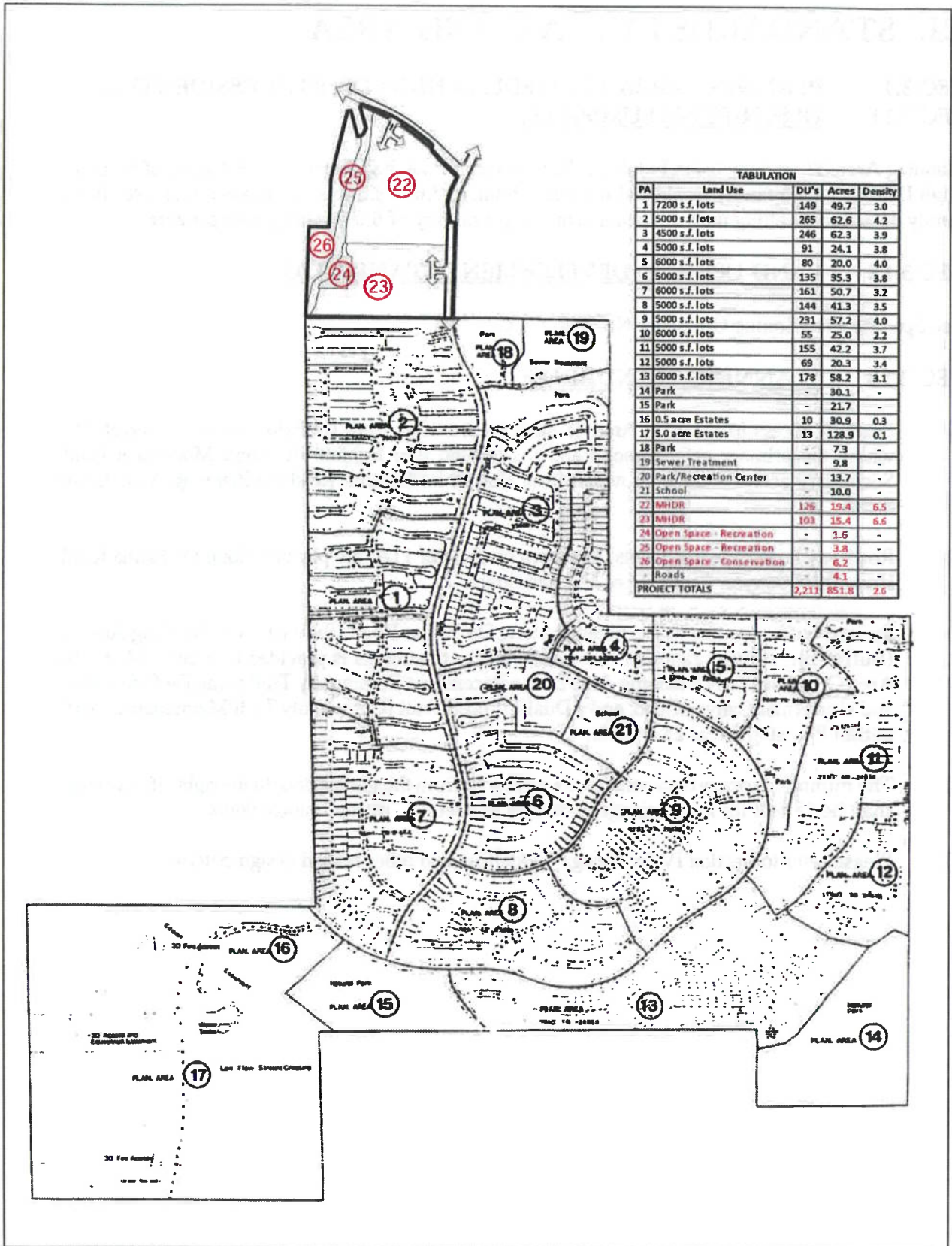


Exhibit 17

DEVELOPMENT PLAN



### III. STANDARDS BY PLANNING AREA

#### SEC 3.1 PLANNING AREA 22 – MEDIUM-HIGH DENSITY RESIDENTIAL

##### SEC 3.11 DESCRIPTIVE SUMMARY:

Planning Area 22, as depicted in Exhibit 17V, provides for the development of 19.4 acres of Medium-High Density single family residential uses on minimum 3,619 s.f. lots. A maximum of 126 single-family detached dwelling units are planned at a target density of 6.5 dwelling units per acre

##### SEC 3.12 LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348-XXX.

##### SEC 3.13 PLANNING STANDARDS:

- 1) Primary access to Planning Area 22 shall be provided from De Palma Road via Street "A", where the primary neighborhood entry is located (see Exhibit 8A, Entry Monument Plan). Secondary access shall be provided from Horsethief Canyon Road via Planning Area 23 and Street "B".
- 2) Roadway landscape treatments, as shown on Exhibit 11A, are planned along De Palma Road, Horsethief Canyon Road, Street "A" and Street "B".
- 3) Special buffer treatments are planned along De Palma Road (Buffer F) and Planning Area 25 (Buffer E). An illustration of the desired buffer treatments is provided in Exhibit 14, Buffer Area Cross-Sections. Planning Area 22 is adjacent to a Community Trail along De Palma Road and Horsethief Canyon Road, and a Dual-Purpose Trail (Community Trail/Maintenance Road) within Planning Areas 24 and 25.
- 4) The minimum garage door setback, as measured from the garage door to the right-of-way edge, shall be 18 feet for rollup garage doors and 20 feet for "tilt-up" garage doors.
- 5) Please refer to Section IV for Design Guidelines and other related design criteria.



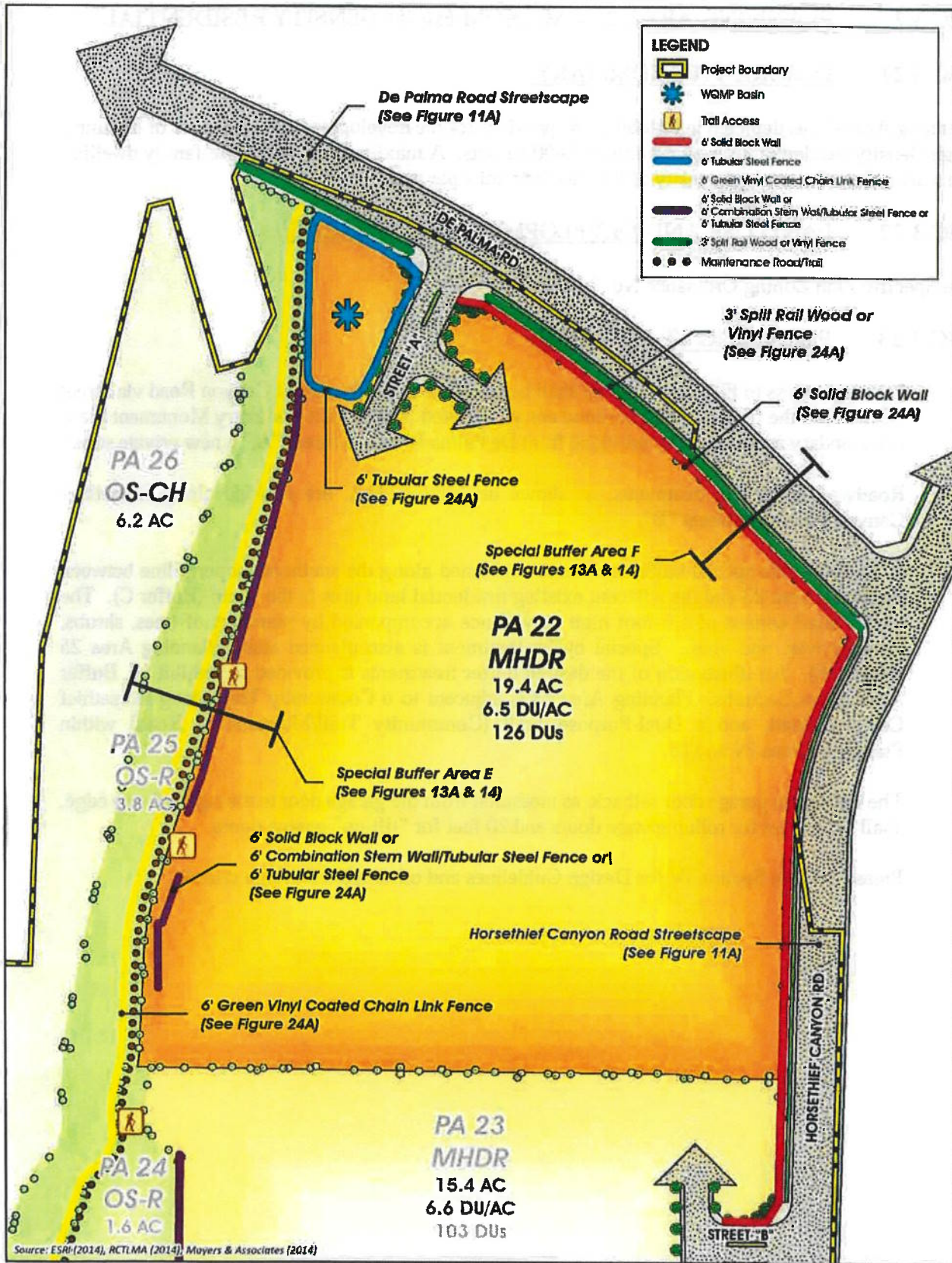


Exhibit 17V

PLANNING AREA 22



**SEC 3.2 PLANNING AREA 23 – MEDIUM-HIGH DENSITY RESIDENTIAL**

**SEC 3.21 DESCRIPTIVE SUMMARY:**

Planning Area 23, as depicted in Exhibit 17W, provides for the development of 15.4 acres of Medium-High Density residential uses on minimum 4,000 s.f. lots. A maximum of 103 single-family dwelling units are planned at a target density of 6.6 dwelling units per acre.

**SEC 3.22 LAND USE AND DEVELOPMENT STANDARDS:**

See Specific Plan Zoning Ordinance No. 348.XXX.

**SEC 3.23 PLANNING STANDARDS:**

- 1) Primary access to Planning Area 23 shall be provided from Horsethief Canyon Road via Street "B", where the primary neighborhood entry is located (see Exhibit 8A, Entry Monument Plan) A secondary access shall be provided from De Palma Road via Street "A," a new private street.
- 2) Roadway landscape treatments, as shown on Exhibit 11A, are planned along Horsethief Canyon Road and Street "B".
- 3) A 25-foot wide special buffer treatment is planned along the southern property line between Planning Area 23 and the adjacent existing residential land uses to the south (Buffer C). The buffer shall consist of a 6-foot high vinyl fence accompanied by plantings of trees, shrubs, groundcover, and vines. Special buffer treatment is also planned along Planning Area 25 (Buffer E). An illustration of the desired buffer treatments is provided in Exhibit 14, Buffer Area Cross-Sections. Planning Area 23 is adjacent to a Community Trail along Horsethief Canyon Road, and a Dual-Purpose Trail (Community Trail/Maintenance Road) within Planning Areas 24 and 25.
- 4) The minimum garage door setback, as measured from the garage door to the right-of-way edge, shall be 18 feet for rollup garage doors and 20 feet for "tilt-up" garage doors.
- 5) Please refer to Section IV for Design Guidelines and other related design criteria.

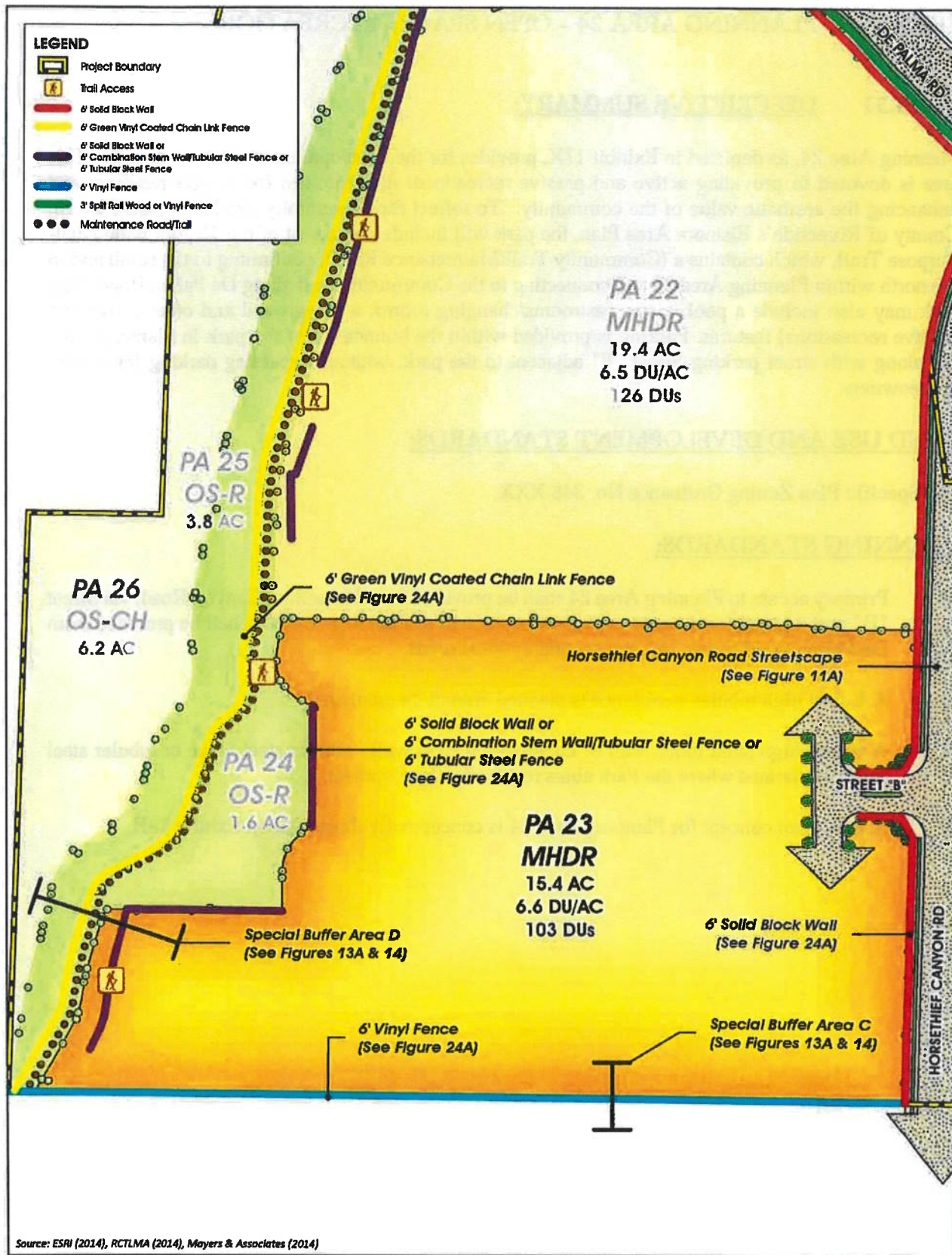


Exhibit 17W

PLANNING AREA 23

## SEC 3.3 PLANNING AREA 24 – OPEN SPACE - RECREATION

### SEC 3.31 DESCRIPTIVE SUMMARY:

Planning Area 24, as depicted in Exhibit 17X, provides for the development of a 1.6 -acre park. This area is devoted to providing active and passive recreational opportunities for project residents and enhancing the aesthetic value of the community. To reflect the Community Trail designated within 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 Planning Area 24, along with street parking Street "F" adjacent to the park, without impacting parking for nearby homeowners.

### LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348.XXX.

### PLANNING STANDARDS:

- 1) Primary access to Planning Area 24 shall be provided from Horsethief Canyon Road, via Street "B" and internal local roads and secondary access to Planning Area 24 shall be provided from De Palma Road Street "A" and secondary local roads.
- 2) A 6-foot high tubular steel fence is planned around the pool area.
- 3) A 6-foot high solid block wall or combination stem wall / tubular steel fence or tubular steel fence is planned where the Park abuts residential development.
- 4) A park plan concept for Planning Area 24 is conceptually illustrated on Exhibit 12H.

## **SEC 3.4 PLANNING AREA 25 – OPEN SPACE - RECREATION**

### **SEC 3.41 DESCRIPTIVE SUMMARY:**

Planning Area 25, as depicted in Exhibit 17X, provides for the development of a 3.8-acre linear open space adjacent to the conservation habitat, designated Open Space - Recreation. A 15-foot wide linear easement with a Dual-Purpose Trail, containing a Community Trail/Maintenance Road, is provided within this open space. The maintenance road within the Dual-Purpose Trail 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 Planning Area 25. The maintenance road may continue south. This area provides passive recreational opportunities for project residents, enhancing the aesthetic value of the community, and provides a buffer between the MSHCP habitat in Planning Area 26 and developed portions of the site.

### **SEC 3.42 LAND USE AND DEVELOPMENT STANDARDS:**

See Specific Plan Zoning Ordinance No. 348.XXX.

### **SEC 3.43 PLANNING STANDARDS:**

- 1) Primary access to Planning Area 25 shall be provided from the Community Trail along De Palma Road, from internal local streets and from the Park in PA 24.
- 2) A 15-foot wide linear easement is planned within Planning Area 25 for a Dual-Purpose Trail, containing a Community Trail/Maintenance Road. The Maintenance Road within the Dual-Purpose Trail will provide access for maintenance of the creek, as well as a pedestrian connection to the Community Trail along De Palma Road.
- 3) A 6-foot high solid block wall or combination stem wall / tubular steel fence or tubular steel fence is planned within the western boundaries of Planning Areas 22, 23, and 24 where Planning Area 25 abuts the backyard or side yards of homes.
- 4) A 6-foot green vinyl coated chain link fence will be provided along the eastern boundary of Planning Area 25, adjacent to Planning Areas 22, 23, and 24 (see Exhibit 14).

**SEC 3.5 PLANNING AREA 26 – OPEN SPACE – CONSERVATION HABITAT**

**SEC 3.51 DESCRIPTIVE SUMMARY:**

Planning Area 26, as depicted in Exhibit 17X, provides for 6.2 acres of natural MSHCP open space (designated Open Space – Conservation Habitat) per HANS No. 238. This area is devoted to preservation of the natural drainage corridor associated with Horsethief Canyon Creek. This open space also serves as a scenic amenity for the community.

**SEC 3.52 LAND USE AND DEVELOPMENT STANDARDS:**

See Specific Plan Zoning Ordinance No. 348.XXX

**SEC 3.53 PLANNING STANDARDS:**

- 1) Planning Area 26 shall remain undeveloped to preserve the native vegetation along the existing natural floodplain.
- 2) No access shall be provided to Planning Area 26.
- 3) A 6-foot green vinyl coated chain link fence will be provided along the eastern boundary of Planning Area 25, adjacent to Planning Area 26 (see Exhibit 14).

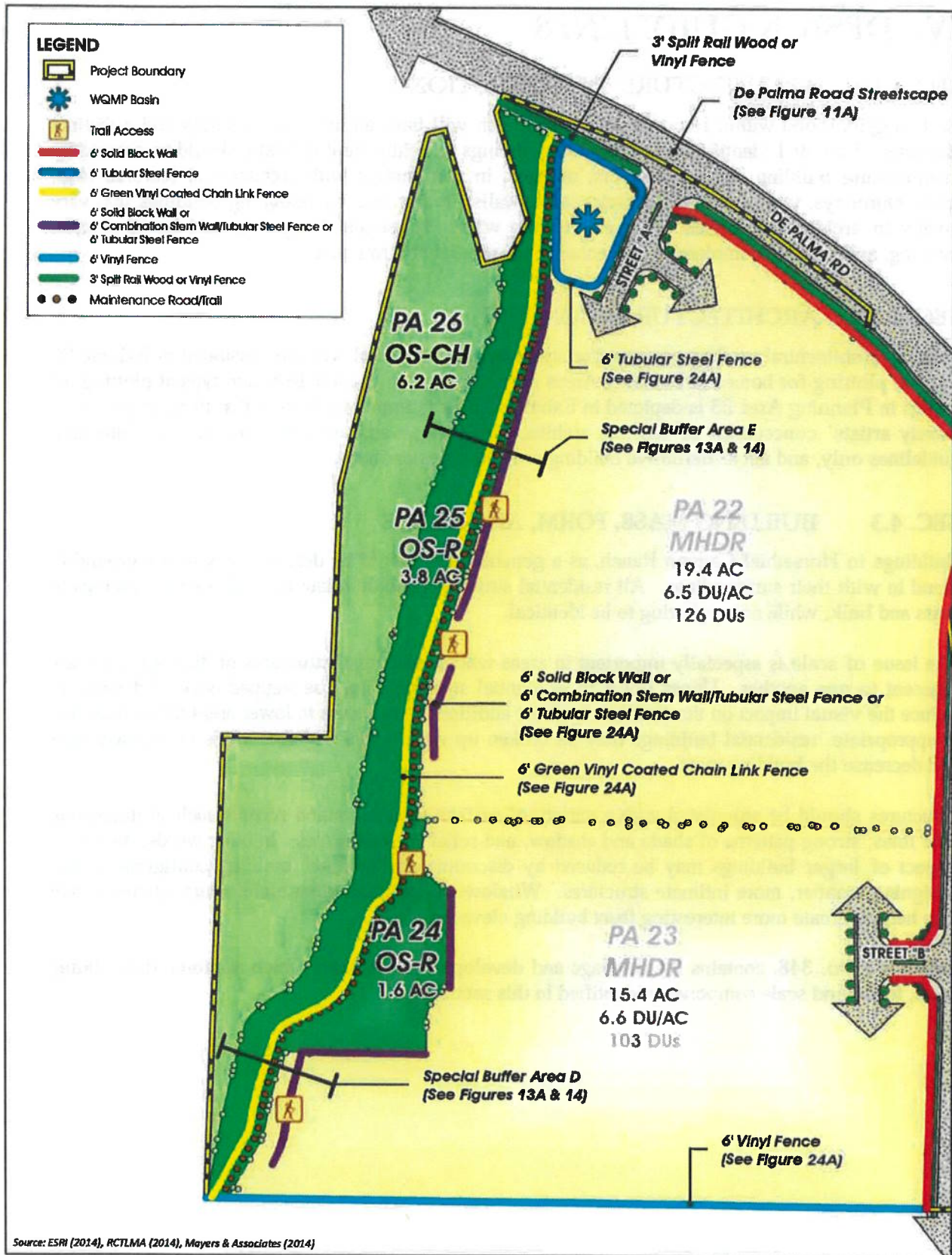


Exhibit 17X

PLANNING AREAS 24, 25, & 26



## IV. DESIGN GUIDELINES

### SEC. 4.1 ARCHITECTURE: INTRODUCTION

Each neighborhood within Horsethief Canyon Ranch will have an individual identity and a distinct character. Exhibit 1 identifies neighborhood groupings. Architectural diversity should be created by manipulating building materials, colors, textures, in conjunction with architectural features (e.g., roofs, chimneys, windows, doors, fascias, trim, walls), rather than by designing buildings that vary greatly in architectural styles. The architecture within Horsethief Canyon should be of a style, massing, and color to complement and enhance the natural environment.

### SEC. 4.2 ARCHITECTURAL CONCEPT

Possible architectural product types and/or styles by neighborhood area are illustrated in Exhibit 18. Typical plotting for homes in Planning Area 22 is depicted in Exhibit 18A, and typical plotting for homes in Planning Area 23 is depicted in Exhibit 18B. It is important to note that these graphics are merely artists' conceptions of possible architectural designs and are meant to act as architectural guidelines only, and not as definitive building product types or styles.

### SEC. 4.3 BUILDING MASS, FORM, AND SCALE

Buildings in Horsethief Canyon Ranch, as a general rule, should be designed low to the ground to blend in with their surroundings. All residential structures should relate to neighboring buildings in mass and bulk, while not appearing to be identical.

The issue of scale is especially important in areas where residential structures of different mass are adjacent to one another. Upper floors in residential structures may be stepped back, if desired, to reduce the visual impact on the structure to allow additional sun access to lower areas of the building. If appropriate, residential buildings may be broken up with wings and courtyards to increase light and decrease the building mass.

Structures should be articulated with a variety of surface treatments and accents such as interesting roof lines, strong patterns of shade and shadow, and relief in wall planes. In other words, the visual impact of larger buildings may be reduced by discouraging "boxlike" building configuration and designing smaller, more intimate structures. Windows, doors, and other architectural elements will also help to create more interesting front building elevations.

Ordinance No. 348, contains lot coverage and development standards which reinforce the building mass, form, and scale components identified in this section.



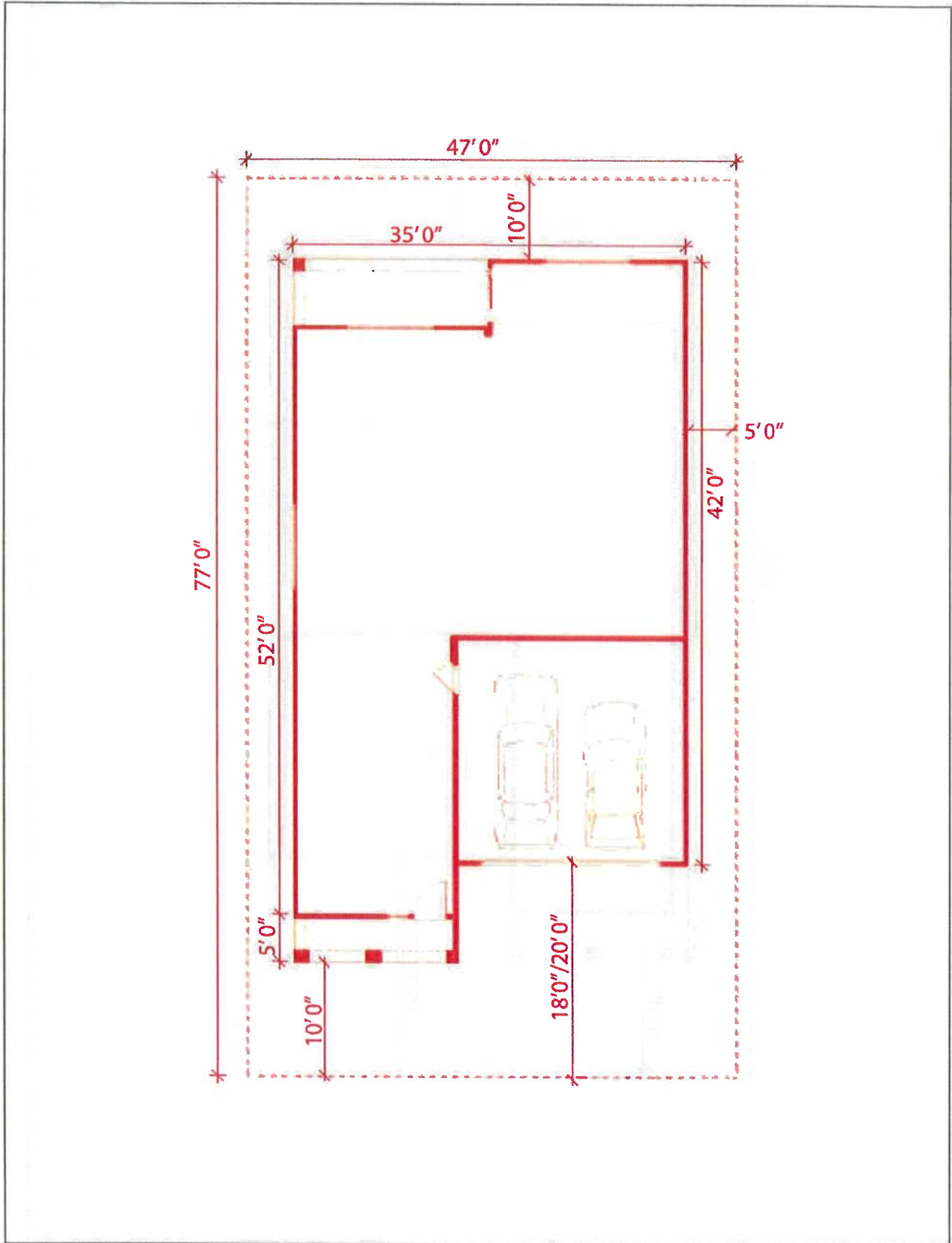


Exhibit 18A



PA 22 (3,619 SF LOTS) - PLAN VIEW

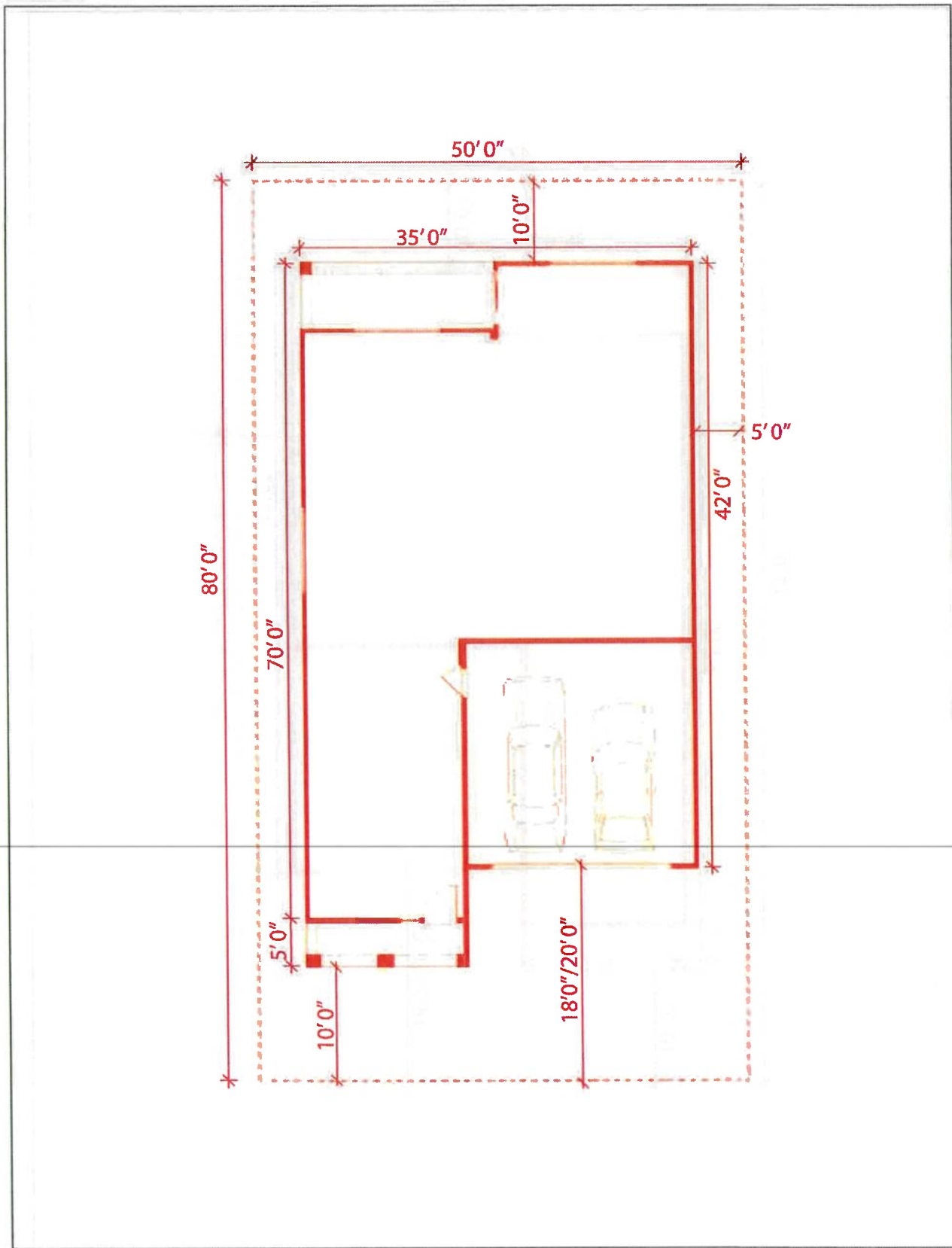


Exhibit 18B



PA 23 (4,000 SF LOTS) - PLAN VIEW

**SEC. 4.4 BUILDING ARTICULATION, MATERIALS, AND COLOR**

Building materials and colors shall compliment the natural, climatic, and built environment of Horsethief Canyon Ranch. If desired, materials may be left in their natural state and allowed to weather and blend into the natural environment. All materials may be durable and require little maintenance. Large expanses of flat, windowless wall planes are discouraged in all zones. Use of widely varying and contrasting materials should be limited. Contrasting materials may be employed in areas in which special emphasis is desired, such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g. chimneys, architectural banding on buildings).

Paints and stains shall be subdued and limited primarily to soft pastels, neutral colors, grays, and light to medium earth tones with selected contemporary accent colors and pure hues limited to moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim. Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints.

- a. Acceptable building materials: All uses. Acceptable building materials include, but are not limited to, the following:
  - Wood siding, including rough sawn wood.
  - Wood shakes and shingles.
  - Board and batten.
  - Concrete, including tinted and stamped concrete.
  - Stucco or plaster finish.
  - Stucco-covered block, including walls.
  - Rock and stone.
  - Brick and used brick, in natural browns, tans, beiges, and subdued shades of red.
  - Rock and mission tile roofing.
  - Masonite siding.
  
- b. In addition to the aforementioned building materials, the following building materials are acceptable for Quasi-Public uses:
  - Copper and galvanized roofing and accent trim.
  - Painted steel.
  - Mirrored glass.
  
- c. Conditionally accepted materials: Stucco is acceptable for all uses provided that it is integrally incorporated into the architecture on two or more elevations of the structure and is not finished with a heavy texture.
  
- d. Discouraged materials: The following list includes building materials that are discouraged but not strictly prohibited for use in Horsethief Canyon Ranch:
  - (1) Residential Structures and Community Open Space Buildings:
    - Blue or green tiled roofs.

The following regulations shall apply to all walls, fences, and permanent screening structures in Horsethief Canyon Ranch. Exhibit 24C shows the location of community theme walls and fences for Planning Areas 22 through 26. Suggested wall and fence heights and materials are illustrated in Exhibit 24.

Materials and colors shall be selected and used primarily to blend with the natural environment. Light to medium earth tones with subtle contemporary textures and patterns are preferred. Materials should be durable and weather-resistant. Materials should be selected based on their ability to blend with the natural environment. Materials should be selected based on their ability to blend with the natural environment.

A variety of building materials are permitted. Acceptable building materials include, but are not limited to the following:

- Wood siding including cross grain wood
- Wood shakes and shingles
- Stone and brick
- Concrete or masonry blocks and masonry pavers
- Stucco or plaster
- Concrete or masonry walls with textured finishes
- Brick and stone
- Brick and stone with mortar joints
- Brick and stone with mortar joints
- Brick and stone with mortar joints

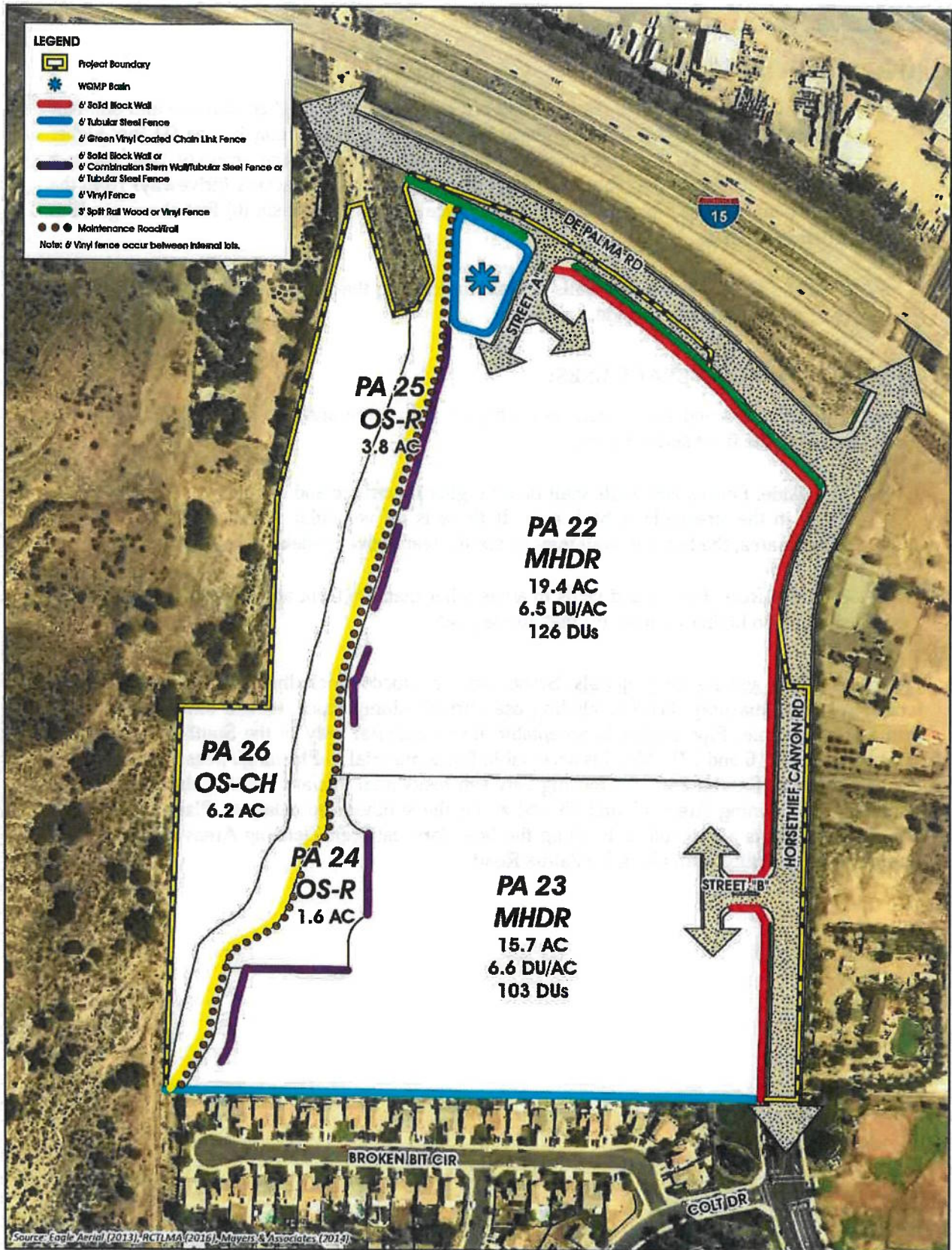
In addition to the above materials, the following materials are permitted:

- Concrete and masonry walls and accents
- Painted steel
- Aluminum glass

Completely opaque materials should be acceptable for all uses provided that it is visually transparent and its surface has a low reflectance of less than 0.15.

Encouraged materials: The following materials are encouraged:

- (1) Traditional structures and Community (see Exhibit 24C)
- (2) Glass or great materials



COMMUNITY THEME Exhibit 24C  
 FENCE PLAN - AREA OF CHANGE

**a. Wall and Fence Heights****(1) RESIDENTIAL USES:**

- **Front:** Fences and walls in the front setback area shall be no higher than two and one-half (2-1/2) feet above grade at the property line. The fence or wall may be one (1) foot higher for every three (3) feet the fence or wall is set back from the property line, up to a maximum of six (6) feet above grade. If there is no vehicular access (driveway) from the street (side or rear), then the height of the fence or wall may be six (6) feet above grade at the property line.
- **Side and Rear:** Fences and walls in areas other than the front setback shall be no higher than six (6) feet above grade.

**(2) PUBLIC OR OPEN SPACE USES:**

- **Front:** Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the front setback area.
- **Streetside:** Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the streetside setback area. If there is no vehicular access from the streetside setback area, the fence or wall may be six (6) feet above grade at the property line.
- **Side and Rear:** Fences and walls in areas other than the front and streetside setback areas shall be no higher than six (6) feet above grade.

- b. **Permitted Walls and Fence Materials.** Stone, veneer, stucco (including stucco-covered block), wood, split rail, masonry, brick (including used brick), slump block, tubular steel, and wrought iron are acceptable. Pipe railing is acceptable fence material only in the South Neighborhood (Planning Areas 16 and 17). Vinyl is acceptable fence material in Planning Areas 22, 23, 24, and 25, as shown on Exhibit 24C, for fencing between residential lots and fencing along the eastern boundary of Planning Areas 22 and 23 and along the southern boundary of Planning Area 23. Vinyl chain link is acceptable only along the boundary between Planning Areas 25 and 26 and along the Community Trail along De Palma Road.

- c. Conditionally Acceptable Wall and Fence Materials. Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against wind or noise if used in conjunction with another material such as wood, brick, masonry, or stucco.
- d. Prohibited Wall and Fence Materials. Barbed wire, wire, electrically charged fences, plain exposed concrete block, plastic materials, corrugated metal, chain link and grapestake are prohibited, except that vinyl fences and vinyl chain link fences may be used in Planning Areas 22, 23, 24, and 25 as provided under (b) above and in Exhibit 24C.
- e. Color and Special Wall and Fence Treatments. Plain concrete block must be painted or covered with stucco. When painted, walls and fences shall be painted in earth-tone colors, white, or pale pastels. Bright, primary colors and high contrast materials are prohibited. Brick or slump block walls may be painted. Stone surfaces shall remain natural and unpainted. All wooden fences shall be treated with stain to help prevent rotting and weathering; transparent stains are acceptable. Materials, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony.
- f. Special Wall and Fence Regulations.
  - 1. In Planning Areas 1 through 21, a two-foot high (minimum) solid stone, brick, slump stone, or stucco covered block "theme" wall shall be constructed on the property line of any residential use that borders a park or other open space area. Wrought iron or glass/plastic may be used in conjunction with the two foot theme wall to preserve views, block winds, and for security purposes. In Planning Areas 22, 23, 24, and 25, a solid block wall, a tubular steel fence or a combination stem wall/tubular steel fence, may be used on the property line of any residential use that borders a park, trail, or other open space area, In no event shall any fence or wall exceed six feet in height in these areas.
  - 2. All fences and walls connecting two separate residential dwelling units shall be of the same color and material and shall be compatible with the color and material of the architecture.
  - 3. Long, unbroken walls should be broken up with landscaping--particularly trees and espaliered vines.
  - 4. Private patio enclosures of product areas shall be constructed of materials to duplicate the textures and colors of the houses themselves.

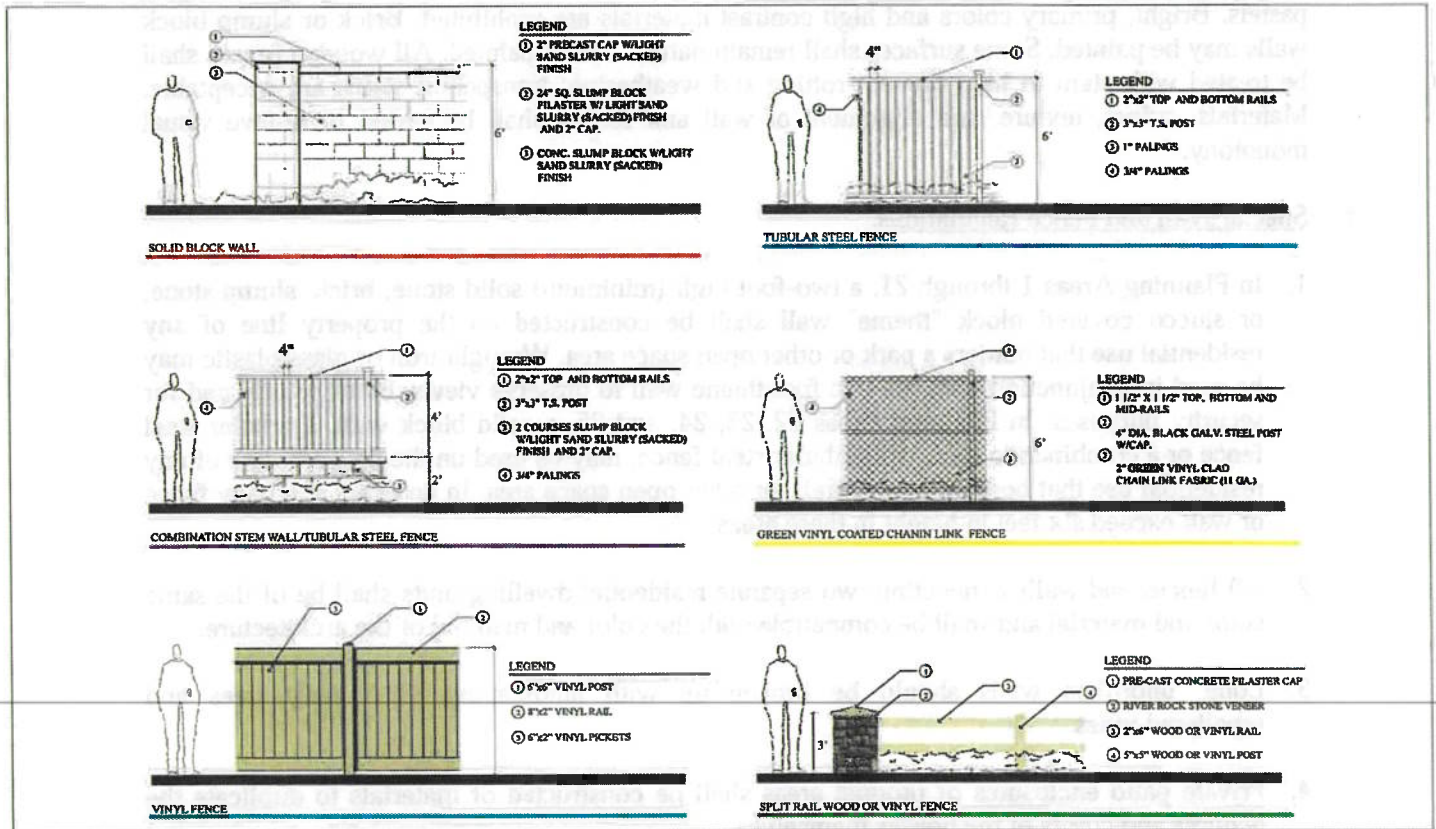


Exhibit 24D

COMMUNITY THEME FENCE PLAN DETAILS - AREA OF CHANGE



## SEC. 4.14 DESIGN STANDARDS AND GUIDELINES (APPLICABLE TO PLANNING AREAS 22 & 23)

### 1. PURPOSE AND APPLICABILITY

Since approval of Horsethief Canyon Ranch Specific Plan No. 152, Amendment No. 2, the County of Riverside has approved Countywide Design Standards and Guidelines (adopted January 13, 2004), which are intended to ensure high quality development for new residential subdivisions. Amendment No. 5 provides for two new residential neighborhoods in Planning Areas 22 and 23, which would be subject to the Horsethief Canyon Ranch Design Guidelines and, where silent, the Countywide Design Standards and Guidelines.

This section provides the essential link between the requirements of the Countywide Design Guidelines and actual development within Planning Areas 22 and 23. By functioning as a regulatory document, these additional Design Guidelines provide a means of implementing and detailing the County's Design Guidelines and additional improvements associated with development. In this regard, all future development plans or other similar entitlements shall be consistent with guidelines set forth in this section and with applicable County regulations. Where there is disagreement between these Design Guidelines and the Countywide Design Guidelines, these Design Guidelines shall take precedence. These Design Guidelines provide a path to properly develop the project, taking into account all local goals, objectives, and policies.

### 2. DESIGN STYLE

A design style or a common palette of architectural features is encouraged for each neighborhood or community usually through a planned development, Specific Plan or the Incentive Program. Homes in Planning Areas 22 and 23 exhibit three (3) distinctive styles: Spanish, French, and Traditional. Their defining attributes are summarized below and illustrated in Figure 18B.

#### 1. Spanish:

The Spanish style spread north with the establishment of the early California Missions with its construction based on native materials. Defining characteristics of the Spanish style include:

- "S" type roof tile
- Combination of hip and gable roof styles
- Stucco wall massing
- Arched soffits or Trims
- "Cross" pane window mullions
- Wood fascia
- Plank type shutters
- Angled stucco corbels
- "Clay" pipe gable detailing

#### 2. French:

The French style has evolved over the years from its original rural rustic "European" influence. Elements that make up the French style include:

- Flat "Shake" type roof tile
- Primarily hip roof style

- "Spanked" hip elements
- Vertical window mullions
- Stone wainscot
- Coved stucco corbels
- Arched top shutters with diagonal kerfs
- Wood fascia
- Porches with stone base columns and coved stucco detailing

### 3. Traditional:

The Traditional style is a California casual version of the style originating on the East Coast and migrating westward. The design details that help define the Traditional style are:

- Flat "Slate" type roof tile
- Primarily gable roof style
- Lap siding elements
- Multi-paned window mullions
- Brick Wainscot
- Gables - Board and batten siding
- Wood fascia
- Louver type shutters
- Porches with brick base columns

### 3. ARTICULATION OF BUILDING FACADES

Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements shall also be included on the rear facades and sides of homes which are adjacent to or visible from streets or open spaces (as described further in Section 4.14.5, *'360 Degree Architecture'*). Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features, such as covered front porches, garage placement to rear of a lot, use of multiple floor plans, single story elements, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings or trellises) are encouraged. Setbacks between front porches and the edge of the right-of-way shall vary to enhance neighborhood aesthetic and add identity to each home. The front setback between front porches and the right-of-way edge shall a minimum ten feet (10'). Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades.

### 4. VARIED ROOF PLANES

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers. A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style.

## 5. 360 DEGREE ARCHITECTURE

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.

## 6. STREETSCAPE DESIGN

### a. Varied Building Heights/Rooflines - Minimum Number of Single Story Units

Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. Variations in roof lines and building mass are achieved through multiple architectural styles with staggered front setbacks on the first and second floors and single-story elements.

### b. Multiple Floor Plans and Elevations

Floor Plans: A minimum of three floor plans are required in both Planning Areas 22 and 23.

Elevations: Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

### c. Variable Front Yard Setbacks (Living Space)

Homes and garages shall be placed at varying distances from the right-of-way and have varying entry locations. Front yard setbacks between the edge of the right-of-way and "livable space" shall be a minimum of 10 feet and may be varied by up to 25% between immediately adjacent residences, in increments of any size. However, the minimum front yard setback for front entry garages shall be 18 feet, and 12 feet for side on garages .

### d. Colors and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

## 7. GARAGE LOCATION AND DESIGN

The garage doors are required to be set back from the right-of-way by a minimum of 18 feet for roll up garage doors and 20' for "tilt-up" doors. Setbacks for the side-loaded garages shall be consistent with those specified in Ordinance 348. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height.

Both "tilt-up" garage doors and roll-up garage doors (either wood or steel) are permitted. The exterior design characteristics of garages shall be consistent with the chosen architectural styles. To reduce the visual prominence of garages and create a diverse and attractive street scene, second story elements above the garage should be set back from the garage face. Additionally, to vary the front setback and reduce the prominence of garages, porches and/or living space on some homes should be

located closer to the street than the garage door. Where more than two garage doors face the street, the third garage door should have an increased setback or offset.

## **8. LIGHTING**

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Ordinance No. 655 (45 miles from Mt. Palomar) lighting requirements shall be observed where applicable. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required in the desert areas and Mt. Palomar District.

## **9. GENERAL SITE PLAN REQUIREMENTS**

Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

The following information shall be submitted with the building permits application and as a part of the Final Site Plan of Development:

- Building footprints for each lot which identify the model number of the home shall be included on the tract map;
- Front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;
- Front, rear, and side yard setbacks of all homes shall be shown on the tract map;
- Typical landscape plans for each model (including all plant names/varieties and container sizes);
- Landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes); and
- Material and color sample boards shall be provided.

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## **10. MAILBOX DESIGN**

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes are encouraged. Each mailbox installation shall conform to current United States Postal Service standards.

## **11. RESIDENTIAL DESIGN FEATURES**

Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged. As required in Ordinance 460, subdivision layout and design shall address future passive or natural heating and cooling opportunities. Attention to the extreme heat conditions in the summer shall be viewed as a significant element in project review. Homes and buildings should be oriented to receive the greatest amount of afternoon shade or other protection from the sun. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.

## 12. RESIDENTIAL DESIGN STANDARDS

### a. Minimum Lot size

Lots in Planning Area 22 shall be a minimum of 3,619 sf with a minimum width of 47 feet wide and a minimum depth of 77 feet, although lots with a minimum frontage width of 30 feet are permitted for corner lots. Lots in Planning Area 23 shall be a minimum of 4,000 sf with minimum dimensions of 50 feet wide by 80 feet deep; however, lots with a minimum frontage width of 30 feet are permitted for corner lots.

### b. Maximum Lot Coverage

The maximum lot coverage in Planning Areas 22 and 23 shall be 65% including the garage.

### c. Minimum Spacing Between Structures

Side yards should be varied to add interest and usable space to neighboring homes in the community. The minimum spacing between two structures shall be ten feet.

## 13. WATER COURSES AND DRAINAGE

The planning and design of residential communities should protect the natural land forms watercourses and drainage patterns of the site. Consideration should be given to linear parks and enhancement of the edges along watercourses and drainage ways. Efforts should be made to protect and preserve the natural vegetation along watercourses and to re-vegetate degraded areas.

## 14. RECREATIONAL VEHICLE PARKING

- No recreational vehicle shall be stored in the front yard, or on the driveway in the front of any residential structure.
- The storage of boats, camper trailers, or other watercraft or non-commercial vehicle may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

## 15. RESIDENTIAL STREET DESIGN

Residential streets shall be designed with the goal of facilitating the desired general residential design concepts. The following elements shall be used to accomplish this goal:

- Street Pattern – Curvilinear and Grid Street Design

The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities and ensure safe, walkable local neighborhoods. Curvilinear streets offer an ever-changing scene while straight streets offer concentrated focus and landmark/vista opportunities. Either may be permissible. Grids, particularly with short, walkable blocks are encouraged as are traffic calming features associated with neighborhood streets such as chokers or bulbs, T-intersections, diverters and roundabouts. To the extent possible, direct connections with adjoining properties and projects are encouraged to alleviate congestion on arterials and secondary highways. All applicants are requested to consult with Transportation and Planning Staff concerning an acceptable street design concept. Examples of acceptable designs are available upon

request. Projects are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity to the subdivision design.

**16. LANDSCAPE DESIGN STANDARDS**

**a. Neighborhood Entry Statements**

Any Schedule A Subdivision with 50 lots or greater shall have entry statements that create a distinctive image of a particular residential development. This entry feature should be designed to assist passing motorists to easily identify the development, and should complement the overall appearance of the greater community of which it is a part. Exhibit "C" provides an illustrative example of an entry monument and landscaping. All intersections of General Plan roads classified as Secondary Highway or higher shall have tract entrance designations. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument. No element of the tract entrance designation shall be placed within the public right-of-way. The developer shall create private party maintenance arrangements for these elements at the time the project is built.

**b. Corner Cutbacks or Cutoffs**

Corner cutbacks or cutoffs shall be included at all intersections of General Plan roads classified as Secondary Highway or higher with all designated tract entrances. A minimum curb radius of 35 feet shall be provided at these intersections.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA01155 CZ07881 SP00152A5 TR37002

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

### COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: July 3, 2020

Applicant/Project Sponsor: Joel Morse Date Submitted: October 7, 2015

### ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Brett Dawson Date: July 3, 2020

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: CEQ ZCFG

**FOR COUNTY CLERK'S USE ONLY**



## HORSETHIEF CANYON RANCH

GENERAL PLAN AMENDMENT NO. 1155, CHANGE OF ZONE NO. 7881, SPECIFIC PLAN  
AMENDMENT NO. 152A5 (SPA 5), TENTATIVE TRACT MAP NO. 37002, AND  
ENVIRONMENTAL ASSESSMENT NO. 42821

### ADDENDUM NO. 1 TO MITIGATED NEGATIVE DECLARATION NO. 38981

**LEAD AGENCY:**

COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

**PROJECT APPLICANT:**

SAM- HORSETHIEF, LLC  
1200 QUAIL STREET, SUITE 220  
NEWPORT BEACH, CA 92660

**CEQA CONSULTANT:**



T&B PLANNING, INC.  
3200 EL CAMINO REAL, SUITE 100  
IRVINE, CA 92602

May 6, 2020



**TABLE OF CONTENTS**

<u>Section Name and Number</u>	<u>Page</u>
<b>1.0 Introduction .....</b>	<b>1-1</b>
1.1 Project Background.....	1-1
1.2 Project Summary.....	1-2
1.3 California Environmental Quality Act.....	1-3
1.4 Summary of Mitigated Negative Declaration No. 38981 .....	1-3
1.5 CEQA Requirements for an MND Addendum .....	1-4
1.6 Type of CEQA Compliance Document and Level of Analysis .....	1-5
1.7 Format and Content of this MND Addendum.....	1-6
1.8 Preparation and Processing of this MND Addendum.....	1-7
1.9 Initial Study Checklist.....	1-8
1.10 Existing Documents to be Incorporated by Reference .....	1-8
1.11 Points of Contact.....	1-8
<b>2.0 Project Description .....</b>	<b>2-1</b>
2.1 Project Location.....	2-1
2.2 Project Setting and Surrounding Land Uses .....	2-1
2.3 Proposed Project.....	2-6
2.3.1 Proposed Discretionary Approvals.....	2-6
2.4 County Review Process .....	2-14
<b>3.0 Environmental Checklist.....</b>	<b>3-1</b>
3.1 Project Information .....	3-1
3.2 Applicable General Plan and Zoning Regulations.....	3-3
3.3 Environmental Factors Potentially Affected .....	3-5
3.4 Determination .....	3-6
<b>4.0 Environmental Analysis .....</b>	<b>4-1</b>
4.1 Environmental Issue Assessment.....	4-1
4.1.1 Aesthetics.....	4-1
4.1.2 Agriculture and Forest Resources.....	4-5
4.1.3 Air Quality.....	4-8
4.1.4 Biological Resources.....	4-10
4.1.5 Cultural Resources .....	4-16
4.1.6 Energy.....	4-19
4.1.7 Geology and Soils.....	4-20
4.1.8 Greenhouse Gas Emissions.....	4-29
4.1.9 Hazards and Hazardous Materials.....	4-31
4.1.10 Hydrology and Water Quality.....	4-34

**TABLE OF CONTENTS**

<b>Section Name and Number</b>	<b>Page</b>
4.1.11 Land Use and Planning.....	4-40
4.1.12 Mineral Resources.....	4-41
4.1.13 Noise.....	4-42
4.1.14 Paleontological Resources.....	4-47
4.1.15 Population and Housing.....	4-50
4.1.16 Public Services.....	4-51
4.1.17 Recreation.....	4-56
4.1.18 Transportation.....	4-60
4.1.19 Tribal Cultural Resources.....	4-65
4.1.20 Utilities and Service Systems.....	4-66
4.1.21 Wildfire.....	4-72
4.1.22 Mandatory Findings of Significance.....	4-74
4.2 Earlier Analyses.....	4-76
<b>5.0 References.....</b>	<b>5-1</b>
<b>6.0 Mitigation Monitoring Program.....</b>	<b>6-1</b>

**LIST OF FIGURES**

<b>Figure Name and Number</b>		<b>Page</b>
Figure 2-1	Regional Map.....	2-2
Figure 2-2	Vicinity Map.....	2-3
Figure 2-3	USGS Topographic Map.....	2-4
Figure 2-4	Aerial Photograph.....	2-5
Figure 2-5	General Plan Amendment No. 1155.....	2-7
Figure 2-6	Specific Plan Amendment No. 152A5.....	2-8
Figure 2-7	Change of Zone No. 7881.....	2-10
Figure 2-8	Tentative Tract Map No. 37002.....	2-12

**LIST OF TABLES**

<b>Table Name and Number</b>		<b>Page</b>
Table 2-1	Matrix of Approvals/Permits.....	2-15
Table 4-1	Project Construction Vibration Levels.....	4-45

## LIST OF TECHNICAL APPENDICES

The technical studies appended to this Mitigated Negative Declaration are listed below. The technical studies are herein incorporated by reference and are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

- **Appendix A:** Air Quality Impact Analysis, prepared by Giroux & Associates (Giroux), April 6, 2015.
- **Appendix B1:** General Biological Assessment for a 48 Acre Property on Horsethief Canyon and De Palma Roads, prepared by Terracor Resource Management (Terracor), October 15, 2003.
- **Appendix B2:** Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis Report, prepared by Glenn Lukos Associates, Inc. (GLA), April 2005
- **Appendix B3:** Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, prepared by GLA, April 28, 2005
- **Appendix B4:** Oak Tree Assessment, prepared by GLA, April 5, 2005, Revised May 10, 2006
- **Appendix B5:** Habitat Acquisition and Negotiation Strategy (HANS) I Initial Review, prepared by County of Riverside Environmental Programs Department, July 20, 2005.
- **Appendix C1:** Pre-Construction Paleontological Assessment prepared by John Minch & Associates (JMA), April 2015.
- **Appendix C2:** Phase I Cultural Resources Assessment prepared by JMA, October 5, 2015.
- **Appendix C3:** Addendum to Phase I Cultural Resources Assessment prepared by JMA, June 6, 2019.
- **Appendix D1:** Geotechnical Liquefaction Study prepared by LGC Geotechnical, Inc (LGC), April 14, 2014
- **Appendix D2:** Summary of Infiltration Testing prepared by LGC, May 21, 2014
- **Appendix D3:** Updated Geotechnical Report prepared by LGC, April 13, 2020
- **Appendix E1:** Hydrology and Hydraulics Analysis Tract 32984 Horsethief Canyon County of Riverside prepared by Mayers & Associates, Inc., July 10, 2014
- **Appendix E2:** Preliminary Water Quality Management Plan Tract 32984 Horsethief Canyon Road, County of Riverside prepared by Mayers & Associates Civil Engineering Inc., July 1, 2014
- **Appendix F:** Noise Impact Analysis, prepared by Giroux & Associates (Giroux), April 6, 2015.
- **Appendix G1:** Horsethief Canyon Updated Trip Generation Review, Riverside County prepared by RK Engineering Group, Inc., July 23, 2014.

- **Appendix G2: Horsethief Canyon Ranch (TTM No. 37002) Technical Memo prepared by Urban Crossroads, Inc., March 9, 2020.**

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**ACRONYMS AND ABBREVIATIONS**


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AMSL	Above mean sea level
BACMS	Best available control measures
BAU	Business as Usual
BMP	Best Management Practices
CALTRANS	California Department of Transportation
CAP	Climate Action Process
CBSC	California Building Standards Code
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CFS	Cubic feet per second
COA	Condition of Approval
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
CR	Commercial Retail
CSA	Community Service Area
CZ 6777	Change of Zone No. 6777
DAMP	Riverside County Drainage Area Management Plan
DIFs	Development Impact Fees
DOF	Department of Finance
DU/AC	Dwelling units per acre
EA	Environmental Assessment
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
EVMWD	Elsinore Valley Municipal Water District
FEMA	Federal Emergency Management Agency
FTA	Federal Transportation Administration
GHG	Greenhouse Gases
GIS	Geographic Information System
GPA 658	General Plan Amendment No. 658
HCRSP	Horsethief Canyon Ranch Specific Plan
HOA	Homeowner's Association
I-15	Interstate 15
JMA	John Minch & Associates
LEUSD	Lake Elsinore Unified School District
LGC	LGC Geotechnical, Inc.
LID	Low impact development
LSTs	Localized Significance Thresholds

MDR	Medium Density Residential
MGD	Million gallons per day
MHDR	Medium High Density Residential
MLD	Most Likely Descendant
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MMRP	Mitigation monitoring and reporting program
MRZ-3	Mineral Resources Zone 3
M-SC	Manufacturing-Service Commercial
MSHCP	Western Riverside Regional County Multiple Species Habitat Conservation Program Multiple Species Habitat Conservation Plan
MT/year	Metric Tons per Year
NAHC	Native American Heritage Commission
NO <sub>x</sub>	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
OS-CH	Open Space – Conservation Habitat
PM <sub>10</sub>	Fine Particulate Matter (10 microns or smaller)
PM <sub>2.5</sub>	Fine Particulate Matter (2.5 microns or smaller)
RACMS	Reasonably available control measures
RCA	Western Riverside County Regional Conservation Authority
RCCDR	Riverside County Center for Demographics Research
ROG <sub>s</sub>	Reactive Organic Gasses
R-R	Rural Residential
R/W	Right of Way
RWQCP	Riverside Water Quality Control Plant
SCAQMD	South Coast Air Quality Management District
SF	Square foot
SMARA	Mineral Resources Zone 3
SO <sub>2</sub>	Sulfur Dioxide
SP	Specific Plan
SPA 1	Specific Plan No. 152, Amendment No. 1
SPA 2	Specific Plan No. 152, Amendment No. 2
SPA 3	Specific Plan No. 152, Amendment No. 3
SP 152	Specific Plan No. 152
SWPPP	Storm Water Pollution Prevention Plan
TTM	Tentative Tract Map
VdB	Vibration Decibels
VHDR	Very High Density Residential
VMT	Vehicle Miles Traveled
WRF	Horsethief Canyon Wastewater Reclamation Facility
WQMP	Water Quality Management Plan

## 1.0 INTRODUCTION

This document is an Addendum to Mitigated Negative Declaration (MND) No. 38981 (SCH No. 2005059038), prepared in accordance with the California Environmental Quality Act (CEQA). This MND Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. See *CEQA Guidelines §§15050–15051*. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan (SP) No. 152, MND No. 38981, and associated approvals; 3) a summary of the proposed Project; 4) the purpose of an MND Addendum; 5) the standards for adequacy of an MND Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this MND Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in MND No. 3898.

The County of Riverside (hereafter "County") received an application from SAM-Horsethief, LLC (hereafter "Project Applicant") requesting approval of a General Plan Amendment (GPA No. 1155), a Specific Plan Amendment (SP 152A5 herein; referred to as "SPA 5"), a Change of Zone (CZ 7881), and a new Tentative Tract Map (TTM 37002) to implement the approved Specific Plan 152, Amendment No. 3 (SP 152A3 or "SPA 3"). Approval of proposed Project would reduce the total number of residential lots throughout the Specific Plan from 2,307 lots to 2,210 lots (a reduction of 96 lots), and would accommodate several additional changes to the approved SPA 3 as described more fully herein. The proposed Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines § 15367, the County is the lead agency with principal responsibility for considering the proposed Project for approval.

### 1.1 PROJECT BACKGROUND

Specific Plan No. 152, Amendment No. 3 (SPA 3) is an approved Specific Plan located south of De Palma Road and west of Horsethief Canyon Road. SPA 3 was approved by the Riverside County Board of Supervisors in October 2004, along with General Plan Amendment No. 658 (GPA 658), Change of Zone No. 6777 (CZ 6777), and MND No. 38981. SPA 3 increased the Specific Plan area by 27 acres in the northern portion of the property (north of Broken Bit Circle) and increased the number of approved residential units by 175 units. GPA 658 amended the Riverside County General Plan Land Use Element and the Elsinore Area Plan (EAP) Land Use Plan land use designations as they pertain to the site from "Medium Density Residential," "Very High Density Residential," and "Right of Way," to "Medium Density Residential," "Very High Density Residential," "Recreation Center," and "Conservation Habitat." CZ 6777 changed the site's zoning classification from "Rural Residential (R-R)" to Specific Plan (SP). Subsequently, an application for a fourth Specific Plan Amendment (SPA 4) was submitted to the County, but the application was ultimately abandoned without approval.

Prior to the approval to SPA 3, the County of Riverside Board of Supervisors approved the Specific Plan and two subsequent amendments. The original Specific Plan No. 152 (SP 152) was approved in 1982 by the County of Riverside Board of Supervisors. SP 152 provided for the development of an 801-acre site with 1,984 dwelling units. In 1988, the County of Riverside Board of Supervisors approved Specific Plan No. 152, Amendment No. 1 (SPA 1), which amended the permitted residential product types to include



attached townhomes. In 1992, the County of Riverside Board of Supervisors approved Specific Plan No. 152, Amendment No. 2 (SPA 2), which increased the Specific Plan area by 21.5 acres and increased the number of approved residential units by 148.

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 (2015) as it did when analyzed by MND No. 38981. There are no substantial changed physical circumstances.

## **1.2 PROJECT SUMMARY**

The proposed Project consists of an application for a General Plan Amendment (GPA No. 1155), a Specific Plan Amendment (SPA 5), a Change of Zone (CZ 7881), and Tentative Tract Map (TTM 37002).

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 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.07881 applies to Planning Areas 22-25 of Specific Plan No. 152. This Change of Zone CZ 7881 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 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 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 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 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.

### **1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT**

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an Environmental Impact Report (EIR) and balance the project’s environmental concerns with other goals and benefits in a statement of overriding considerations.

### **1.4 SUMMARY OF MITIGATED NEGATIVE DECLARATION NO. 38981**

On October 19, 2004, the County of Riverside Board of Supervisors approved GPA 658, SPA 3, and CZ 6777. In conjunction with these approvals, and as required by CEQA, the County also approved a Mitigated Negative Declaration (this document is referred hereinafter as the “2004 MND”). An MND is a written statement by the Lead Agency briefly describing the reasons a project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of an MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared (CEQA Guidelines § 15070(b)).

The 2004 MND evaluated the potential environmental effects that would result from implementation of GPA 658, SPA 3, and CZ 6777, and concluded that impacts to the following issue areas would be potentially significant, but would be reduced to a level below significance with the incorporation of mitigation measures: 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 MND concluded that with implementation of the identified mitigation measures, all impacts to the environment would be reduced to below a level of significance. In conjunction with the 2004 MND, the County also adopted a mitigation monitoring and reporting program (MMRP), which: summarizes the various impacts that would result from implementation of GPA 658, SPA 3, and CZ 6777; identifies mitigation measures needed to reduce identified impacts to a level below significant; indicates the responsible and monitoring parties responsible for ensuring that the mitigation measures are implemented; and describes when each mitigation measure must be implemented. Mitigation measures identified as part of the 2004 MND would continue to apply to the proposed Project.

## **1.5 CEQA REQUIREMENTS FOR AN MND ADDENDUM**

The 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, an Addendum to a previously adopted MND may be prepared. See *CEQA Guidelines §15164*.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §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 explanation 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 in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines §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:
  - I. 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.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously adopted MND, an Addendum may be prepared (See *CEQA Guidelines §15164*). As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent MND are present.

## 1.6 TYPE OF CEQA COMPLIANCE DOCUMENT AND LEVEL OF ANALYSIS

This document is Addendum No. 1 to previously-adopted Final MND No. 38981. As such, this MND Addendum serves as the evidentiary basis for the County to determine whether the revised Project requires the preparation of a new MND or EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent MND pursuant to *CEQA Guidelines §15162*.

This MND Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection 2.0 and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (see *CEQA Guidelines §15150*). Serving as the CEQA Lead Agency (see *CEQA Guidelines §15050*), the Riverside County Planning Department determined that an Addendum to the previously-adopted MND No. 38981 should be prepared, rather than a Supplemental or Subsequent MND, based on the following facts:

- a. As demonstrated in the accompanying Environmental Assessment No. 42821 (EA 42821) and its associated analyses, the proposed Project would not substantially increase the severity of impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the MND No. 38981. In summary, proposed SPA 5 would: (1) incorporate 1.3 acres of vacated right of way located at the intersection of De Palma Road and Horsethief Canyon Road and amend the Riverside County General Plan Land Use Element and the EAP Land Use Plan land use designations as they pertain to the 1.3 acres area from "Commercial Retail (CR)" to "Medium High Density Residential (MHDR)"; (2) re-designate

Planning Area 22 from “Community Development: Very High Density Residential (VHDR)” to “Community Development: Medium High Density Residential (MHDR)”; (3) re-designate Planning Area 23 from “Community Development: Medium Density Residential (MDR)” to “Community Development: Medium High Density Residential (MHDR)”; (4) amend the land use designations of Planning Areas 24, 25, and 26 to be consistent with current nomenclature used in the Riverside County General Plan; (4) add Planning Area 25, renumber Planning Area 25 to Planning Area 26, and reconfigure the boundaries of Planning Areas 22, 23, 24, 25 and 26; (5) relocate Planning Area 24 from the east side of Street “A” to the west side of Street “A”; (6) remove the gated entries along De Palma Road and Horsethief Canyon Road; and (7) decrease the number of allowed residential units by 96 units. Overall, SPA 5 would result in impacts that are less than or equal to those addressed in Final MND No. 38981.

- b. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in MND No. 38981.
- c. The proposed Project 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.
- d. Subsequent to the adoption of MND No. 38981, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time MND No. 38981 was prepared.
- e. Subsequent to the adoption of MND No. 38981, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.
- f. Mitigation measures identified in MND No. 38981, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously adopted MND No. 38981 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this MND Addendum is to evaluate the proposed Project’s level of impact on the environment in comparison to the approved Project its accompanying adopted MND No. 38981.

## **1.7 FORMAT AND CONTENT OF THIS MND ADDENDUM**

The following components comprise the MND Addendum in its totality:

- a. This Introduction (Section 1.0) and the Project Description (Section 2.0).
- b. The completed Environmental Checklist Form and its associated analyses (Sections 3.0 and 4.0), which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in MND No. 38981.

- c. The Mitigation Monitoring and Reporting Program that accompanies EA 42821, which indicates all mitigation measures contained in MND No. 38981.
- d. Seventeen (17) technical reports and other documentation that evaluate the proposed Project, which are attached as MND Technical Appendices A-G.

Appendix A: Air Quality Impact Analysis

Appendix B1: General Biological Assessment

Appendix B2: Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis Report

Appendix B3: Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis

Appendix B4: Oak Tree Assessment

Appendix B5: Habitat Acquisition and Negotiation Strategy (HANS) I Initial Review

Appendix C1: Pre-Construction Paleontological Assessment

Appendix C2: Phase I Cultural Resources Assessment

Appendix C3: Addendum to Phase I Cultural Resources Report Assessment

Appendix D1: Geotechnical Liquefaction Study prepared by LGC, April 14, 2014

Appendix D2: Summary of Infiltration Testing prepared by LGC, May 21, 2014

Appendix D3: Updated Geotechnical Report prepared by LGC, April 13, 2020

Appendix E1: Hydrology and Hydraulics Analysis

Appendix E2: Preliminary Water Quality Management Plan

Appendix F: Noise Impact Analysis

Appendix G1: Horsethief Canyon Updated Trip Generation Review

Appendix G2: Horsethief Canyon Ranch (TTM No. 37002) Technical Memo

- e. SP 152, Amendment No. 3, MND No. 38981, accompanying Mitigation Monitoring and Reporting Program (MMRP), which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

## **1.8 PREPARATION AND PROCESSING OF THIS MND ADDENDUM**

The Riverside County Planning Department directed and supervised the preparation of this MND Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this MND reflect the sole independent judgment of the County.

This MND Addendum will be forwarded, along with the previously-adopted MND No. 38981 to the Riverside County Planning Commission for review as part of their deliberations concerning the proposed Project. A public hearing(s) will be held before the Riverside County Planning Commission to consider the proposed Project and the adequacy of this MND Addendum. Public comments will be heard and considered at the hearing(s). The Planning Commission will make advisory recommendations to the Board of Supervisors on whether to approve, approve with changes, or deny the proposed Project. The Board of Supervisors would then hold a public hearing in which they will consider the information contained in the Project's MND Addendum and the Project's Administrative Record. The Board of Supervisors will

take public testimony and will make a decision as to whether to approve, conditionally approve, or deny the Project. If approved, the Board of Supervisors also would make findings relative to the Project's environmental effects as disclosed in the MND Addendum, and a Notice of Determination would be filed with the Riverside County Clerk.

## 1.9 INITIAL STUDY CHECKLIST

The County of Riverside prepared the proposed Project's Initial Study Checklist as suggested by CEQA Guidelines §§15063(d)(3). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in §15070, which would require a mitigated negative declaration, are met. Sections 3.0 and 4.0 of this MND contain a copy of the Initial Study prepared for the proposed Project.

There are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to MND No. 38981 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to MND No. 38981 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time MND No. 38981 was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses (see Sections 3.0 and 4.0) provide the information and analysis necessary to assess environmental impacts of the proposed Project.

## 1.10 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

State CEQA Guidelines § 15150 and §15168(c)(3) and (d)(2) permit and encourage that an environmental document incorporate by reference other documents that provide relevant data. The documents listed in 5.0, *References*, are hereby incorporated by reference, and the pertinent material is summarized as needed within this MND. All documents incorporated by reference are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

## 1.11 POINTS OF CONTACT

The Lead Agency for this environmental document is the County of Riverside. Any questions about the preparation of this Initial Study and MND, its assumptions, or its conclusions should be referred to:

Brett Dawson  
County of Riverside  
Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

The point of contact for the Project Applicant is:

Erik Lunde  
SAM-Horsethief, LLC  
1200 Quail Street, Suite 220  
Newport Beach, CA 92660

1. **Minor Significant Change from Initial Study Checklist:** This response is used to indicate when the project has changed in such an extent that minor revisions to the Initial Study Checklist are required due to the presence of new significant environmental effects.
2. **Minor Significant Change from Initial Study Checklist:** This response is used to indicate when the circumstances under which the project is undertaken have changed to such an extent that minor revisions to the Initial Study Checklist are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Activity or Substantially Increased Activity:** This response is used to indicate when 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 Initial Study Checklist was prepared, indicates that there are new mitigation measures or alternatives available to substantially reduce the potential environmental impacts of the project, and the project proponent desires to adopt the mitigation measures or alternatives.
4. **No Substantial Change from Initial Study Checklist:** This response is used to indicate that the project and project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses (see Sections 3.E and 4.D) provide the information and analysis necessary to assess environmental impacts of the proposed project.

1.10. EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

Some CEQA Guidelines § 15150 and § 15166(c)(3) and (c)(4) permit and encourage the project proponent to document incorporated by reference other documents that provide relevant data. The documents listed in 1.10.1 are hereby incorporated by reference, and the present material is summarized as set forth in the MND. All documents incorporated by reference are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501, through Friday, 8:00 am to 5:00 pm.

1.11. POINT OF CONTACT

The Lead Agency for this environmental document is the County of Riverside. Any questions about the preparation of the Initial Study and MND, or assumptions or its conclusions should be referred to:



## 2.0 PROJECT DESCRIPTION

Under existing conditions, the Project site comprises approximately 49.0 acres of land designated by the County of Riverside for residential and open space land uses. The discretionary approvals associated with the Project include a GPA 1155, SPA 152A5 (SPA 5), CZ 7881, and TTM 37002. Approval of GPA 1155, SPA 5, CZ 7881, and TTM 37002 (herein, the “Project” or “proposed Project”) would allow for ultimate development of the property with 229 single-family residential dwelling units.

### 2.1 PROJECT LOCATION

The proposed Project involves an amendment to the previously approved 801-acre specific plan. However, the proposed modifications would be limited to Planning Areas 22, 23, 24, and 25. Accordingly, for purposes of this Project Description and in all references throughout this MND Addendum, the “Project site” refers to these four planning areas that are subject to the proposed specific plan amendment.

The Project site, as defined herein, consists of approximately 49.0 gross acres in the western portion of unincorporated Riverside County (see Figure 2-1, *Regional Map*). From a regional perspective, the Project site is located to the northwest of the City of Lake Elsinore and southeast of the City of Corona. Interstate 15 (I-15) is located approximately 0.02 mile north of the site’s northern boundary. Specifically, the Project site is located north of Broken Bit Circle, east of Horsethief Canyon Creek, south of De Palma Road, and west of Horsethief Canyon Road, as illustrated on Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographic Map*. The subject property encompasses Assessor’s Parcel Numbers (APNs) 393-110-010, -011, -012, -013, -014, -015, and -016. The property is located in the northwest quarter of Section 17, Township 5 South, Range 5 West, San Bernardino Baseline and Meridian.

### 2.2 PROJECT SETTING AND SURROUNDING LAND USES

As shown on Figure 2-4, *Aerial Photograph*, under existing conditions, and consistent with the conditions that existed at the time the 2004 MND Addendum was approved, the Project site is largely undeveloped. Historically, it appears that the property has been previously developed with scattered houses and a small citrus grove. Currently the property only contains remnants of previous development at the site, including building foundations. Elevations vary from 1,240 feet above mean sea level (amsl) in the northwest corner of the parcel to 1,320 feet amsl in the southwest corner. Primary access to the property is from Horsethief Canyon Road. (JMA, 2015a, p. 1) Existing vegetation on-site is generally composed of patchily distributed Riversidean sage scrub, non-native grasslands, disturbed land, and ruderal vegetation. The Project site also includes two natural drainages that support riparian habitat. Topographically, the Project site contains several small rolling hills. Additionally, two (2) natural drainage courses traverse the Project site from the northeast to the southwest.

Figure 2-1 Regional Map

Under existing conditions, the Project site comprises approximately 430 acres of land developed by the County of Riverside for residential and open space land uses. The discretionary approvals associated with the Project include a CPA 1152, CPA 1525A (SPA 3), CA 7881, and TTM 17303. Approval of CPA 1152, CPA 2, CA 7881, and TTM 17303 (together, the "Project," or "proposed Project") would allow for the development of the property with 207 single-family residential dwelling units.

### 2.1 PROJECT LOCATION

The proposed Project involves an amendment to the previously approved 80-acre specific plan. However, the proposed modifications would be limited to the following Areas 12, 13, 24, and 25. Accordingly, for the purpose of this Project Description and in all references throughout this MND, the Project site refers to those four planning areas subject to the proposed specific plan amendment.

The Project site, as defined herein, consists of approximately 430 gross acres in the western portion of unincorporated Riverside County (see Figure 2-1, Regional Map). From a regional perspective, the Project site is located to the northwest of the City of Los Angeles and southeast of the City of Corona. Interstate 15 (I-15) is located approximately 0.02 mile north of the site's northern boundary. Separately, the Project site is located north of Broken Hill Canyon, east of Horseshoe Canyon Creek, east of the Pine Knot and west of Mountain Canyon Road, as illustrated on Figure 2-5, Westside Map, and Figure 2-6, USGS Topographic Map. The subject property encompasses Riverside Assessor's Parcel Numbers (APNs) 013-011-013, 013-013-013, 013-013-015, and 013-013-016. The property is located in a north-south parcel of 2000' by Township 2 South Range 5 West 2nd Range and Meridian.

### 2.2 PROJECT SETTING AND SURROUNDING LAND USES

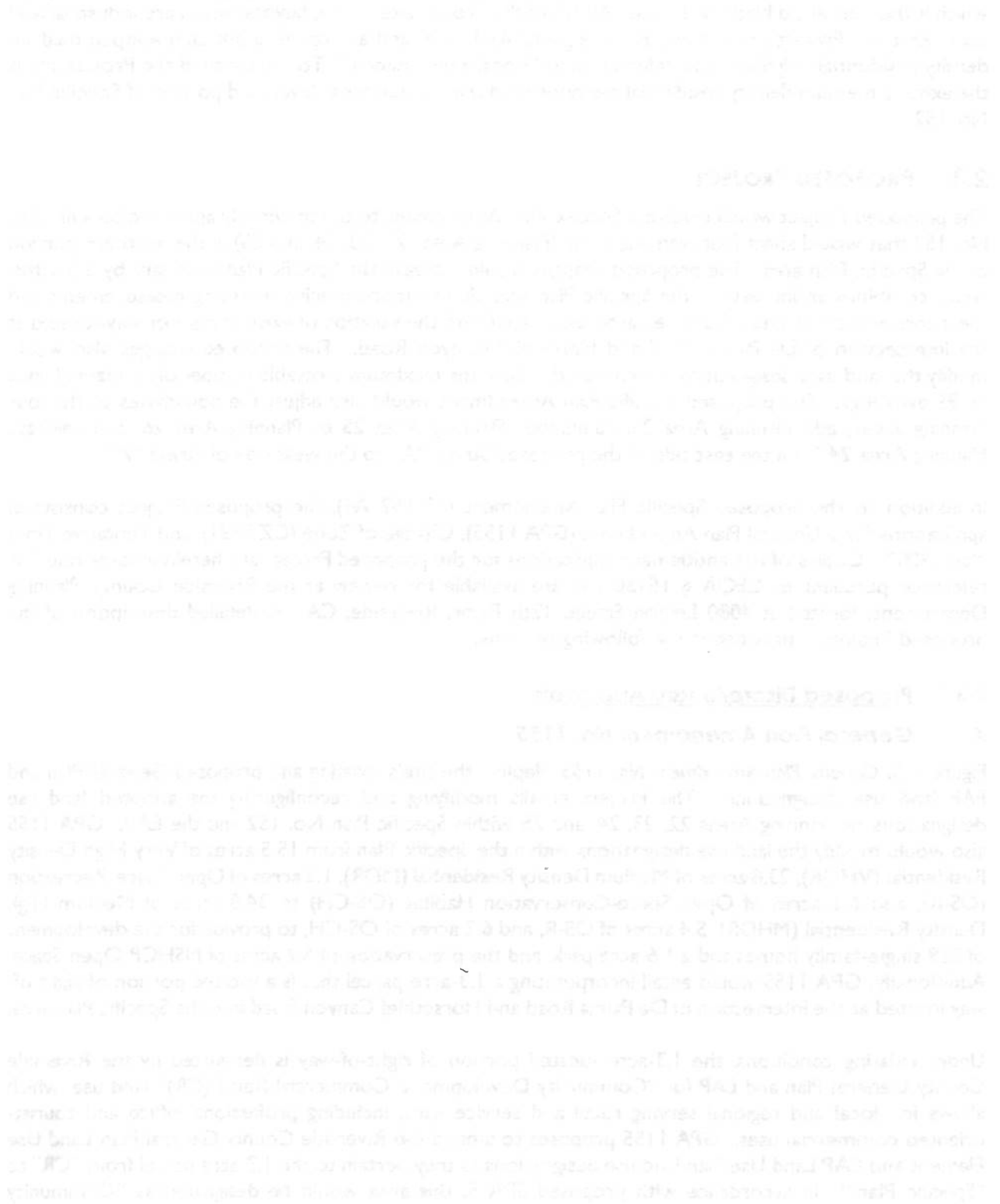
As shown on Figure 2-4, Aerial Photograph, and in existing conditions and consistent with the conditions that existed at the time of the 2004 MND, additional uses approved, the Project site is primarily residential. Historically, the property has been primarily developed with residential uses, including single-family detached homes. The project site is primarily composed of parcels of various sizes, including a large foundation. The project site is 1.10 foot above mean sea level (msl) in the western corner of the parcel. The project site is in the northwest corner. Primary uses on the property include residential uses, including detached homes, and other uses, including detached homes, and other uses. The Project site also includes an area of undeveloped land. Logistically, the Project site contains several small zoning hills. Additionally, the Project site contains several small zoning hills and from the northwest to the southeast.

**Figure 2-2 Vicinity Map**

**Figure 2-3 USGS Topographic Map**

Figure 2-3 USGS Topographic Map

Figure 2-4 Aerial Photograph



To the west of the Project site, near the northwestern portion of the site, is a single-family home, beyond which is the Cleveland National Forest. North of the Project site is I-15, beyond which are industrial land uses. East the Project site are two rural single-family homes and an approved but undeveloped medium density residential neighborhood referred to as "Renaissance Ranch." To the south of the Project site is the existing medium density residential neighborhood that comprises a developed portion of Specific Plan No. 152.

## 2.3 PROPOSED PROJECT

The proposed Project would involve a Specific Plan Amendment to the previously approved Specific Plan No. 152 that would affect four planning areas (Planning Areas 22, 23, 24, and 25) in the northern portion of the Specific Plan area. The proposed changes would increase the Specific Plan boundary by 2.3 acres, which combines an increase in the Specific Plan area due to more precise surveying measurements and the incorporation of a new 1.3-acre parcel associated with the vacation of existing right-of-way located at the intersection of De Palma Road and Horsethief Canyon Road. The proposed changes also would modify the land uses designations, which would reduce the maximum allowable number of residential units by 96 dwellings. The proposed Specific Plan Amendment would also adjust the boundaries of the four planning areas, add Planning Area 25, re-number Planning Area 25 to Planning Area 26, and relocate Planning Area 24 from the east side of the proposed Street "A" to the west side of Street "A".

In addition to the proposed Specific Plan Amendment (SP 152 A4), the proposed Project consists of applications for a General Plan Amendment (GPA 1155), Change of Zone (CZ 7881), and Tentative Tract Map 37002. Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA § 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA. A detailed description of the proposed Project is provided in the following sections.

### 2.3.1 Proposed Discretionary Approvals

#### A. **General Plan Amendment No. 1155**

Figure 2-5, *General Plan Amendment No. 1155*, depicts the site's existing and proposed General Plan and EAP land use designations. The Project entails modifying and reconfiguring the adopted land use designations of Planning Areas 22, 23, 24, and 25 within Specific Plan No. 152 and the EAP. GPA 1155 also would modify the land use designations within the Specific Plan from 15.5 acres of Very High Density Residential (VHDR), 23.8 acres of Medium Density Residential (MDR), 1.2 acres of Open Space-Recreation (OS-R), and 6.2 acres of Open Space-Conservation Habitat (OS-CH) to 34.8 acres of Medium High Density Residential (MHDR), 5.4 acres of OS-R, and 6.2 acres of OS-CH, to provide for the development of 229 single-family homes and a 1.6-acre park, and the preservation of 6.2 acres of MSHCP Open Space. Additionally, GPA 1155 would entail incorporating a 1.3-acre parcel that is a vacated portion of right-of-way located at the intersection of De Palma Road and Horsethief Canyon Road into the Specific Plan area.

Under existing conditions, the 1.3-acre vacated portion of right-of-way is designated by the Riverside County General Plan and EAP for "Community Development: Commercial Retail (CR)" land use, which allows for local and regional serving retail and service uses, including professional office and tourist-oriented commercial uses. GPA 1155 proposes to amend the Riverside County General Plan Land Use Element and EAP Land Use Plan land use designations as they pertain to the 1.3-acre parcel from "CR" to "Specific Plan." In accordance with proposed SPA 5, this area would be designated as "Community

*Figure 2-5 General Plan Amendment No. 1155*

**Figure 2-6 Specific Plan Amendment No. 152A5**

Figure 2-6 Specific Plan Amendment No. 152A5



Development: Medium High Density Residential (MHDR),” which would allow for development of the site with residential uses having a density range of 5.0 to 8.0 dwelling units per acre (du/ac) (Riverside County, 2015a).

### **B. Specific Plan Amendment (SPA 5)**

As shown on Figure 2-6, *Specific Plan Amendment No. 152A5*, the previously-approved SPA 3 provides for the development of a 46.7-acre site with 325 dwelling units within the Project site, which results in a density of 6.9 du/ac. SPA 3 also provides for the development of a 1.2-acre park site with recreation center and 6.2 acres of Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) open space. SPA 3 was approved and Mitigated Negative Declaration for Environmental Assessment No. 38981 was adopted by the Riverside County Board of Supervisors on October 19, 2004. An application was subsequently filed for a fourth Specific Plan Amendment (SPA 4); however, the application was abandoned without approval. Thus, the currently proposed amendment to Specific Plan No. 152, amendment to SPA 3 is referred to herein as Specific Plan Amendment No. 5 (SPA 5). Figure 2-6, visually depicts the changes to the Project site that are proposed under SPA 5 which are summarized as follows:

- Reconfiguration of the boundaries of Planning Areas 22 through 25 and relocation of Planning Area 24 from the east side of Street “A” to the west side of Street “A.”
- 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 1.3-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 private park and the size of this planning area would be increased by 0.4 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 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.
- Relocation of Street “A” approximately to the east of Planning Area 24 and refinements to the proposed internal circulation system to accommodate the modifications to the land use plan.

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 2,210 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

Figure 2-7 Change of Zone No. 7881

Development of the High Density Residential (HDR) zone, which would allow a density range of 2.0 to 8.0 dwelling units per acre (Riverside County, 2016).

Specific Plan Amendment (SPA 2)

As shown on Figure 2-6, Specific Plan Amendment No. 122A, the previously-approved SPA 2 provides for the development of a 62-acre site with 325 dwelling units within the Project site. The water meter in a density of 5.2 units per acre. SPA 2 also provides for the development of a 1.3-acre lot with residential density of 5.2 units per acre. The Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) was approved by the Riverside County Board of Supervisors on October 19, 2006. An amendment was adopted which had for a habitat species Plan Amendment (SPA 2) however, the amendment was withdrawn without approval. Thus, the current proposed amendment to Specific Plan No. 122A Amendment No. 2 (SPA 2) is referred to herein as Specific Plan Amendment No. 2 (SPA 2). Figure 2-6 visually depicts the changes to the Project site that are proposed under SPA 2 which are summarized as follows:

- Redesign of the boundaries of Planning Area 22 through 22 and relocation of Planning Area 24 from the east side of State 78 to the west side of State 78.
- Increase of the density of the site from 5.2 units per acre to 8.0 units per acre, which would result in 260 dwelling units.
- The project site is located within Planning Area 22 through 22 and would incorporate new habitat species that are required for the project. The project site is located within Planning Area 22.
- Redesign of the boundaries of Planning Area 22 from "Townhomes" to "High Density Residential" with a density of 8.0 units per acre, which would accommodate the development of 260 units.
- The project site is located within Planning Area 22 from "Townhomes" to "High Density Residential" which allows for a density of 8.0 units per acre, which would accommodate the development of 260 units.
- The project site is located within Planning Area 22 from "Townhomes" to "High Density Residential" which allows for a density of 8.0 units per acre, which would accommodate the development of 260 units.
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- The project site is located within Planning Area 22 from "Townhomes" to "High Density Residential" which allows for a density of 8.0 units per acre, which would accommodate the development of 260 units.
- The project site is located within Planning Area 22 from "Townhomes" to "High Density Residential" which allows for a density of 8.0 units per acre, which would accommodate the development of 260 units.

Overall, the proposed SPA 2 would increase the density of the project site from 5.2 units per acre to 8.0 units per acre, which would accommodate the development of 260 units. The project site is located within Planning Area 22 and would incorporate new habitat species that are required for the project. The project site is located within Planning Area 22 and would incorporate new habitat species that are required for the project. The project site is located within Planning Area 22 and would incorporate new habitat species that are required for the project. The project site is located within Planning Area 22 and would incorporate new habitat species that are required for the project.

throughout the Specific Plan from 74.0 acres to 78.2 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres.

**C. Change of Zone No. 7881**

CZ 7881 proposes to amend the approved Specific Plan Zoning Ordinance for Specific Plan No. 152, Amendment No. 3 (SPA 3) (Ordinance No. 348.4291) to provide amended land use and development standards and formalize the boundaries of Planning Areas 22, 23, 24, 25, and 26 to reflect the refinements in SPA 5, which include an increase of 2.3 acres to the boundary of SPA 5. In addition, CZ 7881 proposes to change the zoning designation of the 1.3 acres of right of way from "Right of Way (RW)" to "Specific Plan (SP)." Figure 2-7, *Change of Zone No. 7881*, depicts the site's existing and proposed zoning designations. The proposed SP zoning designation would be consistent with the zoning designation of the Specific Plan area and would implement the site's proposed General Plan land use designation of MHDR.

**D. Tentative Tract Map No. 37002**

Tentative Tract Map No. 37002 (TTM No. 37002) is a proposed tentative tract map that would accommodate development in accordance with proposed SPA 5. TTM 37002 is shown on Figure 2-8, *Tentative Tract Map No. . TTM No. 37002* would subdivide the a 49.0-acre Project site into 229 single-family residential lots on 37.4 acres; one (1) recreation site with a park on 1.6 acres; one (1) recreation site with service road/trail on 3.8 acres; and one (1) open space lot dedicated to 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.

**1. Proposed Circulation Improvements**

As shown on Figure 2-8, 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.

2. Proposed Drainage and Water Quality Improvements

On-site stormwater runoff would be conveyed through public street improvements and storm drains which generally would convey all runoff towards a water quality/infiltration basin proposed in the northwestern portion of the Project site, within Planning Area 22. Storm water flows would discharge from the water quality/infiltration basin into Horsethief Canyon Creek following water quality treatment.

3. Proposed Water Service Improvements

Water service would be provided to the Project site by Elsinore Valley Municipal Water District (EMVMD). The Project would be required to construct a new 12" water line within Horsethief Canyon Road from De Palma Road to Street B. A 12" water line within De Palma Road would be constructed by others; however, for purposes of analysis herein, it is assumed that the Project would be required to construct this water line. New 8" inch water lines would provide internal water service to residential lots internally throughout the Project site. The internal water lines would connect to the main water lines at De Palma Road at Street "A" and at Horsethief Canyon Road at Street "B", forming a water loop within the project.

4. Proposed Sewer Service Improvements

Elsinore Valley Municipal Water District (EVMWD) is the current provider of sewer services to the Project area. 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.

## 2.4 COUNTY REVIEW PROCESS

The proposed Project and its technical aspects were reviewed in detail by Riverside County, including, but not limited to, the Riverside County Planning and Transportation Department. Riverside County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency pursuant to CEQA Guidelines §15050. The Riverside County Planning Commission will consider the Project's requested GPA 1155, SPA 5, CZ 7881, and TTM 37002, and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the proposed Project. The Board of Supervisors will then consider the information contained in MND No. 38981, this Addendum No. 1, and the Project's Administrative Record in its decision-making processes and will approve, conditionally approve, or deny the proposed Project, and also will make findings relative to the Project's environmental effects. Upon approval or conditional approval of the above-described Project actions and upon adoption of this Addendum No. 1 to MND No. 38981, the County would conduct subsequent administrative reviews and grant ministerial permits and approvals to implement Project requirements and conditions of approval. A list of the primary discretionary and administrative actions under County jurisdiction is provided in Table 2-1, *Matrix of Approvals/Permits*.

**Table 2-1 Matrix of Approvals/Permits**

Public Agency	Approvals and Decisions
<b>Riverside County</b>	
<b>Proposed Project – Riverside County Discretionary Approvals</b>	
Riverside County Planning Commission	<ul style="list-style-type: none"> <li>• Provide recommendations to the Riverside County Board of Supervisors regarding adoption of the Project’s MND Addendum.</li> <li>• Provide recommendations to the Riverside County Board of Supervisors whether to approve General Plan Amendment No. 1155, Change of Zone No. 7881, Specific Plan Amendment No. 152A5 (SPA 5), and Tentative Tract Map No. 37002.</li> </ul>
Riverside County Board of Supervisors	<ul style="list-style-type: none"> <li>• Reject or adopt this MND Addendum along with appropriate CEQA findings.</li> <li>• Approve, approve with modification, or deny, Specific Plan Amendment No. 152A5 (SPA 5), and Tentative Tract Map No. 37002.</li> <li>• Approve or deny General Plan Amendment No. 1155.</li> <li>• Approve or deny Change of Zone No. 7881.</li> </ul>
<b>Subsequent Riverside County Discretionary and Ministerial Approvals</b>	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> <li>• Approve implementing Final Maps.</li> <li>• Issue Grading Permits.</li> <li>• Issue Building Permits.</li> <li>• Approve Road Improvement Plans.</li> <li>• Issue Encroachment Permits.</li> <li>• Accept public-right-of way dedications, if required.</li> <li>• Issue Conditional Use Permits, if required.</li> </ul>
<b>Other Agencies – Subsequent Approvals and Permits</b>	
Regional Water Quality Control Board	<ul style="list-style-type: none"> <li>• Issuance of an NPDES stormwater permit.</li> </ul>
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> <li>• Approval of planned drainage improvements.</li> </ul>
Elsinore Valley Municipal Water District	<ul style="list-style-type: none"> <li>• Issuance of permits/approvals for required water service.</li> </ul>
Elsinore Valley Municipal Water District	<ul style="list-style-type: none"> <li>• Issuance of permits/approvals for required sewer service.</li> </ul>

### 3.0 ENVIRONMENTAL CHECKLIST

#### 3.1 PROJECT INFORMATION

**Environmental Assessment (E.A.) Number:** EA 42821

**Project Case Type (s) and Number(s):** Specific Plan Amendment No. SP 152A5 (SPA 5), General Plan Amendment No. 1155 (GPA 1155), Change of Zone No. 7881 (CZ 7881), and Tentative Tract Map No. 37002 (TTM 37002).

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Erik W. Lunde

**Telephone Number:** 714-318-3500

**Applicant's Name:** SAM – Horsethief, LLC

**Applicant's Address:** 1200 Quail Street, Suite 220, Newport Beach, CA 92660

**A. Project Description:** The Project would involve a Specific Plan Amendment to the previously approved Specific Plan No. 152 that would affect five planning areas in the northern portion of the Specific Plan area. The proposed changes would increase the residential acreage within the Specific Plan while reducing the maximum number of residential units, which would have a corresponding reduction in the residential density within the planning areas. The proposed Specific Plan Amendment also would adjust the boundaries of the planning areas, which would increase the recreation open space while decreasing the amount of conservation habitat acreage. The Project would also involve a General Plan Amendment, Change of Zone, and Tentative Tract Map. The proposed modifications to the Specific Plan as well as the General Plan Amendment, Change of Zone, and Tentative Tract Map are described below. Refer to Section 2.0, *Project Description*, for a complete description of the proposed Project. The following approval is requested of the County of Riverside (collectively hereafter called “the Project”):

Specific Plan No. 152, Amendment No. 5 (SPA 5) proposes to amend Specific Plan No. 152 Amendment No. 3 (“SPA 3”). SPA 3 was approved and Mitigated Negative Declaration for Environmental Assessment No. 38981 was adopted by the Riverside County Board of Supervisors on October 19, 2004. An application was subsequently filed for a fourth Specific Plan Amendment (SPA 4); however, the application was abandoned without approval. Thus, the currently proposed amendment to Specific Plan No. 152, amendment to SPA 3 is referred to herein as Specific Plan Amendment No. 5 (SPA 5).

As compared to the adopted SPA 3, SPA 5 would not affect Planning Areas 1-21 and proposes the following specific modifications to Planning Areas 22-26:

- Reconfigure the boundaries of Planning Areas 22 through 25, add Planning Area 26, and relocate Planning Area 24 from the east side of Street “A” to the west side of Street “A.”
- Increase the Specific Plan area by 2.3 acres to reflect more precise surveying measurements in Planning Areas 22 through 26 and incorporate 1.3 acres of right of way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22.
- Re-designate Planning Area 22 from “Townhomes” (High Density Residential (8-14 du/ac) to Medium High Density Residential (5.0-8.0 du/ac) and change the product type from attached Townhomes to single family, detached homes on minimum 3,619sf lots.
- Re-designate Planning Area 23 from “5,000 square foot lots” (Medium Density Residential (2.0-5.0 du/ac)) to Medium High Density Residential (5.0-8.0 du/ac).
- Re-designate Planning Area 24 from “Recreation Center” to “Open Space – Recreation” to be consistent with current nomenclature used in the Riverside County General Plan. Replace the



recreation center identified in Planning Area 24 with a private park and increase the recreation acreage within Planning Area 24 by 0.1 acres.

- Add 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 maintenance road/trail.
- Re-number Planning Area 25 to Planning Area 26 and re-designate Planning Area 25 from "MSHCP Open Space" to "Open Space – Conservation Habitat" to be consistent with current nomenclature used in the Riverside County General Plan.
- Eliminate the previously identified gated entries on private roadways that access Planning Areas 22 through 25 from De Palma Road and Horsethief Canyon Road to ungated access to these Planning Areas.
- Relocate Street "A" to the east of Planning Area 24 and refine the proposed internal circulation system to accommodate the modifications to the land use plan.

Overall, with the inclusions of the modifications proposed under SPA 5, SPA 5 would reduce the maximum number of residential units throughout the Specific Plan area from 2,307 units to 2,210 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the target density from 2.7 du/ac to 2.6 du/ac. Further, SPA 5 would make the following land use acreage modifications to the Specific Plan:

- Reduce residential land use acreage throughout the Specific Plan area from 748 acres to 746.8 acres.
- Increase "Open Space – Recreation" acreage throughout the Specific Plan area from 74.0 acres to 78.2 acres.

General Plan Amendment No. 1155 (GPA 1155) would modify and reconfigure the adopted land use designations of Planning Areas 22, 23, 24, and 25 within Specific Plan No. 152 and the EAP. GPA 1155 also would modify the land use designations within the Specific Plan from 15.5 acres of Very High Density Residential (VHDR), 23.8 acres of Medium Density Residential (MDR), 1.2 acres of Open Space-Recreation (OS-R), and 6.2 acres of Open Space-Conservation Habitat (OS-CH) to 34.8 acres of Medium High Density Residential (MHDR), 5.4 acres of OS-R, and 6.2 acres of OS-CH, to provide for the development of 229 single-family homes and a 1.6-acre park, and the preservation of 6.2 acres of MSHCP Open Space. Additionally, GPA 1155 would incorporate the 1.3 acres of vacated right of way into the boundaries of SP 152 and would re-designate the 1.3-acre area from "Commercial Retail (CR)" to "Specific Plan," which pursuant to SPA 5 would allow for development of this portion of the Project site with "Medium High Density Residential (MHDR)" land uses.

Change of Zone No. 7881 (CZ 7881) would amend the approved Specific Plan Zoning Ordinance for SP 152A3 (Ordinance No. 348.4291) to provide amended land use and development standards for the subject property and formalize planning area boundaries that reflect the refinements proposed as part of SPA 5.

Tentative Tract Map No. 37002 (TTM No. 37002) would subdivide the the Project site to accommodate development in accordance with the proposed Specific Plan Amendment. TTM No. 37002 would subdivide the a 49.0-acre Project site into 229 single-family residential lots on 37.4 acres; one (1) recreation site with a park on 1.6 acres; one (1) recreation site with service road/trail on 3.8 acres; and one (1) open space lot dedicated to 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.

A detailed description of the various land uses that would result from the approval of TTM 37002 is provided in Section 2.0, *Project Description*, of this MND Addendum.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy

**C. Total Project Area:** 49.0 acres (area subject to SPA 5 and TTM37002)

<b>Residential Acres:</b> 37.4	<b>Lots:</b> 229	<b>Units:</b>	<b>Projected No. of Residents:</b> 765
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**Other:** Open Space (Recreation): 5.4 acres; Open Space (Conservation Habitat): 6.2 acres

**D. Assessor’s Parcel No(s):** 391-090-006; -007; -016; -026; -044; -045; -046.

**E. Street References:** The parcels subject to the Specific Plan Amendment are located north of Broken Bit Circle Road, south of De Palma Road, east of Horsethief Canyon Creek, and west Horsethief Canyon Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 17, Township 5S, and Range 5W, San Bernardino Baseline and Meridian.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The areas proposed for changes as part of the Project consist of four irregularly shaped contiguous parcels in the Lake Elsinore area of unincorporated Riverside County, California. The property is vacant and undeveloped, and is characterized by generally rugged terrain incised by natural drainage features, including the Horsethief Canyon Wash located along the western boundary of the property. Refer to Subsection 2.2, *Project Setting and Surrounding Land Uses*, for a detailed description of the Project site’s existing environmental setting and surrounding land uses.

The area surrounding the parcels subject to the Specific Plan Amendment is characterized by Interstate 15 to the north; rural residential land uses and vacant land to the east, which is approved by the County of Riverside for development as a master-planned residential community (SP333 and TR 331210-1, known as “Renaissance Ranch”; residential land uses associated with the remaining portions of SP 152 to the south; and a residence and vacant land to the west.

### 3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SPA 5 and GPA 1155, the proposed land uses within the planning areas subject to SPA 5 would be consistent with the General Plan Land Use Map. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and the EAP.
2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and the EAP, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
3. **Multipurpose Open Space:** Approximately 12 percent of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the MSHCP conservation area. The Project site does not contain any areas designated by the Riverside County General Plan the EAP as important farmland,

forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the EAP.

4. **Safety:** The Project site is located in Southern California, which is a seismically active area subject to ground shaking during a seismic event. The Project site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address structural stability related to seismic safety. The Project site is not located in a flood hazard area, per Federal Emergency Management Agency (FEMA) Map No. 06065C2006G (FEMA, 2008). The Project site is located in a high fire hazard area; however, the Project is designed to minimize hazards associated with wildfires. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the EAP.
5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project relates to the County General Plan Housing Element through the Project's proposed residential land use of the property. The density of residential use proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.

**B. General Plan Area Plan(s):** Elsinore

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Specific Plan No. 152, Amendment No. 3 (which identifies the following land use designations for the Project site: VHDR; MDR; OS-R; OS-CH; and CR).

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** None

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Elsinore

2. **Foundation Component(s):** Community Development to the north; Community Development to the east; Community Development and Open Space to the south; Community Development to the west.

3. **Land Use Designation(s):** Light Industrial to the north; Commercial Retail and Medium Density Residential to the east; Medium Density Residential to the south; Medium Density Residential to the west.

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** Glen Eden Policy Area to the east and west; Warm Springs Policy Area and Temescal Wash Policy Area to the north.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 152, Amendment No. 3 (Horsethief Canyon)

2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the northern portion of the Specific Plan area, including Planning Areas 22-25.

I. **Existing Zoning:** Specific Plan (SP) and Right of Way (R/W)

J. **Proposed Zoning, if any:** Specific Plan (SP)

K. **Adjacent and Surrounding Zoning:** Manufacturing-Serve Commercial (M-SC) to the north; Rural Residential (R-R) and Specific Plan (SP) to the east; Specific Plan (SP) to the south; Rural Residential (R-R) and Open Area Combining Zone Residential Developments (R-5) to the west.

**3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

- |                                                           |                                                          |                                                             |
|-----------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Hydrology and Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use and Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                           | <input type="checkbox"/> Paleontological Resources       | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils                | <input type="checkbox"/> Population and Housing          |                                                             |
| <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Public Services                 |                                                             |

### 3.4 DETERMINATION

On the basis of this initial evaluation:

#### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:**

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

#### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:**

- I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) 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 EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more

significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) 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 measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Prepared By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

For \_\_\_\_\_

**4.0 ENVIRONMENTAL ANALYSIS**

In accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential new or more severe significant environmental impacts that were not previously disclosed in MND No. 3981 associated with the implementation of the proposed Project.

**4.1 ENVIRONMENTAL ISSUE ASSESSMENT**

**4.1.1 Aesthetics**

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>1) Scenic Resources</b>				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure C-9 "Scenic Highways" (Riverside County, 2015a).

**MND No. 38981 Findings:**

MND No. 38981 noted that at the time, the Horsethief Canyon Ranch Specific Plan (HRCSP) site contained a fire facilities and rural residential uses and did not contain any scenic resources such as trees,

rock outcroppings, or other unique visual or aesthetic features. MND No. 38981 noted that at the time, the Horsethief Canyon Ranch Specific Plan (HRCSP) site contained fire facilities and rural residential uses and did not contain any scenic resources such as trees, rock outcroppings, or other unique visual or aesthetic features. MND No. 38981 also determined that the proposed residential uses would not obstruct any prominent scenic vista or public view. MND No. 38981 determined that features on the property did not have scenic significance and that their removal would not comprise damage to scenic resources; thus, MND No. 38981 concluded that impacts to scenic resources would be less than significant. (Riverside County, 2004, p. 6)

#### Findings of Fact:

a) Consistent with the conditions that existed at the time MND No. 38981 was adopted, there are no officially-designated State scenic highways in the Project vicinity, nor are there any County-designated scenic highways. The nearest officially-designated State Scenic Highway is the portion of State Route 74 (SR-74) located east of the City of Hemet, which is approximately 30.5 miles east of the Project site. The Project site is located just south of Interstate 15 (I-15), which is a State Eligible Scenic Highway. (Caltrans, 2011) Due to distance, intervening topography, and development, buildings proposed by the Project would not be visible from any segments of SR-74; thus, the Project would not result in any impacts to State scenic highways. Although the buildings proposed by the Project would be visible from nearby segments of I-15, I-15 is not officially designated as a scenic highway corridor. Additionally, Riverside County reviewed the Project's design elements for conformance with the development standards and design guidelines associated with the HCRSP, and determined that all Project components are consistent with the HCRSP. As the HCRSP development standards and design guidelines were crafted to preclude aesthetically offensive conditions, the Project would not result in a significant adverse effect on views available from nearby segments of I-15. Accordingly, Project impacts to scenic highway corridors would be less than significant. Therefore, the Project would not result in any new impacts or increase the severity of a previously-identified significant impact as previously analyzed in MND No. 38981.

b) and c) Impacts to scenic resources resulting from the buildout of SPA 3 were previously evaluated in MND No 38981, Section V.1., "Aesthetics," which found that impacts would be less than significant because the Project site does not contain any scenic resources such as trees, rock outcroppings, or other unique visual or aesthetic features. Moreover, the MND determined that the proposed residential subdivision would not obstruct any prominent scenic vista or public view. Although the Project entails ~~single-family residential uses in lieu of higher density residential uses~~, the proposed SPA 5 Project would have a similar aesthetic character to approved SPA 3, when viewed from public viewpoints. Further, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in SPA 5 would ensure that the Project site is developed in a manner that is visually attractive and would not adversely affect public views. Although SPA 5 would reconfigure the location of open space and recreational land uses within the Project site, these modifications would result in a similar amount of open space as was approved in SPA 3. Because the Project would be developed with a similar aesthetic character as approved SPA 3, implementation of the Project would not result in any new or more severe impacts to scenic resources than previously disclosed in MND No. 38981.



	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>2) Mt. Palomar Observatory</b>				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (RCIT, 2019), (Riverside County, 1988)(Regulating Light Pollution)

**MND No. 38981 Findings:**

MND No. 38981 noted that the HCRSP site is located within 45 miles of the Mt. Palomar Observatory, and therefore would be subject to Riverside County Ordinance No. 655. MND No. 38981 determined that adherence to the regulations set forth in Riverside County Ordinance No. 655 would allow future development within the HRCSP to avoid interfering with nighttime astrological observations at the Mt. Palomar Observatory, and that the proper shielding of lighting and the use of lighting types as identified in Ordinance No. 655 would ensure that the future development within the HRCSP would have a less-than-significant impact on activities at the Observatory. (Riverside County, 2004, p. 7)

**Findings of Fact:**

a) As detailed in the Riverside County GIS database, the Project is located in Zone B for the Mount Palomar Observatory and is located approximately 41.7 miles northwest of the Mount Palomar Observatory. As detailed in Riverside County Ordinance No. 655, “The application for any required County approval for work in Zones A and B involving nonexempt outdoor light fixtures shall include evidence that the proposed work will comply with this ordinance.” In addition, proposed SPA 5 incorporates design standards that minimize contributions to sky glow. Consistent with the finding of MND No. 38981, mandatory compliance with Ordinance No. 655 and implementation of the proposed design measures addressing outdoor lighting fixtures would ensure that the proposed Project would not contribute substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. The proposed Project would not result in any new or increased impacts associated with the nighttime use of the Mt. Palomar Observatory. 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.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>3) Other Lighting Issues</b>				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description; Riverside County General Plan EIR (Riverside County, 2015b)

**MND No. 38981 Findings:**

MND No. 38981 noted that development within the HRCSP would increase the amount of artificial nighttime lighting and incrementally contribute to a reduction of nighttime views in the area. However, MND No. 38981 determined that SPA 3 was a logical continuation of the HRCSP area and the introduction to new lighting sources created by SPA 3 would not create lighting impacts beyond those previously disclosed in the Riverside County General Plan EIR. As such, MND No. 38981 concluded that impacts due to light and glare would be less than significant. (Riverside County, 2004, p. 7)

**Findings of Fact:**

a) and b) As with the project evaluated in MND No. 38981, the development of the Project would increase the amount of light and glare, compared to existing conditions on the Project site. However, the proposed Project would reduce the number of dwelling units that would occur on the Project site, which would have a nominal reduction in the comparative amount of light and glare that may occur as compared to what was assumed by MND No. 38981.

Consistent with the findings of MND No. 38981, the Project would be required to comply with all applicable County of Riverside standards for lighting levels (i.e. the minimum standard required to ensure safe circulation and visibility). Exterior lighting for buildings would be of a low profile and intensity. The Project would be required to comply with Ordinance No. 915, which regulates outdoor lighting in Riverside County and states that "All outdoor luminaires in shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way." (Riverside County, 2012, p. 1) Additionally, the Project is also subject to the County of Riverside Public Road Standards, which implement the provisions of County Ordinance No. 461 and regulates (in part) lighting on public roadways (including roadways that would be constructed as part of the proposed Project). The Public Road Standards require that all street lights installed within the public right-of-way must comply with specific requirements, including that luminaries shall be low pressure sodium type, because the Project is located within a 30-mile radius of Mt. Palomar Observatory (Riverside County, 2007, p. 26). The Project would be required to comply with applicable street lighting standards of Ordinance No. 461. Impacts 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.

**4.1.2 Agriculture and Forest Resources**

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>4) Agriculture</b>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," Map My County – Riverside County (RCIT, 2019); Riverside County Important Farmland 2012 (Sheet 1 of 3) (CDC, 2017); Riverside County Williamson Act FY 2008/2009 (Sheet 1 of 3) (CDC, 1981), and Project Application Materials.

MND No. 38981 Findings:

MND No. 38981 determined that the SPA 3 site was not located within an area mapped as Prime Farmland, Unique Farmland, or Locally Important Farmland. Furthermore, MND No. 38981 noted the SPA 3 site was not designated for long-term agricultural use by the Riverside County General Plan, and was designated by the Elsinore Area Plan for development with residential and commercial retail uses. As such, MND No. 38981 concluded that no impacts to agricultural resources would occur. (Riverside County, 2004, p. 8)

Findings of Fact:

a) According to agricultural lands mapping available from the California Department of Conservation (CDC), the Project site is designated as "Other Land." Areas surrounding the Project site are designated

as "Farmland of Local Importance," "Urban and Built-Up Land," and "Other Land." No portion of the Project site or immediately surrounding areas contains Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland"). (CDC, 2017) SPA 5 includes the addition of 1.3 acres of land that is currently within the right-of-way for De Palma Road. This additional land is not designated for agricultural use. Accordingly, no impact would occur. 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.

b) As disclosed in MND No. 38981 in Section V.4., the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since MND No. 38981 was prepared in 2004. According to GIS mapping available from *Map My County – Riverside County*, there are no lands on the Project site that are located within an agricultural preserve, including the additional 1.3 acres of vacated right-of-way that would be added to the Specific Plan under SPA 5. The nearest lands within an agricultural preserve are located approximately 1.9 miles west of the Project site. (RCIT, 2019) Thus, the Project would not conflict with existing agricultural zoning, agricultural uses, or with land subject to Williamson Act contract or land within a Riverside County Agricultural Preserve, and no impact would occur. 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.

c) As disclosed in MND No. 38981 in Section V.4., the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since MND No. 38981 was prepared in 2004. The Project site is currently zoned Specific Plan (SP) Zone and Right of Way (RW). According to GIS mapping available from *Map My County – Riverside County*, zoning designations surrounding the Project site include Rural Residential (R-R) to the east and west; Rural Residential (R-R), Open Area Combining Zone Residential Developments (R-5) to the west, SP Zone to the east and south, and Manufacturing-Service Commercial (M-SC) to the north. No agriculturally zoned properties are located within 300 feet of the Project site; therefore, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impact would occur. Accordingly, no new or more severe impacts associated with this issue would occur. 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.

d) Implementation of the proposed Project would replace the site's previously developed (currently vacant) land with a residential community. As described in response to Item 5(a) above, the implementation of the Project would not result in the conversion of Farmland to non-agricultural use. Accordingly, development on the subject property would result in no impacts associated with farmland conversion. 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.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>5) Forest</b>				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

MND No. 38981 Findings:

Although MND No. 38981 did not address this subject, MND No. 38981 contained enough information about existing conditions and zoning of the SPA 3 site that with the exercise of reasonable diligence, information about SPA 3's potential effect to forest resources was readily available to the public. MND No. 38981 did not evaluate impacts to forest resources. (Riverside County, 2004)

Findings of Fact:

a) through c) Although the Project is adjacent to a portion of the Cleveland National Forest, no portion of the Project site is zoned for forest land, timberland, or timberland zoned Timberland Production. Additionally, no lands surrounding the Project site are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impact would occur and no mitigation is required. 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.

4.1.3 Air Quality

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>6) Air Quality Impacts</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors which are located within one (1) mile of the project site to project substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affected a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (Riverside County, 2018); (Google Earth, 2019); (Giroux, 2015a)

MND No. 38981 Findings:

MND No. 38981 found that short-term impacts to air quality could result from construction activities associated with SPA 3 and long-term impacts to air quality could result from development of residential uses on-site associated with SPA 3. MND No. 38981 noted that the SPA 3 project would be generally consistent with the growth anticipated by the Elsinore Area Plan. MND No. 38981 also noted that implementing projects would be subject to conditions from Riverside County to employ best management practices to reduce short- and long-term impacts to air quality to the greatest extent possible. Impacts were determined to be less than significant. Therefore, MND No. 38981 concluded impacts to air quality would be less than significant and impacts due to emissions of odors would not occur. (Riverside County, 2004, p. 9)

Findings of Fact:

As noted in 2.0, *Project Description*, the Project proposes development of 229 dwelling units. The Project's Air Quality Report analyzes development of the Project site with 240 units. Thus, because the Project's Air Quality Report analyzed development of 240 units, the Air Quality Report slightly overstates the amount of air quality emissions that would result from the Project. Thus, the discussion herein provides a conservative or "worst-case" analysis of the Project's anticipated air quality emissions impacts.

a) Air quality impacts were evaluated in MND No. 38981 in Section V.5., which determined that no significant impacts associated with air quality would occur as a result of the construction and operation of SPA 3. The proposed Project associated with SPA 5 would include a similar amount of construction activities, and a reduction in the number of residential units that would be constructed at the Project site.

The applicable air quality management plan (AQMP) for the Project site is the South Coast Air Quality Management District (SCAQMD) 2012 AQMP. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The Project's consistency with the 2012 AQMP is based on these criteria and is discussed below.

*Consistency Criterion No. 1: The proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

#### Construction Impacts

The proposed Project would add an additional 1.3 acres of land to the Specific Plan area, which would result in a nominal increase in the amount of area that would subject to construction activities compared to the project analyzed in MND No. 38981. However, due to more stringent regulations that have been implemented following the approval of SPA 3 in 2004, it is expected that construction emissions would be at similar or reduced in comparison to the SPA 3 project. Therefore, impacts would be less than significant and the construction activities associated with the implementation of SPA 5 would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards. (Giroux, 2015a)

#### Operational Impacts

The proposed Project would result in a nominal increase in the size of the Specific Plan area (1.3 acres) and overall reduction in the number of residential units that would occur in the buildout of the HCRSP. The reduction in the number of residential units would have a corresponding reduction in the amount of operational emissions of air pollutants, as the number of vehicular trips would be reduced. Because there would be a reduction in air quality emissions during Project operation as a result of SPA 5, the operation of the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards. (Giroux, 2015a)

*Consistency Criterion No. 2: The Project would not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The proposed Project would result in the construction of fewer residential units compared to the land uses that were identified in SPA 3. As the assumptions in the AQMP is based on General Plan land uses for each jurisdiction within the South Coast Air Basin, the reduction of units associated with the proposed Project would ensure that the Project would not exceed the assumptions in the AQMP.

The proposed Project would not (1) result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP or (2) exceed the assumptions in the AQMP based on the years of Project build-out phase. 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.

b) Air quality impacts were evaluated in MND No. 38981 in Section V.5., which determined that no significant cumulative impacts associated with air quality would occur as a result of the construction and operation of SPA 3. As evaluated in threshold a) above, the Project would result in fewer dwelling units than were assumed for the site by SPA 3 and MND No. 38981, which would result in a corresponding reduction in air quality emissions. Additionally, due to technological innovations and enhanced regulatory requirements adopted since 2004, operational emissions associated with the Project would be reduced in comparison to what was assumed for the Project by MND No. 38981. As such, because MND No. 38981 concluded that buildout of SPA 3 would not result in a cumulatively-considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard, and because the Project entails a reduction in the number of dwelling units (and associated air quality emissions) as compared to SPA 3, it can be concluded that Project-related air quality emissions would be reduced and that impacts 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. (Giroux, 2015a)

c) Residential areas adjacent to the Project site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. MND No. 38981 identified that less-than-significant impacts to sensitive receptors would occur during the implementation of SPA 3. The proposed Project site is vacant with residential uses directly to the south, east and west. The proposed modifications to the HCRSP associated with SPA 5 would result in a reduction in the overall residential units within the Project site. No new uses would occur within the Project site that could result in a substantial point source for air quality emissions, and setbacks from the existing residential uses adjacent to the Project site would be similar to those identified in SPA 3. Therefore, impacts associated with the exposure of sensitive receptors to substantial point source emissions would be similar to the project evaluated in MND No. 38981 and 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. (Giroux, 2015a)

d) The residential, open space, and recreational land uses proposed in SPA 5 are similar to those that were evaluated in MND No. 38981 for SPA 3. Similar to SPA 3, the Project does not propose any land uses typically associated with emitting emissions that would lead to objectionable odors. Odor emissions associated with construction and operation of the Project would be similar to those previously evaluated in MND No. 38981, which concluded no impact would occur. 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. (Giroux, 2015a)

**4.1.4 Biological Resources**

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>7) Wildlife &amp; Vegetation</b>				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (RCIT, 2019), WRCMSHCP and/or CVMSHCP, On-site Inspection; General Biological Assessment prepared by Terracor October 15, 2003 (Terracor, 2003); Glenn Lukos Associates, Inc. (GLA) Oak Tree Assessment (GLA, 2006).

MND No. 38981 Findings:

MND No. 38981 determined that impacts associated with the MSHCP would be less than significant because the SPA 3 project was consistent with the MSHCP. In addition, MND No. 38981 noted that the SPA 3 site was disturbed and contained no native vegetation at the time MND No. 38981 was prepared and SPA 3 was designed to protect Horsethief Canyon Creek. MND No. 38981 also noted that the SPA 3 site was within the Stephen's Kangaroo Rat Fee Area and that no endangered habitat was identified on the SPA 3 site. Furthermore, MND No. 38981 determined that potential habitat for burrowing owl may occur on-site and a focused survey would be required as a condition for implementing projects. The SPA 3 project was designed to protect Horsethief Canyon Creek, and the SPA 3 project included mitigation requiring completion of a wetland delineation to demonstrate that no wetlands would be disturbed with implementation of the SPA 3 project. Implementation of this mitigation was found reduce impacts to less than significant. MND No. 38981 noted that if disturbance to protected lands were to occur, a project redesign or take permits would be required. Additionally, MND No. 38981 determined that SPA 3 was located within a MSHCP Cell Area (Cell Group E, Cell Number 3647); however, MND No. 38981 found that the SPA 3 site was not designed for open space preservation under the MSHCP's Elsinore Area Plan. MND No. 38981 also noted that a portion of the SPA 3 site adjacent to Horsethief Canyon Creek would be retained as open space. Impacts to biological resources were determined to be potentially significant, but were found to be less than significant with the incorporation of mitigation. (Riverside County, 2004, p. 11)

Findings of Fact:

a.) The Biological Assessment Prepared for the Project site in 2003 indicated that the majority of the Project area contained highly disturbed upland sage scrub and alluvial sage scrub habitat. A majority of the Project site had been directly disturbed by humans over the previous several decades. (Terracor, 2003, p. 1) The conditions at the Project site remain largely unchanged since the preparation of MND No. 38981, and the boundaries of impacts and the development footprint are not any greater than what was evaluated in the previous MND, with the exception of the addition of 1.3 acres of right-of-way associated with De Palma Road. Moreover, although the proposed Project would refine the Planning Area boundaries and modify the residential densities within Planning Areas 22 and 23, the proposed Project includes the preservation of areas adjacent to Horsethief Canyon Creek through the OS-CH (Open Space – Conservation Habitat) designation for Planning Area 26. The preservation of the areas proposed along Horsethief Canyon Creek would be consistent with the planned land uses within the western portion of the approved project. As the existing site conditions are unchanged compared to the conditions that were analyzed in MND No. 38981, and because the development footprint would not be greater than what was evaluated in the previous MND, there would be no new or more severe impacts associated with MSHCP compliance.

b.-c.) As discussed above in question a), Project site has been directly disturbed by humans over the last several decades. (Terracor, 2003, p. 1) The conditions at the Project site remain largely unchanged since the preparation of MND No. 38981, and the boundaries of impacts and the development footprint are not any greater than what was evaluated in the previous MND, with the exception of the addition of 1.3 acres of right-of-way associated with De Palma Road. Moreover, although the proposed Project would refine the Planning Area boundaries and modify the residential densities within Planning Areas 22 and 23, the proposed Project includes the preservation of areas adjacent to Horsethief Canyon Creek through the OS-CH (Open Space – Conservation Habitat) designation for Planning Area 26. The preservation of the areas proposed along Horsethief Canyon Creek would be consistent with the planned land uses within the western portion of the approved project. Therefore, the Project's impacts associated with endangered, threatened, candidate, sensitive or special status species 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.

d.) Similar to the approved project, the proposed Project would preserve the adjacent portion of Horsethief Canyon Creek. The Project's preservation of these areas through the designation of Planning Area 26 for conservation land uses would contribute to the assembly of Proposed Constrained Linkage 5. (GLA, 2005a, p. 5) Thus, the proposed Project would not conflict with wildlife movement. 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.

e.) The MSHCP defines riparian/riverine areas as "lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with fresh water flow during all or a portion of the year." The 2005 DBESP prepared in conjunction with the approved project determined that approximately 0.24 acre of riparian vegetation including southern willow scrub, mule fat scrub, cottonwood woodland, walnut woodland, and sycamore woodland, occur within the Project site. All riparian vegetation within the Project site is located along Horsethief Canyon Creek, which occurs in limited areas and is interspersed throughout the drainage. Additionally, the Project was reviewed and approved on June 26, 2006 as part of the Habitat Assessment and Negotiation Strategy (HANS) process (HANS No. 238) (refer to *Technical Appendix B5*), which is used by the County to implement portions of the MSHCP by identifying and delineating conservation areas on specific properties. Furthermore, the Project was reviewed and approved as part of the Joint Project Review (JPR) process (JPR 06-06-07-01), which allows the County to monitor implementation of the MSHCP and subjects development applications within the Criteria Area to review in order to determine if they have the potential to affect the goals of the MSHCP. Similar to the approved project, the proposed Project would avoid development within the area around Horsethief Canyon Creek. As the development footprint in relation to Horsethief Canyon Creek would not change in comparison to the approved project, and because the Project has been reviewed and approved under the HANS and JPR processes, the proposed Project would not result in any new or more severe impacts to riparian/riverine areas. 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.

f.) Based on a Preliminary Findings of Corps and CDFG Jurisdiction prepared in 2004 in conjunction with the approved project, Army Corps of Engineers (Corps) jurisdiction associated with the Project site totals approximately 0.59 acre of Waters of the United States, none of which consists of jurisdictional wetlands. (GLA, 2005a, p. 6) California Department of Fish and Wildlife (CDFW, previously the California Department of Fish and Game) jurisdiction associated with the Project site is approximately 0.83 acre, of which approximately 0.24 acre consists of vegetated riparian habitat, and includes all areas within Corps jurisdiction. (GLA, 2005a, p. 6) However, similar to the approved project, the proposed Project would avoid development within the area around Horsethief Canyon Creek where the 0.83 acre of CDFW jurisdiction occurs. As the development footprint in relation to Horsethief Canyon Creek would not change in comparison to the approved project, the proposed Project would not result in any new or more severe impacts to wetlands.

g.) Subsequent to the adoption of MND No. 38981, an Oak Tree Assessment was prepared for the Project site in 2006. The County's Oak Tree Management Guidelines require an oak tree assessment for all properties that contain oak trees to determine project impacts to oak trees. The County's guidelines do not apply to individual oak trees, unless their trunks are larger than two inches in diameter at breast height (DBH) for a single trunk or the sum of the diameters of multiple trunks at breast height. (GLA, 2006, p. 1)

Several coast live-oak trees (*Quercus agrifolia*) were determined to occur on the Project site. (GLA, 2006, p. 2). A total of 17 coast live-oak trees were surveyed on the Project Site, including one dead tree. The Project would result in the removal of three coast live-oak trees and may encroach into the protected zone of a third oak tree (Tree # 16). The Project would be required to replace the removed oak trees as a condition of approval based on the County's Oak Tree Management Guidelines. As this impact was identified as potentially significant in the MND, the implementation of the proposed Project would not result in any new or more severe impacts to oak trees.

Project Requirements and MND No. 38981 Mitigation Compliance

MND No. 38981 identified several mitigation measures (applied to MND No. 38981 as Conditions of Approval) to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

**COA 15. PLANNING**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

**COA 30. PLANNING 25**

Prior to the issuance of grading permits, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

**COA 30. PLANNING 26**

Prior to the issuance of grading permits, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with notification."

In accordance with Condition of Approval COA 15. Planning, a Biological Technical Report was submitted to the Planning Department for review and approval. In accordance with the Project's Biological Technical Report, the following Project-specific mitigation measures would apply to the Project. These measures,