

**Legal Description**  
**Appendix A**

# EXHIBIT A – Legal Description

**NO COR FILED**

**RECORDING REQUESTED BY**  
Recording Requested By  
**CHICAGO TITLE COMPANY**  
AND WHEN RECORDED MAIL TO

**320437**  
Note  
320437  
Address  
1801 Avenue of the Stars, #510  
Los Angeles, CA 90067  
Attn: Steven B. Levy, Esq.

**320437**  
MAIL FOR STATEMENT TO  
Pardee Construction Company  
10980 Wilshire Blvd., #1400  
Los Angeles, CA 90024  
Attn: Mr. Richard B. Shepherd

**PAID**  
Doc. Transfer Tax  
WILLIAM E. GREENE  
Sta. Co. Recorder

**RECEIVED FOR RECORDING**  
AT 1:50 O'CLOCK

**AUG 26 1992**

**SURVEYORS**  
Non-Recording Fees  
1992

## Partnership Grant Deed

TO 1929 CA (12-75) THIS FORM FURNISHED BY TIGOR TITLE INSURERS A.P.N.

S09825-1780

17  
11  
52

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ Statement Attached  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: (X) City of Lake Elsinore, and

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged.  
**PARDEE-GROSSMAN/COTTONWOOD CANYON**, in dissolution,  
a general partnership organized under the laws of the State of California,  
hereby GRANTS to  
**PARDEE CONSTRUCTION COMPANY**, a California corporation,  
the following described real property in the **City of Elsinore**,  
County of **Riverside**, State of California:

See Legal Description attached hereto as Exhibit "A" and incorporated  
by reference herein.

Dated: August 6, 1992

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.  
On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared  
Richard Shepherd  
known to me to be Richard V. Pres of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.  
WITNESS my hand and official seal.

Signature: Jamie C. Moorberg

By: PARDEE-GROSSMAN/COTTONWOOD CANYON,  
a California General Partnership  
in dissolution  
By: PARDEE CONSTRUCTION COMPANY,  
a California corporation, **RECORD**  
as its sole surviving partner  
By: Richard Shepherd **RECORD**  
Its Richard V. Pres

**OFFICIAL NOTARY SEAL**  
JAMIE C. MOORBERG  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires JUL 11, 1996

(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

Description: Riverside, CA Document-Year.DocID 1992.320437 Page: 1 of 5  
Order: TOM Comment:

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

320437

ss.

On this 6th day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard S. Shepherd, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Senior Vice President of Pardee Construction Company, the corporation that executed the within instrument as a partner on behalf of Pardee-Grossman/Cottonwood Canyon, the general partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

*Jaunce O. Woodsley*  
Notary Public



(Official notarial seal)

002F0120.471

Description: Riverside, CA Document-Year.DocID 1992.320437 Page: 2 of 5  
Order: TOM Comment:

## EXHIBIT "A"

## PARCEL 1:

SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

## PARCEL 2:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

## PARCEL 3:

SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION LYING WITHIN A STRIP OF LAND 200.00 FEET WIDE AS DESCRIBED BY DEED TO TEMESCAL WATER COMPANY, RECORDED DECEMBER 11, 1928 IN BOOK 792, PAGE 292 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPT RAILROAD CANYON ROAD, AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE, RECORDED MAY 24, 1949 IN BOOK 1078, PAGE 885 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A COUNTY ROAD AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE, RECORDED MAY 24, 1949 IN BOOK 1078, PAGE 885 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 11 BEARS NORTH 53° 59' 00" EAST, 4,249.40 FEET; THENCE ON SAID SOUTHERLY BOUNDARY LINE ON AN 1,130.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 64° 12' 00" EAST, 265.30 FEET) 242.90 FEET; THENCE SOUTH 25° 20' 30" WEST, 866.82 FEET; THENCE NORTH 64° 39' 30" WEST, 250.00 FEET; THENCE NORTH 25° 20' 30" EAST, 498.08 FEET TO THE POINT OF BEGINNING.

EXCEPT TRACT 33648-3, IN THE CITY OF LAKE ELSINORE, IN BOOK 229, PAGES 47 THROUGH 50, INCLUSIVE OF MAPS.

## PARCEL 4:

SECTION 12, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT TRACT NO. 23848-1, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 41 THROUGH 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-2, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-3, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 47 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 23848-7, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 51 THROUGH 55, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT TRACT NO. 25274, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 236, PAGE(S) 28 THROUGH 35, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 5:**

THAT PORTION OF THE FORMER CALIFORNIA SOUTHERN COMPANY RIGHT OF WAY LYING WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS CONVEYED TO TEMESCAL WATER COMPANY, A CALIFORNIA CORPORATION BY DOCUMENT RECORDED DECEMBER 11, 1928 IN BOOK 792, PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 6:**

TRACT NO. 23848-1, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 41 THROUGH 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 7:**

TRACT NO. 23848-2, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 8:**

TRACT NO. 23848-3, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 47 THROUGH 50, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 9:**

TRACT NO. 23848-7, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 229, PAGE(S) 51 THROUGH 55, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 10:**

**320437**  
TRACT NO. 28274, IN THE CITY OF LAKE ELSINORE, AS PER MAP RECORDED IN BOOK 236,  
PAGE(S) 28 THROUGH 38, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY.

*Description: Riverside, CA Document-Year.DocID 1992.320437 Page: 5 of 5*  
*Order: TOM Comment:*

**Environmental Impacts  
And Mitigation  
Appendix B**

*References to Mitigation Monitoring Program  
are to be Prepared Under a Separate Cover*

**Appendix B - SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION**

#### IV. SUMMARY OF ENVIRONMENTAL IMPACTS

##### A. SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED

Most of the impacts identified in the EIR have been found to be either not significant or mitigated by the criteria and design guidelines in the proposed specific plan, or conditions of project approval which have been imposed by the City of Lake Elsinore. Certain impacts have been identified, however, which are considered significant by the city and that cannot be mitigated within the scope of the project. These impacts are cumulative in nature--involving not only this project, but other existing and proposed developments in the area. Such impacts include loss of biological habitat, reduction in the visual aesthetics of the area, poor air quality, and traffic congestion. These are discussed in Section VI.D. of the EIR.

##### B. SIGNIFICANT IMPACTS WHICH CAN BE MITIGATED

###### Impacts

As with any major development, the project would involve major alterations of landforms. Areas would be graded for streets and public utilities and to create building pads, either terraced as individual lots along residential streets or larger pads for multi-family and commercial development areas.

###### Mitigation

The specific plan includes a set of grading guidelines that incorporate the criteria used in the city's Grading Ordinance and would minimize the effects of grading. The grading guidelines specify areas where daylight cuts, contouring of manufactured slopes, terracing, landscaping and curving of slopes, and grade separations will be used.

These guidelines would minimize the visual disturbances resulting from grading. Further compensation for grading would be provided by the preservation of natural open space on the property. The amount and distribution of natural open space proposed within the plan, including areas along the San Jacinto River, Cottonwood Creek, and large areas of slopes, knolls, and ridgelines, would provide mitigation for the effects of grading.

###### Specific Plan References

Section 6.1 (Open Space System);  
Figure 6.1 (Community Open Space);  
Table 6.1 (Community Open Space System); Section 6.4a (Grading Objectives); Section 6.4b (Community Grading Concept); Figure 6.4 (Grading Approaches); Figure 6.5 (Grading Guidelines); Section 6.4c (Grading Variations); Figure 6.6 (Out Slope Grading); Figure 6.7 (Residential

## 2. Visual Quality (Section V.C.)

### Impacts

Current views of the property from homes along its northern and southern boundaries would be changed. A manufactured slope with a maximum height of 30 feet would be located adjacent to the existing trailer homes along the northern boundary. The proximity of new residential neighborhoods would also alter the views from homes near the southern boundary.

### Mitigation

Visual impacts would be minimized by preserving some of the existing scenic resources and by using sensitive grading and landscaping techniques. Views within the property contain elements which provide interest and variety, specifically riparian woodland areas and steep ridgelines in the northern and southern portions of the property. These areas would be preserved in open space. Grade separations and uniform fencing and landscaping would be used to create a visual buffer between developed and natural areas.

### Specific Plan References

Figure 6.1 (Community Open Space); Table 6.1 (Community Open Space System); Figure 6.4 (Grading Concept); Figure 6.7 (Residential Grading); Table 3.2 (Detached Residential Design Guidelines); Figures 3.2 through 3.5 (Off-site Interfaces)

## 3. Biological Resources (Section V.D.)

### Impacts

Implementation of the Cottonwood Hills Specific Plan would result in three major impacts on the existing biological community. The project would (1) affect up to 5 acres of riparian habitat, mostly in isolated areas not directly associated with the main drainages, (2) eliminate all of the appropriate Stephen's kangaroo rat habitat from the property; and (3) result in the loss of approximately 45 percent of the habitat used by the black-tailed gnatcatcher and the orange-throated whiptail.

### Mitigation

Compensation for the planned filling and clearing of wetlands would be provided by implementation of a wetland enhancement program designed to restore disturbed areas of the Cottonwood Creek drainage natural conditions. The detailed wetland enhancement program will be developed in consultation with the California Department of Fish and Game and the Army Corps of Engineers, in accordance with the requirements of a Section 1603 Streambed Alteration Agreement and a Section 404 permit, respectively.

### Specific Plan References

Section 6.2b (Riparian Habitat Areas); Figure 6.1 and Table 6.1--Open Space Areas C, D, and Parkway Park are designated for habitat enhancement.

Impacts

Compensation for the loss of kangaroo rat habitat will be provided by participation in the development of conservation measures through the recently initiated HCP process or an interim city program consistent with the goals of the HCP process and in consultation with the USFWS. Participation could include funding of conservation measures, research and development of management program information, or contributions towards acquisition of appropriate habitat areas.

Compensation for the loss of gnatcatcher and orange-throated whiptail habitat would be provided by the preservation of approximately 637 acres of coastal sage scrub in large parcels on the property.

Impacts

Implementation of the proposed Cottonwood Hills Specific Plan would result in disturbances to several archaeological sites, possibly including the Manker family cemetery.

With the exception of the cemetery, all of the archaeological sites on the property are in locations that will be developed in the proposed specific plan. The loss of the information

Specific Plan References

Section 6.8b (Wildlife)

Section 6.8a (Vegetation);  
Section 6.8b (Wildlife)

4. Cultural Resources (Section V.E.)

Mitigation

In the event any grading or construction activity would affect the Manker family cemetery site, appropriate measures in conformance with state law regarding the removal of small family burial sites would have to be followed.

Compensation for disturbances to cultural resources would be provided by a program to recover information

Specific Plan References

Section 6.7 (Cultural Resources)

### Impacts

contained in the sites would be considered a significant impact.

### Mitigation

from sites that cannot be preserved. At the Manker family homestead, the initial clearing operations for grading would be monitored by archaeologists to determine if there are any structures or historical artifacts that could be recovered. In the event significant historic material is discovered, it would be removed before grading occurs.

## 5. Traffic Circulation (Section V.F.)

### Impacts

The project population would generate 43,190 external daily vehicle trips, 4,050 of which would occur during the evening peak hour. All intersections in the project vicinity are projected to operate at LOS A in the evening peak-hour for existing plus project traffic conditions with recommended improvements. Cumulative development within the area will generate an estimated 68,360 ADT and 6,680 evening peak-hour trips. Under the engineering design standards for an arterial highway, improvements to Railroad Canyon Road will be required.

### Mitigation

A variety of phased traffic improvements will be included within the project. These include the widening of Railroad Canyon Road, installation of roads, traffic signals and other intersection improvements, and parking and access restrictions.

### Specific Plan References

### Specific Plan References

Section 7.1a (Railroad Canyon Road);  
Section 7.1b (Major Road System);  
Figure 7.2 (Community Street System);  
Table 7.1a (Streetscape Design Guidelines/Overall Community); Section 7.3 (Auto Parking)

6. Services and Utilities (Section V.G.)

Impacts

Estimates of consumption and generation figures for the project are as follows:

Water: 2.3 million gallons per day

Wastewater: 1.1 million gallons per day

Electricity: 3.1 million kwh per month

Natural Gas: 30 million cubic feet per day

Elementary School:  
1,379 students (Lake Elsinore School District)

Mitigation

The project site would be annexed to and pay applicable fees to the Elsinore Valley Municipal Water District (EVMWD).

The proposed specific plan calls for a contribution towards the extension of a new outfall along Railroad Canyon Road and for payment of the applicable sewer service fee required by the EVMWD.

The construction of all improvements within the project would be paid for by the developer. The extension to the project site of electrical and gas lines would be the responsibility of the appropriate utility service.

Gas service would be provided by Southern California Gas; there will be no significant impact and no required mitigation.

Three elementary school sites (of 10 gross acres each) are designated in the specific plan area. The proposed

Specific Plan References

Section 5.4a (Water Service); Table 5.5c (Public Facility Implementation Options-Utilities)

Section 5.4b (Sewer Service); Table 5.5c (Public Facility Implementation Options-Utilities)

Section 5.4c (Gas and Electric Service); Table 5.5c (Public Facility Implementation Options-Utilities)

Section 5.1b (School Facilities); Table 5.2 (Elementary School Design Guidelines); Table 5.5a (Public

Impacts

405 students (Menifee Union School District)

High School:

83 students (Perris Union High School District)

707 students (Elsinore Union High School District)

Solid Waste: 16,425 tons per year of residential waste, plus additional commercial waste.

Park Acreage: 42.1 acres would be provided, whereas 57 are required.

Impacts

Potential effects on the hydrology and water quality of the area are of two types: increased sediment discharge from erosion during grading and construction activities, and the typical

Mitigation

size of the sites meets both districts' standards for school sizes. School fees would be paid via a community-wide financing program.

The El Sobrante Landfill presently has the capacity to operate for 14 more years; an expansion is planned which will extend the life of the landfill an additional 20 years. No mitigation is required.

The specific plan provides four park sites (two neighborhood parks, one community park, and one Parkway Park) on a total of 42.1 acres. In addition the proposed plan calls for the provision of usable open space, scenic areas, trail corridors, and bikeways.

7. Hydrology and Water Quality (Section V.H.)

Mitigation

In each of the four drainage areas, after studies have been conducted, necessary measures will be taken to control the rate of runoff flow. Typical measures to control erosion

Specific Plan References

Facility Implementation Options--On-site Facilities)

Section 5.3d (Solid Waste Service)

Section 5.2a (Parks Requirements);  
Section 5.2b (Neighborhood Parks);  
Section 5.2c (Community Park);  
Section 5.2d (Creek Park); Table 5.3 (Neighborhood Park Design Guidelines); Table 5.4 (Community Park Design Guidelines)

Specific Plan References

Section 6.5a (Drainage Objectives);  
Section 6.5b (Drainage Concepts);  
Table 6.4 (Drainage Concepts); Figure 6.7 (Drainage Concept); Section 9.3d (Phasing of Grading)

### Impacts

effects on surface runoff resulting from urbanization.

### Mitigation

include the use of temporary ditches, sandbagging, desilting basins, and erosion control landscaping. Grading and improvement plans for the development, which must be approved by the city prior to issuing any grading permits, shall include erosion control designs using these or other measures for the project during construction.

## 8. Geology and Soils (Section V.1.)

### Impacts

Existing information indicates that the most significant seismic event affecting the site would be a 7.0 magnitude earthquake occurring on the Elsinore fault zone. In the vicinity of Boring 7, the soils below the water table have a high liquefaction potential during a major ground-shaking event. The on-site silty sands and sandy silts taken from alluvial areas can be expected to shrink on the order of 15 to 20 percent when recompacted.

The material from bedrock excavations could bulk on the order of 5 percent. Subsidence of natural ground due to the movement of construction equipment is expected to be 0.2 foot in proposed fill areas.

### Mitigation

A variety of standard measures for providing foundation stability would be incorporated into the project. These include removal of unsuitable material, compaction techniques, drainage facilities, continuous observation and testing of soils as grading progresses, and other measures outlined in the geological report.

### Specific Plan References

Section 6.4c (Grading Guidelines)

### Specific Plan References

## 9. Noise (Section V.J.)

### Impacts

Residential development proposed adjacent to the major roads in the project, including Railroad Canyon Road, the western segment of Cottonwood Hills Road, and possibly the eastern segment of Cottonwood Hills Road, would be subject to significant noise levels.

### Mitigation

The grading designs and schematic wall locations proposed in the specific plan would provide mitigation of exterior noise levels for all residential development proposed. More detailed analysis may be performed at the time when more precise grading information is submitted, in conjunction with tentative tract maps, and it may be possible to reduce or eliminate sound walls in some locations. When building plans are available for multi-family units adjacent to the major roads, additional analysis may also be necessary to insure that interior noise levels are acceptable.

### Specific Plan References

Section 6.4a (Grading Objectives);  
Section 6.4c (Grading Guidelines);  
Figure 6.7 (Residential Grading);  
Figures 7.4 through 7.8 (Street Sections); Section 7.2a (Streetscape Design Objectives); Table 7.1c (Streetscape Design Guidelines/Adjacent Development Projects)

## 10. Air Quality (Section V.K.)

### Impacts

Short-term dust impacts and other pollutants would result from grading and construction activities. Long-term impacts to air quality would result from activities associated with the permanent occupation of the proposed development. Long-term source of pollution would include: emissions from vehicular traffic to and from the development, local emissions from the burning of natural gas for space and water heating in the development, and air basin-wide emis-

### Mitigation

Tactics designed to reduce energy consumption and fugitive dust generation would be implemented as part of required conservation measures and grading controls. The design of the residential areas promotes the shading effect of landscaping for streets, parking areas, and building walls; thereby reducing hydrocarbon evaporation rates. The locations of the neighborhood commercial centers, parking restrictions, and wide parkway strip facilitate planning for transit

### Specific Plan References

Section 6.1 (Open Space System);  
Section 6.6 (Energy Conservation);  
Section 7.2b (Streetscape Concept);  
Section 7.4 (Public Transportation);  
Section 7.5 (Bicycle Circulation);  
Section 7.6 (Pedestrian/Equestrian Circulation)

### Impacts

sions from power plants generating electricity for use in the development. The proposed project alone is considered to have no direct significant effect on the generation of air pollutants. However, as long as the SCAB is considered a nonattainment area for air pollutants, all sources of emissions in the basin may be considered as contributing to a significant cumulative impact on air quality.

### Impacts

The following quantities of energy will be consumed per month: 3.1 million kwh of electricity, 30 million cubic feet of natural gas, and 12,319 gallons of gasoline. The energy requirements will be met with no significant impact on the service facilities, and therefore, the energy consumption does not represent a significant impact. Nonetheless, the nonrenewable aspect of long-term energy supplies dictates that steps be taken to minimize energy consumption whenever possible.

### Mitigation

The specific plan also provides for a system of bicycle and pedestrian paths that link the various neighborhoods in the community.

## 11. Energy Conservation (Section V.I.L.)

### Mitigation

Construction within the specific plan area will be consistent with Title 24 of the California Administrative Code, which establishes energy conservation standards for residential and non-residential buildings. In addition, the development would be partially "self-sustaining" because of the balance of land uses provided. This balance will allow the residents of the specific plan area to have access to neighborhood shopping centers, parks, and schools which are in close proximity to their residences, reducing energy consumption for automobile trips.

### Specific Plan References

### Specific Plan References

Section 6.6 (Energy Conservation)

### C. IMPACTS FOUND NOT TO BE SIGNIFICANT

Of the issues reviewed during preparation of the EIR, several were identified as either being not significant or being completely mitigated without requirements for special conditions on the project. These included land use, growth inducement, certain utility and service requirements, and several effects related to geology, soils, hydrology, and water quality.

### D. CUMULATIVE IMPACTS ASSOCIATED WITH PROJECT IMPLEMENTATION

The project calls for the development of a new planned community to accommodate the residential growth anticipated in the area. In this respect, it contributes to the cumulative effects that are typically associated with land development. These include increased demands for services and energy, increased traffic and air emissions, and regional reductions in biological habitat. The details of these contributions are outlined in the various sections of this EIR. The project incorporates several measures which promote the conservation of resources--a balance of land uses and large areas of open space. However, these measures do not reduce these impacts below a level of significance. This project would contribute substantially to the regional adverse conditions. These cumulative impacts are considered significant.

The proposed project is representative of a type of development occurring at a rapid rate in southern California generally and the Lake Elsinore area in particular. Construction of housing developments requiring massive amounts of grading and designed around the automobile as the dominant form of transportation; the ever-increasing demand on limited water resources; and the ever-increasing generation of trash, sewage, and other environmental contaminants associated with this type of development have resulted in complex environmental health problems. Particularly acute in the Lake Elsinore area are the following issues:

1. Loss of biologically significant habitat
2. Deterioration of the visual quality of the area
3. Poor air quality
4. Traffic congestion.

These topical issues are addressed in Section VI.D of this EIR.

**Canyon Hills**  
**Specific Plan Amendment No. 1**

**MITIGATION MONITORING**  
**PROGRAM FOR**

**Addendum to**  
**Final Environmental Impact Report 88-1**  
State Clearinghouse Number 87111606

Prepared By:  
**CITY OF LAKE ELSINORE**  
130 South Main Street  
Lake Elsinore, CA 92530

Applicant:  
**Pardee Homes**  
1181 California Avenue, Suite 103  
Covina, CA 92881

**MARCH 2003**

**HDR**

**MITIGATION MONITORING PROGRAM FOR  
Canyon Hills Specific Plan Amendment No. 1**

**CITY OF LAKE ELSINORE**

Effective January 1, 1989, the California Environmental Quality Act was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA environmental review procedures, AB 3180 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring efficiency of any required mitigation measures applied to proposed developments. As stated in Section 21081.6 of the Public Resources Code:

“...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition or project approval, in order to mitigate or avoid significant affects on the environment.”

Section 21081.6 of CEQA provides general guidelines for implementing monitoring and reporting programs. Specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of the project proposal by the responsible decision maker(s). Section 21081.6 requires the proposed Mitigation Monitoring Program to be submitted for consideration prior to completion of the environmental review process to enable the decision maker's appropriate response to proposals. The Mitigation Monitoring Program is provided as part of the Addendum to Environmental Impact Report 88-1, pursuant to Section 15074 of the CEQA Guidelines.

The Addendum to the Final Environmental Impact Report has been prepared to evaluate environmental impacts resulting from development of the Canyon Hills Specific Plan Amendment No.1. This mitigation monitoring program accounts for only those mitigation measures contained in the Addendum to Environmental Impact Report 88-1. EIR 88-1 was certified prior to the requirement to prepare mitigation monitoring programs.

Mitigation measures included in this Mitigation Monitoring Program are listed and categorized by impact topic, with an accompanying discussion of:

- The party responsible for implementation of mitigation measure.
- The phase of the project during which the measure should be monitored.
- The method of verifying compliance with mitigation measure.
- The agency responsible for monitoring compliance with mitigation measure.

## LAND USE

No mitigation measures are required.

- Responsible for Implementation:** N/A
- Monitoring Phase:** N/A
- Method of Monitoring:** N/A
- Monitoring Agency:** N/A

## GRADING

- 1) The proposed project, including future subdivision maps, design review submittals, etc. shall comply with applicable procedures and requirements contained in the City's grading ordinance. These guidelines provide the criteria by which the grading proposed in individual tentative tract maps would be reviewed, in accordance with the review requirements of the city (Section 15.72.20 of the Zoning Code). The incorporation of these measures into the development would mitigate the adverse effects of grading for the project.
  - Responsible for Implementation:** City Planning Division
  - Monitoring Phase:** Prior to Tentative map Approval
  - Method of Monitoring:** Review of Tentative Tract Map
  - Monitoring Agency:** City Planning Division

## VISUAL QUALITY

- 2) The following measures and guidelines shall be implemented to the greatest extent feasible to minimize visual impacts:
  - A. **Grading Objectives**
    - 1) Protect designated wetland habitat areas in their natural state while channelizing and enhancing other creek areas as habitat and visual resources.
    - 2) Preserve steep slopes and prominent topographic features as natural open space areas.
    - 3) On manufactured slopes in highly visible areas immediately adjacent to natural open space, contour grade to produce a natural appearance.
    - 4) Use grading as an element of buffering between land uses, between the community and off-site areas, and between residential areas and major roads.

B. **Grading Guidelines** (from the Specific Plan Amendment - Section 6.0)

- 1) Limit manufactured slopes to a 30-foot maximum height within the community.
  - 2) Consider visual appearance in the grading of cut slopes. Use grading variations to enhance these slopes, including varying slope heights, contour grading, and breaking up long slopes. Other techniques, such as building in front of slopes and landscaping, should be used to screen or aesthetically improve long cut slopes.
  - 3) For interfaces with off-site rural residential areas, use elevation differentials where possible to provide a buffer. Most desirable is a slope downward into the community.
  - 4) For lengthy manufactured slopes within the expanded parkways of major roads (abutting development projects), vary the slope faces in coordination with the landscaping to avoid a monotonous appearance.
  - 5) Recognizing that brush or native vegetation must be cleared or trimmed to protect built structures, limit clearing within designated natural open spaces to the minimum necessary to comply with fire codes and the fire management program and preserve the natural landform. Steep slopes in natural open space areas should retain their native root stock or be replanted with native or naturalized fire retardant vegetation.
  - 6) Protect natural features, such as significant rock outcrops and specimen trees within designated natural open space areas, to the extent feasible during both grading design and operations.
  - 7) Maintain revegetated slopes, especially the slope along the northern boundary of the property visible to residences located north of the project site.
- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to any clearing or grading activities
- Method of Monitoring:** Review of Final Grading and Landscape Plan
- Monitoring Agency:** City Planning Division

**BIOLOGICAL RESOURCES**

- 3) The project applicant shall comply with the terms and requirements contained in the Biological Opinion (BO) and Conference Opinion (CO) issued by the USFWS in 1992 for the Cottonwood Hills Specific Plan and was subsequently amended on April 19, 2002 and July 16, 2002. The level of incidental take of Stephens kangaroo rat and coastal California gnatcatcher shall not exceed the level authorized in the original BO and CO. The USFWS has determined that implementation of the revised specific plan are not likely to jeopardize the continued existence of the federally listed species.

- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to grading permit
  - Method of Monitoring:** Grading Plan Review
  - Monitoring Agency:** City Planning Division / USFWS
- 4) A 10:1 replacement program would be implemented to compensate for disturbances to individual oaks. The Canyon Hills Oak Tree Preservation Plan is included as Appendix L of this document. This program would be placed as a condition of approval on each tentative tract map. In addition to actual removal of trees, activities that compact the earth around each tree or alter the microhabitat around trees may result in mortality. Such activities would be reviewed with each tentative tract map. The applicant shall continue to implement its "Cottonwood Creek Revegetation Plan (Appendix I).
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Certificate of Occupancy
  - Method of Monitoring:** Field Verification
  - Monitoring Agency:** City Planning Division
- 5) The project applicant shall participate in the Stephen's Kangaroo Rat mitigation fee program and pay applicable fees at the time of building permit issuance.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to issuance of building permits
  - Method of Monitoring:** Fee payment
  - Monitoring Agency:** City Planning Division
- 6) Updated 404, 401, and 1603 regulatory agency permits shall be secured, where required, prior to grading operations which would impact designated jurisdictional resources.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to any clearing or grading activities
  - Method of Monitoring:** Permits filed with City prior to grading permit
  - Monitoring Agency:** City Planning Division

## CULTURAL RESOURCES

- 7) Throughout site grading, should any archaeological or historical artifacts be uncovered, work shall be halted and a cultural resources consultant shall be retained to assess the significance of the find and make recommendations to ensure that impacts to the uncovered artifact is alleviated to the greatest extent feasible. The applicant is required to comply with the recommendations of said consultant.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Grading Operations
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division

## TRAFFIC / CIRCULATION

- 8) Roadway improvements outlined in the Canyon Hills Specific Plan Amendment (SPA) document shall be implemented by the project applicant to the satisfaction of the City of Lake Elsinore.
- Responsible for Implementation:** N/A
  - Monitoring Phase:** N/A
  - Method of Monitoring:** N/A
  - Monitoring Agency:** N/A
- 9) A flashing warning light shall be installed at the entrance to the fire station along Railroad Canyon Road to the satisfaction of the City of lake Elsinore Traffic Engineer.
- Responsible for Implementation:** N/A
  - Monitoring Phase:** N/A
  - Method of Monitoring:** N/A
  - Monitoring Agency:** N/A

- 10) The applicant shall restrict all construction traffic from using Lost Road, south of the project boundary.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division

### SERVICES / UTILITIES

- 11) The applicant shall design all project related water distribution facilities EVMWD and City of Lake Elsinore / County of Riverside design requirements, and pay applicable water service fees to EVMWD as a condition of approval, prior to the issuance of building permits.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** EVMWD
- 12) The applicant shall design all wastewater related collection facilities to EVMWD requirements and pay the applicable sewer service fee required by the EVMWD, as a condition of approval prior to issuance of building permits.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to building permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** EVMWD
- 13) The applicant shall comply with the terms and requirements contained in the Canyon Hills Public Facilities and Services Financing Agreement for the purposes of construction, operation and maintenance of public facilities for fire protection, police protection and parks and recreation facilities.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Tentative Map Approval
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division

- 14) The applicant shall provide for a fire station site within the Specific Plan, in accordance with the Public Facilities and Services Financing Agreement.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Certificate of Occupancy
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division
- 15) The applicant shall design all natural gas and electric service related facilities to current service provider requirements and pay any applicable service provider fees required, as a condition of approval prior to issuance of building permits.
- Responsible for Implementation:** N/A
  - Monitoring Phase:** N/A
  - Method of Monitoring:** N/A
  - Monitoring Agency:** N/A
- 16) The applicant shall pay applicable school impact fees to both the Elsinore Unified School District and Perris Union High School District. The applicant shall enter into negotiations to with the affected school districts to develop district attendance boundaries which will not result in split neighborhood attendance conditions.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permits
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division
- 17) The applicant shall comply with city and state requirements regarding source reduction and recycling waste reduction programs.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division

- 18) The applicant shall pay applicable library impact fees to the County of Riverside prior to the issuance of building permits.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division
- 19) Prior to the issuance of building permits the applicant shall consult with LETS so that the site may accommodate future bus stops, as appropriate.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division
- 20) The applicant shall comply with the terms and requirements contained in the Canyon Hills Public Facilities and Services Financing Agreement for the purposes of construction, operation and maintenance of public facilities for parks and recreation facilities.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Planning Division

### HYDROLOGY / WATER QUALITY

- 21) Typical Best Management Practices (BMP's) to control erosion include the use of temporary ditches, sandbagging, desilting basins, and erosion control landscaping shall be implemented by the project applicant. Grading and improvement plans for the proposed project shall be approved by the city prior to issuing any grading permits.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Grading Permit / During Grading
  - Method of Monitoring:** Plan Check – Filed Monitoring
  - Monitoring Agency:** City Planning Division

- 22) All onsite drainage facility improvements shall be designed in accordance with City of Lake Elsinore and Riverside County Flood Control design requirements.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to Building Permit
  - Method of Monitoring:** Plan Check
  - Monitoring Agency:** City Public Works Division / RCFCDD
- 23) The applicant shall secure a RWCQB Section 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board, prior to any ground disturbing activities.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Prior to ground disturbing activities
  - Method of Monitoring:** Permit Review
  - Monitoring Agency:** City Planning Division

#### SOILS / GEOLOGY

- 24) Prior to issuance of a grading permit, submittal of grading plans shall comply with the following requirements:
- Continuous observation and testing under the direction of the soils engineer and/or engineering geologist would be required. This observation would insure conformance with regulations and would confirm that the geotechnical conditions of the site are consistent with the findings of the geotechnical investigation.
  - If new conditions are discovered, the soils engineer would request a reevaluation of the permits granted by the City of Lake Elsinore. Additional conditions on development permits may be needed in order to insure safe conditions at the site.
  - In areas susceptible to seismically induced liquefaction, unsuitable material would be removed. In the event that complete removal of unsuitable material is not feasible, other special measures for compaction and foundation construction may be used. When exact building types and grading plans are available, a grading plan review would be conducted by the City of Lake Elsinore. Additional field investigation may be necessary.
  - Removal of alluvial deposits located beneath proposed building sites would be recommended on a site specific basis by the soils engineer, depending on the types of structures and depths of proposed fills. Complete removal of compressible low-strength alluvial soils may be necessary. The removal depth would probably be three to five feet. The actual depths of removal should be established in the field by inspection and density testing during grading.
  - On-site fill soils would be brought to near optimum moisture content and compacted in six- to eight-inch-thick layers to a minimum 90 percent of the maximum dry density as determined by ASTM Standard Test Method D 1557-78.

- Fill imported from off-site areas would be equivalent to or better in expansion potential than on-site soils. Imported soils should be approved by the soil engineer prior to use.
- All temporary construction slopes would be constructed at slope ratios of 2:1 or flatter.
- Fill slopes would be designed at slopes of 2:1 (horizontal:vertical) or flatter. The final design of the fill slopes would be examined during the grading plan review. The cut slopes should also be designed at slope ratios of 2:1 or flatter. Along Railroad Canyon Road, some slopes in hard material may be steeper. The stability of the cut slopes would be analyzed during regarding plan review.
- Fill slopes would be properly compacted, and all slopes (cut or fill) would be planted with erosion-resistant vegetation or otherwise protected as soon as practical after grading according to an approved revegetation plan.
- Subdrains would probably not be required at the fill to bedrock contact. However, the final determination of the need for subdrainage would be made during alluvial removals, when a geologist or soils engineer can observe the actual subsurface conditions.
- Surface runoff onto downslope areas would be minimized to prevent saturation of underlying soils and bedrock. In no case would water be diverted from a graded pad or street area onto a constructed or natural slope in an uncontrolled manner.
- To enhance future performance in the building pad areas, all pad drainage and runoff from roof drains would be collected and directed away from proposed structures to proper disposal areas. A minimum two percent gradient away from footings would be maintained.
- The design of structures would comply with the requirements of the governing jurisdictions and standard practices of the Structural Engineers Association of California.
- Final foundation and slab recommendations would be based on expansion tests taken in the near-surface subgrade soils at the completion of rough grading.
- Buildings located adjacent to the top of a slope would be set back on-half the height of the slope to a minimum of 5 feet and a maximum of 15 feet.
- Tentative tract maps would include plans to contain 100-year flood volumes within existing channels. Other potential flood areas would be provided with facilities to convey waters to these channels as discussed in the hydrology section of this report.
  - **Responsible for Implementation:** Applicant / Soils Engineer
  - **Monitoring Phase:** During Grading Operations
  - **Method of Monitoring:** Grading Plan Review
  - **Monitoring Agency:** City Planning Division

## NOISE

- 25) All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 AM to 7:00 PM and prohibited on Sundays and all legally proclaimed holidays (Section 17.78.080.F.1 of the City Municipal Code). All construction operations shall be implemented in compliance with the City of Lake Elsinore Noise Ordinance, including compliance with construction hour and equipment operation restrictions.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division
- 26) All construction shall comply with the noise ordinance performance standards where technically and economically feasible.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division
- 27) All construction equipment shall use properly operating mufflers (Section 17.78.080.F.3).
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division
- 28) All construction equipment shall be operated as far away from neighboring residences as possible.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division

- 29) Prior to Design review approval, the applicant shall evaluate the need for noise walls or other measures to ensure that noise impacts do not result.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** Design Review
  - Method of Monitoring:** Design Review
  - Monitoring Agency:** City Planning Division

### AIR QUALITY

- 30) The applicant shall ensure that construction traffic does not use unimproved Lost Road, south of the project site to access the project site or off-site work areas. All construction traffic will access the project area from Canyon Hills Road.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division
- 31) The applicant shall ensure that construction traffic does not use unimproved Lost Road, south of the project site to access the project site or off-site work areas. All construction traffic will access the project area from Canyon Hills Road.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division
- 32) Throughout construction, as deemed appropriate by the City and the applicant, fugitive dust suppression along Lost Road adjacent to the project site to minimize fugitive dust generation shall be applied. Fugitive dust suppression techniques may include soil watering, application of soil binders, and/or the placement of gravel or other appropriate material to minimize vehicular related dust generation.
- Responsible for Implementation:** Applicant
  - Monitoring Phase:** During Construction
  - Method of Monitoring:** Field Monitoring
  - Monitoring Agency:** City Planning Division

## ENERGY CONSERVATION

33) Construction shall be consistent with Title 24 of the California Administrative Code.

- Responsible for Implementation:** Applicant
- Monitoring Phase:** Prior to Building Permit
- Method of Monitoring:** Plan Check
- Monitoring Agency:** City Planning Division



# **Addendum to the Environmental Impact Report**

**for**

## **Canyon Hills Specific Plan Amendment No. 2**

**State Clearinghouse No. 87111606**

**February 2007**

Prepared By:

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
130 South Main Street  
Lake Elsinore, CA 92530  
Main (951) 674-3124  
Fax (951) 471-1419**

**1.0 INTRODUCTION..... 1-1**

1.1 PURPOSE AND SCOPE ..... 1-1

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION ..... 1-1

1.3 FINDINGS OF THIS ADDENDUM ..... 1-1

1.4 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE..... 1-3

1.5 CONTACT PERSON ..... 1-3

**2.0 PROJECT DESCRIPTION ..... 2-1**

2.1 PROJECT LOCATION AND SETTING ..... 2-1

2.2 PROJECT BACKGROUND ..... 2-1

2.3 PROJECT DESCRIPTION ..... 2-6

**3.0 ENVIRONMENTAL CHECKLIST ..... 3-1**

**4.0 PRIOR ENVIRONMENTAL REVIEW AND DISCUSSION ..... 4-1**

**4.1 LAND USE ..... 4-1**

4.1.1 Existing Conditions ..... 4-1

4.1.2 Environmental Impacts ..... 4-1

4.1.3 Mitigation Measures ..... 4-2

4.1.4 Level of Significance After Mitigation ..... 4-2

**4.2 GRADING ..... 4-2**

4.2.1 Existing Conditions ..... 4-2

4.2.2 Environmental Impacts ..... 4-2

4.2.3 Mitigation Measures ..... 4-2

4.2.4 Level of Significance After Mitigation ..... 4-3

**4.3 VISUAL QUALITY ..... 4-3**

4.3.1 Existing Conditions ..... 4-3

4.3.2 Environmental Impacts ..... 4-3

4.3.3 Mitigation Measures ..... 4-3

4.3.4 Level of Significance After Mitigation ..... 4-3

**4.4 BIOLOGICAL RESOURCES ..... 4-4**

4.4.1 Existing Conditions ..... 4-4

4.4.2 Environmental Impacts ..... 4-4

4.4.3 Mitigation Measures ..... 4-4

4.4.4 Level of Significance After Mitigation ..... 4-5

**4.5 CULTURAL RESOURCES ..... 4-5**

4.5.1 Existing Conditions ..... 4-5

4.5.2 Environmental Impacts ..... 4-5

4.5.3 Mitigation Measures ..... 4-5

4.5.4 Level Of Significance After Mitigation ..... 4-5

**4.6 TRAFFIC/CIRCULATION ..... 4-5**

4.6.1 Existing Conditions.....4-5  
4.6.2 Environmental Impacts ..... 4-7  
4.6.3 Mitigation Measures ..... 4-7  
4.6.4 Level of Significance After Mitigation ..... 4-7  
**4.7 SERVICES AND UTILITIES..... 4-7**  
4.7.1 Existing Conditions..... 4-7  
4.7.2 Environmental Impacts ..... 4-7  
4.7.3 Mitigation Measures ..... 4-7  
4.7.4 Level of Significance After Mitigation ..... 4-8  
**4.8 HYDROLOGY AND WATER QUALITY ..... 4-8**  
4.8.1 Existing Conditions..... 4-8  
4.8.2 Environmental Impacts ..... 4-8  
4.8.3 Mitigation Measures ..... 4-8  
4.8.4 Level of Significance After Mitigation ..... 4-9  
**4.9 GEOLOGY AND SOILS ..... 4-9**  
4.9.1 Existing Conditions..... 4-9  
4.9.2 Environmental Impacts ..... 4-9  
4.9.3 Mitigation Measures ..... 4-9  
4.9.4 Level of Significance After Mitigation ..... 4-9  
**4.10 NOISE..... 4-10**  
4.10.1 Existing Conditions..... 4-10  
4.10.2 Environmental Impacts ..... 4-10  
4.10.3 Mitigation Measures ..... 4-10  
4.10.4 Level of Significance After Mitigation ..... 4-10  
**4.11 AIR QUALITY ..... 4-10**  
4.11.1 Existing Conditions..... 4-10  
4.11.2 Environmental Impacts ..... 4-11  
4.11.3 Mitigation Measures ..... 4-11  
4.11.4 Level of Significance After Mitigation ..... 4-11  
**4.12 ENERGY CONSERVATION ..... 4-11**  
4.12.1 Existing Conditions..... 4-11  
4.12.2 Environmental Impacts ..... 4-11  
4.12.3 Mitigation Measures ..... 4-12  
4.12.4 Level of Significance After Mitigation ..... 4-12

**5.0 FINDINGS**

**6.0 ORGANIZATIONS AND PERSON CONSULTED**

**7.0 REFERENCES**

**Tables**

**Table 1** ..... **2-10**

**Figures**

**Figure 1** **Location Map**..... **2-3**

**Figure 2** **Specific Plan Approved 1989 (previously known as Cottonwood Hills)**..... **2-3**

**Figure 3** **Revised Canyon Hills Specific Plan (SPA #1) Approved 2003** ..... **2-7**

**Figure 4** **Proposed Canyon Hills Specific Plan (SPA #2)** ..... **2-11**

**Appendices**

**Appendix A** **Mitigation Monitoring Reporting Program**

### 1.0 INTRODUCTION

#### 1.1 PURPOSE AND SCOPE

This is an Addendum to a previously certified Final Environmental Impact Report, State Clearinghouse No. 87111606 (the "FEIR"). The FEIR was certified by the City of Lake Elsinore (the "City") in January 1989 in connection with a Project originally named Cottonwood Hills Specific Plan and later changed to Canyon Hills Specific Plan (the "Specific Plan").

In March 2003, the City approved an Addendum to the FEIR (the "2003 EIR Addendum"), in connection with Canyon Hills Specific Plan Amendment No. 1 (SPA #1).

Pardee Homes (the "Developer") is now proposing an additional Specific Plan Amendment (SPA #2) for which this Addendum is being prepared. SPA #2 involves two minor modifications to the original Specific Plan. Specifically, SPA #2 proposes to remove Planning Area 19 and extend Planning Area 36 over that area. In addition, SPA #2 proposes to flip-flop Planning Area 26 and Planning Area 37. Collectively, these two minor modifications are referred to herein as the "Project."

This Addendum, the 2003 EIR Addendum, and FEIR serve as the environmental review of the proposed Project, as required by the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, *et seq.*: "CEQA"), the State Guidelines for Implementation of CEQA (Title 14 of the California Code of Regulations Sections 15000 *et seq.*: "CEQA Guidelines") and the Local Guidelines (collectively, the "State and Local Guidelines").

Pursuant to the provisions of CEQA and State and Local Guidelines, the City of Lake Elsinore is the Lead Agency and is charged with the responsibility of deciding whether to approve the proposed Project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the modification of the Project analyzed in the previously certified FEIR.

#### 1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

In January 1989, the City of Lake Elsinore City Council certified the FEIR for the Cottonwood Hills Specific Plan 88-1. For the purposes of this Addendum, the FEIR refers to all Project documents, including the Draft Environmental Impact Report (DEIR). The FEIR addressed potential impacts associated with the Cottonwood Hills Specific Plan Project and associated discretionary and ministerial actions. The originally approved Specific Plan covered approximately 1,970 acres and consisted of multiple Planning Areas (PAs). With the exception of cumulative impacts associated with habitat loss, deterioration of visual quality, poor air quality, and traffic congestion, the FEIR identified that impacts from the entire Project would either be less than significant or mitigated to below a level of significance.

### 1.3 FINDINGS OF THIS ADDENDUM

Pursuant to CEQA and the State CEQA Guidelines, this Addendum has been prepared to determine whether SPA #2 will result in a change in circumstances, new impacts, or new information of substantial importance requiring the preparation of a subsequent or supplemental EIR.

This examination includes an analysis of the provisions of Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines and their applicability to the proposed Project. The focus of this examination is whether the CEQA analyses conducted in the FEIR and 2003 EIR Addendum adequately address the impacts that may result from the changes to several of the Planning Areas (PAs) as proposed by SPA #2.

#### 1.3.1 Use of an Addendum to a Previously Certified EIR

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

CEQA Guidelines Section 15162 identifies the conditions that require preparation of a subsequent EIR. A proposed change in a Project will require preparation of a subsequent EIR if:

1. *The change in the Project is substantial.*

Substantial changes in the Project are those that would require major revision of the previous EIR due to the involvement of new significant environmental effects, or if a substantial increase in the severity of previously identified significant effects has occurred.

2. *The circumstances under which the Project is undertaken have substantially changed.*

Substantial changes in circumstances are defined as those that would require major revisions of the previous EIR in order to describe and analyze new significant environmental effects, or any changes that would cause a substantial increase in the severity of the previously identified significant effects.

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, shows:*

- A. The Project will have one or more significant effects not discussed in the previous EIR;
- B. The significant effects previously examined will be substantially more severe than identified in the previous EIR;

- 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 proponent declines to adopt the mitigation measures or alternatives; or
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponent declines to adopt the mitigation measures or alternatives.

If none of the above conditions requiring preparation of a further environmental impact report is present, but it is necessary to make minor corrections or changes to the previous environmental impact report, the Agency may prepare an Addendum. (CEQA Guidelines Section 15164.) There must be substantial evidence in the record to support the City's decision to prepare an Addendum.

This Addendum reviews new information that was not known and could not have been known with exercise of reasonable diligence at the time the FEIR and 2003 EIR Addendum were certified. Specifically, this Addendum evaluates whether SPA #2 will result in significant new impacts in each of the areas addressed in the FEIR. A comparison of the previous Project against the proposed Project contained in SPA #2 indicates that there are no new significant environmental impacts associated with implementation of the proposed Project or implementation of the mitigation measures contained in the FEIR.

An Environmental Checklist Form, taking the form recommended by Kostka and Zischke in their renowned CEQA treatise, was used to make a determination as to the appropriateness of preparing this Addendum. Kostka and Zische, in a "Practice Pointer," caution that:

*An initial study checklist should not be used to make a determination under Pub Res C § 21166 and 14 Cal Code Regs § 15162 unless the initial study form is specifically modified for that purpose. The Environmental Checklist Form in Appendix G of the Guidelines is only suggested; public agencies may devise their own forms for an initial study. 14 Cal Code Regs § 15063(f). See §6.12.*

*If the initial study form is used, it should be modified to state that the environmental impacts being reviewed are limited solely to new impacts resulting from changes to the Project or changes in circumstances. If any new impacts are identified, the agency should include a separate evaluation of whether those impacts were considered in the previous EIR or negative declaration and whether major revisions to the previous EIR or negative declaration are required.*

1 Kostka and Zischke, Practice Under the California Environmental Quality Act (Cont. Ed. Bar 2006) § 19.41, Practice Tips, at pp. 920-21.

As can be seen on the Environmental Checklist Form in Section 3.0, the City of Lake Elsinore modified its standard initial study checklist in accordance with Kostka and Zischke's guidance to reflect that it assesses new Project impacts resulting from changes to the Project or changes in circumstances since the FEIR was certified. Explanations for each checklist answer are found in Section 4.0 of this document. Based upon the conclusions reached in the checklist, there is no substantial evidence that the proposed Project, SPA #2, requires preparation of a subsequent or supplemental environmental impact report, and the City decided that an addendum was the appropriate document to prepare for SPA #2.

### **1.4 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE**

CEQA Guidelines Section 15150 permits an environmental document to incorporate all or portions of other documents which are public records or are generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language is considered to be set forth in full as part of the text of the environmental document; provided that it is briefly summarized where possible in the environmental document, or briefly described if the data or information cannot be summarized. The environmental document must also describe the relationship between itself and the incorporated part of the referenced documents.

This Addendum incorporates by reference the documents that are summarized below. As will be seen in sections that follow, the City previously relied upon these documents in developing the Project and authorizing its construction, first in 1989, and later in 2003 for SPA #1; for this reason, these documents are extensively referenced herein.

Copies of all incorporated documents are available to the public for inspection during regular business hours at the Planning Division of the City, which is located at:

130 South Main Street  
Lake Elsinore, California 92653

The following identifies and briefly summarizes the main incorporated documents:

#### ***Cottonwood Hills Specific Plan Final Environmental Impact Report***

In January 1989, the City published a report entitled Final Environmental Impact Report for the Cottonwood Hills Specific Plan, State Clearinghouse No. 87111606, which was prepared by Regional Environmental Consultants (RECON).

That FEIR focused on the following Project:

*The overall objective of the Project is to develop a balanced residential community that contains parks, schools, and commercial centers. The Project will also provide a significant contribution to needed on-site and off-site infrastructure improvements. These include the widening of Railroad Canyon*

*Road, a new sewer pipeline along the San Jacinto River, and roads and other improvements through the property.*

*In planning the community, the Project objectives have been influenced by the nature and density of adjacent existing or approved developments. The intent of the Project is to have an overall density, as well as specific uses, which are compatible with the existing and planned development around the property.*

The FEIR did not identify any environmental impacts that could not be mitigated to a less than significant level.

### ***Canyon Hills Specific Plan Amendment No. 1 Addendum to the Final Environmental Impact Report***

During March 2003, the City published a report entitled Canyon Hills Specific Plan Amendment No. 1 Addendum to the Final Environmental Impact Report, State Clearinghouse No. 87111606, which was prepared by HDR.

The Project for which the 2003 Addendum was prepared was Amendment No. 1 to the Canyon Hills Specific Plan. Specifically, the Project was described as involving:

*[An amendment to] the Cottonwood Hills Specific Plan to allow for minor changes to the land uses designated in the previous Specific Plan, number of units as well as a new fire station site.*

All technical reports and analyses are included in the 2003 Addendum. Furthermore, all entitlements approved for the Project to date are outlined in Section 2.2 *Project Background*, and shall also be incorporated by reference.

### **1.5 CONTACT PERSON**

The Lead Agency for this Addendum is the City of Lake Elsinore. Any questions about the preparation of this Addendum, its assumptions, or its conclusions should be referred to the following:

Wendy Worthey, Principal Environmental Planner  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
Tel: (951) 674-3124 ext 288

### 2.0 PROJECT DESCRIPTION

#### 2.1 PROJECT LOCATION AND SETTING

The approximate 1,970-acre Canyon Hills Specific Plan area is located within the eastern boundaries of the City, east of Interstate 15 (I-15) (Figure 1: the "Project Site"). Access to the Project Site from I-15 is via Railroad Canyon Road, which runs along San Jacinto River and crosses the northwest corner of the property. Canyon Hills Road connects with Railroad Canyon Road and traverses the Project Site from the west to east. Unincorporated Riverside County surrounds the south and east portions of the Project Site.

SPA #2 modifies only a portion of the Project Site. The exact location of those portions of the Project Site that are subject to modification are PAs: 19, 26, 36 and 37. The boundaries of each of these PAs are depicted in Figure 3.

#### 2.2 PROJECT BACKGROUND

The Specific Plan was first approved by the City Council in 1989 and encompassed approximately 1,970 acres. At that time, the Specific Plan proposed a mixed-use development with single-family detached, multi-family attached units, commercial, public facilities, schools, open space, and parks/recreation uses. A large portion of the Specific Plan was devoted to residential use with 4,275 dwelling units (DU) approved (2,628 single-family detached dwelling units and 1,647 multi-family attached dwelling units). In addition, the Specific Plan included 28.4 acres of commercial uses; 32.6 acres for public schools; 42.1 acres of parks; 950 acres of natural open space and 77 acres of roadway (See Figure 2 for a breakdown of land uses approved under the Specific Plan).

Between 1989 and 1990 the City Council also approved the following applications, which are related to the Specific Plan:

- Pre-Zone and Annexation No. 88-1: Annexed the entire 1,970 acres into the City of Lake Elsinore.
- General Plan Amendment 88-1: Amended the City's General Plan to include the Specific Plan area onto the General Plan's Land Use Map.
- Development Agreement: Vesting agreement between the City and Pardee Construction.
- Vesting Tentative Tract Map 23848: Subdivided the Phase 1 portion of the Specific Plan area into 14 development phases. The vesting map encompassed about 455 acres and created 669 parcels for residential development, schools, parks, and commercial sites.

On-site development began during the late 1990s when the City approved a five-year time extension for Vesting Tract Map 23848 in 1999. During this time, Pardee Construction sold portions of the vesting map to various merchant builders which resulted in the City approving a series of amendments to Vesting Tract Map 23848 and

## 2.0 Project Description

---

Design Review applications for the various merchant builders in the late 1990s and early 2000s. Phase I construction of the Specific Plan commenced in the early 2000s with the construction of the following single-family detached dwelling units:

- Pardee Homes: 173 dwelling units
- Woodside Homes: 130 dwelling units
- Richmond American: 81 dwelling units
- KB Homes: 128 dwelling units
- Capital Pacific Homes: 96 dwelling units

To date, Phase I (except Planning Area 5) and Phase II are constructed.

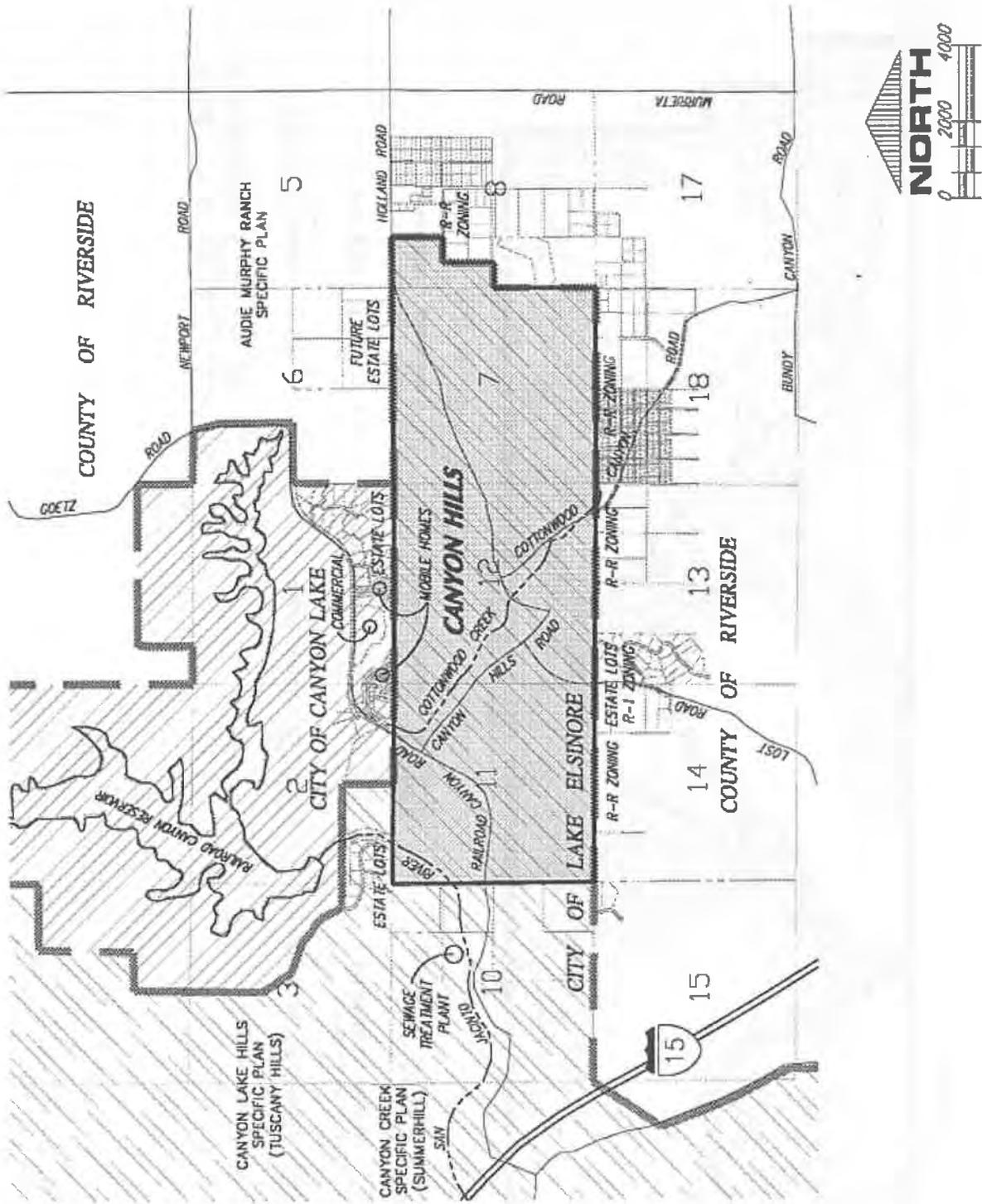
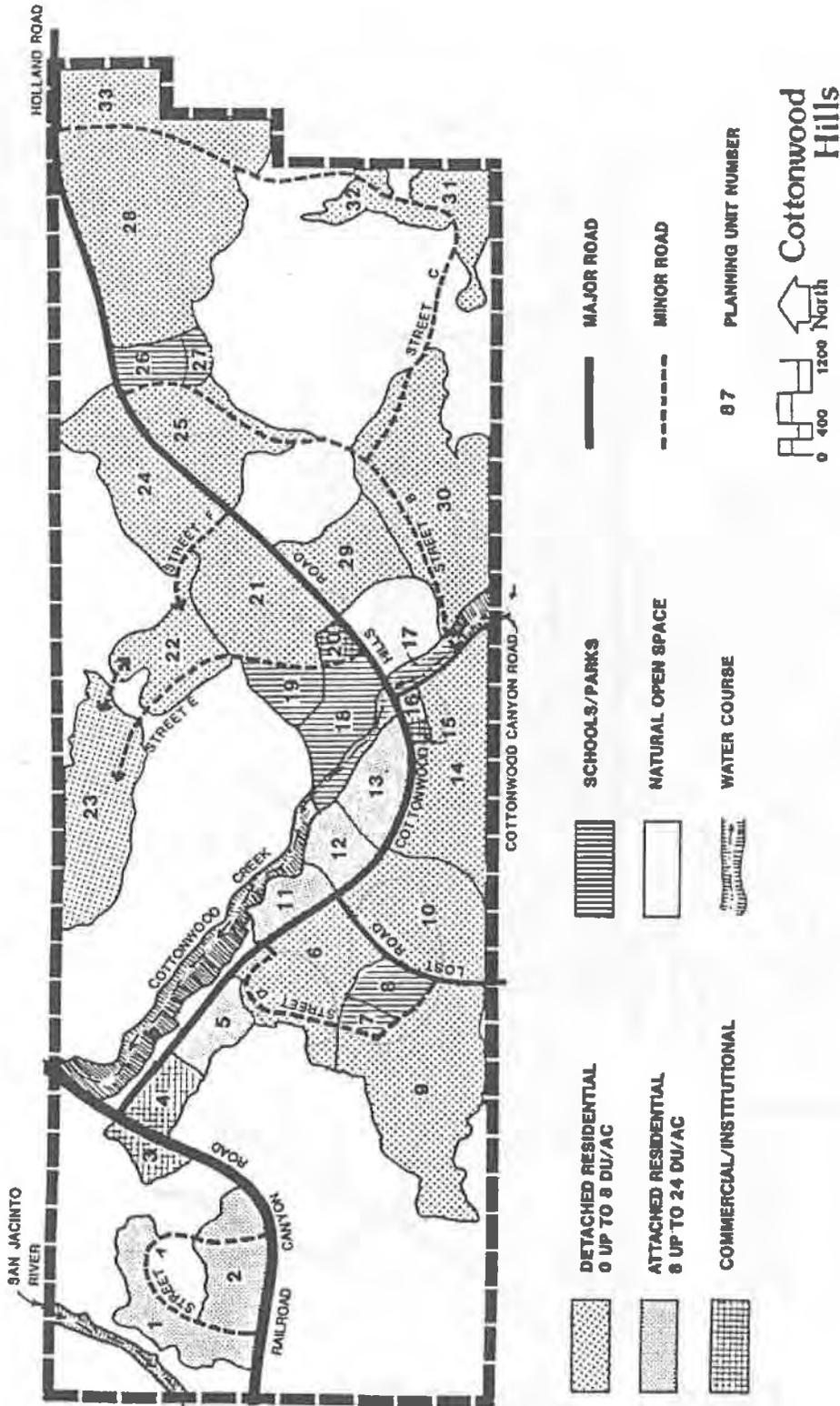


Figure 1 Location Map



**Figure 2 Specific Plan Approved 1989  
(previously known as Cottonwood Hills)**

## 2.0 Project Description

---

As of the time of drafting the Addendum, the Developer was prepared to begin Phases 2 and 3 of development of the Specific Plan. However, certain planning constraints arose and required the Developer to update and revise the original Specific Plan and SPA #1 to address those issues. The Specific Plan was updated and revised to address the following:

- The change to the name of the Specific Plan from “Cottonwood Hills” to “Canyon Hills.”
- The revisions to the land use plan, including a minor reconfiguration of planning areas which better responds to market demands.
- The revisions to the development standards that ensure more compatible construction with topographic constraints.
- Construction of a new on-site fire station.

The following entitlements have been obtained for the Canyon Hills Specific Plan:

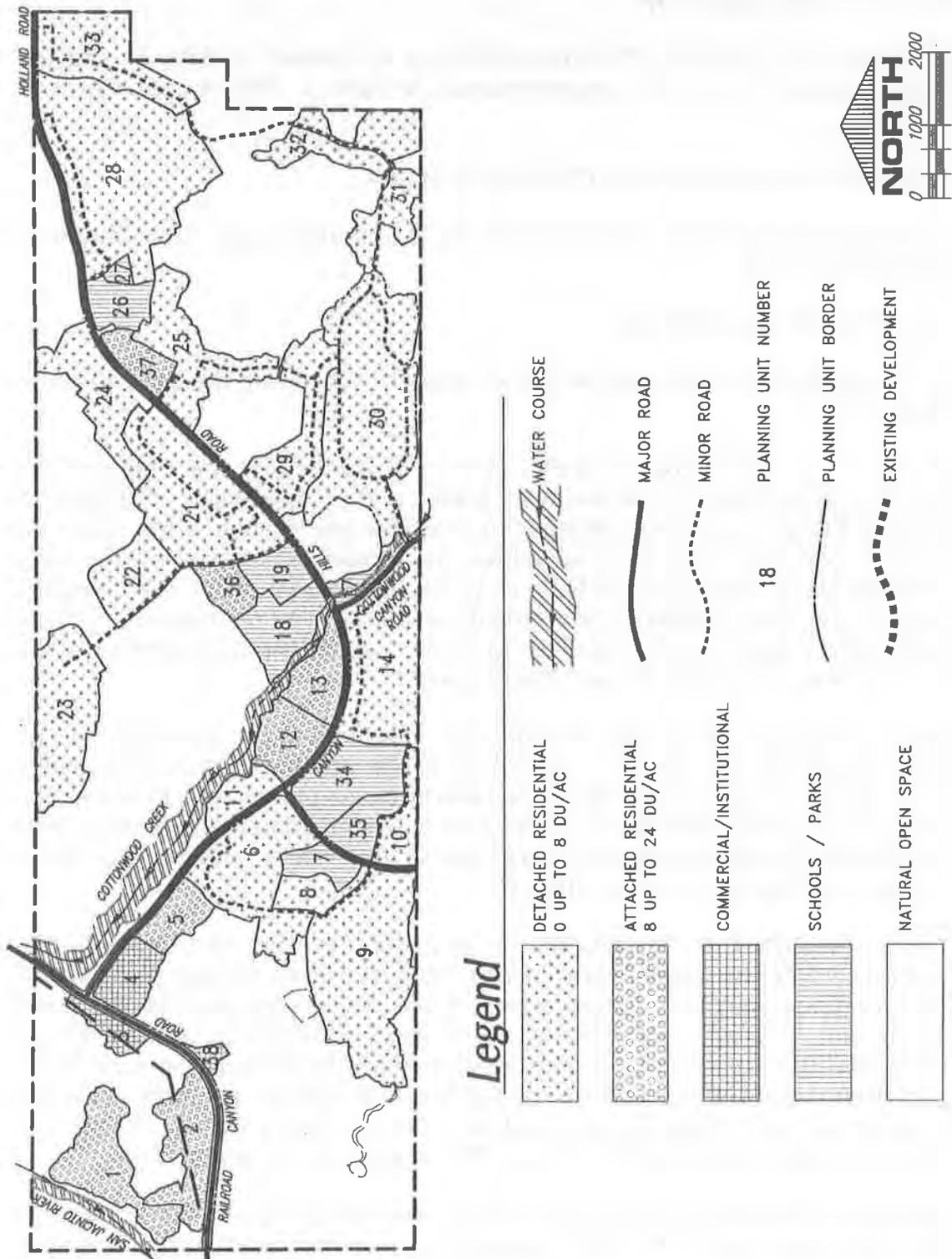
- Cottonwood Hills Specific Plan 88-1 (March 14, 1989)
- Specific Plan 88-1 Conditions of Approval (March 14, 1989)
- Cottonwood Hills Environmental Impact Report (January 25, 1989)
- Cottonwood Hills Mitigation Monitoring Program (March 14, 1989)
- Cottonwood Hills Development Agreement (May 9, 1990)
- Cottonwood Creek Revegetation Plan (October 23, 1991)
- U.S. Army Corps of Engineers 404 Permit (July 22, 1996; re-issued October 12, 2006)
- California Department of Fish & Game 1603 Agreement (September 19, 1996; Pending re-issuance)
- U.S. Fish and Wildlife Services Biological Opinion (March 3, 1992 and July 16, 2002)
- Public Facilities and Services Financing Agreement (January 2003)
- Section 401 Water Quality Application (January 4, 1993)
- Section 401 Waste Discharge Requirement and Water Quality Certification Waiver (October 19, 1989)
- Cottonwood Hills Storm Water Pollution Prevention Plan (SWPPP) and NOI (December 18, 1997 and November 4, 1997)
- Vesting Tentative Tract Map No. 23848 Conditions of Approval (October 10, 1989)
- Vesting Tentative Tract Map No. 25274 and R89-22 (April 24, 1990)

## 2.0 Project Description

---

- Conditions of Approval for Vesting Tentative Tract Map No. 23848-13, Amendment #1 and R99-4 (Planning Commission Approved September 15, 1999 and City Council Approved October 26, 1999)
- Minor design review for Vesting Tentative Tract Map 2384813, Amendment #1 (February 2, 2000)

All of the above outlined entitlements are incorporated by reference as noted in Section 1.4.



**Figure 3 Revised Canyon Hills Specific Plan (SPA #1)**  
**Approved 2003**

### 2.3 PROJECT DESCRIPTION

The modifications to the Specific Plan that occurred as a result of SPA #1 and the modifications proposed in SPA #2 are summarized in Table 1. SPA #2, as shown in Figure 4, involves:

- Removing PA 19, and extending PA 36 into that area.
- Switching locations for PA 26 and PA 37, while maintaining the same land uses associated with each.

#### **FIRST CHANGE: PAs 19 AND 36**

PA 19 was the original site proposed for an elementary school for the Lake Elsinore Unified School District.

SPA #1 did not make any changes to this site. However, after SPA #1 was approved, the surrounding school districts of Lake Elsinore, Perris, and Menifee began negotiations regarding which district would have jurisdiction over the new school. Ultimately, the boundary line was drawn such that the school site would be covered by the Lake Elsinore Unified School District's jurisdiction. When the final lot count was done, the Lake Elsinore Unified School District determined that the student population produced as a result of the development of Specific Plan would be insufficient to support use of the school site. Therefore, the school site was abandoned.

In an effort to make PA 19 of the Specific Plan productive, the Developer began investigating alternatives for the site. According to the Specific Plan, an acceptable alternative use for PA 19 is SF3 single family residential development, with the condition that 5.0 acres of the area be transferred to the adjacent community park. The SF3 single family residential development standards would permit 24 dwelling units per acre with a maximum of 319 dwelling units for the entire PA.

The Developer attempted to design PA 19 according to the standards of SF3 development set forth in the Canyon Hills Specific Plan. However, because of a series of issues related to topography and ingress/egress, it was determined that the site could not support a SF3 housing tract. In search of other alternatives, the Developer examined the viability of applying a different residential density designation to PA 19. It was then determined that the zoning from the northern PA 36 (City direction was to not exceed 18 DU/acre) could easily be expanded into PA 19. Under SPA #1, PA 36 was approved for 180 single-family detached units (MF2 zoning) on 10.1 acres.

With the approval of SPA #2, PA 19 will be removed and PA 36 will be extended to cover the 18.3 acres that made up PA 19. The expansion will accommodate 227 multi-family units (MF1 zoning). This plan constitutes a reduction of the overall number of units that would have been built between PA 19 and PA 36. That is, the total number of units that will result if SPA #2 is approved is 3,830, which is less than the 4,275 units originally approved in Specific Plan. Because the proposed overall density of the project will not

## 2.0 Project Description

---

increase as a result of this change, there are no potentially significant environmental impacts that will result from the project which were not previously analyzed and/or mitigated under the FEIR.

Even though the number of units being evaluated in this Addendum for SPA #2 is 3,830, the Developer may in the future make a request to construct the originally approved 4,275 units. If such a request is made in the future, the City will at that time evaluate the need for future Specific Plan amendments and additional environmental analysis as required by CEQA.

### **SECOND CHANGE: PAs 26 AND 37**

PA 26 was originally approved for an elementary school on a 10.7-acre site. SPA #1 increased the size of the school site to 12.2 acres. The elementary school would be constructed by the Menifee School District. Menifee School District has expressed an urgent need to have the school completed by the Fall of 2007. The justification for relocating PA 26 was that if the school site were to remain in its original location (where PA 26 was originally located), there would be drainage problems necessitating construction of a sewer line and pump station in a future residential street not yet planned. In order to meet the school construction timeline, the school would be moved to an area with less drainage issues. These drainage issues will be addressed during the engineering design of PA 37 which does not have the same immediate timeline as that of the elementary school.

PA 37 was originally a portion of PA 25 (36.9 acres with SF3 zoning). SPA #1 reduced PA 25 in size to 33.9 acres with 139 lots. PA 37 was rezoned as MF2, a zoning specifically adopted for the original Specific Plan, which set the allowable development to not exceed 171 DU on 10.8 acres.

SPA #2 proposes to switch the locations of PA 26 and PA 37, and increase the DU number in PA 37 from 171 to 243. The land uses would remain the same with each PA, only the locations have been switched. Further, with the re-alignment of Kalanchoe Road, the size of PA 26 and PA 37 were increased while the size of future PA 28 was decreased. That is, under SPA #2, PA 37 continues to accommodate the MF2 use but on an increased PA size of 16.2 acres, and PA 26 continues to accommodate the elementary school but on an increased PA size of 13.3 acres. Although SPA #2 is also allowing for an increase in units (243 DU) above that approved by SP A#1 (171 DU), this increase is still below the allowable number of units approved in the original Specific Plan and SPA #1.

## 2.0 Project Description

**Table 1**  
**Land Use Comparison – Original / SPA #1 / SPA #2**

P.A.	Original Land Use			P.A.	SPA#1 Land Use			P.A.	SPA#2 Land Use		
	Zoning	Number of Units	Acres		Zoning	Number of Units	Acres		Zoning	Number of Units	Acres
1	MF1	274	26.1	1	MF1	318	30.8	1	MF1	194	30.8
2	MF2	484	26.9	2	MF2	484	26.2	2	MF2	354	26.2
3	C2	-	7.8	3	C2	-	7.7	3	CONSTRUCTED		7.7
4	C1	-	13.4	4	C1	-	13.9	4	CONSTRUCTED		13.9
5	MF2	216	12.8	5	MF2	216	12.4	5	MF2	154	12.4
6	SF3	215	46.1	6A	SF3	85	18.7	6A	CONSTRUCTED (85)		18.7
				6B	SF3	130	28.3	6B	CONSTRUCTED (130)		28.3
7	NP	-	5.0	7	NP	-	9.2	7	CONSTRUCTED		9.2
8	ES	-	10.3	8A	SF3	36	7.9	8A	CONSTRUCTED (36)		7.9
				8B	SF2	17	3.1	8B	CONSTRUCTED (17)		3.1
9	SF2	275	76.4	9A	SF2	79	23.8	9A	CONSTRUCTED (79)		23.8
				9B	SF2	77	25.2	9B	CONSTRUCTED (77)		25.2
				9C	SF2	96	30.6	9C	CONSTRUCTED (96)		30.6
10	SF2	156	45.4	10	SF2	43	12.4	10	CONSTRUCTED (43)		12.4
11	MF1	109	10.9	11	SF3	45	10.7	11	CONSTRUCTED (45)		10.7
12	MF1	166	13.8	12	MF1	128	17.4	12	CONSTRUCTED (127)		17.4
13	MF2	398	19.9	13	MF2	292	18.6	13	CONSTRUCTED (108)		16.4
14	SF2	218	58.9	14A	SF3	111	26.5	14A	CONSTRUCTED (111)		26.5
				14B	SF2	99	27.1	14B	CONSTRUCTED (99)		27.1
15	IN	-	1.3	DELETED							
16	C1	-	2.0	DELETED							
17	NP	-	4.4	17	PP	-	6.8	17	PP	-	7.4
18	CP	-	27.7	18	CP	-	24.5	18	CP	-	31.1
19	ES	-	11.3	19	ES	-	11.4	DELETED			
20	IN	-	3.9	DELETED							
21	SF3	233	46.5	21	SF3	274	60.7	21A	Under Construction (127)		29.6
								21B	Under Construction (131)		28.5
22	SF2	102	30.0	22	SF3	109	31.1	22	Under Construction (107)		30.7
23	SF2	198	55.0	23	SF2	139	54.3	23	Under Construction (148)		54.3

## 2.0 Project Description

	SF3	168	46.8	24	SF3	135	38.2	24	Under Construction (143)		40.7
25	SF3	188	36.9	25	SF3	139	33.9	25	SF3	133	34.5
26	ES	-	10.7	26	ES	-	12.2	26	ES	-	13.3
27	NP	-	5.0	27	NP	-	2.5	27	NP	-	4.3
28	SF2	379	105.3	28A	SF3	136	31.8	28A	SF3	132	30.7
				28B	SF2	196	65.5	28B	SF2	78	28.7
								28C	SF2	81	29.1
29	SF2	102	29.0	29	SF2	117	40.3	29	SF2	112	37.3
30	SF2	295	81.9	30A	SF2	155	51.2	30A	SF2	165	55.0
				30B	SF3	157	37.1	30B	SF3	157	37.3
31	SF1	26	21.9	31	SF1	34	32.6	31	SF1	34	32.6
32	SF1	13	9.8	32	SF1	15	12.3	32	SF1	15	12.3
33	SF1	54	37.8	33	SF1	62	39.8	33	SF1	42	26.4
				34	MS	-	28.1	34	CONSTRUCTED		28.1
				35	ES	-	12.0	35	CONSTRUCTED		12.0
				36	MF2	180	10.1	36	MF1	227	18.3
				37	MF2	171	10.8	37	MF2	243	16.2
				38	IN	FIRE STA.	2.0	38	CONSTRUCTED		2.1
		Roadway	76.8			Roadway	60.4			Roadway	63.7
		Open space	950.7			Open space	909.1			Open space	920.6
Total SF		2628		Total SF		2486		Total SF		2658	
Total MF		1647		Total MF		1789		Total MF		1172	
Total DU		4,275	1968.7	Total DU		4,275	1968.7	Total DU		3,830	1968.7

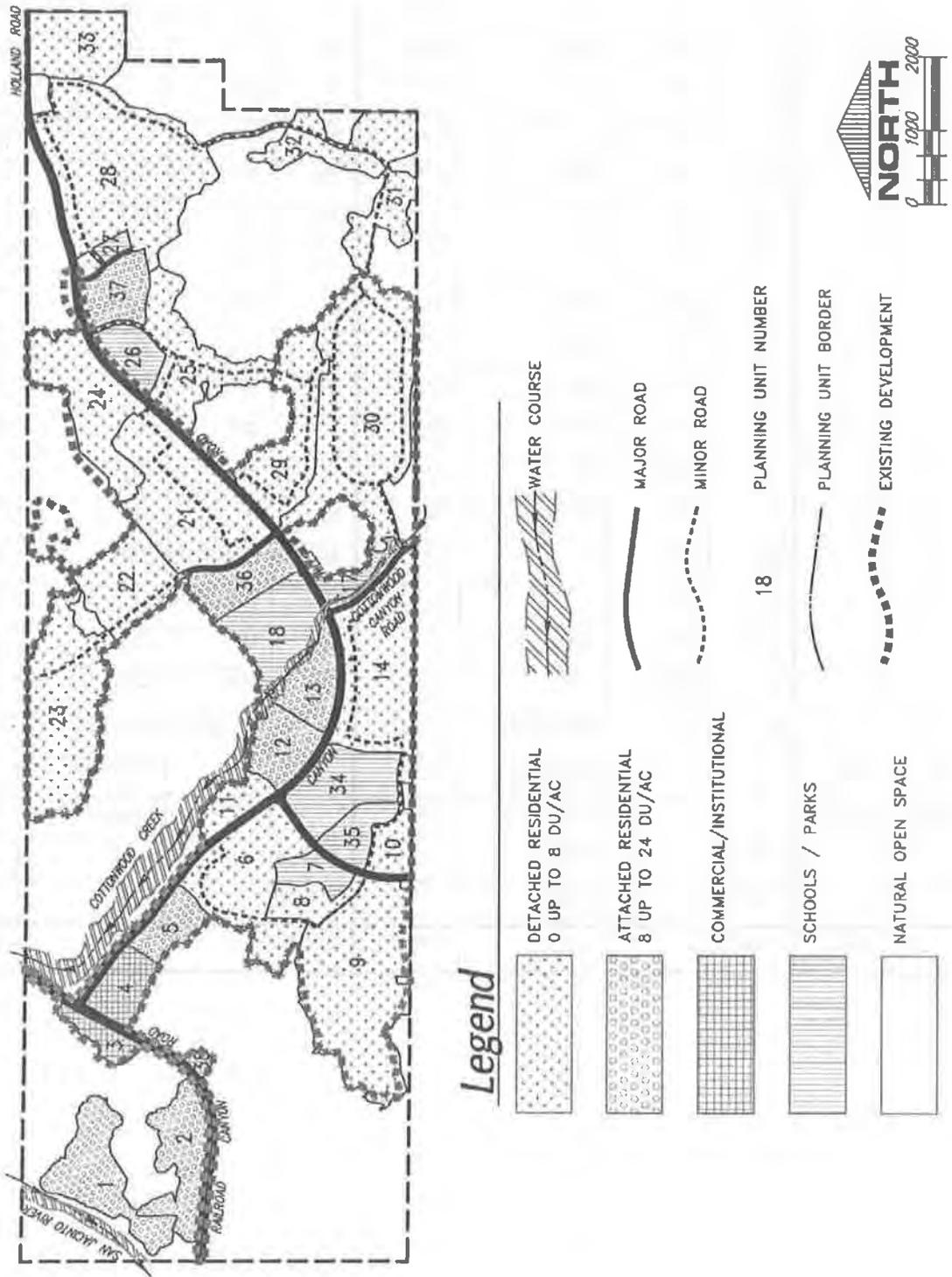


Figure 4 Proposed Canyon Hills Specific Plan (SPA #2)

**o ENVIRONMENTAL CHECKLIST FORM**

As mentioned above, the City of Lake Elsinore modified its standard initial study checklist to reflect an assessment of impacts resulting from changes to the Project or changes in circumstances since the FEIR was certified. Explanatory answers are found in Chapter 4 of this document.

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR

**I. AESTHETICS: Would the Project:**

a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

**II. AGRICULTURAL RESOURCES. Would the Project:**

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?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				

**III. AIR QUALITY. Would the Project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?				

<b>IV. BIOLOGICAL RESOURCES. Would the Project:</b>				
a) Have substantial adverse effects, 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 Game or U.S. Fish and Wildlife Service?				
b) 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 Game or U.S. Fish and Wildlife Service?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

**V. CULTURAL RESOURCES. Would the Project:**

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?				

**VI. GEOLOGY AND SOILS. Would the Project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
--	--	--	--	--

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

disposal of wastewater?				
-------------------------	--	--	--	--

**VII. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:**

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

<b>VIII. HYDROLOGY AND WATER QUALITY. Would the Project:</b>				
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?				
g) Place housing within a 100-year flood hazard				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				

<b>IX. LAND USE AND PLANNING. Would the Project:</b>				
a) Physically divide an established community?				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

conservation plan?				
--------------------	--	--	--	--

**X. MINERAL RESOURCES. Would the Project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

**J. NOISE. Would the Project Result In:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				
c) A substantial permanent increase in ambient noise levels in the Project vicinity above				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

levels existing without the Project?				
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

**XII. POPULATION AND HOUSING. Would the Project:**

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				

**XIII. PUBLIC SERVICES.** Would the Project result in substantial adverse physical impacts associated with the provision of new or physical need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to meet response times or other performance objectives for any of the public services:

a) Fire protection?				
b) Police protection?				
c) Schools?				
d) Parks?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

e) Other public facilities?				
-----------------------------	--	--	--	--

<b>XIV. RECREATION.</b>				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the Project include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
--	---	---	--	---

**XV. TRANSPORTATION/TRAFFIC. Would the Project:**

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?				
f) Result in inadequate parking capacity?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				

<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the Project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
e) Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

j) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the Project have impacts that are				

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Significant Effects not Discussed in, or Substantially More Severe than Shown in, Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR
individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				

## 4.0 Prior Environmental Review and Discussion

---

### 4.0 PRIOR ENVIRONMENTAL REVIEW AND DISCUSSION

The FEIR for the Cottonwood Hills Specific Plan and the 2003 EIR Addendum evaluated 12 environmental factors: land use, grading, visual quality, biological resources, cultural resources, traffic circulation, services and utilities, hydrology and water quality, geology and soils, noise, air quality, and energy conservation. The FEIR also established mitigation measures to reduce the level of significant impacts. A mitigation monitoring program was adopted by the City in connection with certification of the Cottonwood Hills Specific Plan FEIR. The Statement of Overriding Considerations that was adopted with certification of the FEIR remains valid for this Addendum.

To ensure consistency between this Addendum, the 2003 EIR Addendum, and the FEIR, the same environmental topics addressed in the FEIR, mitigation monitoring program, mitigation measures, Statement of Overriding Considerations, and the 2003 EIR Addendum, will be evaluated herein.

This section describes the existing setting and potential environmental impacts resulting from the proposed Project. There have been very few changes that have occurred to the existing setting since the time when the FEIR was prepared and certified. Those changes that have occurred have been minimal, but will be discussed in this Addendum. After describing the existing setting, this section will provide an evaluation of potential environmental impacts that may result from implementation of SPA #2. Where there is insignificant or no change in potential impacts between the SPA #2 Project and the adopted Specific Plan, the appropriate discussions from the FEIR and 2003 EIR Addendum will be incorporated by reference into this Addendum.

### 4.1 LAND USE

#### 4.1.1 Existing Conditions

The existing regional and surrounding land use conditions and setting are generally the same as described in the FEIR and 2003 EIR Addendum. Presently, the Canyon Hills Project is comprised of the completed residential homes from Phases I and II of the Project and related schools, park sites, open space areas and infrastructure improvements. Phases III, IV, and V are currently being implemented and constructed. Phases VI, VII and VIII are vacant and undeveloped, but have already been graded.

Discussions in the FEIR and 2003 EIR Addendum regarding Land Use continue to apply to the proposed Project and are incorporated by reference into this Addendum. Railroad Canyon Road, between I-15 and the City of Canyon Lake has been fully improved to the Lake Elsinore General Plan Circulation Element standards. As discussed in the 2003 EIR Addendum, minor modifications were made to the land uses, planning areas and acreages adopted with the original Specific Plan. Five new Planning Areas (34 through 38) were incorporated into the revised Canyon Hills Specific Plan. Refer to pages 33 - 36 of the FEIR which evaluate land use impacts and policies

## 4.0 Prior Environmental Review and Discussion

---

associated with the development of the Project Site. In addition, a fire station was approved in PA 38, including a land use designation change to Institutional. PA 38 was one of the new planning areas incorporated into the amended Canyon Hills Specific Plan.

As part of the original Specific Plan, the Developer agreed to designate a minimum of 950 acres as open space. Within this open space designation, there are three categories included in this commitment: 1) Undisturbed Native Habitat (minimum 860 acres), 2) Disturbed Land Restored with Native Vegetation (minimum 50 acres), and 3) Parks, Utility Easements, and Landscaping (minimum 40 acres). Table 1 indicates 920.6 acres of open space; however, this total only includes the land designated to one of the above categories "Undisturbed Native Habitat". This amount does exceed the minimum of 860 acres. This 860 acres along with the other lands restored with native vegetation and parks/landscaping exceeds the overall (all three categories) minimum of 950 acres.

### 4.1.2 Environmental Impacts

#### Revised Specific Plan

As discussed in Section 2.3 of this document, minor land use changes are proposed in SPA #2. None of the changes result in an increase in the total number of dwelling units in excess of the densities previously analyzed and approved in the FEIR or 2003 EIR Addendum. Discussions in these previous documents continue to apply to the proposed Project. No significant Project-specific or cumulative impacts beyond those described in the FEIR or 2003 EIR Addendum are expected. Further evaluation is not necessary.

### 4.1.3 Mitigation Measures

No mitigation is required.

### 4.1.4 Level of Significance After Mitigation

No significant impact is anticipated with the proposed Project.

## 4.2 GRADING

### 4.2.1 Existing Conditions

Topography on the Project Site consists of rolling hills, steep rocky ridgelines and broad gentle sloping valleys. The main valley of Cottonwood Canyon follows along Cottonwood Creek. Areas covered under the Project's Phases I through IV have been fine-graded. The area covered under Phase V is currently being fine-graded. The remaining areas covered by Phases VI through VIII have been cleared and/or rough-graded. Refer to page 37 of the FEIR which provides information regarding grading. Information and data from the certified FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum. Further discussion is not necessary.

## **4.0 Prior Environmental Review and Discussion**

---

### **4.2.2 Environmental Impacts**

#### **Revised Specific Plan**

The proposed Project involves major alterations of landforms, which were evaluated in the FEIR and the 2003 EIR Addendum. Grading would occur for streets and public utilities and to create building pads, either terraced as individual single-family lots or larger pads for multi-family use and commercial development areas.

In addition, it would be necessary to make occasional minor modifications to existing planning area boundaries that have yet to be developed under SPA #2. Section 6.4 of the original Specific Plan document and the amendments thereof contain design guidelines and development standards for Project grading. The fire station in PA 38 has been constructed and is in use. The proposed Project, including future subdivision maps, design review submittals, etc. will comply with applicable procedures and requirements contained in the City's grading ordinance. These guidelines require that all grading undertaken pursuant to each tentative tract map comply with the standards set forth in Chapter 15.72 of the Lake Elsinore Municipal Code.

No significant Project-specific or cumulative impacts beyond those described in the FEIR or 2003 EIR Addendum are expected. Further evaluation is not necessary.

### **4.2.3 Mitigation Measures**

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the Project and are extended specifically to SPA #2. They shall be implemented to the greatest extent feasible to minimize visual impacts. No new mitigation is required.

### **4.2.4 Level of Significance After Mitigation**

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## **4.3 VISUAL QUALITY**

### **4.3.1 Existing Conditions**

Views within the property include urban level development, related grading and park areas and steep ridgelines along with preservation of open space areas. Existing conditions relating to regional aesthetic resources and features have been altered slightly from those described in the FEIR and 2003 EIR Addendum. Refer to page 41 of the FEIR which provides information and data regarding existing aesthetic resources and features.

## 4.0 Prior Environmental Review and Discussion

---

On-site viewsheds have been altered as the Project's various phases of the Specific Plan have been or are being implemented and constructed. The existing land form and vegetation within Planning Area 38 was altered to accommodate the proposed fire station. All visual impacts were sufficiently evaluated in the FEIR or 2003 EIR Addendum. The FEIR noted that Project implementation would result in cumulative impacts regarding deterioration of the visual quality of the area. Information and data from the certified FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum. Further evaluation is not necessary.

### 4.3.2 Environmental Impacts

#### Revised Specific Plan

Although the existing landform and vegetation on the Project Site will be altered to accommodate the proposed development, the Project Site is relatively isolated and thus post-grade topography would not be highly visible from surrounding areas. Grading on the property would be confined to certain areas so the steep ridgelines along the northern and southern boundaries would be preserved in open space. Riparian woodland areas and "naturalized" areas within the Project will be included as open space. Open space areas would be preserved and maintained as outlined in the Specific Plan. The proposed Project will be developed in a manner that ensures that Project design, landscaping, and construction will be aesthetically pleasing. All future design features and construction will be reviewed as part of the City's Design Review process. Cut and fill slopes will be utilized to create a grade separation between visually sensitive off-site areas and on-site development. No significant Project-specific or cumulative impacts beyond those described in the FEIR and 2003 EIR Addendum are expected. Further evaluation is not necessary.

### 4.3.3 Mitigation Measures

Mitigation measures contained in the FEIR and the 2003 EIR Addendum remain applicable to the proposed Project. They shall be implemented to the greatest extent feasible to minimize visual impacts. No new mitigation is required.

### 4.3.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.4 BIOLOGICAL RESOURCES

### 4.4.1 Existing Conditions

The FEIR adequately described the biological resources onsite, including five vegetation types located on site as follows: 1,153 acres of Diegan coastal sage scrub (coastal sage

## 4.0 Prior Environmental Review and Discussion

---

scrub), 260 acres of chamise chaparral, 406 acres of nonnative grassland, 32 acres of southern willow scrub, and 67 acres of southern coast live oak riparian forest. A total of 2 amphibian, 6 reptile, 44 bird and 11 mammal species were identified in the Project area as described in the FEIR.

A U.S. Army Corps of Engineers (USACE) Section 404 Permit was issued in 1996 for the Project and the re-issuance of this permit occurred in October 2006. A California Department of Fish and Game (CDFG) 1603 Streambed Alteration Agreement was issued for the Project Site in 1994 and the re-issuance of this permit is currently pending. The FEIR stated that the loss of native habitat resulting from implementation of the development represented a significant contribution to the cumulative loss of habitat in the southern California region.

It should be noted that since the time when the original Specific Plan was adopted the California gnatcatcher and the Quino checkerspot butterfly have been listed as federally threatened species. Though the FEIR and a subsequent 2002 focused survey noted onsite sightings of the California gnatcatcher, continued existence of the gnatcatcher within the affected site and within the Canyon Hills development area is not likely because the entire Canyon Hills Specific Plan development area has been graded, cleared, or developed. USFWS protocol surveys for the Quino checkerspot butterfly were conducted in the adult flight seasons of 2000, 2001, and 2002. No Quino checkerspot butterflies were identified on-site during these focused surveys.

In addition to other sensitive wildlife species detected in preparation for the Cottonwood Hills EIR (Lake Elsinore, 1989), the golden eagle (*Aquila chrysaetos*), rufous crowned-sparrow (*Aimophila ruficeps ssp. canescens*), black-tailed jackrabbit (*Lepus californicus ssp. bennettii*) and ringtail (*Bassariscus astutus*) were identified during the surveys (NRC, 2002).

A Biological Opinion (BO) / Conference Opinion (CO) was issued by the USFWS in 1992 for the Cottonwood Hills Specific Plan and was subsequently amended on April 19, 2002 and July 16, 2002. The level of incidental take of Stephen's kangaroo rat and coastal California gnatcatcher will not exceed the level authorized in the original BO and CO. The USFWS determined that implementation of the revised SPA #2 was not likely to jeopardize the continued existence of the federally listed species.

### 4.4.2 Environmental Impacts

#### Revised Specific Plan

Please refer to the FEIR and 2003 EIR Addendum for a detailed discussion of biological resources. The BO and CO issued by the USFWS covered the entire site. The entire Canyon Hills Specific Plan development area, with the exception of the open space areas, has now been graded, cleared or developed. No significant Project-specific or cumulative impacts beyond those described in the FEIR or 2003 EIR Addendum are expected.

## 4.0 Prior Environmental Review and Discussion

---

Pursuant to a development agreement initiated between the Developer and the City, the Project is not subject to new environmental regulations implemented after the original Project approval, including the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Further, the Project was verbally exempted from the MSHCP pursuant to discussions between the City and County prior to the City adopting the Plan. The decision to exempt the Project was based in part on the Developer having prepared a Project-specific Habitat Conservation Plan (HCP) and the Developer's extensive history of coordination with the wildlife agencies.

As part of the original Specific Plan, the Developer agreed to set aside 950 acres of open space of which 860 acres is to be conserved as undisturbed native habitat. Because of the development agreement, the conservation land, and the previously issued and amended BO and CO, no further evaluation is necessary, including a consistency review per the MSHCP.

### 4.4.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. The Developer will continue to comply with the terms and requirements contained in the BO and CO issued by the USFWS in 1992 for the Cottonwood Hills Specific Plan and was subsequently amended on April 19, 2002 and July 16, 2002. The level of incidental take of Stephen's kangaroo rat and coastal California gnatcatcher will not exceed the level authorized in the original BO and CO. No new mitigation is required.

### 4.4.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.5 CULTURAL RESOURCES

### 4.5.1 Existing Conditions

Existing conditions relating to cultural resources remain unchanged from those described in the certified FEIR. Refer to pages 73 - 75 of the FEIR which provide information and data regarding known on-site cultural resources. No additional impacts to cultural resources were noted in the 2003 EIR Addendum. Information and data from the FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum.

Since certification of the FEIR and the 2003 EIR Addendum, the State adopted Senate Bill 18 (SB 18) requiring that the lead agency extend an invitation to interested Tribes for consultation on any Project involving a General Plan, Specific Plan, or amendments thereof. Although the entire Canyon Hills Specific Plan area has been altered, and the

## **4.0 Prior Environmental Review and Discussion**

---

areas covered under this SPA #2 have been fine-graded and contoured, the City is required to notify the Tribes of SPA #2 and invite them to bring forth any concerns about the occurrence of their resources on the Project Site. The SB 18 letters have been sent out and responses from the Tribes are pending. They have 90 days in which to respond, and the consultation period closes on March 27, 2007.

### **4.5.2 Environmental Impacts**

#### **Revised Specific Plan**

Implementation of SPA #2 would not result in disturbance to the any previously identified archaeological sites on the proposed fire station property. No significant Project-specific or cumulative impacts are expected. Further evaluation is not necessary.

### **4.5.3 Mitigation Measures**

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### **4.5.4 Level Of Significance After Mitigation**

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## **4.6 TRAFFIC/CIRCULATION**

### **4.6.1 Existing Conditions**

The Project Site is located adjacent to Railroad Canyon Road and currently generates traffic associated with land uses constructed in Phases I and II of the Specific Plan. Refer to pages 78 - 80 of the FEIR, which provide information and data regarding traffic circulation. Further information on impacts associated with the revised SPA #1 is provided on pages 3-7 to 3-10 of the 2003 EIR Addendum. The FEIR stated that increased traffic resulting from the development would have a significant impact on the existing roads and the planned roadways in the circulation system. Information and data from the FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum.

As described in the originally approved FEIR, the project was expected to generate a total of approximately 48,483 daily vehicle trips, 3,615 and 4,824 trips during morning and evening peak hours, respectively. In comparison, as described in the 2003 EIR Addendum, the proposed project was expected to generate a total of approximately 48,618 daily vehicle trips, with 3,835 and 4,803 trips during morning and evening peak hours, respectively. However, with the exclusion of 70% of the school traffic and 50%

## 4.0 Prior Environmental Review and Discussion

---

of the commercial retail traffic, which are internal project trips, the proposed development was projected to generate off-site approximately 41,628 daily vehicle trips, 3,151 and 4,163 trips during morning and evening peak hours, respectively. Therefore, the change in traffic was considered less than significant.

### **Public Concern**

At the time the original Cottonwood Hills Specific Plan was reviewed by the City of Lake Elsinore Planning Commission, a condition was added requiring further evaluation of Project-generated traffic on Lost Road and the feasibility of widening and paving the roadway south of the Project boundary when the second phase tentative tract maps are submitted.

Recently, county residents located south of the Project Site have expressed concerns regarding present and future construction traffic and future Project traffic traveling along Lost Road. In response, the 2003 EIR Addendum included a separate feasibility analysis for the widening and paving of Lost Road south of the Project Site. This evaluation of improving Lost Road was completed and included as an appendix in the 2003 EIR Addendum. The document determined that improvement of Lost Road was not necessary or justifiable at that time. No mitigation, in the form of improvements to Lost Road, were proposed for five reasons: (1) the Project-generated traffic expected to use Lost Road to the south is very small, (2) adequate right-of-way for collector road improvements would have to be acquired within the county jurisdiction to provide a roadway meeting applicable design standards, (3) there has been no program proposed in the county jurisdiction to distribute the costs of any improvements equitably among the property owners who would benefit from the improvement, (4) the Cottonwood Hills Project is providing a significant off-site circulation benefit through the proposed widening of Railroad Canyon Road, and (5) construction of Lost Road could significantly impact existing environmental concerns/constraints (i.e. biology, geology, and hydrology/water quality).

Because the facts surrounding traffic along Lost Road have not changed, and because the 2003 EIR Addendum found improvements to Lost Road were unnecessary, such improvements will not be required as a condition to SPA #2. Therefore, no new significant impacts would result from construction of those roadway improvements.

Development within the Canyon Hills Specific Plan will however include improvements to that portion of Lost Road within the Project boundaries. This improvement, in conjunction with the widening of Railroad Canyon Road, would provide more ready access to I-15 for some of the existing residents under the county jurisdiction along Lost Road. The effect of Project-generated traffic on the segment of Lost Road to the south, however, would not be reduced by these improvements.

The public has expressed concern that construction trucks will be traveling along Lost Road, south of the Project Site. The Developer is aware of this concern and will ensure that construction trucks do not use the segment of Lost Road south of the Project Site, as a construction truck route.

## 4.0 Prior Environmental Review and Discussion

---

### 4.6.2 Environmental Impacts

#### Revised Specific Plan

Implementation of SPA #2 would not result in any substandard intersection level of service operation within the Project Site.

SPA #2 involves the addition of 47 dwelling units (DU) by expanding PA 36 into the area originally known as PA 19. Further, reciprocally switching the land uses associated with PA 26 and PA 37, and increasing the area of PA 37 would result in the addition of 102 DU. Combined with other reductions in future PA area, this increase in 102 DU would bring the overall development total to 3,830 DU.

Therefore, implementation of SPA #2 at 3,830 DU is within the allowable limits (4,275 DU) of development, and would not result in an increase in trip generation over that approved in the FEIR or 2003 EIR Addendum. In addition, the reduction in school traffic resulting from the exclusion of the school in PA 19 would further reduce overall traffic resulting from development of the Canyon Hills Specific Plan.

#### 4.6.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required. However, the project will be conditioned to prohibit construction traffic from using the segment of Lost Road south of the project site as a construction truck route.

#### 4.6.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

### 4.7 SERVICES AND UTILITIES

#### 4.7.1 Existing Conditions

Existing conditions relating to affected public facilities and services, including water supply, sewer service, police service, fire protection, gas and electric service, schools, solid waste service, libraries, public transportation, and parks and recreation remain generally unchanged from those described in the FEIR. Refer to pages 89 - 106 of the FEIR, which provides information and data relating to existing public facilities and services. Further information on impacts associated with the revised SPA #1 is provided on pages 3-10 to 3-13 of the 2003 EIR Addendum. This discussion included estimates of consumption and generation figures, as well as the construction of a new fire station. Information and data from the certified FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum.

## 4.0 Prior Environmental Review and Discussion

---

### 4.7.2 Environmental Impacts

#### Revised Specific Plan

No significant Project-specific or cumulative impacts beyond those described in the FEIR and 2003 EIR Addendum are expected.

### 4.7.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### 4.7.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.8 HYDROLOGY AND WATER QUALITY

### 4.8.1 Existing Conditions

The information and data in the FEIR regarding hydrologic conditions in the Canyon Hills Specific Plan have not changed substantially since the FEIR was certified. Refer to pages 107 - 110 of the FEIR which provides information and data relating to surface drainage and groundwater. The Project Site contains the same hydrologic and watershed characteristics as described in the FEIR.

Section 6.6 of the SPA #1 contains a discussion of proposed onsite drainage facilities and related Best Management Practices (BMP's), which are proposed to minimize surface water quality impacts. Phases I through V of the Specific Plan have been implemented and improved drainage facilities have been constructed. The Project Site is located within the San Jacinto watershed and is subject to National Pollutant Discharge Elimination System (NPDES) surface water quality requirements and objectives including compliance with Santa Ana Regional Water Quality Control Board mandates.

Discussions relating to existing hydrology conditions continue to apply and are incorporated by reference into this Addendum. Further discussion is not necessary.

### 4.8.2 Environmental Impacts

#### Revised Specific Plan

Drainage and hydrology impacts resulting from implementation of the proposed Project would remain similar to those associated with the FEIR and 2003 EIR Addendum, including sediment discharge from erosion during grading and

## 4.0 Prior Environmental Review and Discussion

---

construction activities as well as typical surface runoff from urbanization. As a general rule, land development Projects cause increases in peak flows during storms due to the increase of impermeable surface streets and buildings. Refer to pages 110 - 114 of the FEIR which evaluate hydrology impacts resulting with the development of the Project Site.

As part of the SPA #2, the location of PA 26 (school site) has been switched with the location of PA 37 (residential). If the school were to be developed in the location proposed under SPA #1, the Developer would be required to construct a sewer line and pump station to accommodate the hydrology for the entire PA 26 and surrounding PAs. Installation of these facilities could take a great deal of time and would delay the construction of the school site. To accommodate the urgent need to have the school completed, SPA #2 proposes to switch the school site to PA 37 so that the hydrology facilities can be built with the least amount of delay. The Project impacts remain the same as they were in the FEIR and the 2003 EIR Addendum.

No significant Project-specific or cumulative impacts beyond those described in the FEIR and 2003 EIR Addendum are expected. Further evaluation is not necessary.

### 4.8.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### 4.8.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.9 GEOLOGY AND SOILS

### 4.9.1 Existing Conditions

Existing conditions relating to on-site geology and soils remain generally unchanged from those described in the FEIR and 2003 EIR Addendum.

Implementation of the Canyon Hills Specific Plan requires a substantial amount of grading to create roadways, building pads and manufactured slopes. The Project Site is located within an alluvial basin bounded by the Elsinore fault zone to the west and the San Jacinto fault zone on the northeast. The most significant seismic event affecting the Project Site would be a 7.0 magnitude earthquake occurring on the Elsinore fault zone. The soils below the water table have a high liquefaction potential during a major ground-shaking event. There are silty sands in the alluvial areas on-site that can be expected to shrink on the order of 15 to 20 percent when recompacted. The material from bedrock excavations could bulk on the order of 5 percent. Subsidence of natural

## 4.0 Prior Environmental Review and Discussion

---

ground due to the movement of construction equipment is expected to be 0.2 foot in the proposed fill areas. However, the Project Site is generally underlain by dense granitic and metamorphic bedrock and would not experience any settlement during a seismic event.

The Project Site is not located within a state or county fault hazard zone, but it is expected to experience ground motions from earthquakes on regional/local causative faults typical to southern California. Refer to pages 116 - 119 of the FEIR, and pages 3-14 to 3-16 of the 2003 EIR Addendum which provide information and data relating to on-site geology and soils.

No significant Project-specific or cumulative impacts beyond those described in the FEIR and 2003 EIR Addendum are expected. Information and data from the certified FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum. Further evaluation is not necessary.

### 4.9.2 Environmental Impacts

#### Revised Specific Plan

No significant Project-specific or cumulative impacts are expected. Further evaluation is not necessary.

### 4.9.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### 4.9.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.10 NOISE

### 4.10.1 Existing Conditions

The existing ambient noise setting and environment, with the exception of urbanizing land uses associated with Phase 1, remain unchanged from those that were analyzed in the FEIR. Refer to pages 122 - 124 of the FEIR which provide information and data regarding existing noise sources and those applicable standards and guidelines which measure noise levels and impacts.

Discussions in the 2003 EIR Addendum indicated that implementation of SPA #1 would result in additional urban level land uses being introduced into an existing open

## **4.0 Prior Environmental Review and Discussion**

---

space and developing environment, resulting in additional short term construction and long term operational noise impacts. Residential development proposed adjacent to major roads in the Project would be subject to similar noise levels as the originally adopted Specific Plan. Exterior yards of both single family and multi-family residences adjacent to primary Project roadways could experience Ldn values over 65 dBA which is inconsistent with the standard set in the City's Noise Element. Interior noise levels for multi-family units could exceed the hourly limits set by the City's noise ordinance and the CNEL limit of 45 dBA set by the state. However, the 2003 EIR Addendum included mitigation to bring impacts to less than significant levels.

Information and data from the certified FEIR and 2003 EIR Addendum regarding these issues are incorporated by reference into this Addendum. Further discussions are not necessary.

### **4.10.1 Environmental Impacts**

#### **Revised Specific Plan**

No significant Project-specific or cumulative impacts beyond those described in the FEIR and 2003 EIR Addendum are expected. Further evaluation is not necessary.

### **4.10.3 Mitigation Measures**

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### **4.10.4 Level of Significance After Mitigation**

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## **4.11 AIR QUALITY**

### **4.11.1 Existing Conditions**

Existing conditions for climate, ambient air quality standards and air quality management remain largely unchanged from those described in the certified FEIR and the 2003 EIR Addendum. Refer to pages 128 - 131 of the FEIR and pages 3-18 to 3-20 of the 2003 EIR Addendum which provide information and data regarding existing climatic conditions and air quality monitoring measurements.

Information and data from the certified FEIR and the 2003 EIR Addendum regarding these issues are incorporated by reference into this Addendum. Onsite emissions currently occur associated with short term construction and long term vehicular and operational related emissions. Further discussions are not necessary.

## 4.0 Prior Environmental Review and Discussion

---

### 4.11.2 Environmental Impacts

#### Revised Specific Plan

As discussed in previous documentation, SPA #2 will result in short- and long-term impacts. Short-term construction activities will generate two types of pollutants: fugitive dust and mobile source emissions from construction equipment. Grading and site preparation will also create some level of fugitive dust. Long-term emissions will result from stationary and mobile sources. Stationary sources include emissions produced from onsite combustion, such as for space and water heating. Mobile emissions directly result from additional motor vehicle traffic.

Given that the proposed Project will construct less residential and other land uses as previously evaluated in the FEIR and the 2003 EIR Addendum, it is assumed that the same EIR findings and conclusions will also apply to the proposed Project. The FEIR and 2003 EIR Addendum concluded that the Project would not result in any significant Project-specific short- or long-term impacts. However, the FEIR did state that the development would contribute towards the cumulative air quality problems occurring throughout the South Coast Air Basin.

### 4.11.3 Mitigation Measures

Mitigation measures contained in the FEIR and 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### 4.11.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

## 4.12 ENERGY CONSERVATION

### 4.12.1 Existing Conditions

Conditions relating to energy conservation remain unchanged from those described in the FEIR and 2003 EIR Addendum. Information and data from the certified FEIR and 2003 EIR Addendum are incorporated by reference into this Addendum. Further discussions are not necessary.

### 4.12.2 Environmental Impacts

#### Revised Specific Plan

As described in the FEIR and the 2003 EIR Addendum, energy use on the Project Site is expected to result from development of the Specific Plan. The energy consumption

## 4.0 Prior Environmental Review and Discussion

---

per month is not anticipated to change, and is as follows: 3.1 million kwh of electricity, 30 million cubic feet of natural gas, and 12,319 gallons of gasoline. The energy requirements will be met with no significant impact on the service facilities. No significant Project-specific or cumulative impacts beyond those described in the FEIR and the 2003 EIR Addendum are expected. Further evaluation is not necessary.

### 4.12.3 Mitigation Measures

Mitigation measures contained in the FEIR and the 2003 EIR Addendum remain applicable to the proposed Project. No new mitigation is required.

### 4.12.4 Level of Significance After Mitigation

No significant impacts are anticipated due to the continued implementation of the mitigation measures identified in the FEIR and 2003 EIR Addendum. Implementation of these mitigation measures ensures that Project-specific and cumulative impacts will be reduced to less than significant levels.

### 5.0 FINDINGS

In accordance with Section 15090 of the CEQA Guidelines, the following findings are made:

1. The Addendum is the appropriate environmental clearance document to evaluate SPA #2 because the minor changes proposed will not result in any new significant adverse environmental impacts which were not already reviewed, analyzed, and/or mitigated in the 1989 EIR and/or the 2003 EIR Addendum.
2. It is the independent judgment of the Lead Agency that the Addendum includes updated data and evaluations associated with the proposed project and that the findings and conclusions from the Addendum will be considered by the Lead Agency prior to acting on the project.
3. The Lead Agency finds that the proposed project is not a new project, and does not change the nature and scope of the project evaluated in the 1989 certified FEIR and the 2003 EIR Addendum. There have been no substantial changes in the project requiring major revisions to the previous documents.
4. The Lead Agency finds that the Addendum has been prepared, submitted and reviewed in accordance with requirements presented in Section 15164 of the CEQA Guidelines, and is complete and adequate in its evaluation of all environmental effects of the proposed project. The proposed project will not result in any additional significant, more severe, and/or unavoidable impacts that were not evaluated in the 1989 FEIR and 2003 EIR Addendum.
5. Although the number of units being evaluated in this Addendum for SPA #2 is 3,830, the Applicant may in the future make a request to construct the originally approved 4,275 units. Should this request be submitted in the future, the City will evaluate the need for future Specific Plan amendments and additional environmental analysis as required pursuant to CEQA.

## **6.0 Organizations and Persons Consulted**

---

### **6.0 ORGANIZATIONS AND PERSONS CONSULTED**

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

#### **CITY OF LAKE ELSINORE**

- Rolfe Preisendanz, Community Development Director
- Kirt Coury, Senior Planner
- Ken Seumalo, City Engineer
- Ed Basubas, City Traffic Engineer

#### **TECHNICAL CONSULTANTS**

- Dennis Ring, BV Engineering
- Russ Rider, BV Engineering

### 7.0 REFERENCES

- Cottonwood Hills Specific Plan 88-1 (March 14, 1989)
- Specific Plan 88-1 Conditions of Approval (March 14, 1989)
- Cottonwood Hills Environmental Impact Report (January 25, 1989)
- Cottonwood Hills Mitigation Monitoring Program (March 14, 1989)
- Cottonwood Hills Development Agreement (May 9, 1990)
- Cottonwood Creek Revegetation Plan (October 23, 1991)
- U.S. Army Corps of Engineers 404 Permit (July 22, 1996)
- California Department of Fish & Game 1603 Agreement (September 19, 1996)
- Section 401 Water Quality Application (January 4, 1993)
- Section 401 Waste Discharge Requirement and Water Quality Certification Waiver (October 19, 1989)
- Cottonwood Hills Storm Water Pollution Prevention Plan (SWPPP) and NOI (December 18, 1997 and November 4, 1997)
- Vesting Tentative Tract Map No. 23848 Conditions of Approval (October 10, 1989)
- Vesting Tentative Tract Map No. 25274 and R89-22 (April 24, 1990)
- Conditions of Approval for Vesting Tentative Tract Map No. 23848-13, Amendment #1 and R99-4 (Planning Commission Approved September 15, 1999 and City Council Approved October 26, 1999)
- Minor design review for Vesting Tentative Tract Map 2384813, Amendment #1 (February 2, 2000)
- Final Environmental Impact Report for the Cottonwood Hills Specific Plan (1989)
- Focused Survey and Technical Report (May 15, 2002)
- Methods, Results and Conclusions of Focused Coastal California Gnatcatcher Surveys on the Approximately 1,989-acre Canyon Hills Site, Located in the City of Lake Elsinore, Riverside County, California (September 13, 2002)
- City of Lake Elsinore, Canyon Hills Traffic Analysis (revised) (October 24, 2002)
- Addendum to the Final Environmental Impact Report - Canyon Hills Specific Plan Amendment #1 (March 2003)

**General Plan Conformance**  
**Appendix C**

## **Appendix C – General Plan Conformance**

---

<b>C.1</b>	<b>Land Use Element</b>	<b>C-2</b>
<b>C.2</b>	<b>Draft General Plan Land Use Policies and Objectives</b>	<b>C-5</b>
<b>C.3</b>	<b>Circulation Element</b>	<b>C-11</b>
<b>C.4</b>	<b>Environment Resources Management Element</b>	
<b>C.4a</b>	<b>Preservation of Natural Resources</b>	<b>C-13</b>
<b>C.4b</b>	<b>Managed Productivity of Natural Resources</b>	<b>C-14</b>
<b>C.4c</b>	<b>Outdoor Recreation</b>	<b>C-15</b>
<b>C.4d</b>	<b>Public Health and Safety</b>	<b>C-16</b>
<b>C.5</b>	<b>Noise Element</b>	<b>C-18</b>
<b>C.6</b>	<b>Community Design Element</b>	<b>C-19</b>
<b>C.7</b>	<b>Housing Element</b>	<b>C-21</b>

## Appendix C – GENERAL PLAN CONFORMANCE

This appendix addresses the conformance of the *Canyon Hills* ~~Cottonwood Hills~~ Specific Plan to the City of Lake Elsinore General Plan.

### C.1 Land Use Element

The General Plan 1982 Land Use Map does not encompass the specific plan area. However, conformance to the Land Use Policies of the General Plan as adopted in 1982 is discussed below.

#### POLICY 1.1

It is the policy of the City to establish and maintain a balance of land uses through out the community.

The Specific Plan contributes to a balance of land uses throughout the Lake Elsinore community by providing for a mix of residential uses with supporting commercial and public facilities on-site; and by adding to the population base to support commercial, industrial, and recreational development in the lake-downtown areas.

Specific Plan References – Section 2.1, Specific Plan Goals. Section 2.2, Overall Specific Plan

##### Objective 1.1a:

Encourage the development of both existing and new neighborhoods in an orderly fashion, wherever growth does not exceed the capacity of the community to provide necessary services and facilities.

A Specific Plan is employed to guide *Canyon Hills* ~~Cottonwood Hills~~ development, as required by the General Plan for large land ownerships. The Plan permits development of a new residential neighborhood in an orderly fashion, utilizing the specific plan process to ensure adequate development controls and provision of necessary services and facilities.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 2.3, Specific Plan Designation. Section 2.5, Conformance with Specific Plan District Ordinance. Chapter 8, Community-Wide Implementation Element

##### Objective 1.1b:

Encourage the development of commercial centers at strategic points in the Planning Area.

The Specific Plan designates appropriate locations and types of commercial development within the proposed community. Design guidelines and standards address access, parking, loading, and appearance to ensure attractive functional commercial centers.

Specific Plan References – Section 4.1, Commercial Land Use.

##### Objective 1.1c:

Encourage and encourage the revitalization of the Central Business District to serve the needs of permanent residents and tourists.

*Canyon Hills Cottonwood Hills* commercial uses are intended to predominantly serve the community's and nearby residents' retail and service needs. These complement the planned specialty commercial in downtown Lake Elsinore.

Specific Plan References – Section 4.1, Commercial Land Use.

Objective 1.1d:

Encourage the location of industries which are compatible with the Planning Area's resources, climate, and appearance.

Given the topography, accessibility, and neighboring uses of the specific plan area, industrial development is not appropriate to the *Canyon Hills Cottonwood Hills* community.

Specific Plan References – Section 2.2, Overall Specific Plan.

POLICY 1.2

It is the policy of the City of Lake Elsinore to recognize the importance of land uses in determining the quality of life and its effect on the environment.

Objective 1.2a:

Create an environment which is satisfying to the residents of the community and which will appeal to the many people in Southern California who seek locations for recreation purposes or for permanent residence in Lake Elsinore.

The Specific Plan arranges land uses to limit incursions into sensitive environmental resources, and specifies grading guidelines and buffer designs to provide for environmentally sensitive development. Design guidelines govern the visual quality of developments and transitions between land uses. Air quality mitigation measures included bicycle facilities, transit accommodations, and pedestrian facilities; energy conservation; location of support facilities for residential development within the community; and open space preservation.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 3.2, Residential Design Guidelines. Section 4.1, Commercial Land Use. Section 4.2, Institutional Land Use. Section 5.2, Public Parks. Chapter 6, Resources Management Element. Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System.

POLICY 1.3

It is the policy of the City of Lake Elsinore to ensure that adequate public services and facilities are provided in a timely and adequate manner.

The Specific Plan outlines phasing and implementation programs to ensure adequate public services and facilities in a timely manner.

Specific Plan References – Section 5.5, Public Facilities and Services Implementation. Section 7.7, Circulation Implementation. Section 9.3, Phasing Program. Section 9.4, Financing Program.

Objective 1.3a:

Correct current sewer and water deficiencies prior to, or concurrent with, the extension of services and facilities to undeveloped areas.

Adequate water and sewer facilities will be provided concurrently with development under the Specific Plan.

Specific Plan References – Section 5.4, Utilities. Section 5.5, Public Facilities and Services Implementation. Section 9.3c, Public Facilities and Services Phasing.

Objective 1.3b:

Provide adequate solid waste disposal facilities which are suitably located to serve the Planning Area.

Existing regional landfill operations are sufficient to accommodate solid waste disposal from the *Canyon Hills* ~~Cottonwood Hills~~ community.

Specific Plan References – Section 5.3d, Solid Waste Services.

Objective 1.3c

Provide adequate school facilities and services to all new development within the City.

Adequate school facilities and services will be provided for all new development approved under the Specific Plan, in coordination with the relevant school districts. School agreements are required in conjunction with permitting of residential projects.

Specific Plan References – Section 5.1, Public Schools. Section 5.5, Public Facilities and Services Implementation. Section 9.3c, Public Facilities and Services Phasing. Section 9.4c, School Agreements.

## **C.2 Draft General Plan Land Use Policies And Objectives**

A revised General Plan for the City of Lake Elsinore is under preparation. Conformance to the adopted draft policies and objectives for Land Use is addressed below.

### **POLICY 1**

The City shall not amend, alter, or apply the General Plan or Zoning designations in any manner which would clearly or likely cause potential harm to the health, safety, or general welfare of the citizens and residences of the City of Lake Elsinore.

The proposed Specific Plan does not clearly or likely cause potential harm to health, safety, or general welfare of the citizens of the City.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 2.5, Conformance with Specific Plan District Ordinance. Chapter 8, Zoning Element. Section 9.1, Implementation Process.

### **POLICY 2**

The City shall not amend, alter or apply the General Plan or Zoning designations in any manner which would result in an INCONSISTENCY between the General Plan and the Zoning Code. Simultaneous amendments to either the General Plan or a Zoning designation are permitted when they are elements of a single project proposal.

The Specific Plan provides consistency between the proposed land uses and the development standards which act as zoning controls.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 3.1, Residential Land Use. Section 4.1, Commercial Land Use. Chapter 8, Zoning Element.

### **POLICY 3**

The City shall not approve any proposed land use project or modification of the General Plan and Zoning which clearly can be seen to cause significant environmental harm to the City of Lake Elsinore and/or its citizens and residents unless substantial factual information is submitted and made a part of the public record so that well founded overriding considerations can be made.

The proposed land use project does not cause significant environmental harm to the City or its residents, but proposes preservation of significant resources and/or mitigation of negative environmental impacts.

Specific Plan References – Chapter 6, Resources Management Element. Section 9.1, Implementation Process. Appendix B, Summary of Environmental Impacts and Mitigation.

### **POLICY 4:**

The City shall give its first preferred consideration to those development proposals which provide for regional and subregional commercial/industrial uses which clearly avoid any significant conflict of the land uses and potential land uses of the downtown Central City Core as a “Specialty Commercial development center. Said Specialty Commercial uses include, but are not limited to: professional office uses, specialty retail uses,

restaurant/outdoor café uses, and other similar land uses which do not generate high volume vehicular movements.

*Canyon Hills Cottonwood Hills* commercial uses are intended to predominantly serve the community's and nearby residents' retail and service needs. These complement the specialty commercial in downtown Lake Elsinore and regional commercial and industrial uses along Interstate-15.

Specific Plan References – Section 4.1, Commercial Land Use.

#### POLICY 5

The City shall give its second preferred consideration to those development proposals which provide for middle and upper income residential development. The need for such land use development is viewed as critically needed within the City to provide for improved urban standards and community balance.

While accommodating a range of housing densities and income levels, the Specific Plan emphasizes single-family detached residential for middle and upper-middle income residents. The community represents an improvement over certain development which already exists in the City.

Specific Plan References – Section 3.1, Residential Land Use.

#### POLICY 6

The City shall give its third preferred consideration to those development proposals which provide for YEAR AROUND RECREATIONAL USES. The City shall give priority to those recreational development proposals which provide facilities that clearly lend themselves to year around use by the public.

The Specific Plan provides year around recreational facilities in the form of public neighborhood parks, a public community park, a parkway park, school playground facilities, residential project recreational facilities, and an open space network.

Specific Plan References – Section 5.2, Public Parks. Section 5.1, Public Schools. Section 6.1, Open Space System. Section 7.6, Pedestrian/Equestrian Circulation.

#### POLICY 7:

The City shall insure that where high density, multiple family, residential land uses are proposed that said uses are: (1) not greater than 10 net acres in size either by themselves or as an accumulation of 10 net acres with surrounding adjacent high density. Multiple family, residential uses; and (2) that the design of such high density, multiple family, residential uses provides for adequate open common areas. This Policy shall not apply to any current or proposed Specific Plans which may be approved by the City

Multiple-family residential uses are situated in proximity to community amenities such as river/creek open space corridors or public parks, and neighborhood commercial areas. All attached projects provide on-site open space common areas and recreational facilities.

Specific Plan References – Section 3.1, Residential Land Use. Section 3.2, Residential Design Guidelines. Section 5.2d, Project Recreational Facilities.

## POLICY 8

The City shall view Lake Elsinore as the primary center or beginning point for the overall development of the City now and in the future. In this view, the City shall endeavor to generally reduce the intensity of land uses as land use projects distance themselves from the Lake. Major commercial and/or industrial centers shall also be viewed as land use centers where surrounding land use intensity is gradually reduced as projects distance themselves from such centers. Ultimate land use patterns within the City shall result from a full consideration of: existing and proposed infrastructure facilities, environmental conditions and limitations, and social and community needs.

Moving out of the downtown business district and the Interstate 15 corridor as the focus of intense development, the specific plan area is considered an outlying area. Accordingly, development is proposed at an average density of 2.17 dwelling units per acre. Within the **Canyon Hills** ~~Cottonwood Hills~~ community, higher density housing is clustered around Railroad Canyon Road and along **Canyon Hills** ~~Cottonwood Hills~~ Road in the west central portion of the project. Lower density residential is planned in the more remote eastern and southern areas of the community to be compatible with existing rural residential uses.

Specific Plan References – Section 2.1, Overall Specific Plan. Section 2.3, Specific Plan Designation. Section 3.1, Residential Land Use. Section 5.4, Utilities. Section 7.1, Street System. Section 9.3, Phasing Program.

## POLICY 9

Established rural residential property shall not have high intensity land uses placed adjacent to and contiguous with its boundaries.

In **Canyon Hills** ~~Cottonwood Hills~~, lower density detached residential uses in the form of conventional (SF2) and estate (SF1) single-family lots are placed adjacent to established rural residential property. In addition, landscaped and natural open space buffers are specified where appropriate.

Specific Plan References – Section 3.1, Residential Land Use. Section 3.2, Residential Design Guidelines.

### Objective 1:

Revise the City's Zoning and Land Development ordinances where necessary to implement and achieve consistency with the land use designations of the General Plan.

Not applicable to Specific Plan.

### Objective 2:

Extensive rezonings and General Plan changes shall be undertaken to promote the land use proposals of the General Plan and to recognize and legalize those current uses which are worthy of preservation.

Not applicable to Specific Plan.

### Objective 3:

Require that Specific Plans be submitted by developers of large land ownerships for those areas designated SPA (Specific Plan Area) and encourage the submission of Specific Plans for those areas which are not designated, but are deemed appropriate for Specific Plan requirements.

The *Canyon Hills Cottonwood Hills* property is a large landholding, and is accordingly submitted to the City for development under a Specific Plan, with an SPA (Specific Plan Area) designation.

Specific Plan References – Section 1.2, Significance of Specific Plan.

Objective 4:

Plan residential neighborhoods so nearby supporting facilities and services are in scale with these neighborhoods and adequately serve their nearby neighborhoods. In this regard, identify and designate specific planning areas as neighborhoods.

The *Canyon Hills Cottonwood Hills* plan distributes the proposed commercial/institutional uses and school/park facilities to serve the various residential subareas of the community.

Specific Plan References – Section 4.1, Commercial Land Use. Section 4.2, Institutional Land Use. Section 5.1, Public Schools. Section 5.2, Public Parks.

Objective 5:

Insure that land uses generating high vehicular traffic volumes have access to major transportation routes, incorporate open spaces, provide off-street parking and bus loading lanes. Bus loading lanes will only be required on major collector streets and where lot frontages are of adequate with. Landscaping will not be required around these loading lanes.

For *Canyon Hills Cottonwood Hills*, the more intense land uses such as multi-family residential and neighborhood commercial are located in the western portion of the specific plan area, with access to major transportation routes and potential transit stops. These land uses will incorporate adequate off-street parking and open space.

Specific Plan Reference – Section 2.2, Overall Specific Plan. Section 7.1, Street System. Section 7.4, Public Transportation.

Objective 6:

Insure that ordinances are adopted which will require the undergrounding of all utilities in all zones. Mandatory undergrounding of utilities will not be required for single “in-fill” lots in older neighborhoods where not existing utility undergrounding has occurred and for agriculturally zoned parcels over five (5) acres in size.

Under the Specific Plan, all community utility lines will be placed underground.

Specific Plan Reference – Section 5.4, Utilities. Section 7.2, Streetscape Design.

Objective 7:

Promote the development of bike lanes, Transit Facilities, and Park and Ride facilities by the passage of ordinances and the implementation of special developer fees and capital improvement projects designed to maximize long term transportation needs.

The Specific Plan addresses alternative transportation modes including transit, bicycle travel, and pedestrian movement.

Specific Plan References – Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System. Section 7.7, Circulation Implementation.

Objective 8:

Implement a revised Circulation Element that proposes a wholly adequate circulation plan for the entire citywide road system and connecting regional circulation systems.

*Canyon Hills Cottonwood Hills* provides its own internal circulation system while linking into the City County regional system. The project will contribute financially to the needed upgrading of Railroad Canyon Road.

Specific Plan References – Section 7.1, Street System. Section 9.3b, Transportation Phasing.

Objective 9:

Place buffer areas adjacent to critical wildlife habitats or other valuable resource areas to insure their long term viability.

Buffer areas are provided adjacent to significant habitat areas planned for preservation.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.2, Open Space Design Guidelines.

Objective 10:

Require all signage (especially free standing) to adhere to strict scenic policies which provide for a 15 year “Grandfathering” of all existing signage to ordinance standards.

Not applicable to Specific Plan.

Objective 11:

Require development projects to incorporate natural features and unique scenic features into their site development plans and encourage “clustering” and similar design principles to achieve these goals.

The Specific Plan preserves the distinctive landforms and drainage ways of the site in open space while placing development on relatively flat, non-sensitive areas.

Specific Plan References – Section 2.3, Specific Plan Designation. Section 6.1, Open Space System. Section 6.4, Grading.

Objective 12:

No structure(s) – in any zone – shall be erected without consideration of the extent to which the lake viewshed of other properties, developed or undeveloped, are blocked by said proposed structure(s).

Not applicable to Specific Plan.

Objective 13:

Scenic Corridors shall be identified and made mandatory setbacks around the perimeter of Lake Elsinore.

Not applicable to Specific Plan.

Objective 14:

Hill top development in all zones shall be prohibited. Where an independent consultant architect is employed by the City at applicant expense to review exceptions to this policy objective, findings must be made that clearly show that: (1) the design of the basic structure is employed to achieve a positive aesthetic impact; and (2) the majority of the Planning Commission members and the City Council agree with the Consultant architect’s finding of long term beneficial aesthetic impacts from said development. All existing and proposed legal parcels subject to this prohibition shall be proposed legal

parcels subject to this prohibition shall be permitted to “cluster” a proposed land use on the non-hill top portion of said parcels.

With the exception of some estate lot (SF!) sites, all development in *Canyon Hills Cottonwood Hills* is proposed in non-hilltop areas with minimal encroachment into steep slopes. Development is clustered in the flatter portions of the specific plan area, and a terraced grading approach is utilized for residential development in moderately sloped areas. The estate lot projects utilize the flatter portions of the hilly southeast area, creating a series of development clusters with natural open space included in many lots or daylighted grading.

Specific Plan References – Section 6.4, Grading. Section 3.2, Residential Design Guidelines.

Objective 15:

Undersized, legal, non-conforming parcels shall be provided with incentives which will encourage their combination in order to provide development projects that have greater aesthetic and community benefits.

Not applicable to Specific Plan.

Objective 16:

Grading and drainage standards shall be adopted that provide for maximum protection of existing hillside slopes and natural terrain features.

The Specific Plan outlines a series of grading and drainage guidelines to protect steep slopes and major drainage ways. These guidelines are based on the intent of existing City standards, tailored to natural site conditions and development opportunities within the Specific plan area. The implementation program provides a process for reviewing the design and engineering of individual planning unit projects to meet Specific Plan guidelines.

Specific Plan References – Section 6.2, Open Space Design Guidelines. Section 6.4, Grading. Section 6.4, Drainage and Hydrology. Section 9.2, Site Plan Review.

### **C.3 Circulation Element**

The General Plan 1992 Land Use Map with roadway designations does not include the *Canyon Hills Cottonwood Hills* property. However, conformance to this policy and objectives of the Circulation Element (General Plan, 1982) is demonstrated below.

#### **POLICY 2.1**

It is the policy of the City of Lake Elsinore to provide for safe, fast and efficient movement of people and goods within Lake Elsinore and between Lake Elsinore and other parts of the region by an integrated system of streets, freeways, public transit and other transportation facilities.

The Specific Plan ties into and augments the City and region's integrated system of streets, freeways, public transit, and other transportation facilities.

Specific Plan References – Chapter 7, Circulation Element.

##### **Objective 2.1a:**

Plan for and implement a network of arterial, major, and collector roads that connect the various parts of the City together.

*Canyon Hills Cottonwood Hills* provides for a network of community major, secondary, collector, and local streets while contributing to the upgrading of Railroad Canyon Road, an arterial highway.

Specific Plan References – Section 7.1, Street System. Section 7.7, Circulation Implementation. Section 9.3b, Transportation Phasing.

##### **Objective 2.1b:**

Maintain the current level of bus services and expand such services as required when demand levels increase.

The Specific Plan's arterial and major highways can accommodate bus service when demand warrants. Activity centers are sited along potential transit routes and can accommodate transit stops.

Specific Plan References – Section 7.4, Public Transportation. Section 7.7, Circulation Implementation.

##### **Objective 2.1c:**

Insure that adequate on-site parking facilities are provided for all land uses.

On-site parking for all land uses is required per the Specific Plan and the Zoning Ordinances.

Specific Plan References – Section 7.3, Auto Parking. Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines. Section 5.1c, School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

##### **Objective 2.1d:**

Provide for the safe and convenient use of bicycles throughout the City for recreation and as a viable alternative to the automobile as a form of local transportation.

Bike lanes are proposed paralleling Railroad Canyon Road, as required by the City's Bikeway Plan. Continuous bike lanes are planned in the roadways of major roads within the *Canyon Hills* ~~Cottonwood Hills~~ community, providing access to activity centers.

Specific Plan References – Section 7.5, Bicycle Circulation. Section 7.7, Circulation Implementation.

## **C.4 Environmental Resources Management Element**

Conformance of the *Canyon Hills Cottonwood Hills* Specific Plan to the policies and objectives of the Environmental Resources Management Element (1982) of the General Plan is addressed below.

### **C.4a Preservation of Natural Resources**

#### **POLICY 3.1**

It is the policy of the City of Lake Elsinore to ensure the long-term viability of the community's natural biological environment.

##### **Objective 3.1a:**

Protect and maintain significant examples of plant and animal life by reducing negative impacts of human activities.

The Specific Plan provides for the preservation and buffering of the San Jacinto River and Cottonwood Creek riparian areas as significant habitats. A mitigation program for the Stephen's Kangaroo Rat is proposed in conjunction with development. Large areas of steep slopes with native vegetation are preserved as permanent natural open space. Also outlined in the Plan is a fire management program to reduce fire hazards.

Specific Plan References – Section 6.2, Open Space Design Guidelines. Section 6.8, Biological Resources.

#### **POLICY 3.2:**

It is the policy of the City of Lake Elsinore to preserve the sense of open space and important scenic and visual resources.

##### **Objective 3.2a:**

Protect the physical resources which create the unique scenic and visual character of the Elsinore Valley.

The Specific Plan retains significant drainage ways, steep slopes, and riparian habitats in permanent open space. Development is placed in relatively flat, non-sensitive areas. The Plan takes into account natural scenic features such as hillsides, rock outcroppings, major tree stands, and prominent landforms, preserving these features where feasible. Through sensitive grading and landscaping, manufactured slopes abutting natural open space are naturalized in appearance to the extent possible. The community road system and residential developments are laid out to take advantage of view opportunities.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.1, Open Space System. Section 6.2, Open Space Design Guidelines. Section 6.3, Open Space Preservation and Maintenance. Section 6.4, Grading.

## **C.4b Managed Productivity of Natural Resources**

### **POLICY 3.3**

It is the policy of the City of Lake Elsinore to enhance the economic potential of the area's natural resources.

#### **Objective 3.3a:**

Promote the economic use of mineral and groundwater deposits in a manner which will generate benefits to present and future generations.

Under the Specific Plan, the existing sand and gravel extraction areas on-site will be phased out. This is due to the realignment and upgrading of Railroad Canyon Road, and to the incompatibility of mining operations with proposed residential development. These operations are not considered significant.

Specific Plan References – Section 6.2d, Extraction Operations. Section 9.3b, Transportation Phasing.

### **POLICY 3.3b:**

Maintain and improve the Planning Area's air quality.

The Specific Plan Contains a number of features designed to mitigate air quality impacts:

- The project is a planned community which offers a variety of services on-site.
- Abundant landscaping is provided, which tends to shield and filter air on-site, and provides shade to reduce emissions.
- Setbacks and buffer areas from roadways and parking areas are provided, which allow dispersion of pollutants.
- Bicycle and pedestrian facilities are provided.
- Transit services can be accommodated.
- Energy efficient buildings will be constructed.

Specific Plan References – Section 2.2, Overall Specific Plan. Section 6.6, Energy Conservation. Section 7.2, Streetscape Design. Section 7.3, Auto Parking. Section 7.4, Public Transportation. Section 7.5, Bicycle Circulation. Section 7.6, Pedestrian/Equestrian Circulation.

### **POLICY 3.4:**

It is the policy of the City of Lake Elsinore to protect and preserve existing agricultural activity and areas with prime agricultural lands.

#### **Objective 3.4a:**

Preserve and maintain agricultural areas which permit production of food and fiber as well as provide open space views which contribute to the rural character of the Lake Elsinore Valley.

Development of portions of *Canyon Hills* ~~Cottonwood Hills~~ will result in the loss of prime agricultural soils with the potential for production. This loss in lands and potential agricultural income is not considered significant in terms of regional agricultural

production. Because surrounding areas are being converted or have been converted to development, the community is not considered premature conversion of agricultural land.

Specific Plan References – Section 1.3b, Development Factors.

## **C.4c Outdoor Recreation**

### **POLICY 3.5:**

It is the policy of the City of Lake Elsinore to protect and enhance natural resources having recreational value to the planning area.

#### **Objective 3.5a:**

Utilize the open space system to provide outdoor recreation opportunities for residents and visitors.

The Specific Plan provides locations for trail development within the open space network, to provide outdoor recreational opportunities. The permanent open space system protects the water course areas and steep slope areas.

Specific Plan References – Section 6.1, Open Space System. Section 7.6b, Hiking/Riding Trails. Section 7.7, Circulation Implementation.

### **POLICY 3.6:**

It is the policy of the City of Lake Elsinore to provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system

#### **Objective 3.6a:**

Provide recreational facilities which are easily accessible to all residents.

The ***Canyon Hills*** ~~Cottonwood Hills~~ project contains four types of public parklands: two neighborhood parks; a community park; elementary school play facilities; and a parkway park and open space corridors (“parkways”) following the San Jacinto River and Cottonwood Creek alignments. In addition, trail corridors are proposed which tie into the County system.

Specific Plan References – Section 5.2, Public Parks. Section 5.1, Public Schools. Section 6.1, Open Space System. Section 7.6b, Hiking/Riding Trails.

### **POLICY 3.7:**

It is the policy of the City of Lake Elsinore to provide incentives for the maintenance and restoration of cultural and historic resources in the City and Planning Area.

#### **Objective 3.7a:**

Identify and preserve historical and cultural resources within the planning area.

#### **Objective 3.7b:**

Identify and preserve significant archaeological sites within the Planning area.

The Specific Plan and Environmental Impact Report outline programs for the mitigation of all identified archaeological and historic sites on the property.

Specific Plan References – Section 6.7, Cultural Resources.

#### **C.4d Public Health and Safety**

##### **POLICY 3.8:**

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of geologic and seismic hazard.

##### **Objective 3.8:**

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from geologic and seismic activity.

Development in the specific plan area is subject to grading and engineering guidelines which mitigate any seismic – or geologic – related negative impacts.

Specific Plan References – Section 6.2, Grading.

##### **POLICY 3.9:**

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of moderate to steep slopes.

##### **Objective 3.9:**

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from slope failure and mudslides.

The Specific Plan provides development guidelines for grading, drainage, and phasing of grading, to protect against landslides and severe erosion. In addition, steep slopes and major water courses are preserved in permanent open space.

Specific Plan References – Section 6.1, Open Space System. Section 6.4, Grading. Section 6.5, Drainage and Hydrology. Section 9.3d, Phasing of Grading.

##### **POLICY 3.10:**

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of potential hydrologic hazards.

##### **Objective 3.10:**

Minimize the loss of life, damage to property, and the economic and social dislocations resulting from flood or dam failure hazards.

The San Jacinto River and Cottonwood Creek drainage courses are preserved in open space, protecting development from flooding. The Specific Plan specifies drainage development guidelines to avoid drainage impacts.

Specific Plan References – Section 6.1, Open Space System. Section 6.5, Drainage and Hydrology. Section 9.3d, Phasing of Grading.

##### **POLICY 3.11:**

It is the policy of the City of Lake Elsinore to restrict construction of structures in areas susceptible to wildland fires, while assuring the availability of adequate fire protection in existing and newly urbanized portions of the planning area.

##### **Objective 3.11a:**

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from wildland and structural fires.

The Specific Plan outlines a fire management program complementing the City's fire protection service.

Specific Plan References – Section 5.3a, Fire Protection. Section 6.4c, Natural Open Space Interfaces. Section 6.2d, Fire Management.

POLICY 3.12:

It is the policy of the City to of Lake Elsinore to assure the availability of adequate police protection.

Objective 3.12a:

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from breaches of security and violations of law.

The Specific Plan includes design guidelines for defensible space and security, complementing the City's police protection service.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 5.3b, Police Protection. Section 5.5, Public Facilities Implementation. Section 5.1c, School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

## **C.5 Noise Element**

### **POLICY 5.1:**

It is the policy of the City of Lake Elsinore to establish and support a coordinated program to protect and improve the noise environment in the City.

#### **Objective 5.1a:**

Protect and enhance the City's noise environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods.

The Specific Plan addresses the City's Noise Element by outlining a series of traffic noise mitigation measures for development adjacent to major roads; and by specifying buffer treatments between residential and other land uses.

Specific Plan References – Section 7.2d, Traffic Noise Mitigation. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines. Section 5.1c School Design Guidelines. Section 5.2b, Neighborhood Parks. Section 5.2c, Community Park.

## **C.6 Community Design Element**

Conformance of the Specific Plan to the Community Design Element (1982) of the General Plan is discussed below. Note that the project site is not in an existing Community Design Study Area, but is proposed as a new separate area to be designed as a single, distinctive unit.

### **POLICY 6.1:**

It is the policy of the City of Lake Elsinore to create the highest order of visual continuity and functional compatibility among the various physical and historic components of the Lake Elsinore community.

The *Canyon Hills* ~~Cottonwood Hills~~ project is proposed for development as an integrated community, both visually and functionally. The Specific Plan calls out design guidelines for maximizing views, undergrounding utilities, maintaining a low-rise scale, and establishing aesthetic continuity. These guidelines encompass development projects, public facilities and streetscapes.

Specific Plan References – Section 2.2, Overall Specific Plan. See also, Objectives 6.1a – 6.1d below.

#### **Objective 6.1a:**

Recognize and protect major views in the City with particular attention to those of scenic hillsides and the lake.

The Specific Plan lays out community roadways to take advantage of permanent open space vistas. Use of view opportunities is addressed in residential design guidelines.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 6.1, Open Space System. Section 6.4, Grading. Section 7.2, Streetscape Design.

#### **Objective 6.1b:**

Enhance the general quality of design and emphasize the unique character of each residential neighborhood, and commercial and industrial areas.

Design guidelines are provided in the Specific Plan to enhance the quality of development for each project planning unit.

Specific Plan References – Section 3.2, Residential Design Guidelines. Section 4.1c, Commercial Design Guidelines. Section 4.2c, Institutional Design Guidelines.

#### **Objective 6.1c:**

Encourage the preservation of buildings which have historic and/or architectural merit.

Not applicable to Specific Plan.

#### **Objective 6.1d:**

Maintain the present scale of buildings within the City.

The Specific Plan preserves a height limit of no more than three stories for all land uses, as well as coverage limitation and open space requirements consistent with a suburban level of development.

Specific Plan References – Chapter 8, Zoning Element.

**POLICY 6.2:**

It is the policy of the City of Lake Elsinore to protect the scenic characteristics of local roads, especially scenic routes.

**Objective 6.2a:**

Provide safe, attractive, scenic routes which will serve the motoring public, bicyclists, and pedestrians.

The Specific Plan treats the design of major roads as scenic routes. This includes open space vistas, coordinated streetscape treatments along developments, a continuous parkway concept, and coordinated community entrances.

Specific Plan References – Section 6.1, Open Space System. Section 7.2, Streetscape Design. Section 7.5, Bicycle Circulation. Section 7.6a, Pedestrian System.

## **C.7 Housing Element**

The primary focus of the Housing Element (1982) of the City of Lake Elsinore General Plan is the provision of housing for residents with specialized needs (low income, elderly, handicapped), through rehabilitation and infill. The *Canyon Hills Cottonwood Hills* Specific Plan encourages development of new housing for a range of users, but with an emphasis on single-family detached residential. This approach is in conformance with the draft Land Use Element of the General Plan, which specifies preferred consideration to development proposals which provide for middle and upper income residential development (see Section C.2).

### **POLICY 8.1a:**

The City of Lake Elsinore shall recognize the existing housing needs of current residents.

Not applicable to Specific Plan.

### **POLICY 8.1b:**

The City of Lake Elsinore shall recognize the housing needs of the future population.

The Specific Plan recognizes the housing needs of the future population of the City of Lake Elsinore by providing a new residential community with a mix of housing products for a range of income levels.

Specific Plan References – Section 3.1, Residential Land Use.

### **POLICY 8.1c:**

The City of Lake Elsinore shall recognize the housing needs for residents with specialized needs.

Residential development within *Canyon Hills Cottonwood Hills* will conform with State requirements for handicapped accessibility.

Specific Plan References – Section 3.1c, Balanced Community.

### **POLICY 8.1d:**

The City of Lake Elsinore shall maximize the utilization of local groups such as the Community Development Corporation, Redevelopment Agency, Local Development Corporation, Elsinore Aid and Senior Citizen Information Center to implement housing development and referral programs.

Not applicable to Specific Plan.

### **POLICY 8.1e:**

Streamline and clarify administrative procedures for granting approval and issuing permits. Establish time limits for such approvals allowing developers to ascertain development costs.

The Specific Plan provides for an efficient, orderly approval process for residential development.

Specific Plan References – Section 9.1, Implementation Process.

POLICY 8.1f:

Actively encourage efforts of private lenders to provide alternative financing methods to make home ownership available to a greater number of households.

The Specific Plan creates a balanced community, with a mix of housing types for a range of household incomes.

Specific Plan References – Section 3.1c, Balanced Community.

POLICY 8.1g:

Actively assist private developers in identifying and preparing land suitable for housing development for groups with specialized needs.

See Policy 8.1c.

POLICY 8.2a:

Actively assist private developers in identifying and preparing land suitable for housing development.

Not applicable to Specific Plan.

POLICY 8.2b:

Protect neighborhoods from adverse environmental factors.

While not an existing neighborhood, *Canyon Hills* ~~Cottonwood Hills~~ is planned to protect housing and commercial uses from adverse environmental factors. Development of the Specific Plan area does not detrimentally affect existing City neighborhoods.

Specific Plan References – Chapter 6, Resources Management Element.

POLICY 8.2c:

Improve the physical character of existing neighborhoods.

Not applicable to Specific Plan.

POLICY 8.2d:

Provide a comprehensive coordinated effort to improve city infrastructure.

Although *Canyon Hills* ~~Cottonwood Hills~~ is not an existing neighborhood, the Specific Plan provides a comprehensive coordinated effort to improve and add City infrastructure. This includes streets, utilities, and other public facilities.

Specific Plan References - Section 5.3, Public Services. Section 5.4, Utilities. Section 5.5, Public Facilities and Services Implementation. Section 7.1, Street System. Section 7.7, Circulation Implementation. Section 9.3, Phasing Program.

POLICY 8.3a:

Maximize use of all housing rehabilitation programs.

Not applicable to Specific Plan.

POLICY 8.3b:

Promote the maintenance of existing housing stock and replace or rehabilitate housing by utilizing all legal actions available to the City.

Not applicable to Specific Plan.

POLICY 8.3c:

Encourage investment of public and private resources to reverse the trend of deteriorating neighborhoods.

Not applicable to Specific Plan.

POLICY 8.4a:

Encourage energy conserving and environmentally sensitive site planning, construction, and rehabilitation techniques.

Energy conservation measures for housing are addressed in the Specific Plan.

Specific Plan References – Section 6.6, Energy Conservation.

POLICY 8.5a:

Encourage public and private efforts to eliminate all forms of discrimination in housing.

An affirmative marketing plan is expected to be utilized in conjunction with all residential projects.

Specific Plan References – Section 3.1c, Balanced Community.

POLICY 8.5b:

Promote representative citizen participation in the formulation, implementation, and review of housing programs.

The Specific Plan is subject to public review and hearings during the approval process.

Specific Plan References – Section 1.2, Significance of Specific Plan.

**Approval Documents**  
**Appendix D**

Appendix D - APPROVAL DOCUMENTS

Ordinance No. 854, An Ordinance of the City Council of the City of Lake Elsinore, California, Adopting the Cottonwood Hills Specific Plan	D-2
Resolution No. 89-5, a Resolution of the City Council of the City of Lake Elsinore, California, Making an Amendment to the Land Use Element of the Lake Elsinore General Plan for the First Cycle of the Calendar Year of 1989.	D-7
Resolution No. 89-6, a Resolution of the City Council of the City of Lake Elsinore, California, Consenting to Commencement of Proceedings to Annex to the City of Lake Elsinore Certain Uninhabited Territory Described Herein and Designated "Annexation No. 44 - Cottonwood Hills Annexation."	D-11
Conditions of Approval for Specific Plan 88-1 (Cottonwood Hills)	D-14
Exhibit B, Mitigation Monitoring Program, Specific Plan 88-1	D-19

ORDINANCE NO. 854

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING THE COTTONWOOD HILLS SPECIFIC PLAN.

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1: That the Cottonwood Hills Specific Plan is hereby approved and adopted by the City Council based on the following findings:

1. The Specific Plan is anticipated to result in several significant adverse environmental impacts which are described in the project Environmental Impact Report. For each significant impact, measures are imposed by the Plan or its conditions of approval which eliminate or substantially lessen their effect. A number of significant impacts are unavoidable and a statement of overriding considerations is recommended to address these (see Finding #2). Specific findings for each significant impact are as listed in Exhibit A (attached). A Mitigation Monitoring Program is hereby adopted. A list of persons and agencies commenting and further responses to comments are hereby adopted as part of the Final E.I.R.
2. Based upon project documents and evidence in the public record, the significant environmental effects of this project associated with the loss of on-site biological habitat, traffic impacts on area roads, degradation of local air quality and a substantial contribution to cumulative impacts of area-wide urban development, although partially mitigated or reduced by the project, remain significant and are unavoidable based upon rejection of project alternatives or additional mitigation measures necessary to reduce these impacts to less than significant levels. These impacts are found to be acceptable due to benefits derived by the project, specifically the provision of quality housing opportunities by the City, the anticipated increase in local government revenues generated by project residents, and the provision of significant improvements to Railroad Canyon Road all of which are expected to support local commercial and industrial development efforts and generate measurable benefits to the local economy and fiscal integrity of City government. The foregoing overriding considerations provide the rationale for a decision to approve this project.
3. The Cottonwood Hills Specific Plan meets the Specific Plan criteria for contents and systematic implementation of the General Plan established by Section 65450 of the California Government Code and Section 17.99 of the City of Lake Elsinore Municipal Code.

4. The Specific Plan is consistent with the City of Lake Elsinore General Plan as follows:

Land Use Element

- a) The Specific Plan (Plan) would provide for residential support of City commercial and industrial development thereby promoting a community-wide balance of land uses.
- b) Services and facilities could be delivered as needed under provisions of the Plan.
- c) Quality site development would be promoted under provisions of the Plan.

Circulation Element

- d) The regionally important link of Railroad Canyon Road west to I-15 would be provided. Opportunities for future linkage improvements to the south and east are preserved.
- e) Transit parking and bike lanes are accommodated.

Environmental Element

- f) Major areas of open space/wildlife habitat are preserved.
- g) No important mineral resources are impacted.
- h) Adverse air quality impacts are partially mitigated.
- i) Prime agricultural lands are being converted to urban uses in a timely manner, based upon surrounding land use and economic conditions.
- j) Recreation opportunities are accommodated.
- k) Cultural resources are anticipated to be adequately mitigated based upon their significance.
- l) Health and safety threats are mitigated by design measures and service delivery mechanisms.

Noise Element

- m) Design measures are anticipated to be imposed during project development.

Community Design Element

- n) Design features are provided to improve the visual quality of the community.

Housing Element

- o) Major segments of the local housing market will be accommodated, including moderate income persons. The project will compliment existing housing opportunities elsewhere in the community for low income persons.
5. The Specific Plan establishes pre-zoning of the project area in anticipation of its annexation to the City of Lake Elsinore.

6. The Specific Plan shall be effective at such time as annexation of the project area to the City of Lake Elsinore is approved by the City and the Local Agency Formation Commission and recorded.
7. The Specific Plan shall expire and be of no effect whatsoever seven years after the date of annexation recordation (as specified in #6 above), unless an implementing Final Tract Map has been recorded prior to the end of the seven year period.
8. The Specific Plan will not be detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the project area, nor will it be injurious to property or improvements in that area or the City as a whole, based upon the provisions of the Plan, mitigation measures and Conditions of Approval.
9. A General Plan density designation of 2.17 units per gross acre provides for a transfer of density from all open space areas into adjacent developed areas, and for a density bonus of .17 dwelling units/acre in exchange for provision of Railroad Canyon Road infrastructure at a more extensive level than would otherwise be required by the project, and provision of complete turn-key neighborhood parks and partial community park infrastructure above that which would normally be required. The developer shall convey all development rights of all project open space to the City to be retained in perpetuity and to insure provision of Railroad Canyon Road and parks as specified in this finding and Specific Plan Condition of Approval.

SECTION 2: That the City Clerk of the City of Lake Elsinore shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the Sun Tribune, a newspaper of general circulation, serving the City of Lake Elsinore, in accordance with provisions of the Government Code.

INTRODUCED AND APPROVED UPON FIRST READING this 14th day of March, 1989, upon the following roll call vote:

AYES: COUNCILMEMBER: Buck, Dominguez, Starkey, Washburn, Winkler

NOES: None

ABSENT: None

ABSTENTIONS: None

PASSED, APPROVED AND ADOPTED UPON SECOND READING this 28th day of March, 1989, upon the following roll call vote:

AYES: COUNCILMEMBER: Buck, Dominguez, Starkey, Washburn,  
Winkler

NOES: None

ABSENT: None

ABSTENTIONS: None

/s/ Jim Winkler  
Jim Winkler, Mayor

ATTEST:

/s/ Adria L. Bryning  
Adria L. Bryning  
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

/s/ John R. Harper  
John R. Harper, City Attorney

TABLE 1 (FINDING #1 SP 88-1)

SIGNIFICANT IMPACTS AND FINDINGS OF FACT

- a) Grading - substantially lessened by guidelines contained within the Plan and by existing City ordinances to less than significant levels.
- b) Visual Impacts - substantially lessened by the above guidelines, grade and landscaping buffers to less than significant levels.
- c) Biological Impacts - substantially lessened by avoidance and compensation for riparian habitat losses. Remainder sensitive species habitat to be partially compensated by change in management status to less than significant levels. Stephens' kangaroo rat habitat losses to be partially compensated by an off-site plan which can be adopted and is within the responsibility of the City, County, US Fish and Wildlife Service (USFWS) and State Fish and Game (CFG) agencies. These impacts may not be reduced to less than significant levels and are therefore the subject of the attached statement of overriding considerations.
- d) Cultural Resources - substantially lessened by the study and documentation of each site as conditioned and preservation of significant resources such as the cemetery. These measures will reduce the impact to less than significant levels.
- e) Traffic Circulation - Substantially lessened by the development of on-site roads and Railroad Canyon Road and Holland Road as required by the Plan and conditions of approval. Expansion to Railroad Canyon Road is dependent upon actions which can and should be taken by USFWS and CFG related to wetlands mitigations. Traffic impact will not be reduced to less than significant levels by these measures and is therefore the subject of the attached Statement of Overriding Consideration.
- f) Services and Utilities - substantially lessened by the provision of services and utilities as required by the Plan and conditions of approval to less than significant levels for all impacts except elementary schools. Provision of schools facilities are dependent upon actions by the school districts and the state which can and should be taken related to funding and construction of needed facilities.
- g) Hydrology and Water Quality - substantially lessened by the guidelines and control measures required by the Plan and conditions of approval to less than significant levels.
- h) Geology and Soils - substantially lessened by application of the measures outlined in the Plan and geological report to a level of insignificance.
- i) Noise - substantially lessened by requirements of the Plan for grading design and sound attenuation barriers during construction phases to less than significant levels.
- j) Air Quality - substantially lessened by grading guidelines of the Plan and City ordinances for short-term impacts. Long-term traffic generated impact is expected to be significant and is therefore the subject of the attached Statement of Overriding Considerations.
- k) Energy Conservation - substantially lessened by design guidelines of the Plan and conditions of approval to less than significant levels.
- l) Cumulative Impacts - substantially lessened by provisions of the Plan, but these impacts will not be reduced to less than significant levels and are therefore the subject of the attached Statement of Overriding Considerations.

EXHIBIT "A"

RESOLUTION NO. 89-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, MAKING AN AMENDMENT TO THE LAND USE ELEMENT OF THE LAKE ELSINORE GENERAL PLAN FOR THE FIRST CYCLE OF THE CALENDAR YEAR OF 1989.

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Section 65361(a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year; and

WHEREAS, the Planning Commission held public hearings on this round of General Plan Amendments on January 17, 1989, and that this public hearing was advertised as required by law. The Planning Commission made a recommendation to the City Council concerning this General Plan Amendment and has filed with the City Council copies of map and report; and

WHEREAS, notice was duly given of the public hearing on the Amendment, which public hearing was held before the City Council on the 14th day of March, 1989, at the hour of 7:00 p.m., with testimony received being made a part of the public record; and

WHEREAS, the City Council certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and that the information contained within the Environmental Impact Report has been reviewed and considered by the Council prior to approving the project.

NOW, THEREFORE, in consideration of the evidence received at the hearing and for the reasons discussed by the Council members at said hearing, the City Council now finds that the Lake Elsinore General Plan be amended as follows:

A. GENERAL PLAN AMENDMENT 89-1

APPLICANT: Pardee Construction Company  
PROPERTY OWNER: Clyde C. Christiansen;  
Corona Foothill Company  
LOCATION: Along Railroad Canyon Road, Cottonwood  
and Holland Roads, one-half mile south of  
Canyon Lake.

Change approximately 1,968.7 acres from Riverside County Category II and Mountains to Specific Plan Area, with a density of 2.17 dwelling units per acre.

Approval is based on the following:

1. This request is anticipated to result in several significant adverse environmental impacts associated with the development of the site as allowed under the General Plan. These impacts are described in the Cottonwood Hills Environmental Impact Report for the proposed Specific Plan. For each significant impact, measures are imposed to eliminate or substantially lessen their effect. A number of these significant impacts are unavoidable and a statement of overriding consideration is recommended as Finding #2. Specific findings on each significant impact are as listed in Table 1 attached hereto as Exhibit A.

2. This request will result in significant environmental impacts associated with loss of habitat, traffic circulation, degradation of air quality and a substantial contribution to the cumulative impacts of area-wide urban development which may be partially mitigated but are anticipated to remain significant upon development of the site as allowed under the General Plan. These impacts are found to be acceptable due to benefits derived by development under the General Plan, specifically the provision of quality housing opportunities by the City, the anticipated increase in local government revenues generated by project residents and the provision of significant improvements to Railroad Canyon Road, all of which are expected to support local commercial and industrial development efforts and generate measurable benefits to the local economy and fiscal integrity of City government. The foregoing overriding considerations provide the rationale for a decision to approve this request.
3. The General Plan Amendment is found to be in conformity with the General Plan as follows:

Land Use Element

- a) The Specific Plan (Plan) would provide for residential support of City commercial and industrial development thereby promoting a community-wide balance of land uses.
- b) Services and facilities could be delivered as needed under provisions of the Plan.
- c) Quality site development would be promoted under provisions of the Plan.

Circulation Element

- d) The regionally important link of Railroad Canyon Road west to I-15 would be provided. Opportunities for future linkage improvements to the south and east are preserved.
- e) Transit parking and bike lanes are accommodated.

Environmental Resource Element

- f) Major areas of open space/wildlife habitat are preserved.
- g) No important mineral resources are impacted.
- h) Adverse air quality impacts are partially mitigated.
- i) Prime agricultural lands are being converted to urban uses in a timely manner, based upon surrounding land use and economic conditions.
- j) Recreation opportunities are accommodated.
- k) Cultural resources are anticipated to be adequately mitigated based upon their significance.
- l) Health and safety threats are mitigated by design measures and service delivery mechanisms.

Noise Element

- m) Design measures are anticipated to be imposed during project development.

Community Design Element

- n) Design features are provided to improve the visual quality of the community.

Housing Element

- o) Major segments of the local housing market will be accommodated, including moderate income persons. The project will compliment existing housing opportunities elsewhere in the community for low income persons.
- 4. This General Plan Amendment would provide for residential support of City commercial and industrial development thereby promoting a community-wide balance of land uses.
- 5. This General Plan Amendment density designation of 2.17 units per gross acre provides for a transfer of density from all open space areas into adjacent developed areas, and for a density bonus of .17 dwelling units/acre in exchange for provision of Railroad Canyon Road infrastructure at a more extensive level than would otherwise be required by the project, and provision of complete turn-key neighborhood parks and partial community park infrastructure above that which would normally be required.
- 6. This Amendment will allow land uses in character with the subject property's location, access and constraints.
- 7. This Amendment will permit reasonable development of the property consistent with its constraints and compatible with adjacent properties and proposed development.
- 8. This General Plan Amendment permits development to the highest and best nature within mitigable means to insure maintenance of the general public health, safety and welfare.
- 9. The proposed Amendment will not adversely affect surrounding property with respect to value or precedent.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED by the City Council of the City of Lake Elsinore, California, that the City of Lake Elsinore General Plan Land Use Map be amended for the first time in calendar year 1989 to reflect General Plan Amendment 88-1

PASSED, APPROVED AND ADOPTED this 14th day of March, 1989, by the following vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY, WASHBURN, WINKLER.

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTENTIONS: COUNCILMEMBERS: NONE

I declare under penalty of perjury that the foregoing Amendment is a full, true and correct copy of the original as filed in this office.

ATTEST: Adria L. Bryning  
VICQ KASAD, City Clerk  
DATED: 3/20/89

Jim Winkler  
Jim Winkler, Mayor

ATTEST:

Adria L. Bryning  
Adria L. Bryning,  
Deputy City Clerk  
(SEAL)

APPROVED AS TO FORM AND LEGALITY:

John R. Harper  
John R. Harper, City Attorney

TABLE 1 (FINDING #1 SP 88-1)

SIGNIFICANT IMPACTS AND FINDINGS OF FACT

- a) Grading - substantially lessened by guidelines contained within the Plan and by existing City ordinances to less than significant levels.
- b) Visual Impacts - substantially lessened by the above guidelines, grade and landscaping buffers to less than significant levels.
- c) Biological Impacts - substantially lessened by avoidance and compensation for riparian habitat losses. Remainder sensitive species habitat to be partially compensated by change in management status to less than significant levels. Stephens' kangaroo rat habitat losses to be partially compensated by an off-site plan which can be adopted and is within the responsibility of the City, County, US Fish and Wildlife Service (USFWS) and State Fish and Game (CFG) agencies. These impacts may not be reduced to less than significant levels and are therefore the subject of the attached statement of overriding considerations.
- d) Cultural Resources - substantially lessened by the study and documentation of each site as conditioned and preservation of significant resources such as the cemetery. These measures will reduce the impact to less than significant levels.
- e) Traffic Circulation - Substantially lessened by the development of on-site roads and Railroad Canyon Road and Holland Road as required by the Plan and conditions of approval. Expansion to Railroad Canyon Road is dependent upon actions which can and should be taken by USFWS and CFG related to wetlands mitigations. Traffic impact will not be reduced to less than significant levels by these measures and is therefore the subject of the attached Statement of Overriding Consideration.
- f) Services and Utilities - substantially lessened by the provision of services and utilities as required by the Plan and conditions of approval to less than significant levels for all impacts except elementary schools. Provision of schools facilities are dependent upon actions by the school districts and the state which can and should be taken related to funding and construction of needed facilities.
- g) Hydrology and Water Quality - substantially lessened by the guidelines and control measures required by the Plan and conditions of approval to less than significant levels.
- h) Geology and Soils - substantially lessened by application of the measures outlined in the Plan and geological report to a level of insignificance.
- i) Noise - substantially lessened by requirements of the Plan for grading design and sound attenuation barriers during construction phases to less than significant levels.
- j) Air Quality - substantially lessened by grading guidelines of the Plan and City ordinances for short-term impacts. Long-term traffic generated impact is expected to be significant and is therefore the subject of the attached Statement of Overriding Considerations.
- k) Energy Conservation - substantially lessened by design guidelines of the Plan and conditions of approval to less than significant levels.
- l) Cumulative Impacts - substantially lessened by provisions of the Plan, but these impacts will not be reduced to less than significant levels and are therefore the subject of the attached Statement of Overriding Considerations.

EXHIBIT "A"

RESOLUTION NO. 89-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, CONSENTING TO THE COMMENCEMENT OF PROCEEDINGS TO ANNEX TO THE CITY OF LAKE ELSINORE CERTAIN UNINHABITED TERRITORY DESCRIBED HEREIN AND DESIGNATED "ANNEXATION NO. 44 -- COTTONWOOD HILLS ANNEXATION."

WHEREAS, on September 2, 1989, the proponent of the Annexation, known as "Annexation No. 44 -- Cottonwood Hills Annexation," requested that the City Council consent to the commencement of proceedings to annex said area, which is contiguous to the City of Lake Elsinore; and

WHEREAS, the said annexation area is entirely within the City Sphere of Influence except for the easterly sixty (60) acres, which is the subject of an application for an expansion to the Sphere; and

WHEREAS, the City Planning Commission, at its regular meeting on January 17, 1989, made its report upon the desirability of said Sphere expansion and annexation and made its recommendations in favor of said annexation; and

WHEREAS, it is the desire of the City Council to give its consent to the Sphere of Influence expansion request and commencement of annexation proceedings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAKE ELSINORE, CALIFORNIA:

1. That consent be and hereby is granted for the commencement of annexation proceedings and a Sphere of Influence Expansion in accord with California Government Code Section 56000 et seq. for the uninhabited territory designated hereby as "Cottonwood Hills Annexation No. 44," which consists of 1,968.7 acres located along Railroad Canyon Road, Cottonwood and Holland Roads, one-half mile south of Canyon Lake, and which is shown on the map designated as Exhibit "A" attached hereto and made a part hereof.

2. The City Clerk shall certify to the adoption of this resolution.

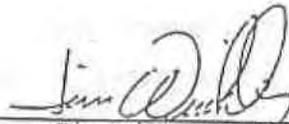
PASSED, APPROVED AND ADOPTED this 14th day of March, 1989, at a regular meeting of the City Council of the City of Lake Elsinore, California, by the following vote:

AYES: COUNCILMEMBERS: RICK, DOMINGUEZ, STARKEY, WASHBURN, WINKLER

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTENTIONS: COUNCILMEMBERS: NONE



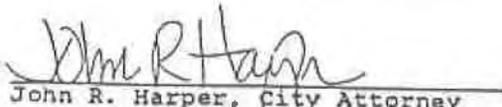
Jim Winkler, Mayor

ATTEST:

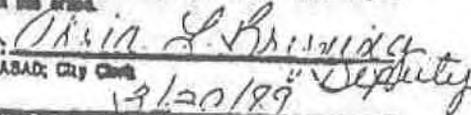
  
Adria L. Bryning, Deputy City Clerk

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

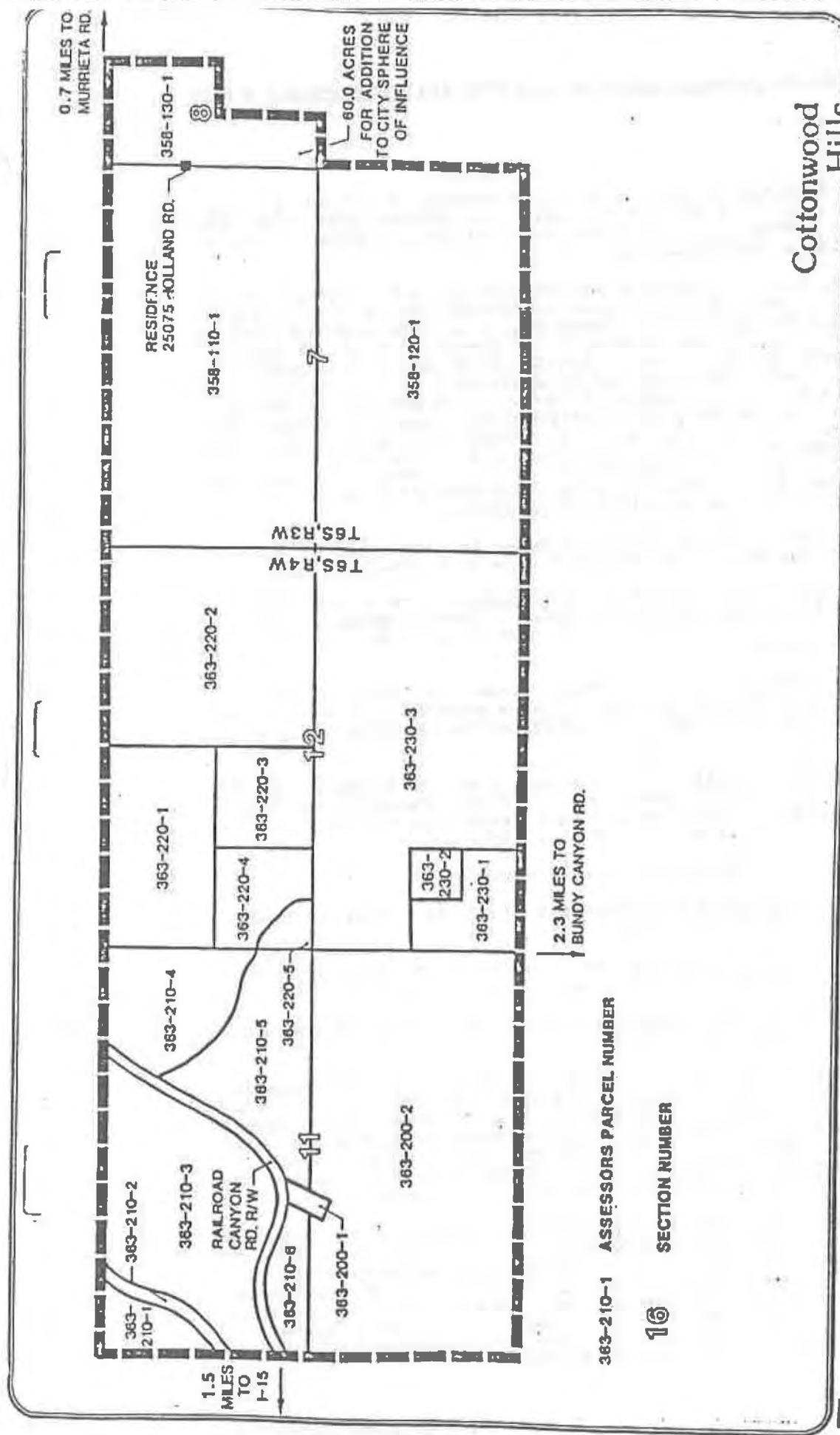
  
John R. Harper, City Attorney

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST:   
VICKI KASAD, City Clerk  
DATED: 12/20/89

Cottonwood Hills

Annexation Area Map



363-210-1 ASSESSORS PARCEL NUMBER  
**10** SECTION NUMBER

*Project Design Consultants*

9-25-90

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN 88-1 (COTTONWOOD HILLS)

1. The Specific Plan shall be effective at such time as annexation of the project area to the City of Lake Elsinore is approved by the City and the Local Agency Formation Commission and recorded.
2. A General Plan density designation of 2.17 units per gross acre provides for a transfer of density from all open space areas into adjacent developed areas, and for a density bonus of .17 dwelling units/acre in exchange for provision of Railroad Canyon Road infrastructure at a more extensive level than would otherwise be required by the project, and provision of complete turn-key neighborhood parks and partial community park infrastructure above that which would normally be required. The developer shall convey all development rights of all project open space to the City to be retained in perpetuity and to insure provision of Railroad Canyon Road and parks as specified in this finding and Specific Plan Condition of Approval.
3. The text of the draft Final Specific Plan shall be revised to correct any typographical errors including:

Page 8-55, under 8.9f, Exemptions, Item 12 and Page 8-62, under 8.9.p, Commercial Project Signage, Item X: Replace the term "short-term" with the term "temporary."
4. The developer shall produce seven (7) copies of the Final Specific Plan plus an original camera-ready copy which shall be delivered to the City prior to the effective date of the Plan.
5. The Environmental Impact Report shall be produced in Final format in consultation with staff with seven (7) copies plus an original camera-ready copy delivered to the City prior to the effective date of the Plan to include:
  - a) Certification by City Council.
  - b) Comments and responses to comments received through City Council hearings.
  - c) A list of persons and agencies commenting through City Council hearings.
  - d) Any other revisions to the text to correct any typographical errors.
6. A Railroad Canyon Road/San Jacinto River revegetation program shall be reviewed and approved by the City Planning Division prior to approval of grading permit for Railroad Canyon Road. Federal and state wetlands permits shall also be approved prior to grading. The program shall be implemented concurrent with construction to meet the approval of the Community Development Director.
7. A Cottonwood Creek floodplain modification and revegetation program shall be incorporated as a condition of each affected tentative tract map approval to be complied with prior to final map approval or grading permit (whichever occurs first) and which shall take precedence, requiring revisions to the map to comply with the program if necessary. Implementation shall be concurrent with grading and construction of related phase.

**APPROVED**  
3-14-89 cc

8. A Stephens' kangaroo rat impact mitigation program shall be incorporated as a condition of each tentative tract map approval and shall be complied with prior to final map approval or grading permit, whichever occurs first. Implementation to compensate for habitat loss shall occur prior to grading permits for occupied habitat on-site.
9. A Cultural Resources survey of affected areas related to Railroad Canyon Road shall be evaluated and approved by the City prior to project grading. Presence of an archeologist or paleontologist for on-site evaluation and full mitigation is required should any resource be uncovered during construction.
10. A cultural resources mitigation program shall be incorporated as a condition of each affected tentative tract map approval to be complied with prior to final map approval or grading permit (whichever occurs first) and which shall take precedence, requiring revisions to the map to comply with the program if necessary. The program shall be based on site evaluations by qualified archeologists and historians to establish significance of each site and a detailed plan for appropriate mitigation, subject to the approval of the Community Development Director.
11. Tentative Tract Maps shall indicate and provide for the base flood (100-year flood) within the existing channel and related facilities of the San Jacinto River and Cottonwood Creek. All other flood areas shall be provided with facilities to convey waters to these channels which shall be required to be implemented concurrent with construction of related phase subject to the approval of the Community Development Director and the City Engineer.
12. All structures shall be designed to incorporate all state and local water conservation regulations, subject to the approval of the Chief Building Official.
13. All site-planning shall incorporate measures to promote waste reduction and recycling to the extent feasible, subject to the approval of the Community Development Director.
14. Grading and construction plans shall incorporate the measures listed in the EIR to reduce and control erosion potential, subject to the approval of the Chief Building Official.
15. Developer shall provide for the paving of Holland Road for two travel lanes from the project boundary east to existing pavement, in the event that said improvement has not previously been provided by Audie Murphy Ranch. This improvement shall meet the approval of the County Road Department to partially mitigate project related traffic impacts as they occur.
16. A program shall be implemented for the construction of Railroad Canyon Road from I-15 to the north project boundary. The program shall be subject to approval of the Community Development Director and the City Engineer prior to issuance of grading permits. The program shall provide for the funding and start of construction of Phase 1 of Railroad Canyon Road prior to issuance of the first building permit; and further that the road construction shall be

**APPROVED**  
3-14-89 C.C.

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN 88-1 (COTTONWOOD HILLS)

- completed in any case no later than prior to 501st occupancy permit issuance within the project. Phase 1 of Railroad Canyon Road shall consist of a minimum of 110 feet of right-of-way, with full width grading and four (4) lanes of pavement, of which at least two (2) lanes must be reopened to traffic prior to occupying the 501st unit. The City will make its best efforts to create a benefit district or similar program for Railroad Canyon Road which provides for an equitable sharing of costs between all properties within the City accessing the road. This limitation shall not apply to planning areas 28 and 33 which take principal access from Holland Road. The final design and ultimate improvements of Railroad Canyon Road shall be approved by the City Engineer and Community Development Director prior to First Phase Tentative Tract Map approval. Construction of ultimate improvements to full six-lanes width shall be completed prior to Final Tract Map approval of the Final Phase of Specific Plan development.
17. Library Impact Program shall be developed in consultation with the City to off-set capital costs to mitigate impacts of the project.
  18. Developer shall incorporate mitigation for isolated oak tree removal throughout the site into the Cottonwood Creek Revegetation Program. Such mitigation shall occur on a 10:1 replacement ratio after individual trees have been evaluated for preservation feasibility by the City in consultation with the developer. This program shall be incorporated as a condition of each affected tentative tract map approval to be complied with prior to final map approval or grading permit (whichever occurs first) and which shall take precedence requiring revisions to the map to comply with the program if necessary.
  19. A Fire Protection Impact Mitigation Program shall be reviewed in consultation with Riverside County Fire Department subject to approval by the Community Development Director prior to approval of first final map, which shall include:
    - a. Proportional participation in the establishment of a southeast area fire station and a mechanism for its timely delivery concurrent with demand for services imposed by this project.
    - b. Wildland interface design and management as conveyed in the Specific Plan and other measures required to appropriately reduce fire hazard. This Program shall be reviewed and approved by both the City and County.
  20. The Specific Plan to include provision for a Multi-Use Trail Corridor from the north-east corner of the site to connect with the Cottonwood Creek Corridor. Such Corridor shall be established along a topographically acceptable route to be determined by the City in consultation with County Parks staff and developer, which may include County properties off-site. Provision of a trail corridor does not imply construction or right to use until such time as a trail program is implemented.
  21. Improvement plans, including sewer and water, shall be approved prior to the final map approval.

**APPROVED**  
3-14-89 C.C.

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN 88-1 (COTTONWOOD HILLS)

22. Conceptual improvement plan necessary to mitigate the impacts of increased storm run-off shall be provided by the developer as determined by the City prior to final map approvals.
23. Developer shall negotiate to assist the schools in providing adequate school facilities to serve the project in a timely manner, which may include dedication of land and improvements in lieu of fees. In the event of failure to reach agreements prior to approval of Phase II tentative tract maps the City shall review the potential requirements of alternative measures by the developer to assist in the provision of facilities in a timely manner.
24. Turn-key public parks shall be provided for Cottonwood Hills as follows:
  - a. Developer shall deliver the land, infrastructure, and rough grading for 30.1 acres of developed park lands, including two (2) 5.0 acre neighborhood parks and 20.1 acres of community park. In addition, the developer shall provide turn-key park improvements for these developed parks per approval of the Community Services Director, not to exceed a total of 1.5 million dollars (1989 dollars adjusted by the annual Engineers News Record index to the years in which parks construction occurs).
  - b. Developer shall also deliver 12.0 acres of passive park development, including the 4.4 acres of parkway park and the 7.6 acres of passive park area within the community park.
25. The City shall contract for progressive increases in police services from the General Fund or City-wide Services District or similar to provide an adequate level of services. The developer shall participate in any City effort to increase levels of service through development of a City-wide program.
26. Developer shall dedicate open space as described in the Specific Plan concurrent with related tentative tract maps. City shall develop management plans to insure preservation of habitat values and protection of public safety. Developer shall dedicate conservation easements to the City for private open space as specified in the Specific Plan prior to final map approvals. Operation and maintenance of open space habitat shall be provided through the Cottonwood Hills Lighting and Open Space Maintenance District to be formed by the developer concurrent with final map approvals.
27. The Developer, at the appropriate related phases, shall be responsible to provide a re-evaluation of project related off-site traffic impacts increases over the present traffic study projections; and provide mitigation measures to the satisfaction of the City Engineer if required. The Developer's financial contribution to Railroad Canyon Road, Cottonwood Canyon Road, Cottonwood Hills Road, Lost Road and Holland Road, both on-site and off-site shall not exceed that amount required by the City's Transportation Mitigation Fee Program except that the developer in any event shall fully construct said road improvements within the Specific Plan boundaries and participate in the Railroad Canyon Road Assessment District as determined by the City Engineer.
28. DELETED.

**APPROVED**  
3-14-89 C.C.

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN 88-1 (COTTONWOOD HILLS)

29. The development of the Specific Plan shall meet the following conditions regarding fire protection:
- a. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or 546, subject to the approval by the Riverside County Fire Department.
  - b. All buildings shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building code. Any wood shingles or shakes shall have a Class "B" rating and shall be approved by the Fire Department prior to installation.
  - c. A Homeowners Association or Community Service District shall be responsible for the maintenance of all common open space areas. To insure that fuel modification areas are maintained and that annual vegetation is removed consistent with current fire protection standards, prior to the occupancy of more than fifty percent (50%) of the units adjoining an open individual space area, the appropriate agency shall prepare and submit to the Fire Department for review a five (5) year maintenance plan to include specific recommendations for maintenance of various areas.
  - d. The existing County Fire Stations will be capable of providing coverage for the area along Railroad Canyon Road and approximately 3/4 of a mile south along Cottonwood Canyon Road. Therefore, prior to any development beyond Phase 1 or the Open Phase north of Railroad Canyon Road (Street "A"), a site shall have to be selected near I-15 and Railroad Canyon Road and a fire station shall have been constructed and be in operation.
  - e. Alternate or secondary access will be required for any construction beyond Phase 1. The extension of Cottonwood Canyon Road to Holland Road and a connection to a County maintained road shall be maintained in an all-weather driveable condition for any construction beyond Phase 1.
30. The text of the Final Specific Plan shall be revised as shown in Exhibit "D" (attached) prior to the effective date of the Plan.

APPROVED  
3-14-89 C.C. D

EXHIBIT B  
 MITIGATION MONITORING PROGRAM  
 SPECIFIC PLAN 88-1

<u>IMPACT</u>	<u>SIG.</u>	<u>MITIGATION</u>	<u>MONITORING</u>
1. Riparian Off-Site	*	Railroad Canyon Road/San Jacinto River Revegetation Program	Federal and State Permit. City approval prior to grading permits for Railroad Canyon Road. Implementation concurrent with construction. Final inspection by City staff prior to
2. Riparian On-Site	*	Cottonwood Creek Floodplain modification and revegetation program. This program shall be incorporated as a condition of each affected tentative tract map approval to be complied with prior to final map approval or grading permit (whichever occurs first) and which shall take precedence requiring revisions to the map to comply with the program if necessary.	Incorporation as a condition of each affected tentative tract map. City, Federal and State permit approval and implementation prior to grading of related phase. Final inspection by City staff prior to Certificate of Occupancy of each related phase.
3. Stephens' Kangaroo Rat (SKR)	*	Interim habitat conservation plan to be adopted. U.S. Fish and Wildlife Service approval of interim plan.	Interim Plan approval by the City prior to Tentative Map approvals. City, Federal and/or State approval and implementation prior to grading permits for occupied habitat.
4. Cultural Resources Off-Site		A survey of affected areas related to Railroad Canyon Road shall be evaluated by the City prior to project grading. Presence of an archeologist or paleontologist for on-site evaluation and full mitigation should any resource be uncovered during construction.	Condition of grading permit approval for Railroad Canyon Road.
5. Cultural Resources On-Site	*	A cultural resources mitigation program. This program shall be incorporated as a condition of each affected tentative tract map approval to be complied with prior to final map approval or grading permit (whichever occurs first) and which shall take precedence requiring revisions to the map to comply with the program if	Developer to draft a program as a condition of Tentative Tract Map. City approval and implementation prior to grading of related area.

**APPROVED**  
 3-14-89 C.C.

necessary. The program shall be based on site evaluations by qualified archeologists and historians to establish significance of each site and a detailed plan for appropriate mitigation.

6. Flood Hazard \*

Tentative Tract Maps shall provide for the base flood (100-year flood) within the existing channel and related facilities of the San Jacinto River and Cottonwood Creek. All other flood areas shall be provided with facilities to convey waters to these channels.

Improvement plan approval prior to final map approvals. Implementation concurrent with construction of the related phase. Final inspection by City prior release of bonds.

7. Water Conservation

All structures shall be designed to incorporate all state and local regulations.

Compliance at Building Permit Plan Check. Implementation concurrent with construction, subject to final inspection by City.

8. Recycling

All site-planning shall incorporate measures to promote waste reduction and recycling to the extent feasible.

Design Review requirement by City. Implementation concurrent with construction, subject to final inspection by City.

9. Erosion Control \*

Grading and construction plans shall incorporate the measures listed in the EIR to reduce and control erosion potential.

Grading Plan Check by City. Implementation concurrent with construction.

10. Circulation \* off-Site

Developer shall provide for the paving of Holland Road for two travel lanes from the project boundary east to existing pavement to meet the approval of the County Road Department to partially mitigate project related traffic impacts as they occur. Impacts on Cottonwood Creek Road and Lost Road, although potentially significant, are not proposed for mitigation beyond the on-site improvements provided for in the Specific Plan.

Approvals part of related tract maps for Holland and Railroad Canyon Road improvements. Improvement plans for Holland Road off-site to County Road Department standards concurrent with project traffic impacts.

A program shall be implemented for the construction of Railroad Canyon Road from I-15 to the north project boundary.

Program approval by City prior to first phase final tract map and implementation prior to issuance of first building permit of final development phase (at a minimum). All improvement plans subject to City approval.

**APPROVED**  
3-14-89 d.c.

- 11. Library Impacts \* Library Impact Program shall be developed in consultation with the City to off-set capital costs to mitigate impacts of the project. Approval by City prior to final map approval. Implementation concurrent with Occupancy Permits
- 12. Isolated Oak Tree Removal Developer shall incorporate mitigation for isolated oak tree removal throughout the site into the Cottonwood Creek Revegetation Program. Such mitigation shall occur on a 10:1 replacement ratio after individual trees have been evaluated for preservation feasibility by the City in consultation with the developer. Approval by City prior to final map approvals in conjunction with grading plan review. Implementation concurrent with construction. Final inspection prior to occupancy.
- 13. Fire Service and Hazard \* A Fire Protection Impact Mitigation Program shall be reviewed in consultation with Riverside County Fire Department and shall include:

  - a. Proportional participation in the establishment of a southeast area fire station and a mechanism for its timely delivery concurrent with demand for services imposed by this project. Implementation concurrent with development. Final inspection prior to occupancy.
  - b. Wildland interface design and management as conveyed in the Specific Plan and other measures required to appropriately reduce fire hazard. This Program shall be reviewed and approved by both the City and County.
- 14. Trails The Specific Plan to include provision for a Multi-Use Trail Corridor from the northeast corner of the site to connect with the Cottonwood Creek Corridor. Such Corridor shall be established along a topographically acceptable route to be determined by the City in consultation with County Parks staff and developer. City approval of Program prior to final map approvals.
- 15. Sewer \* Improvement plans, including sewer and water, shall be approved prior to the final map approval. City approval prior to final map recordation. Implementation concurrent with construction. Final inspection prior to occupancy of related phase.
- 16. Storm Drainage \* Conceptual improvement plan necessary to mitigate the impacts increased of storm City approval prior to final map recordation. Imple-

**A** **APPROVED** **D**  
 3-14-89 C.C.

run-off shall be provided by the developer as determined by the City prior to final map approvals.

mentation concurrent with construction. Final inspection prior to occupancy of related phase.

17. Schools \*

Developer shall negotiate assistance to the schools in providing adequate school facilities to serve the project in a timely manner which may include dedication of land and improvements in lieu of fees. In the event of failure to reach agreements prior to approval of Phase II tentative tract maps the City shall review the potential requirements of alternative measures by the developer to assist in the provision of facilities in a timely manner.

City approval of agreements or potential alternative measure prior to Phase II tentative tract maps.

Implementation concurrent with development by phases.

18. Parks \*

Developer shall deliver complete turn-key park facilities to meet provisions of Condition of Approval #24 for dedication of land and level of improvements as approved by the Community Development Director.

City approval of parks development plans concurrent with related tract maps. Implementation concurrent with related tract development. Completion prior to occupancies of related tracts.

19. Police \*

The City shall contract for progressive increases in police services. From the General Fund or City-wide Services District or similar to provide an adequate level of services.

Approval in City budgets starting in year 1 of project occupancy.

20. Open Space \*

Developer shall dedicate open space as described in the Specific Plan. City shall develop management plans to insure preservation of habitat values and protection of public safety. Developer shall dedicate conservation easements to the City for private open space as specified in the Specific Plan.

Dedications concurrent with final maps.

City plan adoption prior to final map approvals.

**APPROVED**  
3-14-89 C.D.



July 3, 2003

# City of Lake Elsinore

"One City's Got More"

Pardee Homes  
Attention: Mr. Jim Stringer  
1181 California Avenue, Suite 103  
Corona, CA 92881

Subject: Tentative Parcel Map No. 30962 & Tentative Tract Map No. 30492

Dear Mr. Stringer:

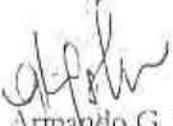
At their regular meeting held on May 13, 2003, the Lake Elsinore City Council approved the above project subject to the attached Conditions of Approval.

Please return the Acknowledgment of Conditions as soon as possible as it is related to your final approval. If you have any questions, please do not hesitate to contact the Planning Division at (909) 674-3124 extension 275 or email me at [avilla@lake-elsinore.org](mailto:avilla@lake-elsinore.org).

Sincerely,

**CITY OF LAKE ELSINORE**

[www.lake-elsinore.org](http://www.lake-elsinore.org)

  
Armando G. Villa  
Planning Manager

cc: Robert A. Brady, Community Development Director

CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492

PLANNING DIVISION

General Conditions

1. The Draft Canyon Hills Specific Plan Amendment No. 1 shall be revised to incorporate any corrections and changes required by the Planning Commission and City Council. A Final Canyon Hills Specific Plan Amendment No. 1 document shall be submitted for review and approval by the Community Development Director or designee within 30 days of approval by the City Council. No permit shall be issued until the Canyon Hills Specific Plan Amendment No. 1 document and any required revisions are administratively approved by the Community Development Director or designee.
2. Tentative Parcel Map No. 30962 and Tentative Tract Map No. 30492 will expire two years from date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act. Additional extensions of time (36 months maximum time per the Subdivision Map Act) may be granted per City Council approval.
3. Future development shall comply with those standards and guidelines contained in the Residential Element, Commercial/Institutional Element, Public Facilities and Services Element, Resources Management Element, Circulation Element, Zoning Element, and Community Wide Implementation Element as contained in the Canyon Hills Specific Plan Amendment No. 1 document.
4. Tentative Parcel Map No. 30962 and Tentative Tract Map No. 30492 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the Canyon Hills Specific Plan Amendment No. 1 document and the Lake Elsinore Municipal Code (LEMC), unless modified by approved Conditions of Approval.
5. Future development shall comply with those requirements and provisions contained in the Canyon Hills Development Agreement and Canyon Hills Public Facilities and Services Financing Agreement.
6. Those issues, standards, guidelines, etc. not addressed in the Canyon Hills Specific Plan Amendment No. 1 will revert to the City Municipal Code and/or Zoning Code in effect at the time future projects are proposed.
7. The applicant shall participate in the City of Lake Elsinore Citywide Landscaping and Street Lighting District, as appropriate.
8. The applicant shall provide all project-related onsite and offsite improvements as described in the Canyon Hills Specific Plan Amendment No. 1 document.

**Planning Commission**  
**Approved** 4-15-03

**City Council**

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

9. The applicant shall implement those mitigation measures identified in the 1989 Final Canyon Hills Specific Plan EIR and the 2003 Addendum to the Final Canyon Hills Specific Plan EIR.
10. All future proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
11. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning implementation and construction of the Canyon Hills Specific Plan, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the applicant of any such claim, or proceeding, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
12. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease at 5:00 PM, Monday through Friday. Construction activity shall not take place on Saturday, Sunday, or any Legal Holidays.
13. The applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department.

**Prior to Final Tract Map Approval**

14. All lots shall comply with applicable standards contained in the Canyon Hills Specific Plan Amendment No. 1 document and Section 17.23 of the LEMC.
15. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
16. Street names within the subdivision shall be approved by the Community Development Director or Designee.
17. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.

**Planning Commission**  
Approved [4-15-03]

**City Council**  
Approved [5-13-03]

**CONDITIONS OF APPROVAL**  
**CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,**  
**TENTATIVE PARCEL MAP NO. 30962, AND**  
**TENTATIVE TRACT MAP NO. 30492**

(Continued)

18. A Conceptual Landscape Plan shall be prepared and submitted with each future Tentative Tract Map. Said Conceptual Landscape Plan shall present the overall theme and give special regard to the streetscape, fencing and walls, entry monumentation, signage and lighting, as appropriate. Said Conceptual Landscape Plan shall be prepared in accordance with standards and guidelines contained in the Canyon Hills Specific Plan Amendment No. 1 document.
19. Oak trees shall be planted as shown in the Oak Mitigation Plan contained in the Addendum to the 1989 Final Canyon Hills Specific Plan EIR.
20. Future construction of Canyon Hills Specific Plan Amendment No. 1 shall meet all Riverside County Fire Department standards for fire protection and any additional requirements requested by the County Fire Department.

**Prior to Design Review Approval**

21. All future structural development associated with the Canyon Hills Specific Plan Amendment No. 1, including subdivision maps require separate Design Review approval.
22. All drainage basins proposed with Tentative Tract Map No. 30492 shall be designed with the Design Review application for said tract map. Security fencing shall also be shown. Chain-link fencing is prohibited.
23. The applicant shall submit design plans for the two new bridges that will span over Cottonwood Creek.

**Prior to Grading Permit Issuance**

24. The applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, where applicable, prior to each phase of development of the project.
25. Prior to the issuance of any grading permits, the applicant shall submit a final grading plan, subject to all requirements of the City Grading Ordinance to the City Engineer for approval. Said grading plan shall address those grading standards and guidelines contained in the Canyon Hills Peak Specific Plan Amendment No. 1 document.
26. Grading shall not be permitted outside the area of the designated project boundary unless appropriate approvals have been obtained.
27. Grading easements shall be coordinated with affected property owners.
28. Prior to issuance of a grading permit, grading and construction plans shall incorporate erosion control measures.

**Planning Commission**  
**Approved** [4-15-03]

**City Council**  
**Approved** [5-13-03]

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

29. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than 60 feet shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100 percent for material and labor for one year for erosion control landscaping at the time the site is rough graded.
30. The applicant shall coordinate with the Cottonwood Canyon Elementary School and Canyon Hills Middle School to ensure disruption resulting with future construction is minimized to the greatest extent possible.

**Prior to Building Permit Issuance**

31. Prior to issuance of building permit, a Fuel Modification Plan and Program shall be approved by the Fire Department for future phases. Said Plan and Program shall show those special treatments necessary to achieve an acceptable level of risk in regard to the exposure of structures to flammable vegetation and shall describe the method of removal and installation, and provisions for maintenance.
32. The applicant shall comply with the following City programs: the City Source Reduction and Recycling Element and Household Hazardous Waste Element, the County Solid Waste Management Plan and Integrated Waste Management Plan.
33. Prior to issuance of building permit, the applicant shall submit a letter of verification (will-serve letter) to the City Engineer, for all required utility services.
34. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
35. All subdivision tracts shall annex into the existing Canyon Hills Homeowner's Association.
36. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
37. Pay all applicable fees including park fees.
38. The applicant shall provide connection to public sewer for each lot within any subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.

**Planning Commission**  
Approved [ ]

**City Council**  
Approved [5/3/12]

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

39. The applicant (master developer) shall prepare a Community-Wide Wall Plan for the entire Canyon Hills area.
40. Prior to issuance of building permits for each future tract, the applicant (merchant builder) for each individual tract shall prepare a Final Wall and Fence Plan addressing the following:
- Show that a masonry or decorative block wall will be constructed along all boundaries for the particular tract.
  - Show materials, colors, and heights of side yard fences for proposed lots.
  - Show that all front return walls shall be decorative masonry block walls. Front return wood fences shall not be permitted.
  - Show that side walls for corner lots shall be decorative masonry block walls.
41. The applicant shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the association. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
42. The applicant shall meet all requirements of the providing electric utility company.
43. The applicant shall meet all requirements of the providing gas utility company.
44. The applicant shall meet all requirements of the providing telephone utility company.
45. A bond is required guaranteeing the removal of all trailers used during construction.
46. Future signage requires a permit and shall be subject to Planning Division review and approval prior to installation.

**Prior to Certificate of Occupancy Issuance**

47. A flashing warning light shall be installed at the entrance of the fire station along Railroad Canyon Road per the approval of the City Engineer.
48. The applicant shall restrict all construction traffic from using Lost Road, south of the project boundary. All construction traffic will access the project area from Canyon Hills Road.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved**

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

49. Throughout construction, as deemed appropriate by the City and the applicant, fugitive dust suppression along Lost Road to minimize fugitive dust generation shall be applied. Fugitive dust suppression techniques may include soil watering, application of soil binders, and/or placement of gravel or other appropriate material to minimize vehicle generated dust.

**ENGINEERING DIVISION**

**General Conditions**

50. Provide the schedule for Holland Road offsite improvements prior to the second tentative tract map being approved.
51. Provide a \$50,000 bond ~~the schedule~~ for Lost Road offsite improvements prior to the second tentative tract map ~~being approved approval~~. *The bond shall be used for Pardee's share of the funding when Riverside County Road Department improves Lost Road. The bond shall expire in 10 years.*
52. Provide sidewalks on both sides of Cottonwood Hills Road.
53. Describe the schedule for offsite drainage improvements prior to the second tentative tract map being approved.
54. Conduct a traffic study regarding the need to install a traffic signal at the intersection of Cottonwood Hills Road and Canyon Hills Road based on signal warrants and/or the location of the school in Planning Area 19 prior to the second tentative tract map being approved.
55. Install two traffic signals, one for each school, for the elementary schools located in planning areas 19 and 26. Installations shall be operational prior to the opening of school.
56. At phase 4, construct Canyon Hills Road to two lanes from "B" Street to "C" Street.
57. Install a traffic signal at a time when the median on Railroad Canyon Road is opened for left turn access (in or out) to project's streets and driveways, including fire station access.
58. At phase 6, construct Canyon Hills Road to four lanes.
59. At phase 6, construct Holland Road to two lanes as a four lane half width from Canyon Hills Road to the project's boundary to match the Audie Murphy Ranch Project's road section.
60. At phase 4, provide an additional 5 feet of right-of-way for Railroad Canyon Road from Canyon Hills Road to the City Limits at Canyon Lake.

**Planning Commission  
Approved** 4-15-03

**City Council  
Approved** 5-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

Conditions For Tentative Parcel Map No. 30962

61. Approval of Tentative Parcel Map 30962 is for financing and sale purposes only. No building permit or construction activity is authorized for lots established by this Tentative Financial Parcel Map. Property within the Financial Parcel Map shall apply for approval of a tentative tract map prior to any building or construction activity on the subject site.
62. The applicant shall be required to construct or bond for the main roadway system which will provide two access points for each parcel prior to final map approval.
63. Holland Road shall be maintained as an access road and not abandoned until the improvements of Canyon Hills Road have been completed to the map boundary.
64. Cottonwood Canyon Road shall be maintained as an access road and not abandoned until the improvements for the new alignment of Cottonwood Canyon Road and Canyon Hills Road have been completed.
65. The applicant shall dedicate an additional 10 feet along the southern boundary for Hemlock St. for additional right-of-way on the parcel map.
66. The applicant shall provide an appropriate bond for survey monumentation.
67. The applicant shall provide two points of access for all parcels in Parcel Map 30962.
68. Sidewalks shall be installed on both sides of collector streets. Collectors shall have 48 feet curb to curb.
69. All open space and slopes except for public parks and schools, outside the public right-of-way will be owned and maintained by either a homeowner's association or private property owner.
70. Construct the main roadway system and drainage improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
71. The applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
72. The applicant shall enter into an agreement with the City for the construction of the access road and drainage improvements and shall post the appropriate bonds prior to final map approval.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 5-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

73. Apply and obtain a grading permit with appropriate security. A grading plan signed and stamped by a Calif. Registered Civil Engineer, subject to the approval of the City Engineer.
74. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
75. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
76. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
77. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions".
78. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
79. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer prior to approval of final map. The applicant shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
80. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
81. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
82. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
83. The applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.
84. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 4-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

*Conditions For Tentative Tract Map No. 30492*

85. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval.
86. Tentative Tract Map 30492 shall be subject to all applicable conditions of approval of tentative tract 23848 (Cottonwood Hills Development) and the approved Specific Plan Amendment No. 1
87. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
88. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to final map approval.
89. Dedicate 10 feet along the southerly boundary for Hemlock St. and grade the area for a drivable surface.
90. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
91. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
92. The applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
93. Desirable design grade for local streets should not exceed 9 percent. The maximum grade of 15 percent should only be used because of design constraints.
94. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
95. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
96. The applicant shall install one permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 5-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

97. The applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
98. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
99. Provide fire protection facilities as required in writing by Riverside County Fire.
100. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
101. The applicant shall install blue reflective pavement markers in the street at all fire hydrant locations.
102. The applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
103. The applicant shall provide a traffic study prepared by a registered engineer to determine the need for a traffic signal at Canyon Hills Road at Cottonwood Canyon Road and Canyon Hills Road at G Street and the timing for the installation prior to final map approval. If the traffic signal is needed, the applicant will install the traffic signal at the appropriate certificate of occupancy subject to the approval of the City Engineer.
104. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$300 per sheet for City digitizing.
105. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
106. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required.
107. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
108. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 5-13-03

**CONDITIONS OF APPROVAL**  
**CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,**  
**TENTATIVE PARCEL MAP NO. 30962, AND**  
**TENTATIVE TRACT MAP NO. 30492**

(Continued)

109. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured.
110. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
111. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions".
112. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
113. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
114. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
115. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
116. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
117. 10-year storm runoff should be contained within the curb and the 100 year storm runoff should be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities should be installed.
118. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
119. The applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 5-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492**

(Continued)

120. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
121. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
122. Sidewalks shall be installed on both sides of collector streets. Collectors shall have 48 feet curb to curb.
123. The construction of Canyon Hills Road and Cottonwood Creek Road shall be completed as specified in the Canyon Hills Specific Plan Transportation Phasing Program.
124. The intersection of A Street with Sugar Brush Lane is on the inside radius of a curve and adequate sight distance shall be verified by a registered civil engineer.
125. The landscaping in the median of Canyon Hills Road along the curve shall be not block the site distance.
126. No residential lot shall front and access shall be restricted on Canyon Hills Road and Cotton Canyon Road and so noted on the final map.
127. The applicant shall provide a homeowner's association with CC & R's for maintenance of the open space.
128. All open space and slopes except for public parks and schools outside the public right-of-way will be owned and maintained by either a home owner's association or private property owner.
129. Lots A, B C, D, E, F and G will be owned and maintained by an HOA including the detention basin. The basins will be constructed to prohibit sediment and debris from entering the inlet pipe.
130. The basin in section E - E should be moved further into the tract (northerly) to catch debris and sediment before it enters the inlet pipe and for a drivable surface for Hemlock Street.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 15-13-03

**CONDITIONS OF APPROVAL  
CANYON HILLS SPECIFIC PLAN AMENDMENT NO. 1,  
TENTATIVE PARCEL MAP NO. 30962, AND  
TENTATIVE TRACT MAP NO. 30492  
(Continued)**

131. The applicant shall comply with the Cultural Resources Mitigation Program, as described in the Specific Plan, prior to final map approval or grading permit (whichever occurs first). The program shall be based on site evaluations by qualified archaeologists and historians to establish significance of each site and a detailed plan for appropriate mitigation, subject to the approval of the Community Development Director. Compensation for disturbances to cultural resources shall be provided by a program to recover information from sites that shall be monitored by archaeologists where required by the EIR. In the event significant historic material is discovered, it shall be removed before grading occurs.
132. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
133. *The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant, (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff's Office.*

\* *Italics* indicates addition to text, ~~strikethrough~~ indicates removes from text.

**Planning Commission**  
**Approved** 4-15-03

**City Council**  
**Approved** 5-13-03

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

**GENERAL CONDITION**

1. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Specific Plan Amendment No. 2, Tentative Parcel Map No. 34442, Residential Design Review No. 2005-28, and Conditional Use Permit No. 2005-29 (Parkside Terrace) project attached hereto.

**SPECIFIC PLAN AMENDMENT NO. 2**

2. The Draft Canyon Hills Specific Plan Amendment No. 2 shall be revised to incorporate any corrections and changes required by the Planning Commission and/or City Council. A Final Canyon Hills Specific Plan Amendment No. 2 document shall be submitted for review and approval by the Community Development Director or designee within 30 days of approval by the City Council. No permit shall be issued until the Canyon Hills Specific Plan Amendment No. 2 document and any required revisions are administratively approved by the Community Development Director or designee.
3. Future development shall comply with those standards and guidelines contained in the Canyon Hills Specific Plan Amendment No. 2 document.
4. Those issues, standards, guidelines, etc. not addressed in the Canyon Hills Specific Plan Amendment No. 2 will revert to the City Municipal Code and/or Zoning Code in effect at the time future projects are proposed.

**CONDITIONAL USE PERMIT NO 2005-29**

5. Conditional Use Permit No. 2005-29 approved herein shall lapse and shall become void one (1) year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and construction commenced and diligently pursued toward completion on the site.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

6. The Conditional Use Permit shall comply with the all applicable requirements of the Lake Elsinore Municipal Code; Title 17 unless modified by approved Conditions of Approval.
7. The Conditional Use Permit granted herein shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of this approval.
8. Prior to final certificate of occupancy of the Conditional Use Permit, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
9. The applicant shall at all times comply with Section 17.78 (Noise Control) of the Lake Elsinore Municipal Code which requires noise or sound levels to be below 50 decibels between the hours of 7:00 am to 10:00 pm and below 40 decibels between the hours of 10:00 pm to 7:00 am in nearby residential areas.
10. Security lighting shall be required. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture.

**TENTATIVE PARCEL MAP NO. 34442**

11. Tentative Parcel Map No. 34442 will expire two (2) years from date of approval unless within that period of time the CC&R's and an appropriate instrument has been filed and recorded with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act.
12. The Tentative Parcel Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

13. Prior to final certificate of occupancy of Tentative Parcel Map, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
14. Prior to the first certificate of occupancy the applicant shall prepare and record CC&R's against the condominium complex. The CC&R's shall be reviewed and approved by the Community Development Director or Designee and the City Attorney. The CC&R's shall include methods of maintaining common areas, parking and drive aisle areas, landscaped areas including parkways, and methods for common maintenance of all underground, and above ground utility infrastructure improvements necessary to support the complex. In addition, CC&R's shall establish methods to address design improvements.
15. The CC&R's shall expressly designate the City of Lake Elsinore as a third party beneficiary to the CC&R's such that the City has the right, but not the obligation, to enforce the provisions of the CC&R's.
16. No unit in the development shall be sold unless a corporation, association, property owner's group or similar entity has been formed with the right to financially assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and duty to maintain, all said mutually available features of the development. Such entity shall operate under recorded CC&R's which shall include compulsory membership of all owners of lots and/or dwelling units and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&R's shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

17. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
18. Membership in the Home Owner's Association shall be mandatory for each buyer and any successive buyer.
19. Reciprocal covenants, conditions, and restrictions and reciprocal maintenance agreements shall be established which will cause a merging of all development phases as they are completed, and embody one (1) homeowner's association with common area for the total development of the subject project.
20. In the event the association or other legally responsible person(s) fail to maintain said common area in such a manner as to cause same to constitute a public nuisance, said City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon said common area, individual units or whole thereof as provided by law.
21. Each unit owner shall have full access to commonly owned areas, facilities and utilities.
22. The applicant shall continue to comply with those mitigation measures identified in the Mitigation Monitoring Program adopted with the Environmental Impact Report prepared for the *Canyon Hills Specific Plan*.
23. The developer shall continue to comply with the terms and requirements contained in the BO and CO issued by the USFWS in 1992 for the Cottonwood Hills Specific Plan and was subsequently amended on April 19, 2002 and July 16, 2002.
24. Construction traffic shall be prohibited from the segment of Lost Road south of the the project site as a construction truck route.
25. The applicant shall place a weatherproof 3' x 3' sign at the entrance to the project site identifying the approved days and hours of construction activity and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

**RESIDENTIAL DESIGN REVIEW NO. 2005-28**

26. Design Review approval for Residential Design Review No. 2005-28 will lapse and be void unless building permits are issued within one (1) year of City Council approval. The Community Development Director may grant an extension of time of up to one (1) year per extension, prior to the expiration of the initial Design Review approval. Application for a time extension must be submitted to the City of Lake Elsinore one (1) month prior to the expiration date.
27. Conditions of Approval shall be reproduced on page one of building plans submitted to the Building Division Plan Check. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
28. All site improvements approved with this request shall be constructed as indicated on the approved site plan and elevations. Revisions to approved site plans or building elevations shall be subject to the review of the Community Development Director. All plans submitted for Building Division Plan Check shall conform to the submitted plans as modified by Conditions of Approval, or the Planning Commission/City Council through subsequent action.
29. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any material covering the roof equipment shall match the primary wall color.
30. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture. All light fixtures shall match the architectural style of the building.
31. No exterior roof ladders shall be permitted.
32. Applicant shall use roofing materials with Class "A" fire rating.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

33. The Planning Division shall approve the location of any construction trailers utilized during construction. All construction trailers shall require a cash bond processed through the Planning Division.
34. Materials and colors depicted on the plans and materials board shall be used unless modified by the Community Development Director or designee.
35. Decorative paving shall be included at the drive entryways and shall be shown on the construction drawings submitted to Building and Safety.
36. On-site surface drainage shall not cross sidewalks.
37. Parking stalls shall be developed pursuant to the requirements of the Canyon Hills Specific Plan.
38. All exposed slopes in excess of three feet (3') in height shall have a permanent irrigation system and erosion control vegetation installed, approved by the Planning Division.

**PRIOR TO BUILDING/GRADING PERMITS**

39. Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an "Acknowledgement of Conditions" form and shall return the executed original to the Planning Division for inclusion in the case records.
40. Prior to the commencement of grading operations, the applicant shall provide a map of all proposed haul routes to be used for movement of dirt material. Such routes shall be subject to the review and approval of the City Engineer. A bond may be required to pay for damages to the public right-of-way, subject to the approval of the City Engineer.
41. Three (3) sets of the Final Landscaping/Irrigation Detail Plan shall be submitted, reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee, prior to issuance of building permit. A Landscape Plan Check & Inspection Fee will be charged prior to final landscape approval based on the Consultant's fee plus forty percent (40%) City fee.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

- a) All planting areas shall have permanent and automatic sprinkler system with 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- b) Applicant shall plant street trees, selected from the City's Street Tree List, a maximum of forty feet (40) apart and at least twenty-four-inch (24") box in size.
- c) All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb.
- d) Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six inches (36").
- e) Landscape planters shall be planted with an appropriate parking lot shade tree to provide for 50% parking lot shading in fifteen (15) years.
- f) Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
- g) The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- h) All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance by the Landscape Consultant and Community Development Director or Designee.
- i) All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

building. All planting areas shall include plantings in the Xeriscape concept, drought tolerant grasses and plants.

j) Final landscape plan must be consistent with approved site plan.

k) Final landscape plans to include planting and irrigation details.

42. Applicant shall comply with the requirements of the Elsinore Valley Municipal Water District (EVMWD). Proof shall be presented to the Chief Building Official prior to issuance of building permits and final approval.

43. Prior to issuance of building permits, applicant shall provide assurance that all required fees to the Lake Elsinore Unified School District have been paid.

44. Prior to issuance of building permits, applicant shall provide assurance that all requirements of the Riverside County Fire Department have been met.

45. Prior to issuance of building permits, applicant shall pay park-in-lieu fee in effect at time of building permit issuance.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

46. The Home Owner's Association shall be established prior to the occupancy release of the first dwelling unit.

**ENGINEERING**

47. Construct vehicle turn-around at each gated location. Turn-around shall be constructed outside the gate as shown on the approved site plan.

48. Convey all slope drainage to street or storm drain system. System shall intercept significant storm run-off from encroaching onto the 15-foot building set-back.

49. All private drives shall meet with fire requirements with respect to road width, street slope and curve radius in place at the time of City Council approval.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

50. Landscaping adjacent to Canyon Hills Road and Hillside Drive shall be placed so as not to interfere with the sight distance of exiting vehicles.
51. On site storm run-off shall be detained unless otherwise provided for by the underlying project map.
52. Slopes shall be planted to reduce erosion. Drainage along the slopes shall be constructed to convey storm flows and nuisance irrigation flows to an established drainage course.
53. Slopes exceeding thirty feet (30') shall have drainage ditches every thirty feet (30') vertical.
54. Primary circulation drive aisle (loop drives) width shall be a minimum twenty eight feet (28') clear. Parking shall not be allowed in any of the drive aisles except at designated spaces and approved by Riverside County Fire Department.
55. Interior street grades shall not exceed nine percent (9%) and on-site intersections approach grades shall not exceed six percent (6%).
56. Project shall maintain provisions to convey off-site water to the existing public storm drain system.
57. Pay all fees required by the Development Agreement.
58. Provide drainage plan including hydrology and hydraulic information.
59. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
60. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

61. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.
62. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
63. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
64. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
65. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
66. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
67. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
68. Confirm existing easement for storm drain traversing the site from driveway "A" through the site unless otherwise provided.
69. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

70. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer unless otherwise provided.
71. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District.
72. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
73. Applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
74. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
75. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required, a grading permit shall still be obtained so that a cursory drainage and flow pattern inspection can be conducted before grading begins.
76. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations or provide a letter stamped by a licensed geologist or geotechnical engineer stating the project is outside the zone.
77. An Alquis-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site unless provided by underlying subdivision map.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

78. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured.
79. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
80. Drainage easements shall be kept free of buildings and obstructions.
81. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
82. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
83. Meet all requirements of LEMC 15.68 regarding floodplain management.
84. The applicant to provide FEMA elevation certificates as applicable prior to certificate of occupancies.
85. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
86. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
87. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains shall drain through minimum 20-feet of landscaped area prior to entering into a closed drainage system.
88. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

89. The applicant shall process a storm water pollution prevention plan showing mitigation of construction storm water run off.
90. Applicant shall provide the city with proof of his having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a WQMP for post construction which describes BMP's that will be implemented for the development including maintenance responsibilities.
91. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
92. Applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
93. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc., for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

**COMMUNITY SERVICES DEPARTMENT**

94. Applicant shall pay applicable park fees unless documentation is provided otherwise.
95. No park credits shall be given for private park areas, open space, or recreation facilities constructed within the development.
96. The developer shall utilize CR&R for all construction debris removal, hauling, and recycling as per City ordinance.

**CONDITIONS OF APPROVAL FOR  
SPECIFIC PLAN AMENDMENT NO. 2, CONDITIONAL USE PERMIT NO.  
2005-29 TENTATIVE PARCEL MAP NO. 34442, AND RESIDENTIAL DESIGN  
REVIEW NO. 2005-28 AND CONDITIONAL USE PERMIT NO. 2005-29 FOR  
PARKSIDE TERRACE**

- 97. The City landscape architect shall review and approve all landscaping plans.
- 98. The Home Owner's Association (HOA) shall maintain all landscaped areas including landscaping fronting Canyon Hills Road and Hillside Drive, open space, water quality basin and all interior plantings.
- 99. The Home Owner's Association (HOA) shall maintain all block walls and keep them free of graffiti.
- 100. All interior roads, street signs, street markings, sidewalks, enhanced concrete to be maintained by the Home Owner's Association (HOA).
- 101. Water quality basin outlet to meet all requirements of the Riverside County Flood Control, Army Corps of Engineers and the City of Lake Elsinore.

***DEPARTMENT OF ADMINISTRATIVE SERVICES***

- 102. Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District 2003-01 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
- 103. Prior to the issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No.1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison.

***RIVERSIDE COUNTY FIRE DEPARTMENT***

- 104. The applicant shall comply with all requirements of the Riverside County Fire Department. Fire protection measures shall be provided in accordance with Riverside County ordinances and/or recognized fire protection standards.
- 105. Blue retro-reflective pavement markers shall be mounted on public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers shall be approved by the County Fire Department.