Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

Commissioners:

Please join me in supporting the redesigned Toscana master planned community, the upscale homes it will bring to the Temescal Valley and the infrastructure the project will build.

The redesigned Toscana Specific Plan will create much needed road improvements, trails and parks along the east side of Interstate 15 in the Temescal Valley. These road improvements will not only benefit future residents in the Toscana development, but also the residents of Spanish Hills and throughout the valley.

In addition to the road improvements, Toscana will bring important flood-control infrastructure, water and sewer services while using a smaller footprint that works better with its surroundings.

The Forestar-Toscana development team has shown their commitment to the community by meeting with neighbors and residents, listening to their concerns and incorporating their suggestions.

The Toscana project will make the Temescal Valley an even better place to live. That is why I ask you to support the Toscana project by approving the proposed changes.

Sincerely,

Matthew T. Pray

Matthew T. Pray, Master, Champion TKD 11882 DePalma Rd. #203

More homes in the area will increase my customer base and increase the opportunities for my Martial Arts Studio.

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
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Riverside, CA 92501-3634

Commissioners:

Please join me in supporting the Toscana master planned community and help develop important roads, parks, and bridges, as well as flood-control recycled water, potable water and sewer infrastructure.

Toscana will bring substantial improvements to roads in the area by widening Temescal Valley Road and building two bridges over Temescal Creek, providing emergency access for residents in the area during fires and floods.

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The Forestar Toscana development team has been an active neighbor in the valley, participating in community events, supporting local organizations and working with its neighbors to make the Toscana a project that residents in the Temescal Valley can be proud of.

Our region needs smart growth. Toscana is an example of deliberate planning with the consideration of its neighbors and its region in mind.

Thank you for considering the approval of Toscana's redesign.

Sincerely,

Jignesh Patel.

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
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Sincerely,

Julissa Serna

Julissa Serna

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Sincerely,

Silvia Lozano

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Riverside County Planning Department
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Sincerely,

Ashima

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Riverside County Planning Department
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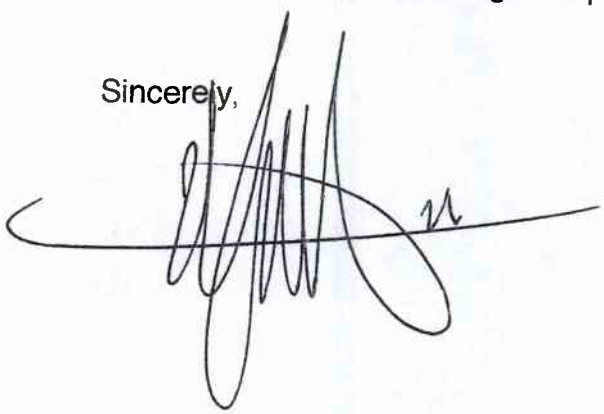

MICHAEL CHERRY II
SOLEI BISTRO

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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Please support the changes being made to the Toscana project.

Sincerely,

Sandy Contreras

Bette Hawes

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
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Sincerely,

DONG S Yi
New STAR Realty
(951) 851-0402

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Urban Regional Planner
Riverside County Planning Department
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Riverside, CA 92501-3634

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Sincerely,

Ticor Title
4140 Riverwalk Pkwy #200
Riv. 92505

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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Sincerely,

Dennis

Better Homes of Southern CA

Matthew Strait
Urban Regional Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501-3634

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Sincerely,

Richard Brow
23862 Fawnskin Dr
Corona, CA 92883

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Riverside County Planning Department
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Lou McEwen

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Sincerely, Paula Vice

16545 Benson ST.
Perris, CA.
92570

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Sincerely,

Chris Ritter

Bethe Hamm

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Sincerely,

TOSCANA

Petition of Support

Yes! I support the proposed Toscana community and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

	Name	Address	Signature	Phone
1	Traci Rodriguez	Traci@Skyviewimaging.com 23091 Coffeeberry Lake Hills 92503		951-277-4412
2	Cindee Renick	16207 Crescent Moon Ct		951 532-9593
3	Victoria Loomis	13250 Golden Horn DR Corona, Ca 92883		951-847-4570
4	Ann Redding	24303 owl Ct. Temescal Valley CA		909-664-3364
5	Ronald Palacios	10945 clovercircle Corona, CA 92883		310-698-5440
6	Sean Donahue	8924 Arrowleaf Cir Corona, Ca 92883		909) 236-1884
7	Suzanne Pinion	25306 Noble Canyon St. Corona, Ca. 92883		(951) 277-7700
8	ASHKEN Moradian	23930 Boulder oaks Dr Temescal Valley 92883		951 603-0525
9				
10	APRIL SANTOS	23719 Cantara rd. Corona, ca. 92883		(951) 277-1575
11	STEVEN GUTIERREZ	1742 #A FORUM WAY CORONA CA 92881		513-289-9931
12	DALE HALOVICK	13328 CRESTA SPRING CORONA, CA 92883		951-471-1782

Yes! I support the proposed Toscana community and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

	Name	Address	Signature	Phone
1	Shane Gray	25313 Singlebeat St Corona, CA 92883		323-456-5235
2	Grant McDougall	11183 Evergreen Loop Corona 92883	Grant McDougall	
3	Jason Sanderlin	40953 Diana Lane Lake Elsinore 92532		
4	STEVE GRAMBECK	25314 GRAND FIR CT CORONA, CA 92883		951-543-1554
5	Wes Ratcliff	1345 Genova Dr #201 Corona, CA 92882		wes.ratcliff@gmail.com 504-400-2770
6	JAMES McGehee	25157 Dogwood Ct Corona CA 92883		(949) 422-8878
7				
8				
9				
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11				
12				

Yes! I support the proposed Toscana comm[illegible]ity and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

	Name	Address	Signature	Phone
1	DAN SMITH	25298 NOBLE CANYON ST	[signature]	(951) 818-9992
2	MICHAEL BASTIAN	32823 TEMECULA PARKWAY TEMECULA, CA 92592	[signature]	951 302-2600
3	George Linghorn	12140 Seven Way 92803	[signature]	951-358-3240
4	Megan Locke	17616 Sutherland Ave Lake Elsinore	Megan Locke	951-230-3890
5	Patty Lopez	10450 Whitecrown Dr Corona, CA 92883	[signature]	562 522-0193
6	Dieter Preiser	23836 La Posta Ct Temescal Valley 92585	[signature]	951 489-1753
7	DAVID ROKES	22751 Sunrose ST CORONA	[signature]	951-205-4879 Rockyco@hotmail
8	Adan Druck	25110 Birchtree Ct Corona CA 92883	[signature]	951-551-5705 Druck46@gmail.com
9	Thad Watkins	25747 LACEBARK RD. CORONA CA. 92883		
10	Chris Ferguson	29153 Sunsmept Dr. Lake Elsinore CA 92530	[signature]	cferguson131218@yahoo.com
11	Maria Diaz	13 Bella Caterina Lake Elsinore	[signature]	diazkooks@gmail.com
12	Robby Duckworth		[signature]	digitalduck1@yahoo.com

Yes! I support the proposed Toscana comm[illegible]ity and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

	Name	Address	Signature	Phone
1	Cynthia Ramos	1218 Longport Way Corona 92881	[illegible]	951 893 0953
2	Jany Stromberg	25314 Grandfir Ct	[illegible]	951 543 1554
3	Monica Beytia	10928 Marygold Way 92883	[illegible]	moni.beytia@gmail.com
4	Maria Gallegos		[illegible]	gallegos_maria@att.net
5	Ioana Colnut		[illegible]	inegreanu2002@yahoo.ca
6	Wendy Lee	22913 Greentree Ct	[illegible]	951(313)2652
7	Suzanne Randles	11093 Kamila Ct 92883	[illegible]	951 742-1636
8	Melissa Bradshaw	11196 Pine Cone St	[illegible]	957-603-3542
9				
10				
11				
12				

Agenda Item No.: 4.4
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisorial District: First/First
Project Planner: Matt Straite
Planning Commission: September 17, 2014

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1
TENTATIVE TRACT MAP NO. 36643
CHANGE OF ZONE NO. 07807
Applicant: Forestar Toscana, LLC
Engineer: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, (Toscana) proposes to maintain the maximum unit count of 1,443 units permitted by the Specific Plan, but reduce the overall residential acreage, increase the natural open space areas, eliminate commercial retail land use, increase the park land use, and create a planning area for a Public Facility land use which will be designated for potable and recycled water storage tanks. The proposed project will specifically:

- Increase the acreage of Open Space-Conservation Habitat (OS-CH) from 510 acres to 543.3;
- Decrease acreage for Medium Density Residential (MDR) land use from 237.5 acres to 220.6 acres and increase the total amount of residential units within the MDR zone from 694 to 895 units, this does not change the overall density of the project;
- Decrease the Medium High Density Residential (MDHR) land use acreage from 87 acres to 58.6 acres and decrease the total amount of units within the MDHR zone from 519 to 338 units;
- Decrease the High Density Residential (HDR) land use acreage from 28.8 acres to 21.3 acres and decrease the amount of residential units within the HDR land use area from 230 to 210 units;
- Replace the proposed 4.4 commercial retail site with a 5.3 acre active public park area;
- Increase park land use from 22.3 acres to 33.9 acres;
- Designation of approximately 1.2 acres of the project area for storm water drainage quality features to meet the current storm water management requirements;
- Creation of a new 1.2 acre planning area for public facility land uses (potable and recycled water storage tanks) and;
- Modify the internal circulation system in order to accommodate the revised land use plan, provide for private roadway standards, and to reduce the overall road way length throughout the project area.

TENTATIVE TRACT MAP NO. 36643 proposes a Schedule "A" subdivision of 329.86 gross acres into ten (10) numbered lots intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1,2,3,4, and 5 of the proposed revision to the Toscana Specific Plan. All Schedule A requirements of Ordinance No. 460have been added to this project.

CHANGE OF ZONE NO. CZ07807 proposes to revise the Specific Plan Zoning Ordinance and to formalize the boundaries for all Planning Areas (PA) where TR36643 is proposed. The proposed zone change would be applicable to all of the Planning Areas, 1-22 of the Toscana Specific Plan (SP) No. 327. The revision has re-organized all planning areas (no building or grading has taken place within the SP since its approval). The proposed zone change would reorganize both the acreage and density of the residential land use planning area but not change the overall unit count. In addition, the change proposal would eliminate Planning Area 13's commercial land use designation and increase the overall Open-Space (OS) acreage for the project site and add a new Planning Area for Public Facilities use.

Project is located in the First District, more specifically it is northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

PROJECT BACKGROUND:

The Toscana Specific Plan (SP) No. 327 with Environmental Impact Report (EIR) No. 439 was adopted by the Riverside County Board of Supervisors on December 19, 2006. Currently, the property owner has not applied for and the County of Riverside has not approved any use or subdivision (implementing) permits that pertain to the development of the Toscana project area.

ISSUES OF POTENTIAL CONCERN:

High Density Housing
The Planning Department has been concerned with the lack of high density housing in the Temescal Canyon Area. The Serrano Specific Plan was recently approved in this area (next to the project site) with over six million square feet of job generating uses. The Sycamore Creek Specific Plan across the freeway recently removed the attached housing (which is more affordable) from the project and replaced it with detached single family housing. When the applicant first proposed this change to the Toscana Specific Plan, they were proposing to remove all higher density housing from the Specific Plan as well. Staff expressed concern. The applicant and County staff have been working together to address this concern. The version of the plan before the Commission features 21.3 acres of high density housing.

MSHCP consistency
Based on the regulations outlined by the MSHCP, the property owner is required to dedicate 510 acres of the project area to the Western Riverside CSA for the purpose of permanent conservation. The property owner intends to dedicate 544.3 acres of the project area to the Western Riverside County RCA which meets the requirements outlined by the Memorandum of Understanding (MOU) filed in 2003 and reduces the overall biological impacts that may have occurred with the implementation of originally proposed Toscana Specific Plan. The dedication of the conservation acreages is set to occur in three stages in accordance with the three development phases of the revised Toscana Specific Plan. To date, 70 acres have been dedicated for the purpose of open space conservation.

Existing Well Casings
The Department of Environmental Health (RCDEH) has identified eight well casings which are designated as abandoned, inactive, or open within the proposed project area. The wells casings are primarily located along the central and southern sections of the project area with exception to "Well No. 8" which is located in the northwest corner of the project area. The California Department of Water Resources Well Standards Bulletin No. 74-90 and 74-81 define an abandoned or inactive well as one which has not been used for a period of one year unless the owner demonstrates intention of resuming use of the well. With being a safety and environmental hazard, RCHED staff recommends the destruction of the eight wells unless an official declaration of intended future use is filed with the Riverside County Department of Environmental Health(Refer to attached RCHED letter). As the letter explains, this action is required by County Ordinance No. 682, so no condition of approval was added.

A note on the Conditions of Approval for the Tract Map
The proposed Amendment requires all new Specific Plan Conditions of Approval. Proposed Conditions are attached. The applicant is also proposing a map at this time. Traditionally the Specific Plan conditions are *part of* any proposed map. The same is true here. However, the Specific Plan Conditions are proposed to reflect the new Specific Plan Amendment, not the approved Specific Plan. For a host of technical reasons the Specific Plan conditions of approval are not yet included in the set of conditions for the tract map. Should the Board approve the project (Map and Amendment) they will be attached to each other and the Amendment conditions will be reflected on the map.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial-Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 as reflected on the Land Use Plan of Specific Plan (SP) SP 327.
2. Surrounding General Plan Land Use (Ex. #5):	Open Space: Conservation (OS-C), Open Space: Open Space Conservation Habitat (OS-CH), Open Space: Water (OS-W), Open Space: Rural (OS-RUR) to the east, Community Development: Light Industrial (CD-LI), Rural: Rural Residential (RR), Open Space: Conservation (OS-C), Open Space: Water (OS-W), Open Space: Rural (OS-RUR), and Open Space: Mineral Resources (OS-MIN) to the west, Community Development: Light Industrial (CD:LI) to the south, and Community Development: Public Facilities (CD-PF) and Open Space: Rural (OS-RUR) to the north.
3. Proposed/Existing Zoning (Ex. #2):	Specific Plan #327(SP) Toscana
4. Surrounding Zoning (Ex. #2):	Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south, Residential-Agriculture (10 acre minimum)(R-A-10) to the north, Residential-Agriculture (R-A-10)(10 acre minimum), Natural Assets (N-A), Watercourse, Watershed, and Conservation (W-1) to the east, and Residential-Agriculture (R-A-5)(5 acre minimum), Natural-Assets (N-A), and Mineral-Resources (M-R) to the west.
5. Existing Land Use (Ex. #1):	The project area is undeveloped.
6. Surrounding Land Use (Ex. #1):	The project area is vacant to the north, single family residential to the south, scattered residential and Serrano Commerce Center Specific Plan (SP) 353 to the west, and vacant and areas designated for conservation to the east.
7. Project Data:	Total Acreage: 961.2
8. Environmental Concerns:	See attached Addendum No. 1 to EIR NO. 439

RECOMMENDATION:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-07** recommending adoption of Specific Plan No. 327, Amendment No. 1 to the Riverside County Board of Supervisors;

THE PLANING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

CONSIDER ADDENUM NO. 1 to **ENVIRONMENTAL IMPACT REPORT NO. 439**, based on the findings and conclusions in Environmental Assessment No. 42621; and,

APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7807 to revise the Specific Plan zoning ordinance and formalize the planning area boundaries for Planning Areas 1, 2, 3, 4, 5, 15, 18, 17, 26G, F, B, C, and A, based upon the findings and conclusions incorporated in the staff report, and, pending zoning ordinance adoption by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36643, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Environmental Addendum for EIR 439, which is incorporated herein by reference.

1. The Specific Plan Amendment is proposing to modify the Land Use Designations of the project site from Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- Retail, Open Space as is currently reflected on the Specific Plan Land Use Plan for SP327 to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Open Space: Recreation (Parks)(OS:R), Open Space: Manufactured Slopes (OS/MS), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W) and Public Facilities (PF) as reflected on the Land Use Plan for Specific Plan No. 327 Amendment No. 1 (SP327A1).

2. The proposed project is consistent with the Elsinore and Temescal Canyon Area Plans, because the project is not proposing a change in the overall density of the original Specific Plan which predates the General Plan update of 2003.

3. The project site is surrounded by properties which are designated Open Space: Conservation (OS-C), Open Space: Open Space Conservation Habitat (OS-CH), Open Space: Water (OS-W), Open Space: Rural (OS-RUR) to the east, Community Development: Light Industrial (CD-LI), Rural: Rural Residential (RR), Open Space: Conservation (OS-C), Open Space: Water (OS-W), Open Space: Rural (OS-RUR), and Open Space: Mineral Resources (OS-MIN) to the west, Community Development: Light Industrial (CD:LI) to the south, and Community Development: Public Facilities (CD-PF) and Open Space: Rural (OS-RUR) to the north.

4. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.

5. The project site is surrounded by properties which are vacant to the north, single family residential to the south, scattered residential and Serrano Commerce Center Specific Plan (SP) 353 to the west, and vacant lots and conservation areas to the east.

6. The existing zoning for the subject site is Specific Plan (SP 327: Toscana). The project is proposing modifications to the existing zoning ordinance to accommodate a smaller footprint. Based on a review by staff the proposed project is consistent with the proposed zoning.

7. The project site is surrounded by properties which are zoned Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south, Residential-Agriculture - 10 Acre Minimum (R-A-10) to the north, Residential-Agriculture - 10 Acre Minimum (R-A-10), Natural Assets (N-A), Watercourse, Watershed, and Conservation (W-1) to the east, and Residential-Agriculture - 5 Acre Minimum (R-A-5), Natural-Assets (N-A), and Mineral-Resources (M-R) to the west.

8. This project is located within Criteria Area 3041, 3037, 3144, 3246, 3248, 3249, 3250, and 3448 of the Western Riverside Multiple Specifies Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.

9. The project is within the Sphere of Influence for the City of Corona and City of Lake Elsinore. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city.

10. This land division is located within a high fire area.

11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhand the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

12. Fire protection and suppression services will all be available for the subdivision through Riverside County Fire Department. Fire sprinklers are required throughout each home in the subdivision and the Specific Plan.

13. As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

    As provided in the attached Environmental Assessment (EA) No. 42621, the proposed Project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) 439. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 439, no considerably

different mitigation measures have been identified and not mitigation measures found infeasible have become feasible because of the following:

- The proposed project reduces the dedicated residential acreage from 353.3 to 300.5 acres and converting the previously proposed commercial retail (CR) land use into an open space public park. The change in residential acreage will not affect the maximum residential density (1,433 units) as proposed in the Toscana Specific Plan and will not increase the environmental impact beyond or create new significant environmental impacts that were not disclosed in Final EIR 439.

- The proposed Project increases the total amount of designated open space areas within the Toscana Specific Plan from 510 acres to 544.3 acres and reduces the development footprint by approximately 32.6 acres. As a result, environmental effects to natural land resources, including biological resources and hydrology/water quality, will be no greater than the effects previously disclosed in the Final EIR.

- By reclassifying the commercial retail land use into a designated open space use, daily traffic circulation along the former commercial retail area will significantly be reduced in comparison with the data produced for Final EIR 439. Based on a traffic trip comparison analysis conducted for the project area, daily vehicular trips will be reduced by 3,434 trips including a reduction of 20 trips during the AM peak hours (7AM-9AM) and a reduction of 334 trips during the PM peak commute hours (4PM-6PM). Reductions in operational air pollutant, noise emissions and demand for utilities/service systems will occur due to the land use reclassification.

- The proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR, with exception of the proposed commercial retail land use which has been designated as an open space recreational area as defined in Toscana Specific Plan Amendment 1.

CONCLUSIONS:

1. Toscana Specific Plan Amendment No. 1 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The Tentative Tract Map proposal is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

7. The project is consistent with the provisions of CEQA as demonstrated through attached Addendum No. 1 to previously certified FEIR 439 and does not trigger any requirements outlined in section 15162 of the CEQA Guidelines.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An Alquist-Priolo earthquake fault zone;
   b. Corona Municipal Airport Influence Area;
   c. Skylark Airport Influence Area;
   d. Recreation & Park District;
   e. Community Service Area

3. The project site is located within:
   a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area;
   b. The City of Corona and sphere of influence;
   c. The City of Lake Elsinore sphere of Influence;
   d. The boundaries of the Corona-Norco Unified School District;
   e. Western Unified Water District;
   f. The southern of the project area is located within low potential liquefaction area;
   g. A high fire area;
   h. A 100 year flood zone;
   i. A dam inundation area near Lee Lake;

4. The subject site is currently designated as Assessor's Parcel Number 283-210-002, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-009, 283-240-010, 290-070-024, 290-070-026, 290-070-028, 290-070-029, 290-070-030, 290-080-037, 290-080-038, 290-130-020, 290-130-081, 290-130-082.

Planning Commission **County of Riverside**

RESOLUTION No. 2014-007

RECOMMENDING ADOPTION OF

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 17, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on September 17, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, Addendum No. 1 for previously certified FEIR No. 439 ; and,

TENTATIVE APPROVAL of Specific Plan No. 327 Amendment No. 1.

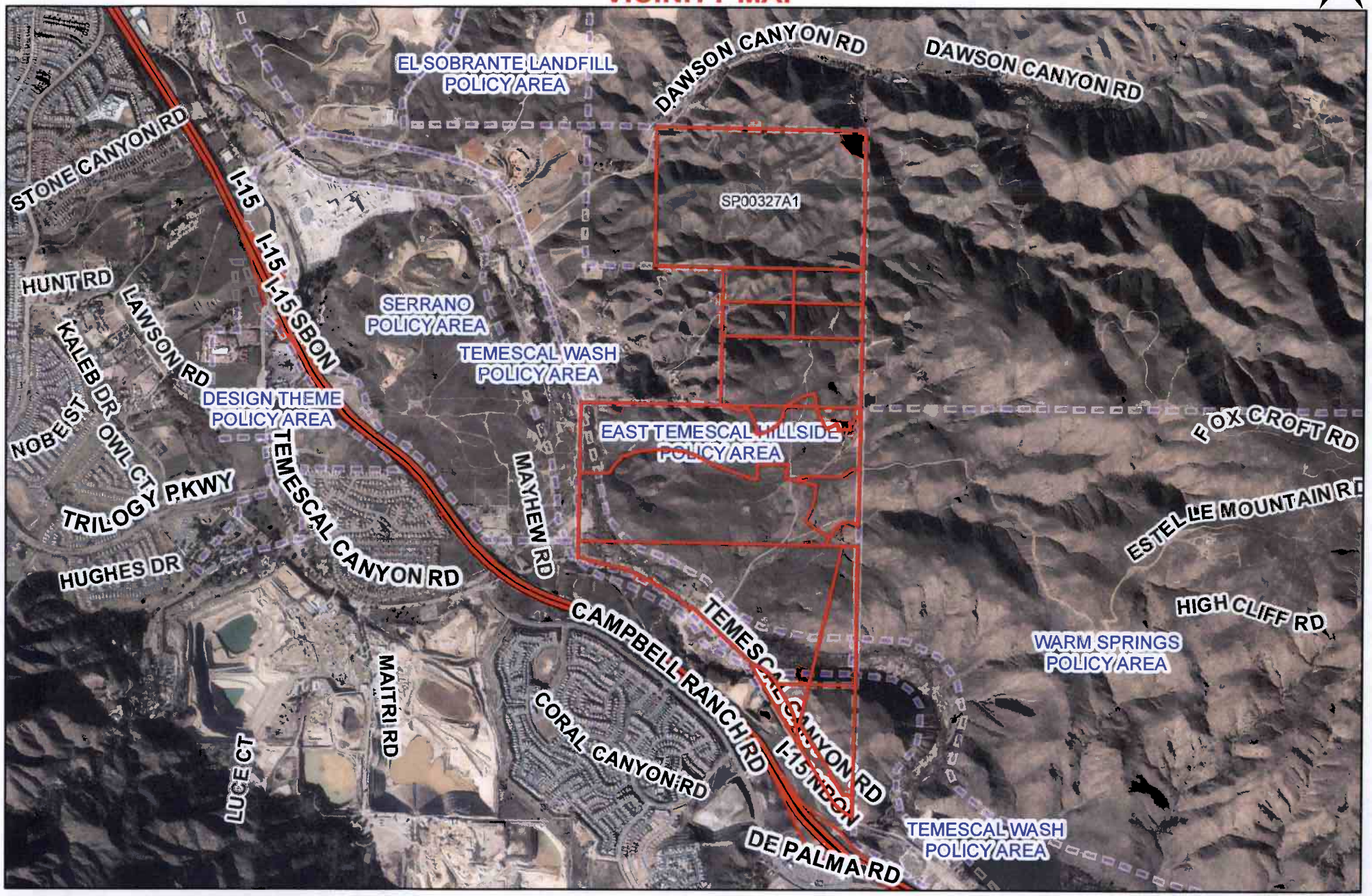
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

VICINITY MAP

Supervisor Jeffries
District 1

N



Feet
0 1,250 2,500 5,000
1 inch = 2,500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/5/2014

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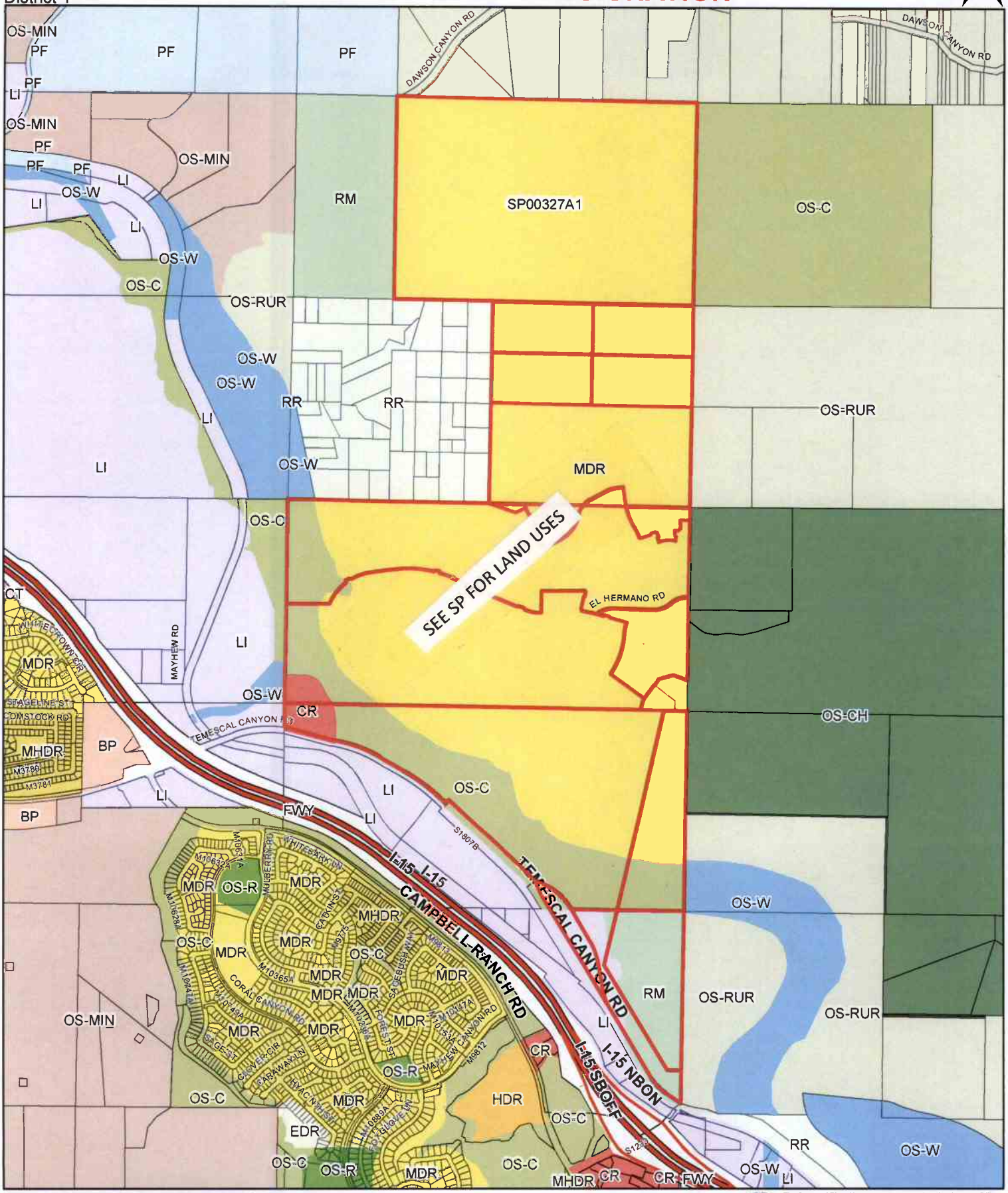
Exhibit 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00327A1
GENERAL PLAN DESIGNATION

Supervisor Jeffries
District 1

N



Feet
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1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/4/2014

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Exhibit 2

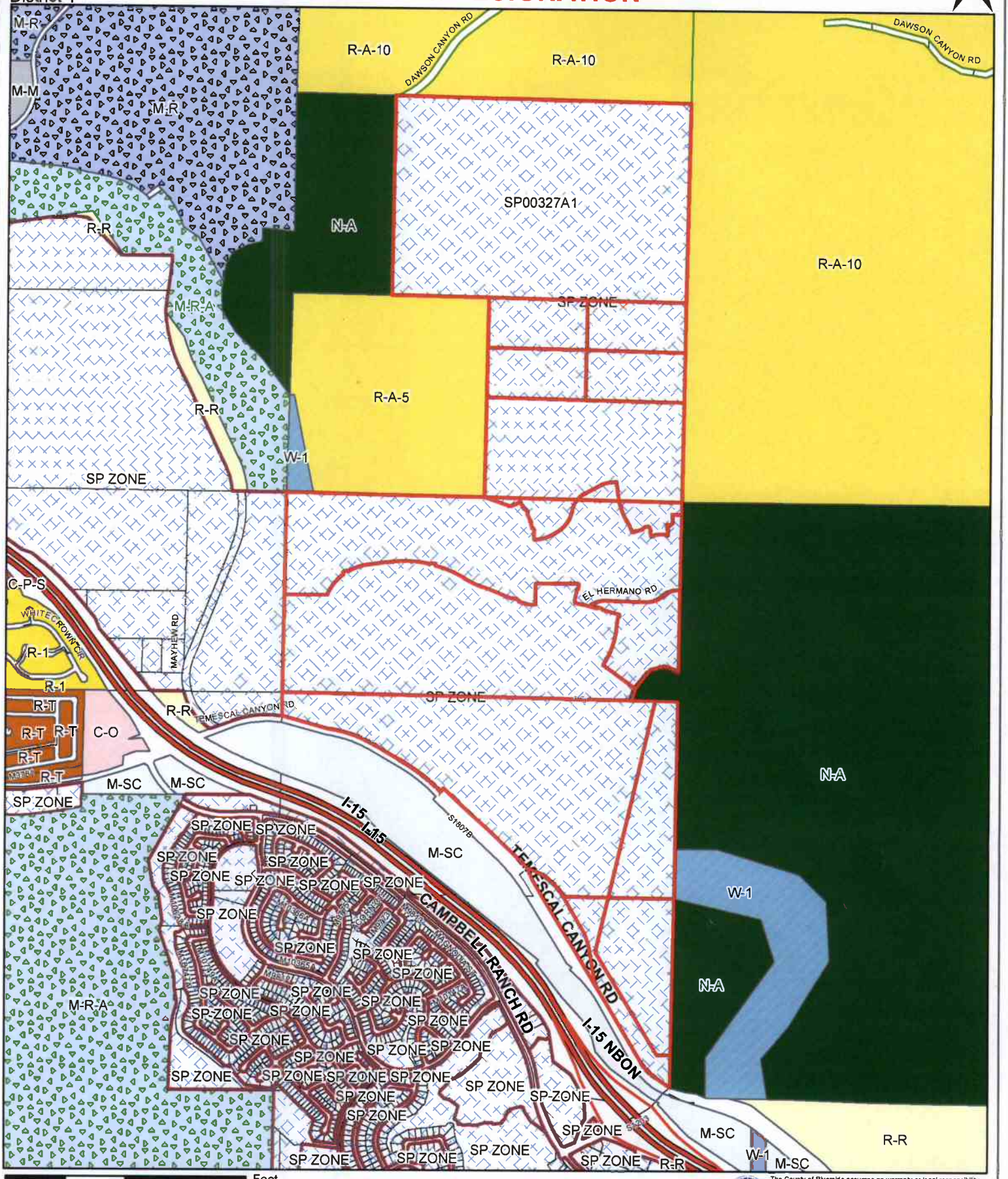
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

ZONING DESIGNATION

Supervisor Jeffries
District 1

N



Feet
0 800 1,600 3,200
1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/4/2014

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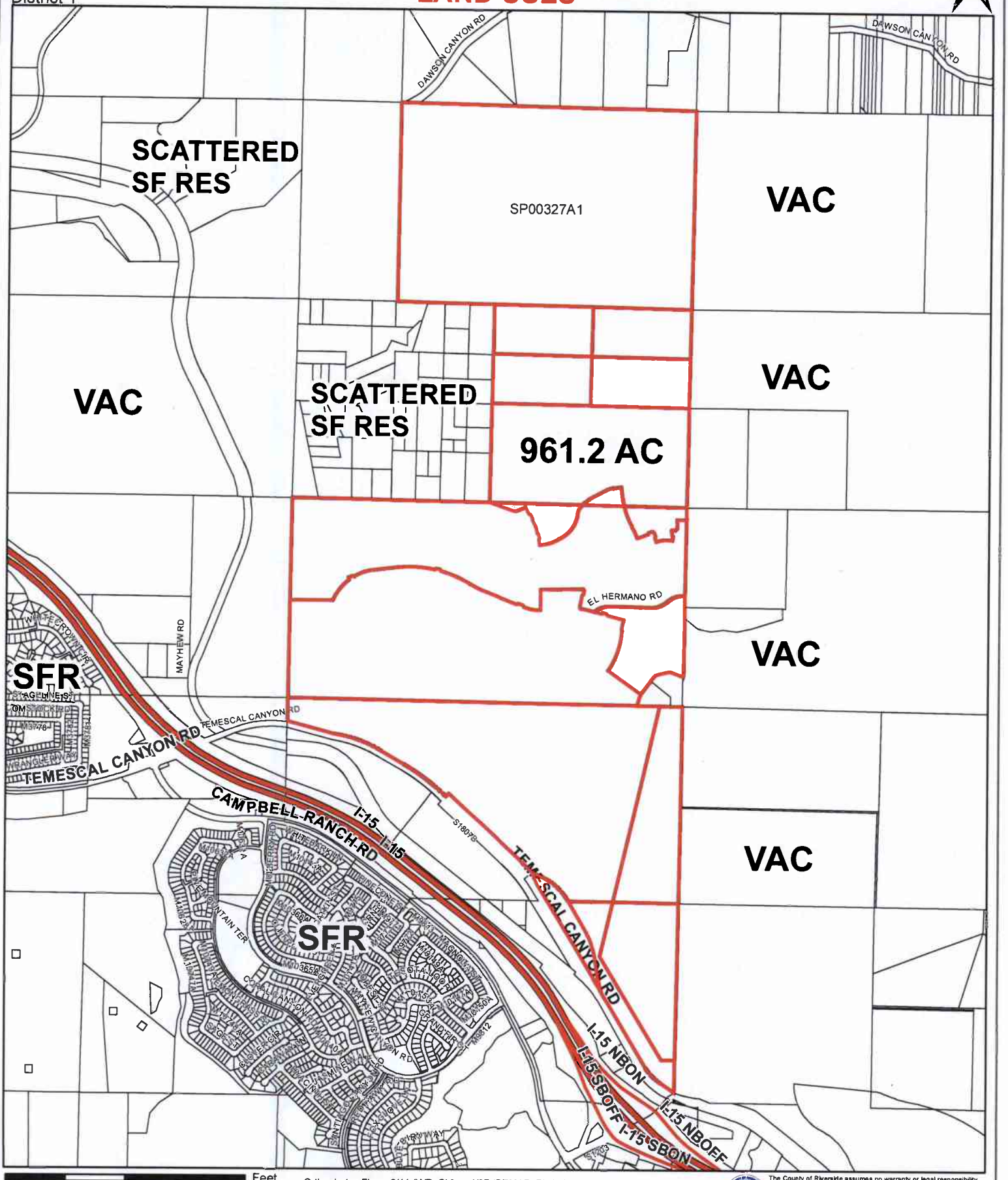
Exhibit 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00327A1
LAND USES

Supervisor Jeffries
District 1

N



Feet
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1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 8/8/2014

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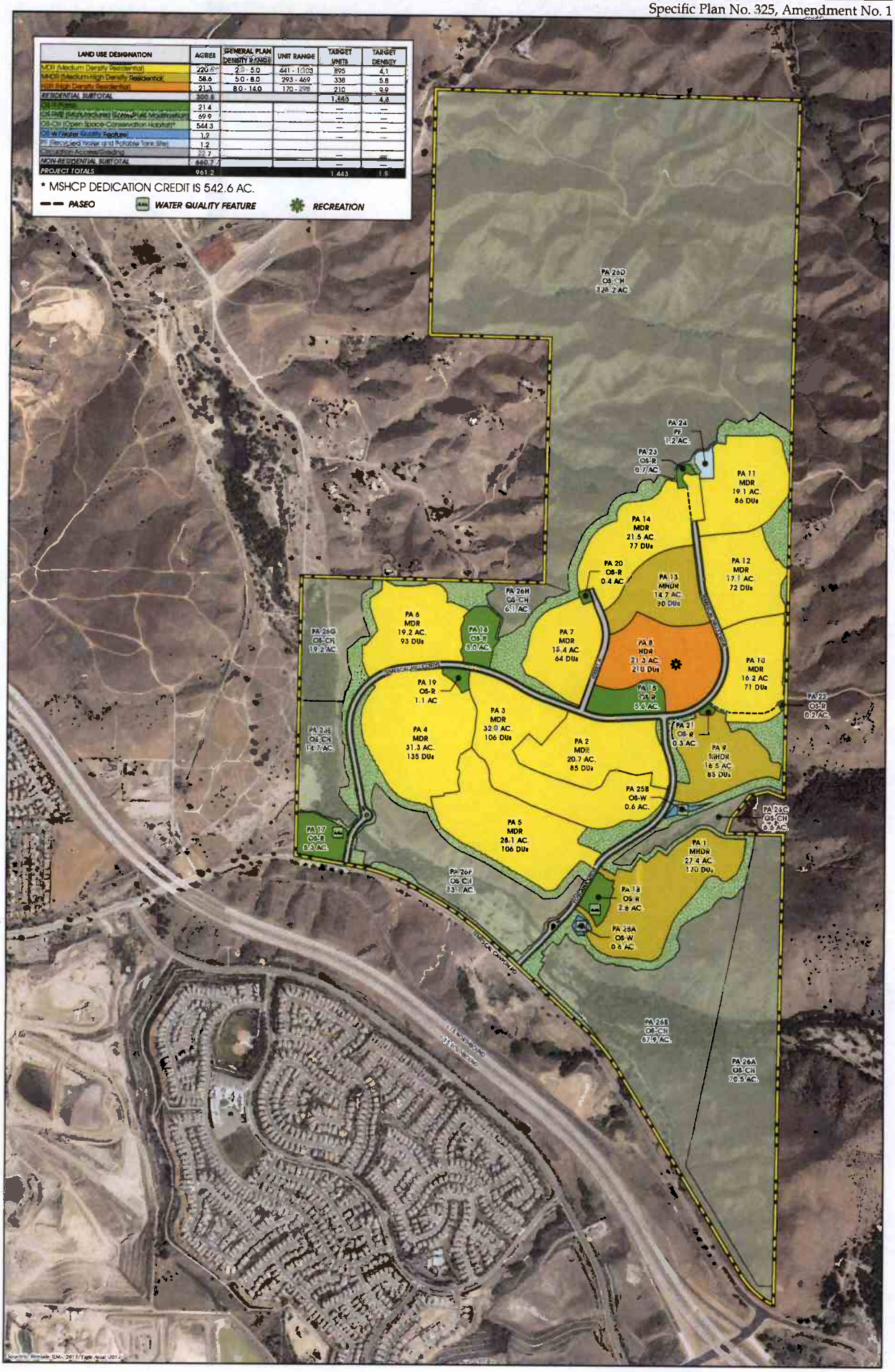


Figure III.A-1

SPECIFIC PLAN LAND USE PLAN

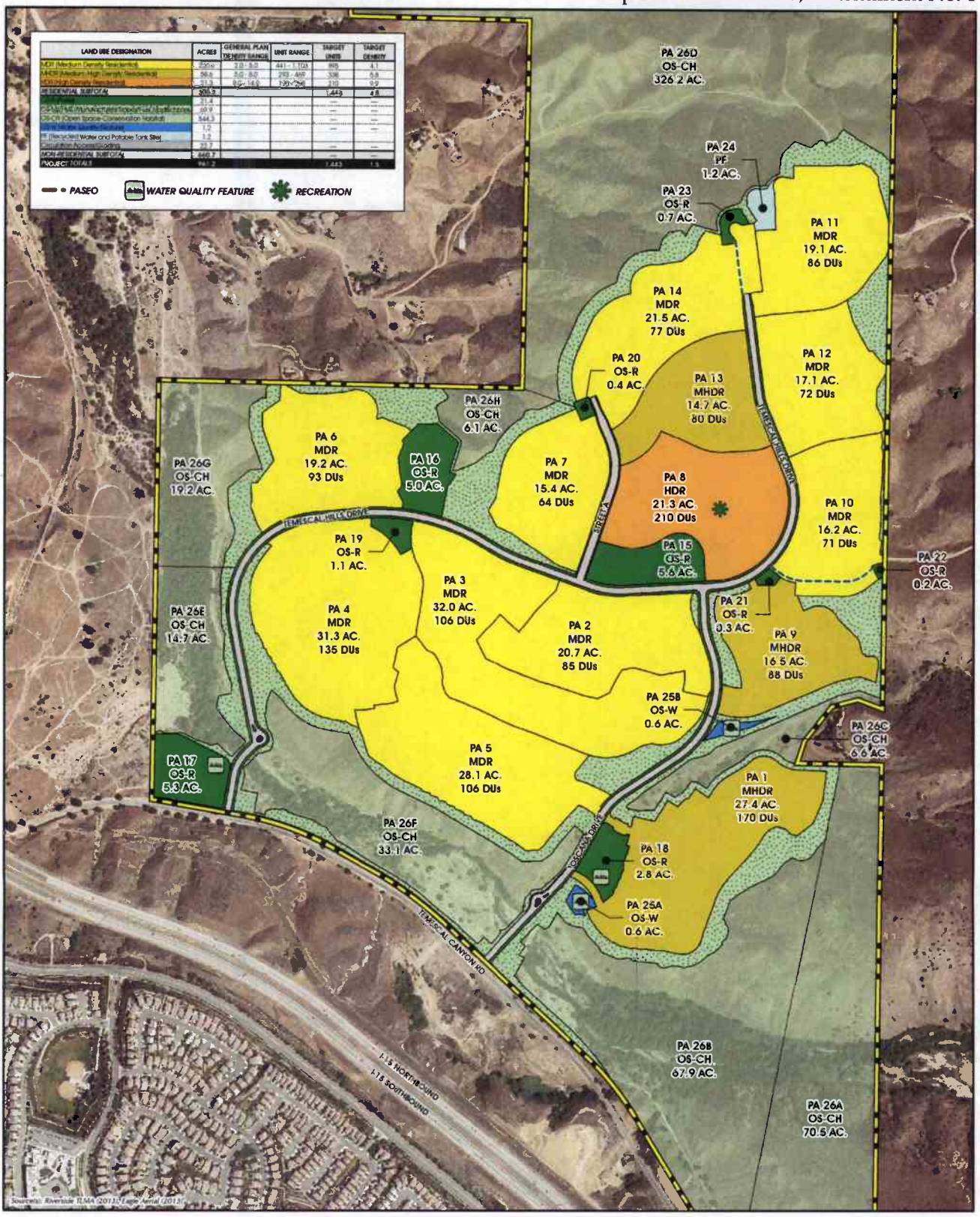
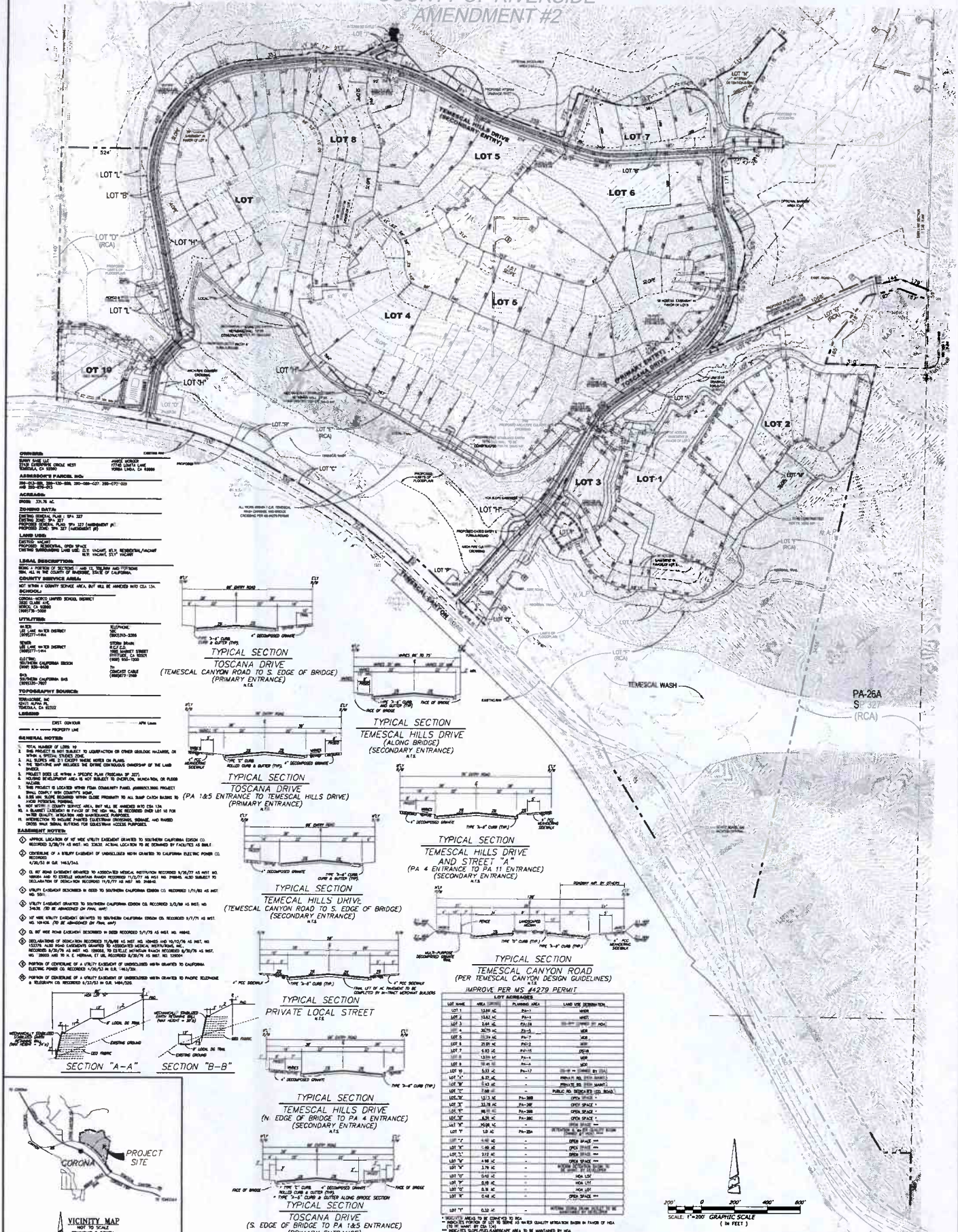


Figure III.A-2
SPECIFIC PLAN LAND USE PLAN (8.5x11)

Figure III.A-13A
MANUFACTURED SLOPE - FUEL MODIFICATION PLAN

SCHEDULE "A"
TENTATIVE TRACT NO. 36643
COUNTY OF RIVERSIDE
AMENDMENT #2



OWNERS:

SUNNY SAGE LLC
27121 ELSINORE CIRCLE WEST
TEMECULA, CA 92590

JANICE WORKER
17740 LOMITA LANE
CORONA, CA 92880

ASSESSOR'S PARCEL NOs:

279-021-003, 279-130-006, 280-080-027, 280-070-029 AND 280-070-013

ACREAGE:

GROSS: 231.76 AC.

ZONING DATA:

EXISTING GENERAL PLAN: SPA 327
EXISTING ZONE: SPA 327
PROPOSED GENERAL PLAN: SPA 327 (AMENDMENT #)
PROPOSED ZONE: SPA 327 (AMENDMENT #)

LAND USE:

EXISTING: VACANT
PROPOSED: RESIDENTIAL, OPEN SPACE
EXISTING SURROUNDING LAND USE: N.: VACANT, W.: RESIDENTIAL/VACANT
S.E.: VACANT, S.W.: VACANT

LEGAL DESCRIPTION:

BEING A PORTION OF SECTIONS 7 AND 12, T5S, R6W AND R7W, AND PORTIONS THEREOF, ALL IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

COUNTY SERVICE AREA:

NOT WITHIN A COUNTY SERVICE AREA, BUT WILL BE ANNEXED INTO CSA 134.

SCHOOLS:

CORONA-NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVE.
NORCO, CA 92860
(951)736-5000

UTILITIES:

WATER: LEE LAKE WATER DISTRICT (951)277-1464	TELEPHONE: VERIZON (800)310-3355
SEWER: LEE LAKE WATER DISTRICT (951)277-1464	STORM DRAIN: RCFC&WCD 1995 MARKET STREET RIVERSIDE, CA 92501 (951) 955-1200
ELECTRIC: SOUTHERN CALIFORNIA EDISON (800) 655-4555	TV: CHARTER CABLE (888)873-7169
GAS: SOUTHERN CALIFORNIA GAS (800)427-2200	

TOPOGRAPHY SOURCE:

TERRASCAPE, INC
42431 ALMA PL
TEMECULA, CA 92592

LEGEND

EXIST. CONTOUR ——— APN Lines
PROPERTY LINE

GENERAL NOTES:

1. TOTAL NUMBER OF LOTS: 10
2. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE.
3. ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
4. ALL STREETS AND INTERNAL DRIVES CONTINUOUS OWNERSHIP OF THE LAND OWNER.
5. PROJECT DOES LIE WITHIN A SPECIFIC PLAN (TOSCANA SP 327).
6. HOUSING DEVELOPMENT AREA IS NOT SUBJECT TO OVERFLOW, MUDFLOW, OR FLOOD HAZARD.
7. THIS PROJECT IS LOCATED WITHIN FEMA COMMUNITY PANEL #06065C0800G PROJECT SHALL COMPLY WITH COUNTY'S WQMP.
8. 0.50 MIN. SLOPE REQUIRED WITHIN CLOSE PROXIMITY TO ALL SUMP CATCH BASINS TO AVOID POTENTIAL PONDING.
9. NOT WITHIN A COUNTY SERVICE AREA, BUT WILL BE ANNEXED INTO CSA 134.
10. A BLANKET EASEMENT IN FAVOR OF THE HOA WILL BE RECORDED OVER LOT 10 FOR WATER QUALITY, RETENTION AND MAINTENANCE PURPOSES.
11. INTERSECTION TO INCLUDE PAINTED CROSSWALK GROOVING, SIGNAGE, AND RAISED CROSS WALK SIGNAL BUTTONS FOR CROSSWALK ACCESS PURPOSES.

EASEMENT NOTES:

1. APPROX. LOCATION OF 10' WIDE UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 3/28/79 AS INST. NO. 53632. ACTUAL LOCATION TO BE DETERMINED BY FACILITIES AS BUILT
2. CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO CALIFORNIA ELECTRIC POWER CO. RECORDED 4/28/53 IN BK. 1463/344.
3. CL 80' ROAD EASEMENT GRANTED TO ASSOCIATED MEDICAL INSTITUTION RECORDED 8/26/77 AS INST. NO. 180604 AND TO ESTELLE MOUNTAIN RANCH RECORDED 11/2/77 AS INST. NO. 218940. ALSO SUBJECT TO DECLARATION OF DEDICATION RECORDED 11/9/77 AS INST. NO. 216845.
4. UTILITY EASEMENT DESCRIBED IN DEED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 1/31/83 AS INST. NO. 5501.
5. UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 2/2/88 AS INST. NO. 34636. (TO BE ABANDONED ON FINAL MAP)
6. 10' WIDE UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED 9/1/71 AS INST. NO. 104108. (TO BE ABANDONED ON FINAL MAP)
7. CL 80' WIDE ROAD EASEMENT DESCRIBED IN DEED RECORDED 5/1/73 AS INST. NO. 49842.
8. DECLARATIONS OF DEDICATION RECORDED 11/9/77 AS INST. NO. 216845, AND 10/12/78 AS INST. NO. 153379. ALSO ROAD EASEMENTS GRANTED TO ASSOCIATED MEDICAL INSTITUTIONS, INC., RECORDED 8/26/78 AS INST. NO. 180604, TO ESTELLE MOUNTAIN RANCH RECORDED 8/26/78 AS INST. NO. 180603 AND TO R. E. MORGAN, ET UX, RECORDED 2/26/74 AS INST. NO. 13909M
9. PORTION OF CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO CALIFORNIA ELECTRIC POWER CO. RECORDED 1/16/53 IN B.R. 1463/324
10. PORTION OF CENTERLINE OF A UTILITY EASEMENT OF UNDISCLOSED WIDTH GRANTED TO PACIFIC TELEPHONE & TELEGRAPH CO. RECORDED 6/22/53 IN O.R. 1484/525

SECTION "A–A" SECTION "B–B"

VICINITY MAP
NOT TO SCALE
TOWNSHIP 3 SOUTH, RANGE 6 WEST

TYPICAL SECTION
TOSCANA DRIVE
(TEMESCAL CANYON ROAD TO S. EDGE OF BRIDGE)
(PRIMARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL HILLS DRIVE
(ALONG BRIDGE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TOSCANA DRIVE
(PA 1&5 ENTRANCE TO TEMESCAL HILLS DRIVE)
(PRIMARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL HILLS DRIVE
AND STREET "A"
(PA 4 ENTRANCE TO PA 11 ENTRANCE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMECAL HILLS DRIVE
(TEMESCAL CANYON ROAD TO S. EDGE OF BRIDGE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TEMESCAL CANYON ROAD
(PER TEMESCAL CANYON DESIGN GUIDELINES)
N.T.S.

TYPICAL SECTION
PRIVATE LOCAL STREET
N.T.S.

TYPICAL SECTION
TEMESCAL HILLS DRIVE
(N. EDGE OF BRIDGE TO PA 4 ENTRANCE)
(SECONDARY ENTRANCE)
N.T.S.

TYPICAL SECTION
TOSCANA DRIVE
(S. EDGE OF BRIDGE TO PA 1&5 ENTRANCE)
(PRIMARY ENTRANCE)
N.T.S.

IMPROVE PER MS #4279 PERMIT

LOT ACREAGES:

LOT NAME	AREA	PLANNING AREA	LAND USE DESIGNATION
LOT 1	13.89 AC	PA-1	MDR
LOT 2	13.63 AC	PA-1	MDR
LOT 3	5.64 AC	PA-1B	[illegible] BY HOA
LOT 4	36.79 AC	PA-5	MDR
LOT 5	21.29 AC	PA-7	MDR
LOT 6	21.81 AC	PA-2	MDR
LOT 7	6.93 AC	PA-15	OS-R
LOT 8	13.84 AC	PA-4	MDR
LOT 9	10.41 AC	PA-4	MDR
LOT 10	5.53 AC	PA-17	[illegible] BY HOA
LOT "A"	6.77 AC	-	PRIVATE RD. [illegible]
LOT "B"	0.43 AC	-	PRIVATE RD. [illegible]
LOT "C"	7.68 AC	-	PUBLIC RD. DEDICATED (CO. ROAD)
LOT "D"	13.13 AC	PA-28B	OPEN SPACE *
LOT "E"	33.78 AC	PA-28B	OPEN SPACE *
LOT "F"	88.51 AC	PA-28B	OPEN SPACE *
LOT "G"	6.31 AC	PA-28C	OPEN SPACE *
LOT "H"	35.08 AC	-	[illegible]
LOT "I"	1.0 AC	PA-28A	DETENTION & WATER QUALITY BASIN [illegible]
LOT "J"	0.42 AC	-	OPEN SPACE ***
LOT "K"	0.46 AC	-	OPEN SPACE ***
LOT "L"	2.12 AC	-	OPEN SPACE ***
LOT "M"	4.98 AC	-	OPEN SPACE ***
LOT "N"	2.76 AC	-	[illegible]
LOT "O"	0.42 AC	-	HOA LOT
LOT "P"	0.49 AC	-	HOA LOT
LOT "Q"	0.31 AC	-	HOA LOT
LOT "R"	0.48 AC	-	OPEN SPACE ***
LOT "T"	0.32 AC	-	[illegible]

* INDICATES AREAS TO BE CONVEYED TO HOA.
** HOA LOTS "O" THROUGH "R" TO SERVE AS WATER QUALITY RETENTION BASIN IN FAVOR OF HOA
*** INDICATES SLOPE/FUEL/LANDSCAPE AREA TO BE MAINTAINED BY HOA
**** WATER QUALITY BASINS TO BE MAINTAINED BY CSA 134
NOTE: TOSCANA DR. (LOT "A") & TEMESCAL HILLS DR. (LOT "B") WILL BE DEDICATED PUBLIC ROADS FROM TEMESCAL CANYON RD. NORTH TO ENTRY ENTRY [illegible]

AMENDMENT #2

AMENDMENTS:		
DATE	No.	DESCRIPTION
1/30/14	1	REVISIONS PER RC DEPARTMENTAL COMMENTS #1
6/15/14	2	REVISIONS PER RC DEPARTMENTAL COMMENTS #2

TOSCANA

APPLICANT/DEVELOPER
Forestar Toscana, LLC
4590 McArthur Blvd, Suite 600
Newport Beach, CA 92660
Tel (949) 748-6714

PREPARED BY: (ENGINEER)
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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TENTATIVE TRACT NO. 36643
SCHEDULE "A"
COUNTY OF RIVERSIDE

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OF 1 SHTS

PREPARED FOR: FORESTAR TOSCANA, LLC
W.O.
DATE: Jun 25, 2014

Addendum No. 1 to Environmental Impact Report No. 439

for:

Specific Plan No. 327, Amendment No. 1
Tentative Tract Map No. 36643
Change of Zone No. 7807

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August 7, 2014

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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. *See* CEQA Guidelines §§15050–15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 327 (SP 327) and Final Environmental Impact Report No. 439 (EIR 439); 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 439.

B. The California Environmental Quality Act

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

C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project and certified its associated Final EIR 439. Actions taken by the County associated with the Toscana project included approval of General Plan Amendment No. 825, approval of Change of Zone No. 6651, adoption of SP 327, and certification of Final EIR 439 (SCH No. 2001121105).

The Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the approved project allows for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 26.8 acres of recreational and paseo amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

Since approval of SP 327 and its associated entitlement permits in December 2006 (*i.e.*, General Plan Amendment No. 825 and Change of Zone No. 6651), the property owner has not applied for and the County of Riverside has not approved any permits or approvals necessary to implement development approved by SP 327. Additionally, no known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. In 2011, the property owner dedicated approximately 70 acres of the property to the Western Riverside County RCA for permanent open space conservation as part of the Western Riverside County MSHCP. A wildfire burned a portion of the property in 2008, resulting in the loss of two structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2014) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Actions currently requested of Riverside County include the adoption of Amendment No. 1 to SP 327 (SP 327A1, SPA No. 1), adoption of an associated Change of Zone No. 7807 (CZ 7807), and approval of Tentative Tract Map No. 36643 (TR 36643)collectively hereafter called "the Project".

As compared to the adopted SP 327, proposed SPA No. 1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the approved commercial retail land uses to park use; and e) expand the community thematic elements.

Specifically, SPA No. 1 provides the following modifications to SP 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

The other aspects of the proposed Project that are evaluated by this EIR Addendum include:

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.

- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

Because the proposed SP 327A1, CZ 7807, and TR 36643 require the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. *See* CEQA Guidelines §15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §15164:

a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred.

b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

    1. The project will have one or more significant effects not discussed in the previous EIR;

    2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

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

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

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guideline §15162.

This EIR Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (*see* CEQA Guidelines §15150). Serving as the CEQA Lead Agency (*see* CEQA Guidelines §15050), the Riverside County Planning Department determined that an Addendum to the previously-certified Final EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:

    - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

hydrology/water quality, would be no greater than the effects previously disclosed in the Final EIR.

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.

- Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.

b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of Final EIR 439.

c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.

d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.

e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.

g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:

- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.

- The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

EIR 439 and found that no new impacts would occur from implementation of the Project.

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.

- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.

- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.

- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.

- The *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 439. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Groundwater Impacts Memorandum* (Technical Appendix K) prepared by Thomas Harder and Co. affirmed the groundwater findings from Final EIR 439 and found that no new or more severe impacts would occur from implementation of the Project.

- The *Historic Structure Assessment* (Technical Appendix L1) prepared by Brian F. Smith and Associates affirmed the finding from Final EIR 439 that the existing home and outbuildings on the Project site do not qualify as a significant historic resource under CEQA. No new impacts or more severe impacts would occur from implementation of the Project than were disclosed in Final EIR 439.

- The *Historic Standpipe Assessment* (Technical Appendix L2) prepared by Brian F. Smith and Associates determined that the remnants of a historic linear irrigation system on the Project site do not possess the level of research potential or historical association to be considered a significant historic resource.

- The *Historic Refuse Scatter Assessment* (Technical Appendix L3) prepared by Brian F. Smith and Associates determined that a historic refuse scatter on the Project site generally located along the former alignment of Highway 395 do not possess the level of research potential or historical association to be considered a significant historic resource.

h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified Final EIR 439 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified Final EIR 439.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

A. This Introduction (Section 1.0).

B. The completed Environmental Assessment form EA 42621 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439.

C. The Mitigation Monitoring and Reporting Program that accompanies EA 42621, which indicates all mitigation measures contained in Final EIR 439 and those that have been changed as a result of EA 42621 to reflect currently applicable County ordinances, building codes, and proposed SP 327A1.

D. Seventeen (17) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – L.

1. *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning.
2. *Multiple Species Habitat Conservation Plan Consistency Report* (Technical Appendix A2), prepared by Helix Environmental Planning.
3. *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning.
4. *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology.
5. *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions.
6. *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc.
7. *Greenhouse Gas Emissions Report* (Technical Appendix D), prepared by Urban Crossroads.
8. *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience.
9. *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts disclosed in EIR 439.

10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.

E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

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

This EIR Addendum will be forwarded, along with Final EIR 439, to the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors during a public hearing as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing before the Riverside County Planning Commission, an additional public hearing will be held before the Riverside County Board of Supervisors to consider the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects.

II. Environmental Assessment Form/ Initial Study Checklist

Addendum No. 1 to Environmental Impact Report No. 439

for:

Specific Plan No. 327, Amendment No. 1
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The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan No. 327 (SP 327) and Final Environmental Impact Report No. 439 (EIR 439); 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 439.

B. The California Environmental Quality Act

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C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project and certified its associated Final EIR 439. Actions taken by the County associated with the Toscana project included approval of General Plan Amendment No. 825, approval of Change of Zone No. 6651, adoption of SP 327, and certification of Final EIR 439 (SCH No. 2001121105).

The Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the approved project allows for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 26.8 acres of recreational and paseo amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

Since approval of SP 327 and its associated entitlement permits in December 2006 (*i.e.*, General Plan Amendment No. 825 and Change of Zone No. 6651), the property owner has not applied for and the County of Riverside has not approved any permits or approvals necessary to implement development approved by SP 327. Additionally, no known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. In 2011, the property owner dedicated approximately 70 acres of the property to the Western Riverside County RCA for permanent open space conservation as part of the Western Riverside County MSHCP. A wildfire burned a portion of the property in 2008, resulting in the loss of two structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2014) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Actions currently requested of Riverside County include the adoption of Amendment No. 1 to SP 327 (SP 327A1, SPA No. 1), adoption of an associated Change of Zone No. 7807 (CZ 7807), and approval of Tentative Tract Map No. 36643 (TR 36643)collectively hereafter called "the Project".

As compared to the adopted SP 327, proposed SPA No. 1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the approved commercial retail land uses to park use; and e) expand the community thematic elements.

Specifically, SPA No. 1 provides the following modifications to SP 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

The other aspects of the proposed Project that are evaluated by this EIR Addendum include:

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.

- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

Because the proposed SP 327A1, CZ 7807, and TR 36643 require the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. *See* CEQA Guidelines §15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §15164:

a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in §15162 calling for preparation of a Subsequent EIR have occurred.

b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

    1. The project will have one or more significant effects not discussed in the previous EIR;

    2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

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

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

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guideline §15162.

This EIR Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (*see* CEQA Guidelines §15150). Serving as the CEQA Lead Agency (*see* CEQA Guidelines §15050), the Riverside County Planning Department determined that an Addendum to the previously-certified Final EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:

    - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

hydrology/water quality, would be no greater than the effects previously disclosed in the Final EIR.

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.

- Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.

b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of Final EIR 439.

c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.

d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.

e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.

g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:

- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.

- The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.

- The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

EIR 439 and found that no new impacts would occur from implementation of the Project.

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.

- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.

- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.

- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.

- The *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 439. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.

- The *Groundwater Impacts Memorandum* (Technical Appendix K) prepared by Thomas Harder and Co. affirmed the groundwater findings from Final EIR 439 and found that no new or more severe impacts would occur from implementation of the Project.

- The *Historic Structure Assessment* (Technical Appendix L1) prepared by Brian F. Smith and Associates affirmed the finding from Final EIR 439 that the existing home and outbuildings on the Project site do not qualify as a significant historic resource under CEQA. No new impacts or more severe impacts would occur from implementation of the Project than were disclosed in Final EIR 439.

- The *Historic Standpipe Assessment* (Technical Appendix L2) prepared by Brian F. Smith and Associates determined that the remnants of a historic linear irrigation system on the Project site do not possess the level of research potential or historical association to be considered a significant historic resource.

- The *Historic Refuse Scatter Assessment* (Technical Appendix L3) prepared by Brian F. Smith and Associates determined that a historic refuse scatter on the Project site generally located along the former alignment of Highway 395 do not possess the level of research potential or historical association to be considered a significant historic resource.

h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified Final EIR 439 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified Final EIR 439.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

A. This Introduction (Section 1.0).

B. The completed Environmental Assessment form EA 42621 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439.

C. The Mitigation Monitoring and Reporting Program that accompanies EA 42621, which indicates all mitigation measures contained in Final EIR 439 and those that have been changed as a result of EA 42621 to reflect currently applicable County ordinances, building codes, and proposed SP 327A1.

D. Seventeen (17) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – L.

1. *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning.
2. *Multiple Species Habitat Conservation Plan Consistency Report* (Technical Appendix A2), prepared by Helix Environmental Planning.
3. *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning.
4. *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology.
5. *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions.
6. *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc.
7. *Greenhouse Gas Emissions Report* (Technical Appendix D), prepared by Urban Crossroads.
8. *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience.
9. *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts disclosed in EIR 439.

10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.

E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

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

This EIR Addendum will be forwarded, along with Final EIR 439, to the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors during a public hearing as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing before the Riverside County Planning Commission, an additional public hearing will be held before the Riverside County Board of Supervisors to consider the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project's environmental effects.

II. Environmental Assessment Form/ Initial Study Checklist

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42621
Project Case Type (s) and Number(s): SP 327A1, CZ 7807, TR 36643
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Forestar Toscana, LLC
Applicant's Address: 4950 MacArthur Blvd., Suite 600, Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

Actions requested of County of Riverside involve the following (collectively hereafter called "the Project"):

Specific Plan No. 327, Amendment No. 1 (Toscana, SP 327A1) proposes to amend Specific Plan No. 327 (SP 327, Toscana Specific Plan). SP 327 was approved and Final EIR No. 439 (EIR 439, SCH No. 2001121105) was certified by the Riverside County Board of Supervisors on December 19, 2006.

As compared to the adopted SP 327, SP 327A1 maintains the approved maximum of 1,443 residential units and refines the Specific Plan Land Use Plan to: a) reduce the development footprint and preserve additional natural open space; b) reconfigure planning area boundaries; c) refine the range of residential lot sizes and product types to reflect current market conditions; d) convert the commercial retail land uses to park use; and e) expand the community thematic elements. The land use acreage modifications proposed by SP 327A1 are summarized in Table 1, *Summary of Changes: Specific Plan No. 327, Amendment No. 1.*

SP 327A1 maintains the approved maximum of 1,443 residential units, but decreases the residential acreage within the Specific Plan area from 353.3 acres to 300.5 acres; increases natural open space areas from 510.0 acres to 544.3 acres; eliminates 4.4 acres of commercial retail land uses; decreases recreation and paseo acreage from 26.8 acres to 21.4 acres; decreases areas reserved for fuel modification zones from 70.0 acres to 69.9 acres; refines the plan to meet current water quality management standards; and creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks). The land use plan for proposed SP 327A1 is depicted on Figure 1, *Specific Plan No. 327, Amendment No. 1 Land Use Plan.*

Specifically, SP 327A1 provides for the following modifications to Specific Plan No. 327:

- Creates a private, gate-guarded community;
- Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;
- Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Table 1 Summary of Changes: Specific Plan No. 327, Amendment No. 1

Toscana Specific Plan No. 327					Toscana Specific Plan No. 327 Amendment No. 1 (SP 327A1)				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
1	High Density Residential	230	28.79	8.0	1	Medium-High Density Residential	170	27.4	6.2
2	Medium-High Density Residential	185	26.51	7.0	2	Medium Density Residential	85	20.7	4.1
3	Medium-High Density Residential	77	15.26	5.0	3	Medium Density Residential	106	32.0	3.3
4	Medium Density Residential	78	24.38	3.2	4	Medium Density Residential	135	31.3	4.3
5	Medium Density Residential	79	29.72	2.7	5	Medium Density Residential	106	28.1	3.8
6	Medium Density Residential	121	47.64	2.5	6	Medium Density Residential	93	19.2	4.8
7	Medium-High Density Residential	111	15.88	7.0	7	Medium Density Residential	64	15.4	4.2
8	Medium Density Residential	92	20.05	4.6	8	High Density Residential	210	21.3	9.9
9	Medium-High Density Residential	146	29.33	5.0	9	Medium-High Density Residential	88	16.5	5.3
10	Medium Density Residential	97	28.63	3.4	10	Medium Density Residential	71	16.2	4.4
11	Medium Density Residential	124	54.21	2.3	11	Medium Density Residential	86	19.1	4.5
12	Medium Density Residential	103	32.89	3.1	12	Medium Density Residential	72	17.1	4.2
13	Retail Commercial	--	4.41	--	13	Medium-High Density Residential	80	14.7	5.4
14	Rec. Center & Active Park	--	10.25	--	14	Medium Density Residential	77	21.5	3.6
15	Pocket Parks	--	3.97	--	15	Open Space-Recreation	--	5.6	--
16	Paseo System	--	8.08	--	16	Open Space-Recreation	--	5.0	--
17	Open Space	--	153.60	--	17	Open Space-Recreation	--	5.3	--
18	Open Space	--	59.30	--	18	Open Space-Recreation	--	2.8	--
19	Open Space	--	37.38	--	19	Open Space-Recreation	--	1.1	--
20	Open Space	--	15.69	--	20	Open Space-Recreation	--	0.4	--
21	Open Space	--	244.03	--	21	Open Space-Recreation	--	0.3	--
22	Fuel Mod Zone	--	70.00	--	22	Open Space-Recreation	--	0.2	--
--	--	--	--	--	23	Open Space-Recreation	--	0.7	--
--	--	--	--	--	24	Public Facilities	--	1.2	--
--	--	--	--	--	25	Open Space-Water (Water Quality Feature)	--	1.2	--
--	--	--	--	--	26	Open Space – Conservation Habitat	--	544.3	--
--	--	--	--	--	27	Open Space – Manufactured Slope/Fuel Modification)	--	69.9	--
--	--	--	--	--	--	Circulation Access/Grading	--	22.7	--
Total – Specific Plan No. 327		**1,443**	**960.0**	**1.5**	**Total SP 327A1**		**1,443**	**961.2[1]**	**1.5**

[1]Acreage adjusted to reflect a detailed boundary survey.
Source: Toscana Specific Plan Amendment No. 1

- Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decreases the target number of homes in HDR neighborhoods from 230 to 210;
- Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increases and reprograms parkland from 18.7 acres to 21.4 acres;
- Adds 1.2 acres of stormwater water quality features to meet current best management practices;
- Creates a new 1.2-acre planning area comprising public facility land uses (potable and recycled water storage tanks); and
- Refines the internal circulation system to accommodate the modified land use plan.

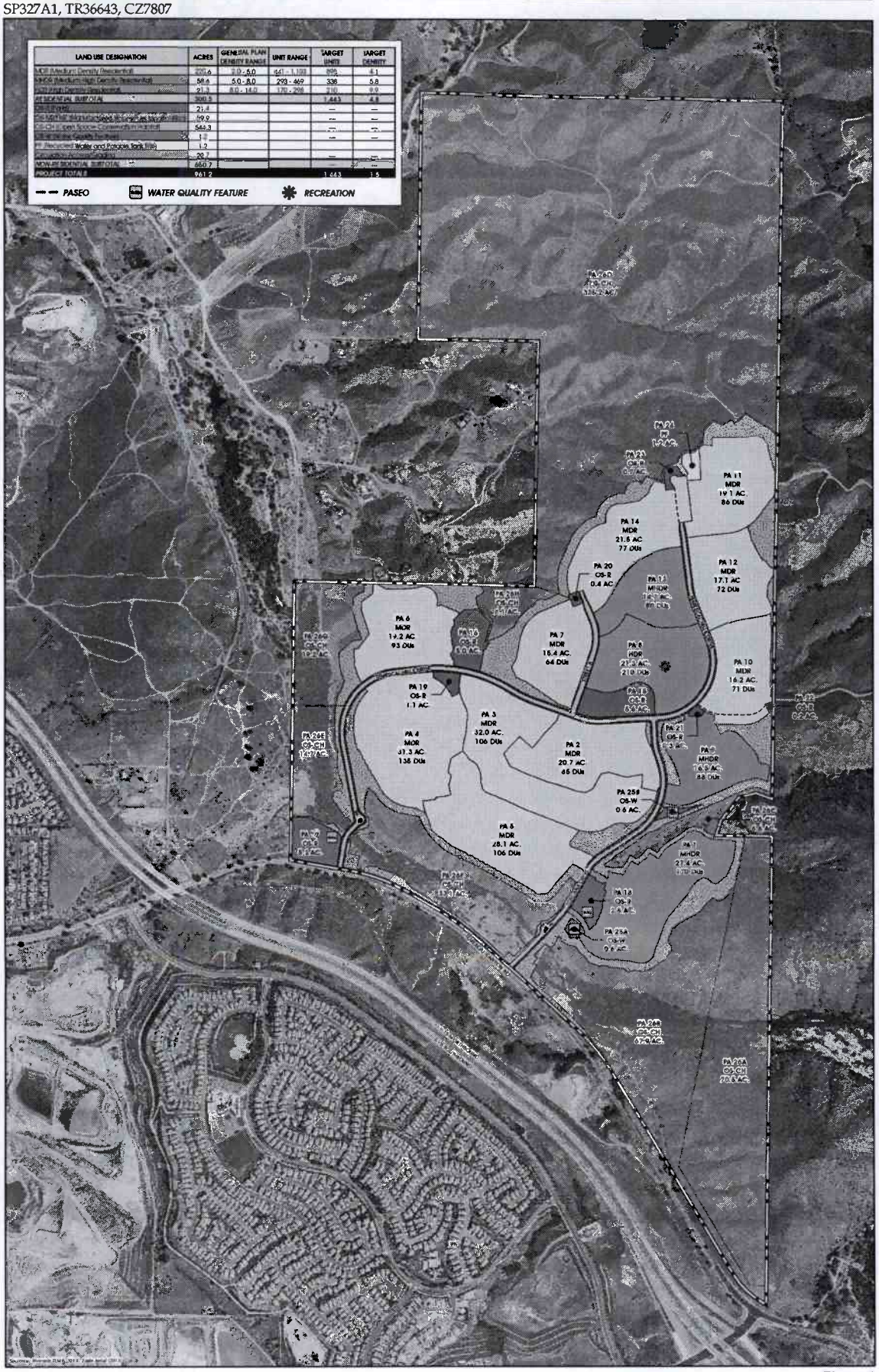

Figure 1

SPECIFIC PLAN NO. 327, AMENDMENT NO. 1 LAND USE PLAN

Change of Zone No. 7807 (CZ 7807) would amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for the subject property and formalize planning area boundaries that reflect the refinements proposed as part of SP 327A1.

Tentative Tract Map No. 36643 (TR 36643) is a Schedule "A" tentative tract map that would subdivide an approximately 331.8-acre portion of the subject property to establish parcels in conformance with the Planning Area boundaries proposed as part of SP 327A1. TR 36643 would create seven (7) residential lots ranging in size from approximately 13.6 acres to 32.2 acres, three (3) park lots, two (2) water quality/detention basin lots, one (1) storm drain outlet lot, thirteen (13) open space lots, and three (3) circulation/access lots (public and private roads). TR 36643 would enable mass grading and the installation of on-site infrastructure improvements, such as water, sewer, and storm drain lines. Grading activities would balance on-site and no import or export would be required. TR 36643 is illustrated on Figure 2, *Tentative Tract Map No. 36643*.

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

C. Total Project Area: 961.2 acres (total); 331.8 acres (TR 36643)

Residential Acres: 300.5	**Lots:** --	**Units:** 1,443	**Projected No. of Residents:** 3,737
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A

Other: Parks: 21.9 acres; Open Space (Manufactured Slopes/Fuel Modification): 69.9 acres; Open Space (Conservation Habitat): 544.3 acres; Water Quality Features: 1.2 acres; Public Facility (Potable and Recycled Water Tanks): 1.2 acres; Circulation: 22.7 acres

D. Assessor's Parcel No(s):

283-210-002;
283-240-001, -002, -003, -004, -009, -010;
290-070-024, -026, - 028, -029, -030;
290-080-037, -038;
290-130-020, -081, -082

E. Street References: Generally north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail. Refer to Figure 3, *Vicinity Map*.

F. Section, Township & Range Description or reference/attach a Legal Description: A portion of Sections 1, 12 and 36, Township 5 South, Range 6 West, San Bernardino Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of an irregularly shaped collection of contiguous parcels in the Temescal Canyon area of unincorporated Riverside County, California. Except for a caretaker's house and several out-buildings, the property is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain incised by natural drainage features. A segment of the Temescal Wash traverses the southern portion of the property adjacent to Temescal Canyon Road. Refer to Figure 4, *Aerial Photograph*.

The area surrounding the Project site is characterized by rural density residential land uses, a resource extraction operation and vacant land planned for commerce center development to the north; vacant land, Interstate 15, residential land uses and commercial retail land uses to the south; commercial land uses and vacant land to the west; and rural density residential land uses and vacant land to the east.

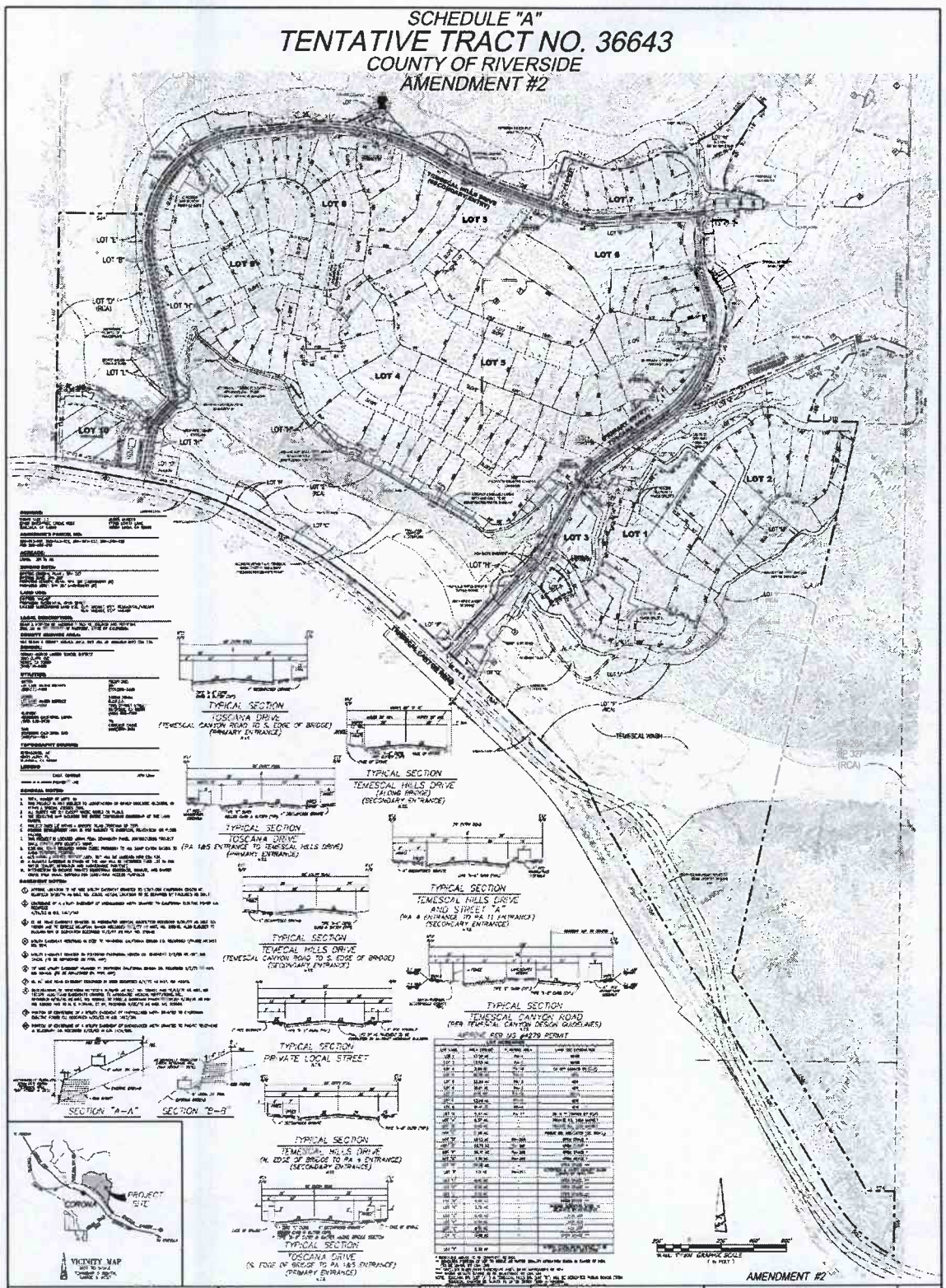

Figure 2
TENTATIVE TRACT MAP NO. 36643

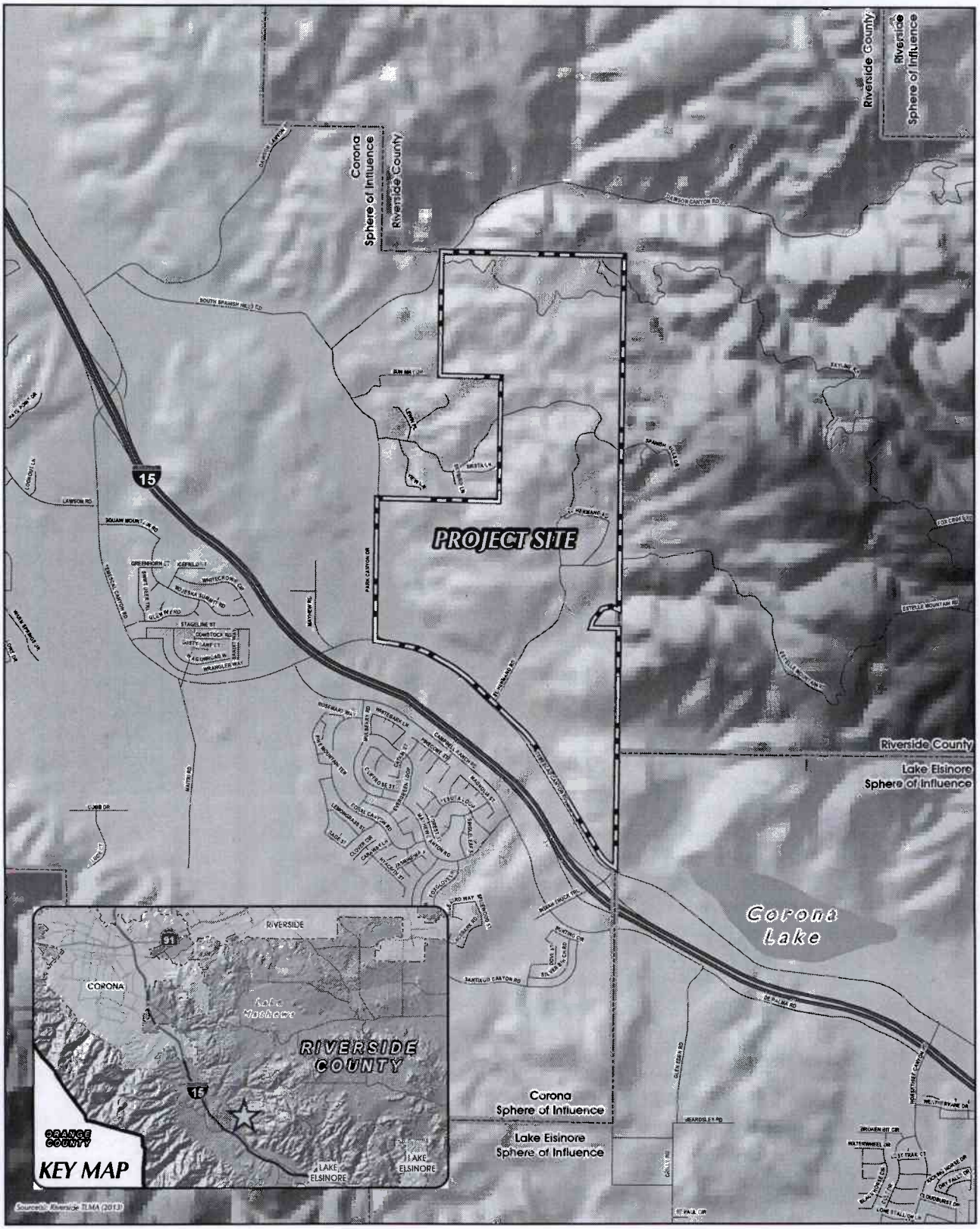

Figure 3
VICINITY MAP

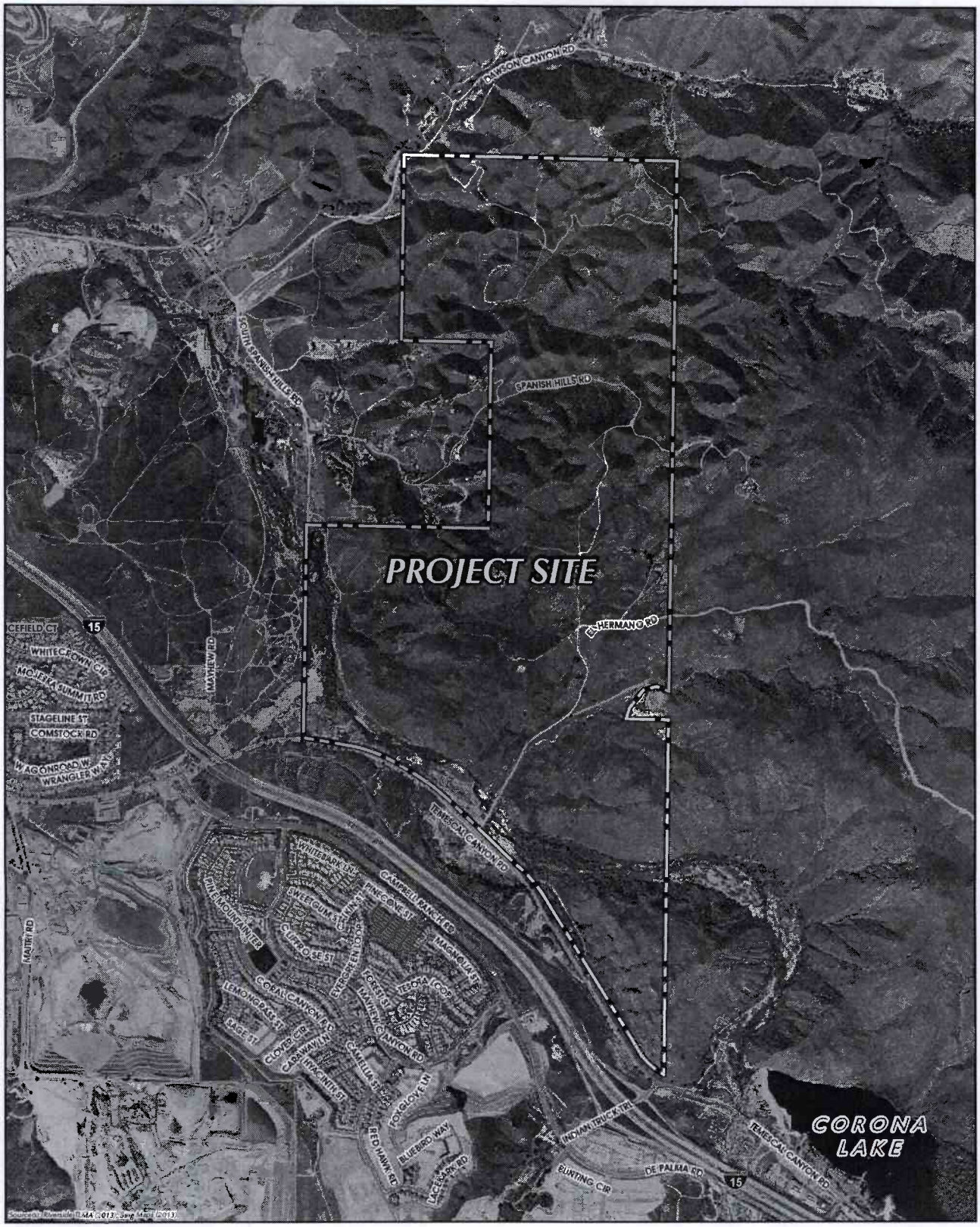

Figure 4
AERIAL PHOTOGRAPH

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SP 327A1, the proposed land uses on the Project site would be consistent with the General Plan Land Use Map. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.

2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).

3. **Multipurpose Open Space:** Approximately 56% of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.

4. **Safety:** The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety, and minimize the risk of rockfalls. The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.

5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.

6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses. The same number of residential homes is proposed by the Project as previously approved by SP 327 in 2006. Thus, the land uses proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.

7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element.

B. **General Plan Area Plan(s)/Neighborhood Plan(s):** Temescal Canyon, Elsinore

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

D. **Existing Land Use Designation(s):** MDR, MHDR, HDR, VHDR, CR, OS-R, OS-CH as reflected on the Land Use Plan for SP 327.

E. **Proposed Land Use Designation(s), if any:** MDR, MHDR, HDR, OS-R, OS-MS/FMZ, OS-CH, OS-W, PF as reflected on the Land Use Plan for proposed SP 327A1.

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

G. **Policy Area(s), if any:** East Temescal Hillside Policy Area, Temescal Wash Policy Area

H. **Adjacent and Surrounding Area Plan(s)/Neighborhood(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s)/Neighborhood(s):** Temescal Canyon & Lake Mathews/Woodcrest to the North; Temescal Canyon & Elsinore to the south; Temescal Canyon to the west; Lake Mathews/Woodcrest & Elsinore to the east
2. **Foundation Component(s):** Community Development & Open Space to the North; Community Development to the South; Community Development, Rural & Open Space to the west; Open Space to the east
3. **Land Use Designation(s):** Public Facility & Open Space-Rural to the North; Light Industrial to the South; Light Industrial, Rural Mountainous, Rural Residential, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, Open Space-Conservation, Open Space-Conservation Habitat & Open Space-Water to the East
4. **Overlay(s):** None
5. **Policy Area(s):** El Sobrante Landfill Policy Area to the Northwest, Serrano Policy Area to the West, Warm Springs Policy Area to the East

I. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 327 (Toscana)
2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the entire area of Specific Plan No. 327

J. **Existing Zoning:** Specific Plan (SP)

K. **Proposed Zoning, if any:** Same as existing

L. **Adjacent and Surrounding Zoning:** Residential Agriculture (R-A-10) to the North; Manufacturing Medium (M-M) to the South; Specific Plan (SP 353, Serrano Commerce Center), Residential Agriculture (R-A-5), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the West; Residential Agriculture (R-A-10), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the East

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

8/4/14

Date

Matt Straite

Printed Name

For Juan C. Perez, Acting Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential new or more severe significant impacts upon the environment that were not previously disclosed in Final EIR No. 439 (EIR 439) that would result from construction and implementation of the Project as amended. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential new or more severe significant environmental impacts that were not previously disclosed in EIR 439 associated with the implementation of the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	Impact Fully Analyzed in EIR 439
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: EIR 439, Section VI.L "Aesthetic Resources;" Temescal Canyon Area Plan Figure 9, "Scenic Highways;" Elsinore Area Plan Figure 9, "Scenic Highways;" California Scenic Highway Program (Caltrans); Google Earth (accessed October 9, 2013); Project Application Materials

Findings of Fact:

a) The Project site is located approximately 0.2-mile north of Interstate 15 (I-15), which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. Potential aesthetic impacts to scenic highways were previously evaluated in EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and surrounded by extensive open space areas, thereby reducing the perceived scope and scale of the planned development as viewed from I-15. EIR 439 further concluded that aesthetic impacts to the I-15 corridor would be less than significant because of the presence of suburban, industrial, and mining development that exist in the corridor and the fact that landscaping would be provided throughout the Project site, including along manufactured slope areas, to soften the appearance of planned development from I-15. The proposed Project would have a similar aesthetic character to approved SP 327. Further, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in SP 327A1 would ensure that the Project site is developed in a manner that is visually attractive and would not adversely affect public views within the I-15 corridor. Accordingly, implementation of the Project would not result in any new or more severe impacts upon a scenic highway corridor than was previously disclosed in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

b) Impacts to scenic resources resulting from buildout of SP 327 were previously evaluated in EIR 439, EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and would also provide extensive landscaped areas. These design features would buffer planned development from off-site public viewing areas and reduce the perceived scope and scale of development. The Project would have a similar aesthetic character to approved SP 327 and would incorporate Architecture and Landscape Development Standards and Design Guidelines to ensure that proposed development is visually attractive and not offensive. Proposed grading activities, as described in SP 327A1, would not substantially damage scenic resources and proposed manufactured slopes would be planted with vegetation to provide a natural appearance. Further, the proposed Project would permanently disturb approximately 32 less acres of land (including required fuel modification) than previously approved by SP 327, thereby preserving more of the property as natural open space. The additional approximately 32 acres of preserved open space would conserve more of the Project site's natural characteristics in the northern portion of the site, including steep slopes. Because the Project would be developed with a similar aesthetic character as the approved SP 327 and would preserve approximately 32 more acres of the Project site in its natural condition, implementation of the Project would not result in any new or more severe impacts to scenic resources than was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source: EIR 439, Section VI.L "Aesthetic Resources;" Ord. No. 655 (Regulating Light Pollution); Temescal Canyon Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy;" Elsinore Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"

Findings of Fact:

a) A portion of the Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area (County Ordinance No. 655). (Note: EIR 439 erroneously stated that the entire Project site was located more than 45 miles from the Mt. Palomar Observatory and, therefore, was not subject to the nighttime lighting restrictions established by Ordinance No. 655.) All development on the Project site within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. Portions of the Project site located outside of Zone B would not be subject to the requirements of Ordinance No. 655. In addition, proposed SP 327A1 incorporates design standards that encourage outdoor lighting fixtures on the Project site to be focused downward and shielded as feasible to minimize contributions to sky glow (refer to SP 327A1, Section IV.C.3, *Lighting*). Mandatory compliance with Ordinance No. 655 (as it applies to a portion of the Project site) and implementation of the proposed design measures addressing outdoor lighting fixtures would ensure that the proposed Project would not contribute

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. Impacts would be less-than-significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: EIR 439, Section VI.L "Aesthetic Resources;" Project Application Materials

Findings of Fact:

a & b) The Project site is mostly vacant under existing conditions and is adjacent to rural residential properties on the north. Although the proposed Project would introduce new sources of artificial light on the Project site, the lighting would be no more intense than would have occurred under approved SP 327 and would not create unacceptable sources of light or more intense lighting levels than previously evaluated by EIR 439. Furthermore, artificial lighting standards are included in proposed SP 327A1 that encourage artificial lighting elements to be focused downward and shielded as feasible to minimize light pollution (i.e., light spill). These standards would ensure that the artificial lighting installed on the Project site is compatible with the low-light, rural setting of the surrounding area, would prevent substantial light or glare from falling on public streets or property adjoining the Project site, and would prevent "spillover" effects from the Project site that could interfere with day or nighttime views in the area. Implementation of the Project would not result in any new or more severe impacts to lighting than was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture 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 agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: EIR 439, Section VI. I "Agricultural Resources;" County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Land Information System (RCLIS); Farmland Mapping and Monitoring Program; Google Earth (accessed October 9, 2013); Project Application Materials.

Findings of Fact:

a) According to EIR 439, Section VI.I "Agricultural Resources," and as confirmed by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map for western Riverside County, the Project site does not include any land designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). As such, no impact to important farmlands would occur with development of the Project site either as approved by SP 327 or as proposed by the Project. This conclusion is consistent with the information disclosed in EIR 439.

b & c) As disclosed in EIR 439, Section VI.I "Agricultural Resources," the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since EIR 439 was certified in 2006. Also as disclosed in EIR 439, the Project site is not subject to a Williamson Act contract, nor is the site located within a Riverside County Agricultural Preserve. As such, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property either as approved by SP 327 or as proposed by the Project.

The Project site is located within 300-feet of agriculturally zoned properties; lands to the north of the Project site are zoned "Residential Agriculture (R-A-5)," while lands to the north and east are zoned "Residential Agriculture (R-A-10)." Accordingly, implementation of the Project would place non-agricultural land uses within 300 feet of agriculturally zoned property. There are no properties in the vicinity of the Project site subject to a Williamson Act contract or Riverside County Agricultural Preserve. As documented in EIR 439 and as a mandatory requirement of the Riverside County's Code of Ordinances, the County would condition the proposed Project to comply with the Riverside County Ordinance No. 625 ("Right to Farm Ordinance"), which requires future homeowners on the Project site to be notified that existing agricultural operations may operate in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being placed in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of residential land uses on the Project site, either as approved by SP 327 or as proposed by the Project, would not conflict with off-site agricultural lands.

d) "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." As described above in the response to Item 4(a), implementation of the Project would not result in the conversion of Farmland to non-agricultural use. Accordingly, and as concluded by EIR 439, development on the subject property would result in less than significant impacts associated with farmland conversion.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☒	☐
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☒	☐

Source: EIR 439, Section VI.J "Biological Resources;" Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" Project Application Materials

Findings of Fact:

a, b & c) The Project site does not contain any forest land, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of either approved SP 327 of the proposed Project that could result in the conversion of forest resources to non-forest use, either directly or indirectly. No impact would occur. Although the specific topic of "Forest" was not evaluated in EIR 439, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the Project would have no adverse effects on forests.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

AIR QUALITY Would the project				
6. Air Quality Impacts 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 the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone	☐	☐	☐	☒

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: EIR 439, Section VI.E, "Air Quality;" Technical Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; Trip Generation Analysis (Urban Crossroads, 2013); California Green Building Standards Code; Google Earth (accessed October 9, 2013); California Air Pollution Control Officers' Association (CAPCOA) "California's Progress Toward Clean Air" (CAPCOA, April 2013)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When the CEQA Notice of Preparation (NOP) for EIR 439 was advertised for public review (thereby establishing the environmental baseline for EIR 439), the SCAQMD's 1997 AQMP was applicable. Since that time, the SCAQMD adopted three (3) updates to the AQMP, including the 2012 AQMP on December 7, 2012, which is in effect at this time and is the applicable AQMP for consistency evaluation. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 439, consistency with both the 1997 AQMP, which was applicable at the time EIR 439 was written, and the 2012 AQMP are discussed below.

Regarding the 1997 SCAQMD AQMP, EIR 439 concluded that because approved SP 327 was consistent with the regional growth projections documented by Riverside County and SCAG, the approved project was consistent with the AQMP. This rationale was applied because the 1997 SCAQMD AQMP used the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying this same rationale, the proposed Project would not create a new or more severe impact associated with 1997 SCAQMD AQMP compliance because the land use modifications proposed by SP 327A1 would reduce the approved development intensity on

the Project site, primarily from elimination of the planned commercial retail site. The land use modifications proposed by the Project include reducing the development footprint of approved SP 327 by approximately 32 acres, eliminating a commercial retail shopping center, increasing the amount of parkland and open space, and adding public facility (water storage tanks) and stormwater quality improvements. The number of proposed residential dwelling units would remain unchanged from approved SP 327 (i.e., 1,443 units). Therefore, the land use changes proposed by the Project would not result in any new conflict with the regional growth projections contained within the 1997 SCAQMD AQMP, because no additional development intensity is proposed.

Under existing conditions, the 2012 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively.

The proposed Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the 2007 AQMP and the 2012 AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993).

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

  According to the SCAQMD's CEQA Air Quality Handbook, the proposed Project would be consistent with the 2012 AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

  The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). EIR 439 included an analysis of impacts to air quality and found that short-term construction and long-term mobile source emissions associated with SP 327 would result in direct and cumulative impacts to regional air quality and that operational impacts would remain significant and unavoidable even following the incorporation of identified mitigation measures. The proposed Project would have a slightly smaller grading footprint and similar earthwork quantities as the approved SP 327. The construction operation also would have the same or similar characteristics as analyzed by EIR 439. Therefore, the Project's daily construction-related air emissions would be the same or similar to the construction-related air quality impacts disclosed in EIR 439. A trip generation analysis conducted by Urban Crossroads in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual (2012, 9th Edition) concluded that the proposed Project would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than approved SP 327. As such, long-term operational mobile source emissions would be substantially reduced under the proposed Project as compared to what was disclosed in EIR 439. Accordingly, implementation of the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

❒ ***Consistency Criterion No. 2****: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.*

Assumptions used in the 2012 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Specific Plan Amendment and a Change of Zone to modify the land uses on the Project site from those planned by approved SP 327, including the elimination of a 4.4-acre commercial retail center and the creation of additional park land and open space on-site. As described under Consistency Criterion No. 1, these land use modifications would not increase short-term construction emissions above the levels disclosed in EIR 439 and would substantially reduce long-term mobile source emissions below the levels disclosed in EIR 439, which concluded that SP 327 was consistent with the AQMP. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, or exceed the growth assumptions in the AQMP. Accordingly implementation of the proposed Project would not conflict with or obstruct implementation of the AQMP to a greater degree than the approved project, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

b & c) EIR 439 concluded that impacts to regional air quality resulting from short-term construction and long-term operation of approved SP 327 would be significant on both a direct and cumulative basis. EIR 439 further concluded that long-term direct and cumulative air quality impacts would be significant and unavoidable even after the incorporation of specified mitigation measures. Mitigation measures identified in EIR 439 would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. As indicated above under the response to Issue 6(a), the proposed Project would result in a substantial net reduction of average daily traffic trips compared to approved SP 327, resulting in a concomitant reduction of estimated long-term mobile source air pollutant emissions. The Project's short-term construction emissions would be similar to approved SP 327. The proposed Project also would be required to comply with the most recent version of the California Green Building Standards Code (California Code of Regulations Title 24; CALGeeen) in effect at the time of Project implementation. CALGreen requires more energy-efficient construction practices than evaluated by EIR 439. CALGreen also requires lower water usage, lower fossil fuel usage, and landfill waste diversion than the regulations that were in place when EIR 439 was certified in 2006, which directly and indirectly reduce adverse air emissions during building construction and operation.

Moreover, across the State of California and as documented by several agencies and organizations, air emissions trends and forecasts are trending downward, showing an overall improvement in air quality. The California Air Resources Board's (ARB's) most recent *Almanac of Emissions and Air Quality* (2009, Chapter 3) shows substantial improvements in air quality. The California Air Pollution Control Officers' Association (CAPCOA) publication *California's Progress Toward Clean Air* (CAPCOA, April 2013) documents that from 1980 to 2010, smog-forming pollutants were cut by 55

percent even though the state's population increased by 65 percent and daily miles driven by all vehicles increased by 137 percent (CAPCOA, April 2013, Figures 1 & 2). CAPOCA also reported that air quality has shown a long-term trend of improvement in the South Coast Air Basin, demonstrated by a steady decline in peak ozone concentrations (CAPCOA, April 2013, pp. 19-20). Continued improvement in air quality is expected to occur in coming years through the continued implementation of SCAQMD regulations and enforcement of the State's low carbon fuel (Pavley) and low sulfur diesel fuel programs.

Accordingly, the proposed Project would result in a reduced severity of long-term direct and cumulative air quality impacts previously identified in EIR 439 and would not create any additional air quality violations. The conclusion reached by EIR 439 remains accurate. Even though the Project would result in less severe air quality emissions than previously reported by EIR 439, direct and cumulative air quality impacts would remain significant and unavoidable as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439.

d) The proposed Project consists of a master-planned residential community. Neither the previously approved project nor the proposed Project includes uses that have the potential to generate substantial amounts of point source emissions. Further, EIR 439 imposed mitigation measures, which would apply to the proposed Project, to reduce air pollutant emissions during short-term construction activities and long-term operation. Accordingly, and consistent with the information disclosed in EIR 439, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions because no uses proposed on the Project site are point sources of air pollution. Impacts would be less than significant.

e) EIR 439 did not disclose the existence of any sources of substantial point source emissions within one (1) mile of the Project site. No such emission sources have been established within one (1) mile of the Project site since EIR 439 was certified. Therefore, implementation of the Project would not result in the construction of a sensitive receptor within one (1) mile of an emitter of substantial point source air pollution, which is consistent with the conclusion of EIR 439.

f) The Project proposes to develop the subject property with residential land uses, parks, roads, public facility uses (potable and recycled water tanks), and water quality/detention facilities. The Project would also construct improvements to Temescal Canyon Road along the Project site frontage, as well as off-site water and sewer infrastructure improvements beneath existing Temescal Canyon Road. These land uses are not typically associated with the generation of objectionable odors and consistent with the information provided in EIR 439, there would be no long-term odor impacts. Although odor emissions could occur from construction equipment exhaust, application of asphalt, and the application of architectural coatings, such odors would be no greater than assumed by EIR 439, would not be substantially objectionable, would not affect a substantial number of people, and would be short-term and intermittent in nature ceasing upon completion of construction. As such, short-term odor impacts associated with Project construction would be less than significant and consistent with the information disclosed in EIR 439. Although no mitigation measures are required, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odors associated with Project construction activities.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measure AQ-12 will be revised to reflect modifications to the SP 327 design as proposed by the Project. All measures identified in EIR 439 to minimize air quality impacts, including AQ- -12, as revised below, continue to apply to the proposed Project.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring & Reporting Program prepared for Addendum No. 1 to EIR 439.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
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) 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?	☐	☐	☐	☒
f) 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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: EIR 439, Section VI.J, "Biological Resources;" EIR 439 Appendices G-1 through G-22; MSHCP Consistency Analysis (Helix Environmental Planning, 2014); Biological Resources Assessment (Helix Environmental Planning, 2014), Oak Tree Management Plan (Helix Environmental Planning, 2014), Western Riverside County MSHCP

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the regional habitat conservation plan (HCP) that applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. To ensure consistency to the (then-pending) MSHCP during the planning of SP 327, the property was the subject of a Memorandum of Understanding (MOU) executed between the County and SP 327 property owner, which was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open space conservation on the Project site. To date, approximately 70 acres of the Project site have been dedicated to the Western Riverside County RCA. The MOU is appended to certified EIR 439 as Technical Appendix G-10. Section 3.3.1 of the MSHCP specifically provides that approved SP 327 is consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU. Approved Joint Project Review (JPR) 06 03 27 01 for SP 327 concludes that:

> *"The project consists of mixed use community consisting of residential, retail and open space. There are 510 acres of land that will be designated as MSHCP Conservation Area. The configuration and size of the proposed conservation area is consistent with the June 10, 2003 Memorandum of Understanding (MOU) that was executed between the County of Riverside and Sunny Sage LLC (Applicant). It should be noted that the 580 acres of conservation identified in the MOU would consist of 70 acres of fuel modification zone; therefore, the total acreage dedicated to MSHCP Conservations is 510 acres. The MOU specifically states that 70 acres of the total 580 acres of open space would be used for fuel modification (shown on Exhibit A of MOU). This MOU was prepared prior to the adoption of the Final MSHCP EIR and adequately fulfilled the Reserve Assembly goals and objectives within Proposed Extension of Existing Core 2. This project is one of the nine projects identified in Section 3.3.1 of the MSHCP as having received Criteria review consistency prior to MSHCP adoption (referenced as SP 327). Therefore, the project was determined to be consistent with Reserve Assembly objectives of the MSHCP as documented in the MOU."*

To evaluate the changes proposed to SP 327 by SP 327A1 and determine their consistency with the approved MOU, an MSHCP Consistency Report was prepared by Helix Environmental Planning (refer to Appendix A2 to this EIR Addendum), which was reviewed and approved by the County Environmental Programs Department and the Western Riverside County RCA. The report evaluates existing site conditions and documents impacts to biological resources that would be caused by the SP 327A1 in comparison to impacts that would have occurred from implementation of SP 327 as described in certified EIR 439. In comparison, the proposed SP 327A1 would reduce the overall permanent disturbance area of the property by approximately 32 acres and reduce edge effects by preserving additional open space in the northern portion of the property while adding development area in the southern portion of the property. Further, the land owner would dedicate 544.3 acres of the Project site to the Western Riverside County RCA for permanent conservation. The dedication of land to the Western Riverside County RCA would occur in three (3) installments in conjunction with phased development of the Project site. The proposed Project would result in a lesser extent of overall biological impact than would have occurred from implementation of SP 327. The 510.0 acres of open space conservation required by the MOU would thus be met, and exceeded by the proposed Project.

In addition to open space conservation, the proposed Project must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

Compliance with MSHCP Section 6.1.2

Specifically related to MSHCP Section 6.1.2 (Riparian/ Riverine and Vernal Pool Assessment), assessments conducted in 2013 by Helix identified a total of 74.26 acres of Riparian/Riverine habitats on the property. These habitats are comprised of 46.58 acres southern riparian forest, 5.46 acres riparian woodland, 1.02 acres southern willow scrub, 3.28 acre riparian scrub, 2.84 acre mule fat scrub, 0.59 acre coast live oak woodland, 0.57 acre freshwater marsh, 0.76 acre of alkali meadow, 2.58 acre herbaceous wetland, 0.02 acre disturbed wetland, 1.67 acres of alluvial fan scrub (including disturbed), 0.74 acre tamarisk scrub, 0.42 acre seasonal pond, 7.41 acres streambed, and 0.32 acre disturbed habitat. There are 0.9-acre of coast live oak woodland on the property, but only 0.59 acre are considered Riparian/Riverine habitat because the other 0.31 acre of oak woodland is not associated with a streambed.

Twenty-three (23) plant species are identified in the MSHCP as potentially occurring in Riparian/Riverine and Vernal Pool habitats. One of the 23 species, Coulter's matilija poppy is the only species present on the property. The rare plant surveys conducted in 2001 and 2003 to support EIR 439 observed 1,652 individual Coulter's Matilija poppy in scattered locations throughout the property (Principe 2001). The survey conducted by Helix in 2013 for SP 327A1 reported 1,063 individuals including a few locations not mapped on the 2001 survey. The other 22 plant species associated with Riparian/Riverine and Vernal Pool areas were confirmed by Helix to be absent from the site. No vernal pools or ephemeral basins occur on-site and none of the sensitive fairy shrimp species is expected to occur. No sensitive wildlife species associated with Riparian/Riverine areas occur on the property with the exception of the least Bell's vireo (LBV), which was identified on the property along Temescal Wash.

Section 6.2.1 of the MSHCP states:

> *"If an avoidance alternative is not Feasible, a practicable alternative that minimizes direct and indirect effects to Riparian/Riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected."*

A Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared and approved for SP 327 and approved JPR 06 03 27 01 concluded that SP 327 was in compliance with MSHCP Section 6.1.2. The goal of the DBESP process is to determine if a project has in fact provided for a project alternative that results in biologically equivalent or superior preservation. Proposed SP 327A1 proposes impacts to Riparian/Riverine areas that are similar to those approved for SP 327. The proposed impact footprint is smaller and in a slightly different configuration, and even if the footprint were exactly the same, there would still be minor variations based on the fact that the updated mapping conducted by Helix in 2013 occurred in the Temescal Wash, which is a highly dynamic alluvial system.

The impacts to Temescal Wash associated with approved SP 327 and proposed SP 327A1 result from the Riverside County Fire Department and Transportation and Land Management Agency requirements to have two (2) access roads to the Toscana development. Both SP 327 and SP 327A1 are required to have these access elements, so the impacts to riparian habitat resulting from establishing the access roads are the same for both. An additional County requirement to reconfigure the channel immediately downstream of one of the access roads (Toscana Drive) and install four (4) buried grade stabilizers to aid in controlling ongoing down-cutting of the streambed within Temescal Wash is included in SP327A1. Without these additions to the Project, the current head-cutting along Temescal Wash would eventually eliminate the alluvial fan scrub habitat between the two (2) crossings, with or without the proposed Project. The buried grade stabilizers would also have been required of SP 327 to protect the alluvial fan scrub habitat.

The EIR 439 reported permanent Riparian/Riverine impacts totaling 7.83 acres and temporary impacts totaling 0.68 acres. Proposed SP 327A1 would result in permanent impacts to 7.00 acres of Riparian/Riverine habitats and 3.14 acres of temporary impacts (refer to Table 2, *Riparian/Riverine Resources and Impacts*).

Table 2 Riparian/Riverine Resources and Impacts

HABITAT	EXISTING ACRES	PERMANENT IMPACTS	TEMPORARY IMPACTS
Southern Riparian Forest	46.59	0.65	1.68
Riparian Woodland	5.53	1.27	0.15
Southern Willow Scrub	1.01	0.60	0.08
Riparian Scrub	3.28	0.13	0.00
Mule Fat Scrub	2.84	0.66	0.50
Coast Live Oak Woodland	0.62	0.05	<0.01
Freshwater Marsh	0.57	0.14	0.00
Alkali Meadow	0.76	0.00	0.00
Herbaceous Wetland	2.58	0.40	0.42
Disturbed Wetland	0.02	0.02	0.00
Alluvial Fan Scrub	1.27	0.34	0.17
Alluvial Fan Scrub – Disturbed	0.42	0.00	0.00
Tamarisk Scrub	0.74	0.74	0.00
Seasonal Pond	0.42	0.14	0.00
Streambed	7.41	1.86	0.14
Disturbed Habitat	0.32	0.00	0.00
TOTAL	**74.38**	**7.00**	**3.14**

Source: Helix, 2014

The permanent impacts are less than that of the approved SP 327. The additional temporary impacts associated with SP 327A1 are due to the engineering requirements related to construction of the road crossings over Temescal Wash and environmentally engineered channel improvements needed to stabilize Temescal Wash. The construction of approved SP 327 would have been subject to the same engineering design constraints and increased temporary impacts if SP 327 were to be constructed as approved. The overall impact footprint for SP 327A1 is smaller by approximately 32 acres and as such avoids impact to ephemeral drainages elsewhere on the property that would have occurred by the development of SP 327.

The permanent and temporary impacts to Riparian/Riverine habitats proposed for SP 327A1 are equivalent to those approved for SP 327 and therefore consistent with the MSHCP.

The impacts to Riparian/Riverine habitats from SP 327 were determined by the County, Western Riverside County RCA, USFWS and CDFW to be consistent with the MSHCP, and because SP 327A1 proposes equivalent impacts, SP 327A1 therefore is also consistent with the MSHCP. A large majority of the existing Riparian/Riverine habitat on the property is avoided by SP 327A1, including some of the highest quality habitat within the reach of Temescal Wash that crosses the site. Approximately 64.24 acres of the 74.38 acres, or approximately 86 percent, are avoided by SP 327A1, and further avoidance is not warranted or feasible given the Riverside County Fire Department and Transportation and Land Management Agency requirements and engineering demands for the Project. Minimization measures for the proposed Project include the use of standard Best Management Practices (BMPs) to minimize the impacts during construction.

Compliance with MSHCP Section 6.1.3

The Project site is located within an area designated as a NEPSSA area 1 plant species survey area. Surveys were conducted to support EIR 439 and more recently by Helix in 2013, which indicate that one (1) species, many-stemmed dudleya, is present on the property. The MSHCP requires that 90 percent of a population with long-term conservation value be avoided. Based on the 2013 survey results, proposed SP 327A1 would impact 156 individual many-stemmed dudleya, while avoiding 1,954 individuals (93 percent) of the current population. SP 327A1 also avoids one (1) large and three (3) small populations observed in 2003, but not observed in 2013. If these areas mapped in 2003 were to be included in the conservation numbers, the overall conservation percentage for SP 327A1 would be even higher. The avoidance of 93 percent of the NEPSSA plant species complies with the conservation objectives of MSHCP Section 6.1.3.

Approved SP 327 would have resulted in impacts to the same number of individual many-stemmed dudleya as SP 327A1, although SP 327 isolated a large population within open space associated with Planning Area (PA) 20 of the original Specific Plan. PA 20 was approximately 15.7 acres in size and separated from the MSHCP Conservation Area to the north by proposed development of PA 12 of SP 327. Elimination of the former PA 12 by SP 327A1 connects this population with the Conservation Area to the north and also eliminates potential edge effect on another large population located along the northeast edge of the fuel modification zone for former PA 12 of SP 327. This is a beneficial effect of SP 327A1 as compared to SP 327.

SP 327A1 is consistent with the MSHCP Section 6.1.3 (more than 90 percent avoidance) and results in greater long-term conservation value because of improved overall reserve design for many-stemmed dudleya compared to the approved SP 327.

Compliance with MSHCP Section 6.1.4

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area.

Drainage: As with the approved SP 327, SP 327A1 will incorporate measures, including those required through the National Pollutant Discharge Elimination System

(NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area (Temescal Wash) is not altered in an adverse way when compared with existing conditions. In particular, measures would be put in place to avoid discharge of untreated surface runoff from SP 327A1 into the MSHCP Conservation Area. Stormwater systems would be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area (Temescal Wash). This will be accomplished by using one or more of the following methods: detention/retention basins, grass swales or mechanical trapping devices. Regular maintenance would occur to ensure effective operations of runoff control systems. Specifically, stormwater flows originating from developed portions of the site will be captured via a system of storm drains installed beneath on-site roadways. First flush storm water flows (e.g., all flows except during very large storm events) originating from developed areas will be routed to water quality treatment facilities distributed throughout the site for water quality treatment. From the water quality treatment facilities, storm water flows are designed to either infiltrate into the ground or be discharged in close proximity to historic flow locations within open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within the open space areas. Water quality treatment of runoff flows from very large storm events (in excess of first flush flows) would not be necessary because first flush flows capture the majority of water-borne pollutants, including silt and sediment. The Water Quality Management (WQMP) associated with SP 327A1 details the best management practices (BMPs) that will be employed to treat urban runoff. Over 90% of the drainage system's design volume will use infiltration methodologies consistent with Low Impact Development (LID) as the highest priority BMP. Infiltration, considered "highest and best use," is the environmentally preferred approach to address urban pollutants.

Toxics: Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts, such as oil from roads and cars, that are potentially toxic or may adversely affect wildlife species are required to incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues would be implemented.

Lighting: Night lighting is required to be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. The Project-Wide Planning Standards of SP 327A1 discourages the use of lighting that results in extensive or excessive illumination of the MSHCP conservation areas outside the development footprint and directs that all lighting shall be directional and/or shielded where necessary to prevent light spillover into the native open space areas (see SP 327A1 Section IV). The design of SP 327A1 also establishes buffers between open space and residential areas, which protects the residential areas from fire hazard and also reduces the potential for indirect lighting effects to the MSHCP Conservation Area.

Invasives: The SP 327A1 Landscape Guidelines prohibit the use of invasive plants, either entirely, or in portions of the community adjacent to the habitat areas (see SP

327A1 Section IV). SP 327A1 also prohibits the use of invasive, non-native plants within the buffer areas between the MSHCP Conservation Area and the residential areas in accordance with MSHCP Table 6.2. SP 327A1 Table IV-3, Prohibited Plant List, includes a list of invasive plants that are prohibited for use within the Specific Plan area.

Barriers: Section III.A of SP 327A1 specifies that the portions of the development areas that are directly adjacent to the MSHCP Conservation Area shall include walls, fences or other barriers to prevent unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

Grading/Land Development: Manufactured slopes and fire fuel modification zones associated with proposed SP 327A1 would not extend into the MSHCP Conservation Area.

Consistency with MSHCP Section 6.3.2

The proposed Project site occurs within the MSHCP's survey area for burrowing owl and NASSA Area 1 plant species. Plant surveys were conducted and were negative. The burrowing owl habitat assessments and surveys also were negative. No burrowing owl or sign of burrowing owl occupation was observed in the surveys conducted 2005 or in 2013.

In summary, proposed SP 327A1 is designed to eliminate development from the northern portion of the property where development was proposed by approved SP 327 (PA 12) and expand the development footprint in the southern portion of the property, primarily along the side tributary to Temescal Wash. As a result, overall open space conservation would be increased from approximately 510 to 544.3acres, and overall edge effects to the MSHCP Conservation Area would be reduced by better connecting open space areas. SP 327A1 is consistent with, and exceeds the criteria specified in the MOU by:

- Conforming with and improving on overall reserve design by elimination of former PA 12;
- Increasing conservation by approximately 32 acres; and
- Reducing the fuel modification zone from 70.0 acres to 69.9 acres.

Based on the above, SP 327A1 is consistent with the MOU and is therefore consistent with Reserve Assembly objectives of the MSHCP. With MOU compliance, a less than significant impact would occur and no new or more severe impacts would occur as compared to those associated with approved SP 327.

b & c) Two sensitive plant species, Coulter's matilija poppy and many stemmed dudlea, are present on the property. Impacts to the Coulter's Matilija poppy associated with SP 327A1 are equal or less than those that would have occurred from implementing approved SP 327, as the majority of the impacts are the result of the required Project access roads across Temescal Wash. Many-stemmed dudleya is present on the site but SP 327A1 proposes to avoid 93 percent of the population. This avoidance is consistent with the MSHCP Section 6.1.3 requirement of 90 percent avoidance and is equal or greater to the avoidance that would have occurred from previously approved SP 327. Based

on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant species than previously discussed in EIR 439.

Impacts to sensitive wildlife species and their habitat would occur to a lesser extent than would have occurred under approved SP 327, primarily because the Project's permanent disturbance footprint would be reduced by approximately 32 acres and edge effects would be less. The proposed Project would result in the loss of habitat for a number of special-status wildlife species, including listed and non-listed species, but impacts to many of these species and their habitat are Covered Species identified in the MSHCP and as such, any impacts would be fully mitigated through mandatory compliance with the MSHCP. For species that are not Covered by the MSHCP, one listed species (least Bell's vireo) is documented on the site in the Temescal Wash, as identified in EIR 439 and confirmed by Helix during surveys conducted in 2013. Impacts to the species would be less than significant both under approved SP 327 and proposed SP 327A1 in compliance with the MSHCP and the property's MOU related to the MSHCP. In addition, Stephens' kangaroo rat (SKR) has the potential to occur on the site as disclosed in EIR 439. Impacts to SKR would occur to a lesser degree than previously identified in EIR 439 due to the Project's reduction in physical ground disturbance area. The proposed Project site occurs within the SKR Fee Assessment Area as established by the SKR Habitat Conservation Plan (SKR HCP). Coverage for impacts to SKR would be provided to the proposed Project through payment of the SKR fee. Similarly, although burrowing owl is not present on the property, the MSHCP requires that pre-construction surveys be conducted prior to grading because the species is migratory. If present on the property at that time, impacts associated with proposed SP 327A1 would be less due to the reduction in disturbance area of approximately 32 acres. If present, mitigation would be required in compliance with the MSHCP to reduce impacts to below a level of significance.

Based on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant or wildlife species than previously discussed in EIR 439.

d) EIR 439 concluded that the previously-approved SP 327 project would result in a less than significant impact to regional wildlife movement because development would be concentrated in the center of the property. Proposed SP 327A1 would lessen the development footprint in the northern portion of the property, which would improve wildlife movement and better facilitate open space connectivity. As such, impacts to wildlife movement would be less than significant and less than disclosed in EIR 439.

e) Proposed SP 327A1 would result in a reduction of permanent and temporary impacts to vegetation communities by approximately 32 acres compared to the previously approved SP 327. The proposed Project's impacts are summarized in Table 3, *Vegetation Community Impacts*.

As was the case for approved SP 327, impacts to native riparian habitats, southern riparian forest, riparian woodland, southern willow scrub, mule fat scrub, freshwater marsh, herbaceous wetland, alluvial fan scrub (including disturbed), seasonal pond and streambed are considered significant. Impacts to upland habitats, consisting of chamise chaparral, non-native grassland, non-native grassland/Riversidean sage scrub mosaic, and Riversidean sage scrub, are also considered significant. The proposed mitigation for these impacts (discussed below) reduces the level of these impacts to less than significant.

Table 3 Vegetation Community Impacts

COMMUNITY	EXISTING	CURRENT PROPOSED IMPACTS		AVOIDED
		Permanent[1]	Temporary[2]	
Southern Riparian Forest	46.59	0.65	1.68	44.26
Riparian Woodland	5.46	1.27	0.15	4.04
Southern Willow Scrub	1.02	0.60	0.08	0.34
Riparian Scrub	3.28	0.13	0.00	3.15
Mule fat scrub	2.84	0.66	0.49	1.69
Freshwater Marsh	0.57	0.14	0.00	0.43
Alkali Meadow (disturbed)	0.76	0.00	0.00	0.76
Herbaceous Wetland	2.31	0.19	0.42	1.70
Alluvial fan scrub[3]	7.88	3.15	0.45	4.28
Alluvial fan scrub – disturbed	1.18	0.77	0.00	0.41
Tamarisk Scrub	0.74	0.74	0.00	0.00
Coast Live Oak Woodland[3]	0.88	0.05	<0.01	0.83
Seasonal Pond	0.42	0.14	0.00	0.28
Streambed	3.68	0.01	0.11	3.56
Disturbed[3]	33.10	18.90	5.30	8.90
Southern mixed chaparral	7.90	0.00	0.00	7.90
Chamise chaparral	42.80	31.90	0.00	10.90
Scrub Oak Chaparral	0.50	0.00	0.00	0.50
Non-native grassland	254.50	90.40	0.40	163.70
Non-native grassland/Riversidean sage scrub mosaic	127.40	32.60	0.10	94.70
Riversidean Sage Scrub	412.80	232.90	0.30	179.60
Eucalyptus Woodland	0.40	0.20	0.10	0.10
Ornamental	1.90	1.70	0.00	0.20
Developed land	2.30	1.90	<0.01	0.40
TOTAL	**961.21**	**419.00**	**9.58**	**532.63**

1 Permanent impacts require mitigation
2 Temporary impacts are to be restored in place
3 Includes both areas that are considered riparian as well as areas considered upland.
Source: Helix, 2014

A large majority of the existing Riparian/Riverine habitat on the property is avoided by SP 327A1, including some of the highest quality habitat within the reach of Temescal Wash that crosses the site. Approximately 64.24 acres of the 74.38 acres of on-site Riparian/Riverine habitat, or approximately 86 percent, are avoided by the Project. Implementation of approved SP 327 would have resulted in permanent Riparian/Riverine impacts totaling 7.83 acres and temporary impacts totaling 0.68 acres. Proposed SP 327A1 would result in permanent impacts to 7.00 acres and 3.14 acres of temporary impacts. The permanent impacts are less than would have occurred under the approved SP 327. The additional temporary impacts associated with SP 327A1 are due to the engineering requirements related to construction of the road crossings over Temescal Wash and environmentally engineered channel improvements needed to stabilize Temescal Wash and protect the alluvial fan scrub habitat. The construction of approved SP 327 would have been subject to the same engineering design constraints and increased temporary impacts if SP 327 were to be constructed as approved. As such, no new or more severe impacts would occur. Mandatory compliance with the requirements of the Project's DBESP, required U.S. Army Corps of Engineers 404 permit, required Section 401 certification from the Regional Water Quality Control Board, and required Section 1602 streambed alteration agreement from the CDFW would reduce impacts to below a level of significance.

f) Proposed SP 327A1 would result in impacts to a total of 4.18 acres of waters under the jurisdiction of the U.S. Army Corps of Engineers (USACE) (referred to herein as Waters of the United States (WUS)). The impact is less than the 4.33 acres of WUS impact disclosed in EIR 439. The proposed Project's impact area is summarized in Table 4, *Impacts to Federal Waters.* These impacts totaling 4.18 acres are significant and will require a permit from the USACE under Section 404 of the Clean Water Act as mitigation.

Table 4 Impacts to Federal Waters

HABITAT	PERMANENT IMPACTS		TEMPORARY IMPACTS		TOTAL	
	Acreage	Linear Feet	Acreage	Linear Feet	Acreage	Linear Feet
Wetland Waters of the U.S.						
Southern Riparian Forest	0.10	120	0.41	718	**0.51**	**838**
Riparian Woodland	0	0	0.08	0	**0.08**	**0**
Freshwater Marsh	0.14	162	0	0	**0.14**	**162**
Herbaceous Wetland	0.27	1,923	0.42	230	**0.69**	**2,153**
Mule Fat Scrub	0.60	0	0.47	100	**1.07**	**100**
Disturbed wetland	0.01	161	0	0	**0.01**	**161**
Tamarisk scrub	0.37	185	0	0	**0.37**	**185**
Subtotal	**1.49**	**2,551**	**1.38**	**1,048**	**7**	**3,599**
Non-wetland Waters of the U.S.						
Seasonal Pond	0.14	176	0	0	**0.14**	**176**
Waters of U.S.	1.16	27,035	0.01	166	**1.17**	**27,201**
Subtotal	**1.30**	**27,211**	**0.01**	**166**	**1.31**	**27,377**
TOTAL	**2.79**	**29,762**	**1.39**	**1,214**	**4.18**	**30,976**

*All data is in acres rounded to the 0.01 acre, thus, totals reflect rounding.

Source: Helix, 2014

Proposed SP 327A1 would result in impacts to 8.00 acres of vegetated habitat and 2.14 acres of unvegetated habitat areas under the jurisdiction of the California Department of Fish and Wildlife (CDFW) (referred to herein as Waters of the State (WST)). Proposed impacts would comprise 7.00 acres of permanent impacts and 3.14 acres of temporary impacts. The impact to vegetated habitat areas is less than the 7.83 acres of WUS impact disclosed in EIR 439. The Project's total impacts to WST are summarized in Table 5, *Impacts to State Waters.* The CDFW impacts are identical to the MSHCP Riparian/Riverine habitat impacts (refer to Table 2). Impacts to 10.14 acres of WTS, including southern riparian forest, riparian woodland, southern willow scrub, riparian scrub, mule fat scrub, freshwater marsh, herbaceous wetland, disturbed wetland, alluvial fan sage scrub (including disturbed), tamarisk scrub, seasonal pond, and ephemeral streambed are considered significant. As mitigation, impacts to WST will require a Section 1602 Stream Alteration Agreement from the CDFW along with a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).

Table 5 Impacts to State Waters

HABITAT	PERMANENT		TEMPORARY		TOTAL	
	Acreage	Linear Feet	Acreage	Linear Feet	Acreage	Linear Feet
Vegetated Habitat						
Southern Riparian Forest	0.65	120	1.68	718	**2.33**	**838**
Riparian Woodland	1.27	749	0.15	32	**1.42**	**733**
Coast Live Oak Woodland	0.05	0	<0.01	9	**0.05**	**9**
Southern Willow Scrub	0.60	462	0.08	0	**0.68**	**462**
Riparian Scrub	0.13	158	0.00	0	**0.13**	**158**
Mule Fat Scrub	0.66	501	0.50	100	**1.16**	**601**
Freshwater Marsh	0.14	162	0.00	0	**0.14**	**162**
Herbaceous Wetland	0.40	1,644	0.42	230	**0.82**	**1,874**
Disturbed Wetland	0.02	204	0.00	0	**0.02**	**204**
Alluvial Fan Scrub	0.34	417	0.17	152	**0.51**	**569**
Tamarisk Scrub	0.74	386	0.00	0	**0.74**	**386**
Subtotal	**5.00**	**4,803**	**3.0**	**1,241**	**8.00**	**5,996**
Unvegetated Habitat						
Seasonal Pond	0.14	176	0.00	0	**0.14**	**176**
Ephemeral streambed	1.86	25,624	0.14	61	**2.14**	**25,861**
Unvegetated Subtotal	**2.00**	**25,800**	**0.14**	**61**	**2.14**	**25,861**
TOTAL	**7.00**	**30,603**	**3.14**	**1,302**	**10.14**	**31,857**

*All data is in acres rounded to the 0.01 acre, thus, totals reflect rounding.
Source: Helix, 2014

g) The proposed Project site contains oak trees that are regulated by the County. The approved SP 327 would have impacted 65 oak trees, including 34 naturally occurring trees and 31 that were believed to have been planted in association with an on-site residence. An updated oak tree survey was conducted by Helix in 2013 that identified 35 oak trees to be impacted by the proposed Project, including 12 naturally occurring trees and 23 trees that are believed to have been planted in association with an on-site residence. No qualifying scrub oak would be impacted by the Project. Accordingly, proposed SP 327A1 would reduce impacts to oak trees by 46 percent (30 trees) as compared to impacts previously disclosed in EIR 439. As with approved SP 327, proposed SP 327A1 would be required to comply with the mitigation provisions contained within the County's Oak Tree Ordinance. Mandatory compliance with the mitigation requirements of the County's Oak Tree Ordinance would reduce the Project's impacts to oak trees to less-than-significant levels. The County does not have any other biological protection ordinance applicable to the proposed Project. Based on the foregoing, implementation of the proposed Project would not result in any new significant or more severe impact than previously discussed in EIR 439.

Mitigation: Mitigation Measures BIOL-1, BIOL-3 through BIOL-5, BIOL-7, and BIOL-9, as specified in EIR 439, will be revised as presented below. Mitigation Measures BIOL-1, BIOL-3, and BIOL-4 are

revised to reference and reflect the mandatory requirements of the MSHCP and current best practices for biological resources. Mitigation Measures BIOL-5 and BIOL-7 are revised to reflect modifications to the design of SP 327 as proposed by the Project (i.e., reduction of development footprint) and to reflect current, applicable federal, State, and County of Riverside regulations. Mitigation Measure BIOL-9 is revised to reflect modifications to the design of SP 327 (i.e., elimination of commercial land uses). In addition, one new mitigation measure, Mitigation Measure BIOL-11, is added to further reduce the less-than-significant impact to the Coutler's matilija poppy identified in EIR 439. All measures identified in EIR 439 to minimize SP 327's impact to biological resources, including BIOL-1, BIOL-3 through BIOL-5, BIOL-7, and BIOL-9, as revised below, continue to apply to the proposed Project, as well as the new mitigation measure BIOL-11.

BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values.

BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority for maintenance and management of wildlife and habitat functions and values.

BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328 feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.

Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.

BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. Mitigation will occur by approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County of Riverside and state and federal resource agencies with jurisdiction.

Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats. Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.

BIOL-7: All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (*Quercus agrifolia*) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.

All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (*Quercus berberidifolia*) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (*Quercus agrifolia*) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.

Prior to grading, an Oak Tree Management Plan shall be incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.

BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:

(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.

(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal Wash, to protect species within the habitat. Shielding shall be incorporated into