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50. PRIOR TO MAP RECORDATION

50.TRANS. 7

MAP - LIGHTING PLAN

RECOMMND

A separate streetlight plan and a separate bridge light plan is required for this project. Street and bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signal located on Temescal Canyon Road at Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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50.TRANS. 8                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 9                      MAP - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 10                      MAP - LANDSCAPING/TRAILS                      RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Canyon Road and trails shall be improved along Temescal Canyon Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance and trails are to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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50.TRANS. 11                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 12                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 13                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 14                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 15                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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50.TRANS. 16

MAP - DEDICATIONS

RECOMMND

Temescal Hills Drive and Toscana Drive (from Temescal Canyon Road to proposed gated entry excluding bridge, public road) along project boundary is designated as an ENTRY road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within a 66' full-width publicly dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (Modified for no sidewalks and construction of 8' decomposed granite paseos.)

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway, on one side.

Temescal Hills Drive and Toscana Drive (along bridges, public road) shall be improved with 44' full-width improvement as determined by the Director of Transportation within a 66'-75' full-width publicly dedicated right-of-way in accordance with County Standard No. 115, Ordinance 461 and/or with Caltrans bridge standard. (Modified for reduced right-of-way from 74' to 66'-75'.)

NOTE: 1. Sidewalk or 8' paseos shall be constructed within a 13' (minimum) parkway, on one side as approved by the Director Transportation.

2. Bridge type to be approved by the Director of Transportation.

As shown on the tentative map, Temescal Hills Drive (from proposed gated entry to PA 4 entrance, private street) and Toscana Drive (from proposed gated entry to PA 1 & 5 entrance, private street) shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within a 66' full-width dedication in accordance with County Standard No. 104, Section "A". (44'/66') (Modified for no sidewalks and the construction of 8' decomposed granite paseos.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTE: 1. An 8' decomposed granite paseos shall be constructed within the 16' parkway, on one side.

2. Toscana Drive may be allowed to have rolled



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50.TRANS. 16

MAP - DEDICATIONS (cont.)

RECOMMND

curbs.

As shown on the tentative map, Temescal Hills Drive (from PA 4 entrance to PA 11 entrance), Street "A", and Toscana Drive (from PA 1 & 5 to Temescal Hills Drive), all private streets, shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo and 5' sidewalk, within the 76' full-width dedication in accordance with County Standard No. 103, Section "A". (44'/76') (Modified for sidewalk (on one side) and construct 8' decomposed granite paseo on the other side). The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

- NOTE: 1. An 8' decomposed granite paseo on one side shall be constructed within the 16' parkway.
2. A 5' meandering concrete sidewalk on the other side of paseo shall be constructed within the 16' parkway.
3. Toscana Drive may be allowed to have rolled curbs.

50.TRANS. 17

MAP - PART-WIDTH

RECOMMND

Temescal Canyon Road along project boundary is designated as an Arterial Highway and shall be improved with 64' part-width AC pavement, (43' pavement on the project side and 21' AC pavement on the other side of the centerline), 8" concrete curb and gutter, and 10' multi-purpose trail (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 64' (from the new centerline on the project side) and within the existing right-of-way on the other side of the new centerline, part-width dedicated right-of-way in accordance with Temescal Valley Design Guidelines.

- NOTE: 1. A 10' multi-purpose trail (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation. The trail will cross to the opposite side of Temescal Canyon Road at Toscana Drive.
2. An 18' raised curb full-width landscaping median

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - PART-WIDTH (cont.)

RECOMMND

shall be constructed at the centerline per County Standard No. 92 and 113, Ordinance 461. The full-width raised median shall be constructed with concrete curb and gutter from Temescal Hills Drive to Indian Truck Trail. The limits of the landscaping shall be from Temescal Hills Drive to 1,421' south of Toscana Drive.

3. The project proponent shall dedicate, design, and improve Temescal Canyon Road along the project boundary with the approved road alignment study as directed by the Director of Transportation.
4. Additionally, along the project frontage, Temescal Canyon Road shall also be consistent with the dedication, alignment, and improvements shown on PM32885. The project proponent shall pay cash-in-lieu of improvements.

50.TRANS. 18

MAP - VACATION/SUR

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Temescal Canyon Road to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along El Hermano Road to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18

MAP - VACATION/SUR (cont.)

RECOMMND

tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along State Route 395 to be determined by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 19

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

Northbound: one through lane, one shared  
                  through/right-turn lane  
Southbound: one left-turn lane, one through lane  
Eastbound: N/A  
Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

Northbound: one through lane, one shared  
                  through/right-turn lane  
Southbound: one left-turn lane, one through lane  
Eastbound: N/A  
Westbound: one left-turn lane, one right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 20                      MAP - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                      MAP - NPDES/SWPPP (cont.)                      RECOMMND

SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2                      MAP-GRDG/EROSION SECURITIES                      RECOMMND

Prior to issuance of a Grading Permit, the applicant may be required to post a Security with the Building and Safety Department for the following:

1.Grading Security for grading in excess of 199 cubic yards.

2.Erosion control security.

60.BS GRADE. 3                      MAP - IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS (cont.)                      RECOMMND

geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                      MAP - SLOPE STABIL'TY ANLY                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                      MAP - DRNAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                      MAP - OFFSITE GDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9                      MAP - RECORDED ESMT REQ'D                      RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10                      MAP - LOT TO LOT DRN ESMT                      RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                      MAP - IF WQMP REQUIRED                      RECOMMND

If a Water Quality Management Plan (WQMP) is required, the applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13                      MAP - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                      MAP- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15                      MAP - SWPPP REVIEW                      RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16                      MAP- MASS GRADE ONLY PERMIT                      RECOMMND

Tentative Tract Map No. 36643 proposes super pads for future development. No Rough or Precise grading shall not be approved under this permit without an appropriate approval from the Planning Department and the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 PHASE II ENV SITE ASSESMENT

RECOMMND

Prior to the Issuace of a Grading Permit, the applicant shall submit a Phase II Environmental Site Assessment report to the Department of Environmental Health, Environmental Cleanup Programs (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8982.

60.E HEALTH. 2 ABANDON/REMOVAL- OWTS & WELLS

RECOMMND

Any existing onsite wastewater treatment systems (OWTS) and/or onsite water wells shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Applicable fees shall apply. For further information, please contact DEH at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD-PHASE DEDICATION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit.

The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014).

In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands.

This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.

Phase 1 Dedication

Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of

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60.EPD. 2

EPD-PHASE DEDICATION (cont.)

RECOMMND

land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

- oAn existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
- oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
- oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
- oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
- oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.

There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

- oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;
- oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

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60.EPD. 3

EPD-GENERAL LANDSCAPING

RECOMMND

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and wildlife use as habitat and as a movement corridor.

60.EPD. 5

EPD-NESTING BIRDS

RECOMMND

The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the Riverside County Environmental Programs Division for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey

60.EPD. 6

EPD-CONSTRUCTION MONITORING

RECOMMND

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD-CONSTRUCTION MONITORING (cont.)

RECOMMND

sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

60.EPD. 7

EPD-RIP/RIV PLAN

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1 ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), 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 and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project. Mitigation measures to minimize impacts to waters include:

- oUse of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
- oConstruction-related equipment will be stored in upland



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

EPD-RIP/RIV PLAN (cont.)

RECOMMND

areas, outside of drainages except as required by project design (restoration, trash removal, etc.).

oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).

oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.

oEmployees shall strictly limit their activities, vehicles, equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel.

oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

MAP GROUNDWATER RECHARGE

RECOMMND

To promote recharging the groundwater table, the 'temporary' outlet (typically rock rip rap) for the storm drain which discharges flows tributary to the Spanish Hills area, will be placed on a minimum 4-foot thick bed of sand/small rock or other design approved by the District. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to infiltrate into the ground. No water quality mitigation is associated with this outlet. Should the applicant's geologist determine that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, an alternative method of groundwater recharge shall be submitted to the District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. Each phase shall provide the required water quality mitigation necessary for that phase.

60.FLOOD RI. 9 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPV REGIONAL

RECOMMND

Prior to the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1                      MAP - TRAIL PLAN APPV REGIONAL (cont.)                      RECOMMND

Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

60.PARKS. 2                      MAP - TRAIL PLAN APPV LOCAL                      RECOMMND

Prior to the issuance of grading permits, the applicant must have submitted its Toscana Specific Plan internal trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 6                      MAP - CULTURAL PROFESSIONAL                      RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6                      MAP - CULTURAL PROFESSIONAL (cont.)                      RECOMMND

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition

60.PLANNING. 12                      MAP - HILLSIDE DEV. STANDARDS                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 13                      MAP - SLOPE GRADING TECHNIQUES                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 18                      MAP - SECTION 1601/1603 PERMIT                      RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18                      MAP - SECTION 1601/1603 PERMIT (cont.)                      RECOMMND

Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 19                      MAP - SECTION 404 PERMIT                      RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 21                      MAP - SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 329.86 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 29 MAP - ARCHAEO AVOIDANCE #1

RECOMMND

ARCHAEO AVOIDANCE #1 (CA-RIV-1089)

Site CA-RIV-1089 shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-1089, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

60.PLANNING. 32 MAP - CONST. CULT TRAINING

RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - CONST. CULT TRAINING (cont.)

RECOMMND

personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet for attendees shall be included in the Phase IV Monitoring Report.

60.PLANNING. 33 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor from the Pechanga Tribe. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 34

MAP - NO RESIDENTIAL GRADING

RECOMMND

This Tentative Tract Map is intended for financial purposes only. Streets and other utilities (including grading for these improvements) may be permitted with this map; however, no residential lots or grading for single family residential lots (not including mass grading) shall be permitted with this map.

TRANS DEPARTMENT

60.TRANS. 1

MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                      MAP - IMP CREDIT/REIMBURSEMENT (cont.)                      RECOMMND

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2                      MAP - SUBMIT GRADING PLAN                      RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1                      MAP - MASS GRADE APPROVAL                      RECOMMND

Prior to grading permit final, the applicant shall obtain mass grade approval from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Mass Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Mass Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1

MAP - MASS GRADE APPROVAL (cont.)

RECOMMND

3.Requesting a Rough Grade Inspection for the Mass Grading and obtaining approval from a Riverside County inspector.

4.Rough/Mass Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough/mass grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

PARKS DEPARTMENT

70.PARKS. 1

MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

70.PARKS. 2

MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 2

MAP - CURATION OF COLLECTIONS

RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2                    MAP - CURATION OF COLLECTIONS (cont.)                    RECOMMND

be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

70.PLANNING. 3                    MAP - PHASE IV REPORT                    RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1                    MAP-RIP/RIV REPORT                    RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 2                    MAP - MITIGATION FEE                    RECOMMND

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2                      MAP - MITIGATION FEE (cont.)                      RECOMMND

the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside".

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4                      MAP SUBMIT FINAL WQMP                      RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 2                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11                      MAP- SCHOOL MITIGATION                      RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                      MAP - FEE BALANCE                      RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.



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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signal located on Temescal Canyon Road and Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) Street sweeping.

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@co.rcflood.org](mailto:fcnpdes@co.rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance unless otherwise approved by the District engineer.

90.FLOOD RI. 5 MAP SUBMIT LOMR

RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCT INSPECT

RECOMMND

Prior to the issuance of the 101 final inspection or completion of PHASE I, whichever occurs first, the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1                      MAP - TRAIL CONSTRUCT INSPECT (cont.)                      RECOMMND

applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to the issuance of the 101 occupancy permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3                      MAP- QUIMBY FEES (2)                      RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA.

90.PLANNING. 10                      MAP- SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 329.86 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will

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90.PLANNING. 10 MAP- SKR FEE CONDITION (cont.)

RECOMMND

no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



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90.TRANS. 4

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

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90.TRANS. 4 MAP - 80% COMPLETION (cont.)

RECOMMND

Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Canyon Road.

90.TRANS. 6 MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Toscana Drive (EW) to the future signal at Temescal Canyon Road (NS) and Temescal Hills Drive (EW). The project proponent shall provide interconnect along the project frontage.

or as approved by the Transportation Department.



## MEMORANDUM

To: Matt Straite  
Riverside County Planning Department

From: Tracy Zinn, Principal

Re: **EVALUATION OF TEMESCAL CANYON ROAD IN EIR No. 439 (TOSCANA)**

Date: January 24, 2014

T&B Planning reviewed Environmental Impact Report (EIR) No. 439 to determine if activities associated within the improvement of Temescal Canyon Road and the environmental impacts associated therewith as currently proposed by Forestar Toscana, LLC (hereafter "Project Applicant") were adequately evaluated by EIR No. 439 in compliance with the California Environmental Quality Act (CEQA). Our research indicates that EIR No. 439 disclosed physical impacts to the environment that would occur with implementation of the Toscana Specific Plan, including impacts associated with the construction of Temescal Canyon Road, and recommended mitigation measures where necessary to avoid or reduce impacts. In our professional judgment, the level of analysis provided in EIR No. 439 is adequate to support the County's approval of roadway improvement plans for Temescal Canyon Road.

The Toscana Specific Plan was adopted and EIR No. 439 was certified by the Riverside County Board of Supervisors on December 18, 2006. At that time, it was the practice of Riverside County to combine Specific Plans and EIRs as one comprehensive document; with the entire Specific Plan effectively serving as the "Project Description" for the EIR (the Project Description establishes the scope of the analysis in the EIR). As described in the Toscana Specific Plan, the project evaluated by EIR No. 439 includes improvements (*e.g.*, widening) to Temescal Canyon Road along the site frontage (Page 4 of the Executive Summary & Page II-7, attached). The Specific Plan further describes that improvements to Temescal Canyon Road "... will be necessary as part of this project ... The segment of Temescal Canyon Road adjacent to the southern project boundary (approximately 6,000 linear feet) will be improved to its ultimate half-section width as an arterial highway with a 128-foot right-of-way, which will be blended with the existing road improvements" (Page III.A-15, attached). Accordingly, proposed improvements to Temescal Canyon Road were clearly disclosed to the public, agency staff, and decision makers as part of the original EIR process.

Impacts associated with proposed improvements to Temescal Canyon Road are discussed under the relevant issue areas throughout EIR No. 439. Although the environmental analysis presented in EIR No. 439 is not as meticulous as what would be required in an EIR prepared today, EIR No. 439 clearly identifies direct and indirect impacts within the approximately 17-acre off-site area associated with Temescal Canyon Road (for a representative sample refer to EIR Pages VI.J-35, VI.J-36 & VI.J-38, attached), and includes mitigation measures to minimize or avoid environmental effects. EIR No. 439 was not legally challenged; therefore, the analysis and mitigation measures contained therein are considered to be legally adequate pursuant to CEQA.



## EVALUATION OF TEMESCAL CANYON ROAD IN EIR No. 439 (TOSCANA)

January 24, 2014

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Furthermore, EIR No. 439 actually imposes improvements to Temescal Canyon Road as mitigation (refer to Mitigation Measure CIRC-2(b), attached). Therefore, activities to improve Temescal Canyon Road also would fulfill the mitigation obligation of EIR No. 439 and would not represent a new action/impact of the project.

Based on the foregoing, T&B Planning believes that the analysis contained within EIR No. 439 provides sufficient coverage under CEQA for proposed improvements to Temescal Canyon Road. EIR No. 439 disclosed to the public, agency staff, and decision makers that roadway improvements would occur to Temescal Canyon Road as part of the larger Toscana project. We have compared the road's planned alignment disclosed in EIR No. 439 with the alignment proposed in the current improvement plans, and the alignments substantially conform.

EIR No. 439 disclosed the physical impacts that would result from the widening of Temescal Canyon Road and incorporated mitigation to minimize or avoid those effects. As such, proposed improvements do not represent a new, previously undisclosed action or physical impact of the project.

Please do not hesitate to contact me at (714) 397-4224 if you have any questions, comments, or concerns.

Cc: Kevin Tsang, Riverside County Transportation Department



## **Toscana Specific Plan No. 327: EXECUTIVE SUMMARY**

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A single 4.4-acre planning area with commercial uses is proposed to accommodate neighborhood retail commercial uses or potentially provide institutional uses, such as a library or childcare center. The project is also designed to protect an archeological site known to occur onsite that will be left undisturbed. The project also includes a number of developed recreational uses, including active park, recreation center and three pocket parks linked by an enhanced Paseo System (linear greenbelt parkway) to provide pedestrian access across the site.

In Planning Area 14, the recreation center is conceived as providing residents with amenities such as a meeting room with kitchen, plus a pool, tennis courts, basketball courts and tot lot. The recreation center will be owned and operated by the project Homeowners Association (HOA). The adjoining active park is conceived with features such as ball fields, soccer fields, playgrounds, picnic and barbeque areas, restrooms and parking.

A paseo system of enhanced greenbelts linking the various recreational uses and residential areas onsite will encompass approximately 8.08 acres. The three pocket parks, totaling 3.97 acres, will connect with the paseo system to provide additional turfed recreational and seating areas within close proximity of the residences. In addition, residential Planning Areas 1, 2 and 7 will feature an additional 4.5 acres total of developed high density recreational areas. The project will also provide a public "Regional Trail" alignment onsite that will form part of the County Regional Trail System to link with offsite County Regional Trail alignments in the vicinity of Temescal Canyon Road to the south and the Gavilan Hills open space to the east.

A major design feature of the project is the inclusion of a significant amount of natural open space surrounding the development footprint. This open space, consisting of approximately 510 acres, will serve to protect environmentally-sensitive areas onsite. There will also be approximately 70 acres of fire fuel modification zones where needed adjacent to residences to provide "defensible space" for fire protection between wildlands and the development, bringing the total open space for the site to 580 acres. Included in the open space is the entire onsite length of Temescal Wash, approximately 110 acres, designated "Open Space-Conservation" under TCAP (Figure II-6).

Development within Temescal Wash will be limited to the construction of two bridges crossing Temescal Wash at Temescal Hills Drive North and South and associated flood control improvements to protect the bridges, onsite roads, Temescal Canyon Road offsite and any flood protection needed for the commercial area. The open space onsite will preserve a corridor connecting Temescal Wash in the south to the Lake Mathews/Estelle Mountain Reserve to the east, and protect a vital wildlife movement linkage for the region.

Infrastructure and other necessary facilities will be provided to accommodate the buildout requirements of the Specific Plan, including two bridges onsite, **offsite improvements to the adjacent segment of Temescal Canyon Road** and construction of a 2.5-million gallon water storage tank onsite (within PA 11). The project will also involve the demolition of the single occupied residence onsite and removal of two abandoned houses. Capping and/or transfer of ownership of the four water wells onsite is also planned. No well water usage is included in the project. The primary and secondary access points to the site will be off Temescal Canyon Road via the two proposed entrances at Temescal Hills Drive North and Temescal Hills Drive South. Alternate access via Spanish Hills Drive will occur from the

Also included in the proposed land uses are 10.25 acres of recreational uses in Planning Area 14 (an active park and an adjoining recreation center). Three pocket parks (totaling 3.97 acres) will be linked by an enhanced paseo system (linear greenbelt parkway) of approximately 8.08 acres. In addition, a total of 4.5 acres of high density recreational areas will be included in Planning Areas 1, 2 and 7. In total, approximately 26.80 acres of developed recreational uses are envisioned within the development. A single 4.4-acre planning area is proposed for commercial uses to accommodate neighborhood retail commercial uses or potentially provide institutional uses, such as a church, library or childcare center. Development of the Toscana Specific Plan will be phased in a logical sequence and in response to market demands. Development is planned for three phases to occur over a period of approximately six years.

The Toscana Specific Plan aims to coordinate land uses onsite so as to produce a cohesive, unified development through the use of comprehensive site planning and development standards (requirements) and guidelines (recommendations). The land use plan was prepared based on extensive analysis and evaluation of the area's needs and the site's opportunities and constraints. The project incorporates commercial uses with a full range of housing types complemented by natural open space areas, parks, paseos and trails.

Residents of the Toscana Specific Plan will enjoy a wide range of amenities in this master-planned residential community that captures the essence of an Italian hillside village to foster a neighborly, pedestrian-friendly environment. Infrastructure and other necessary facilities are planned to accommodate the buildout requirements of the Specific Plan, including two bridges spanning Temescal Wash onsite, **offsite improvements to the adjacent segment of Temescal Canyon Road** and construction of a 2.5-million gallon water storage tank onsite (within PA 11). The project will also involve the demolition of the single occupied residence onsite, as well as removal of three associated above-ground water tanks. Capping and/or transfer of ownership of the four water wells onsite is also planned. The project is also designed to protect the single archeological site known to occur onsite, which will be left undisturbed. The Specific Plan incorporates site-specific design elements based on a Tuscan hillside village concept to ensure compatibility of land uses, topography, architecture, landscaping and aesthetics throughout the varied, yet fully integrated, project.

Under the new General Plan, land uses are designated for the project site under the Temescal Canyon Area Plan (TCAP) (Figure II-6). The Specific Plan is consistent with the TCAP land use designations for the site (residential, commercial and open space-conservation). The project is also consistent with the Elsinore Area Plan designation of "Rural-Mountainous" for the southern 53.6 acres of the site (in which no development is proposed).



ingress/egress point via the Northern Loop Road. Currently, access is sometimes limited for these residents when flooding occurs along Temescal Wash (such as in January 2005).

The onsite connection to Spanish Hills Drive will consist of a paved road. If the Specific Plan is developed with private roads, an automatic gate accessible by residents of the Specific Plan and the Spanish Hills and Dawson Canyon communities, will be installed at this location. The project shall also provide access roads (or private driveways, as appropriate) for homes offsite to the east and to connect with Diamond Back Road offsite to the west, as indicated in the Circulation Plans. The access roads / private drives shall be constructed pursuant to the applicable standards of County Ordinance 461 or as approved by the Transportation Department. Cross-sections for proposed project roadways are shown in Figure III.A-4 for both the public and private road options.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities district (CFD) funding, assessment district funding, Road and Bridge Benefit District (RBBB) fees, Transportation Uniform Mitigation Fees (TUMF), Ordinance 659 (Development Impact Fee Program) fees or other similar mechanisms. The type of funding for specific facilities will be determined in conjunction with the participating agencies, including Riverside County.

As indicated in the traffic analysis performed for the project (EIR Technical Appendix I), circulation improvements to Temescal Canyon Road will be necessary as part of this project, regardless of whether the public or private road system is selected. The segment of Temescal Canyon Road adjacent to the southern project boundary (approximately 6,000 linear feet) will be improved to its ultimate half-section width as an arterial highway with a 128-foot right-of-way, which will be blended with the existing road improvements. Both the Temescal Hills Drive North and South intersections with Temescal Canyon Road will be constructed with signals as part of project development.

#### **b. Master Circulation Plan Development Standards**

The property owner shall decide whether to develop the project as a gated community with private streets prior to approval of the first residential subdivision within the Specific Plan. Unless otherwise noted, the following development standards shall apply to the Specific Plan site as a whole and to the relevant portions of any future implementing maps proposed for the site, regardless of whether the public or private road option is selected.

(a) Roadway landscaping consistent with Specific Plan requirements and design guidelines (Section IV) shall be incorporated into design of implementing maps in such a way as to complement the development and provide quality aesthetic features for the site. Developers shall install all primary and secondary roadway landscaping improvements concurrent with construction of the road on which they front. Landscaping for neighborhood intersections shall be constructed as each neighborhood street is built. See Section IV.B-4 of the Design Guidelines for additional discussion on roadway landscaping.

### 3. PROJECT IMPACTS

#### a. Project Impacts to Vegetation Communities

Project implementation will cause direct permanent impacts to plant communities as shown in Table VI.J-5. Direct impacts are generally those in which habitat will be lost by development, and which typically occur at the time of construction. Some areas of existing vegetation onsite will also be affected by the creation of County-required fire fuel modification zones (FMZ) within Planning Area 22 of the development envelope, although impacts within FMZs typically involve less than 100% of the vegetation present. Indirect impacts are those that do not involve actual habitat loss, but will result in disturbance to the area, e.g., increased human or pet presence, potential for rubbish and trampling, light and noise pollution. Indirect impacts are most often associated with the long-term operations on a site.

Of the 960 acres onsite, approximately 380 acres (39.6%), will be directly impacted by grading within the development footprint. In addition, approximately 70 acres of vegetation within Planning Area 22 (the FMZ areas within the development envelope) will be subject to ongoing impacts due to creation and maintenance of the County-required FMZs. Within a FMZ, brush is typically mowed at least twice a year and all large trees or shrubs are removed or thinned to limit potential fuel sources for wildfires. Thus, creation of the FMZ areas may not require complete loss of native vegetation present.

As indicated in Table VI.J-5, a total of 1.78 acres will be temporarily impacted due to construction of two bridges spanning Temescal Wash. Temporary impacts from bridge construction will be limited to approximately 40 feet in width horizontally along the entire length of each side of the bridge spans and a total of 20 feet related to bridge footings and abutments. Vegetation temporarily impacted will be 100% restored through revegetation after completion of construction activities. The mitigation for these temporary impacts shall be performed pursuant to the requirements of mitigation measure BIOL-5.

Once temporary impact mitigation (revegetation) has been successfully completed, a total of approximately 510 acres (52.2%) of open space onsite, including roughly 196.0 acres of scrub and chaparral, 235.8 acres of grasslands and 61.1 acres of riparian and woodland habitats will be conserved as natural open space onsite. These totals are indicated in the "conserved" column of Table VI.J-5.

Of the 17.02 acres along Temescal Canyon Road offsite included within the study area, a total of approximately 1.87 acres of scrub and chaparral, 4.73 acres of grasslands and 0.74 acres of riparian and woodland habitat will be directly affected through project-associated roadway improvements.

#### b. Project Impacts to Sensitive Plants

As discussed in the previous section, several sensitive plant species were identified on the site. Project development is expected to affect sensitive plant species as follows:



TABLE VI.J-5: Permanent Impacts to Plant Communities Within Study Area\*

| VEGETATION COMMUNITY               | PROJECT STUDY AREA* | IMPACTED AREAS**             |                            |                            |                            | CON-SERVED<br>***            |
|------------------------------------|---------------------|------------------------------|----------------------------|----------------------------|----------------------------|------------------------------|
|                                    |                     | Grading                      | Fuel Mod.                  | Offsite                    | Temp.                      | Open Space                   |
| Riversidean Sage Scrub 1           | 90.45               | 40.08                        | 11.66                      | 1.87                       | 0                          | 36.84                        |
| Riversidean Sage Scrub 2           | 256.91              | 115.72                       | 25.81                      | 0                          | 0.14                       | 115.39                       |
| Riversidean Sage Scrub 3           | 65.40               | 46.03                        | 1.24                       | 0                          | 0                          | 18.12                        |
| Other Upland Scrub                 | 4.06                | 1.39                         | 0.59                       | 0                          | 0                          | 2.09                         |
| Southern Mixed Chaparral           | 8.24                | 0                            | 0                          | 0                          | 0                          | 8.24                         |
| Chamise Chaparral                  | 43.00               | 31.76                        | 7.53                       | 0                          | 0                          | 3.71                         |
| Scrub Oak Chaparral                | 0.52                | 0                            | 0                          | 0                          | 0                          | 0.52                         |
| Disturbed Alluvial Sage Scrub      | 14.12               | 3.06                         | 0                          | 0                          | 0.23                       | 11.05                        |
| <b>TOTAL SCRUB AND CHAPARRAL</b>   | <b>482.70 AC</b>    | <b>238.04 AC</b>             | <b>46.83 AC</b>            | <b>1.87 AC</b>             | <b>0.37 AC</b>             | <b>195.96 AC</b>             |
| Non-Native Grassland               | 260.07              | 100.59                       | 12.13                      | 1.42                       | 0.05                       | 145.91                       |
| Non-Native Grassland / RSS         | 129.75              | 27.83                        | 8.75                       | 3.31                       | 0.36                       | 89.86                        |
| <b>TOTAL NON-NATIVE GRASSLANDS</b> | <b>389.82 AC</b>    | <b>128.42 AC</b>             | <b>20.88 AC</b>            | <b>4.73 AC</b>             | <b>0.41 AC</b>             | <b>235.77 AC</b>             |
| Mulefat Scrub                      | 8.43                | 1.09                         | 0                          | 0.35                       | 0.58                       | 6.99                         |
| Southern Willow Scrub              | 1.99                | 0.25                         | 0                          | 0                          | 0.06                       | 1.74                         |
| Disturbed Southern Willow Scrub    | 2.83                | 0                            | 0                          | 0                          | 0                          | 2.83                         |
| So. Cottonwood-Willow Rip. Forest  | 47.41               | 0.52                         | 0                          | 0                          | 0.24                       | 46.89                        |
| Open Water                         | 0.46                | 0.09                         | 0                          | 0                          | 0                          | 0.37                         |
| Fresh Water Marsh                  | 2.23                | 0                            | 0                          | 0                          | 0                          | 2.24                         |
| <b>TOTAL RIPARIAN COMMUNITIES</b>  | <b>63.35 AC</b>     | <b>1.95 AC</b>               | <b>0 AC</b>                | <b>0.35 AC</b>             | <b>0.88 AC</b>             | <b>61.06 AC</b>              |
| California Sycamore Woodland       | 4.30                | 0.50                         | 0                          | 0.04                       | 0                          | 3.76                         |
| Coast Live Oak Woodland            | 2.73                | 0.18                         | 0                          | 0.35                       | 0                          | 2.21                         |
| <b>TOTAL WOODLAND COMMUNITIES</b>  | <b>7.03 AC</b>      | <b>0.68 AC</b>               | <b>0 AC</b>                | <b>0.39 AC</b>             | <b>0 AC</b>                | <b>5.97 AC</b>               |
| Disturbed - General                | 3.07                | 0.13                         | 0                          | 0.16                       | 0                          | 2.78                         |
| Disturbed - Dirt Rds & Pavement    | 24.09               | 8.65                         | 0.83                       | 6.54                       | 0.12                       | 8.08                         |
| Developed - Resid & Ornamental     | 6.96                | 2.13                         | 1.46                       | 2.98                       | 0                          | 0.38                         |
| <b>TOTAL DISTURBED AREA</b>        | <b>34.12 AC</b>     | <b>10.91 AC</b>              | <b>2.29 AC</b>             | <b>9.68 AC</b>             | <b>0.12 AC</b>             | <b>11.24 AC</b>              |
| <b>GRAND TOTALS</b>                | <b>977.02 AC</b>    | <b>380.00 AC<br/>(38.9%)</b> | <b>70.00 AC<br/>(7.2%)</b> | <b>17.02 AC<br/>(1.7%)</b> | <b>1.78 AC<br/>(0.18%)</b> | <b>510.00 AC<br/>(52.2%)</b> |

\* Study area includes the 960.00-acre site plus the 17.02-acre portion of Temescal Canyon Road.

\*\* Temporary impacts applies to open space affected by construction of the two bridges onsite.

\*\*\* These totals include the open space temporarily impacted, which will be 100% restored.

Source: Cadre Environmental, 2003 (EIR Technical Appendix G-8).

The MSHCP requires preservation of at least 90% of "those portions of the property that provide for long-term conservation value" of a narrow endemic species. Since this criteria level will be met by the project (preservation of 92.2% of the species' habitat), impacts to many-stemmed dudleya are not considered significant and the project is consistent with MSHCP Section 6.1.3 narrow endemic plant protection policies. The small number of dudleya specimens lost will not jeopardize the species' ongoing viability or recovery potential.

**(2) Coulter's Matilija Poppy:** Coulter's matilija poppy occurs in two locations within the project site (Figure VI.J-8). Due to their locations outside of the development footprint, impacts to Coulter's matilija poppy are expected to be minimal. No other sensitive plant species were observed or are known to occur within the project study area.

### c. Project Impacts to Oaks

As indicated in Table VI.J-5, none of the 0.52 acres of scrub oak chaparral onsite, which contains *Quercus berberidifolia*, will be affected by project implementation. The habitat is located in the open space of Planning Area 20. However, scrub oaks also occur as a minor constituent of the other types of chaparral onsite, including areas within the development envelope. Thus, a biologically insignificant number of qualifying scrub oaks will be directly affected within the development footprint as a result of the grading of 31.76 acres of chamise chaparral and by FMZ modifications occurring within 7.53 acres of chamise chaparral, as shown in Figure VI.J-9. To the extent permitted by County Fire, scrub oaks within areas made into FMZs will be trimmed but not removed.

The only other *Quercus* species onsite, *Quercus agrifolia* (CLO), will be generally be affected in several localized areas within the project footprint. As shown in Figure VI.J-9, a total of 65 qualifying CLO occur within the project development footprint and will be directly impacted by project development. This total includes 34 naturally-occurring CLO and 31 CLO believed to have been planted by residents (i.e., in association with the onsite residence).

In addition, along the offsite portion of the study area associated with Temescal Canyon Road, a total of 6 qualifying CLO along the north side of the road will be directly impacted by road widening necessary for project implementation. A total of approximately 38 qualifying CLO along the south side of Temescal Canyon Road will be indirectly affected. Some of the CLO not directly impacted along the roadway may be indirectly affected by construction activities if they are unable to avoid 100% of a tree's "protected zone." The project may also indirectly affect oaks due to project-related hydrological alterations that could affect long-term viability.

According to the County Oak Tree Management Guidelines, the "protected zone" around a tree is defined as "a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or 10 feet, whichever is greater." Where the outermost edge of an oak tree's drip line (that is, the outer edge of the tree's canopy, as projected onto the ground) extends beyond this radius, that portion of the drip line shall also be included as part of the tree's protected zone. Where a qualifying oak is not directly impacted but cannot achieve the necessary protected zone, the indirect impacts to such a tree shall be mitigated for in the same manner as if it had been directly impacted.



adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

(2) **4.16.1B** As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

#### **d. EIR-Specific Mitigation**

The EIR-specific mitigation measures are necessary to ensure that potentially significant offsite traffic impacts resulting from project development and the project's incremental cumulative contribution to regional traffic increases are mitigated to below the level of significance. As shown in Table VII.A-8, above, sufficient offsite traffic improvements can be made to ensure that the project's contribution to regional traffic impacts are less than significant. Figure VII.A-21 provides a summary of necessary project related traffic improvements.

**CIRC-1: Site Access:** The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive North and Temescal Hills Drive South. Traffic signals shall be provided at the two project access points.

**CIRC-2: Onsite Roadway Improvements:** The circulation recommendations for the Toscana Specific Plan are illustrated in Figure VII.A-21 and are described as follows:

(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive North and at Temescal Hills Drive South) along Temescal Canyon Road.

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a 375 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive North. Construct a 200 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive South. This construction may be a TUMF improvement.

(c) Construct Temescal Hills Drive North within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(d) Construct Temescal Hills Drive South within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(e) Construct Spanish Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.



## MEMORANDUM

To: Kevin Tsang and Matt Straite  
Riverside County TLMA

From: Tracy Zinn/Joel Morse, Principals

Re: **EVALUATION OF TEMESCAL CANYON ROAD IN EIR NO. 439 - SUPPLEMENTAL MEMORANDUM**

Date: March 26, 2014

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This memorandum clarifies and supplements the information presented in our memorandum to you both dated January 24, 2014 (attached), regarding the discussion provided in Environmental Impact Report (EIR) No. 439 pertaining to the extent of the improvements that would occur to Temescal Canyon Road as part of the Toscana Specific Plan project (hereafter "Toscana"). This additional information supports our earlier determination that EIR No. 439 disclosed that the roadway improvements to Temescal Canyon Road would occur along the entire Toscana property frontage, along with the impacts associated therewith, to the public, agency staff, and decision makers.

To confirm our earlier determination, T&B Planning reviewed EIR No. 439 for additional detail regarding the extent of the improvements to Temescal Canyon Road that were assumed by EIR No. 439 and disclosed as part of Toscana's original approval process. Based on the information summarized below, our professional opinion is that *EIR No. 439 documented that improvements would occur to Temescal Canyon Road along its entire frontage with the Toscana property.*

1. Temescal Canyon Road Study Area: A 17-acre portion of Temescal Canyon Road adjacent to the Toscana property was included within the EIR No. 439 study area (refer to Page INTRO-7, attached). EIR No. 439 further defined the study area for Temescal Canyon Road as "... approximately 17 acres (based on 8,000 linear feet of roadway with a 22-foot buffer on the northeast side of the road and a 74-foot buffer on the southwest side)" (refer to Page VI.J-3, attached). The Toscana property shares approximately 7,500 feet of frontage with Temescal Canyon Road; therefore, EIR No. 439 assumed a larger improvement area than proposed by the Project Applicant, and included a "worst-case" analysis of potential impacts associated with improving Temescal Canyon Road.
2. Temescal Canyon Road Impact Area: EIR No. 439 quantified the impacts that would occur within the Temescal Canyon Road Improvement Area (refer to Page VI.J-36, attached). Accordingly, EIR No. 439 clearly disclosed the environmental impacts that would occur as a result of improvement activities within the Temescal Canyon Road study area (as defined under Item 1, above).
3. Circulation Plan Exhibits: EIR No. 439 included two alternative circulation plan exhibits – one exhibit provided a circulation concept in the event on-site roadways were developed as public streets and the other exhibit provided a circulation concept in the event on-site roadways were developed as private





## EVALUATION OF TEMESCAL CANYON ROAD IN EIR NO. 439 - SUPPLEMENTAL MEMORANDUM

March 26, 2014

Page 2 of 2

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streets (refer to Figures VII.A-4 & 5, attached). Both circulation plan exhibits show Temescal Canyon Road being improved along the entire length of the Toscana property's frontage.

4. Circulation and Traffic Mitigation Measures: As previously described in the January 24, 2014 memorandum, EIR No. 439 imposed mitigation upon the Toscana project requiring the improvement of Temescal Canyon Road. As described on Page VII.A (refer to Mitigation Measure CIRC-2(b)) and illustrated on Figure VII.A-21, EIR No. 439 required the Toscana project to improve Temescal Canyon Road at its ultimate half-section width from the property's western boundary to its eastern boundary (see attached). Accordingly, EIR No. 439 disclosed – and even required – that Temescal Canyon Road be improved along the entire Toscana property frontage.

Based on the foregoing, T&B Planning concludes that EIR No. 439 clearly disclosed to the public, agency staff, and decision makers that the Toscana project would improve Temescal Canyon Road along its entire frontage. As such, EIR No. 439 represents the required California Environmental Quality Act (CEQA) analysis for proposed improvements to Temescal Canyon Road, and the proposed improvements do not represent a new previously undisclosed action or physical impact.

We appreciate your consideration. Please do not hesitate to contact Tracy Zinn at (714) 397-4224 or Joel Morse at (714) 505-6360, ext. 105 if you have any questions, comments, or concerns.

## C. PROJECT INFORMATION

### 1. PROJECT LOCATION AND SURROUNDINGS

The Toscana Specific Plan is located in the Temescal Valley region of unincorporated Riverside County, California. The project's location within Southern California is shown in Figure INTRO-1. Within the canyon, the project is located northwest of Interstate 15 (I-15) and the Indian Truck Trail exit, roughly halfway between the City of Lake Elsinore to the southeast and the City of Corona to the northwest. Regional access to and from the site is provided via I-15 at Indian Truck Trail (Figure INTRO-2).

As shown in Figure INTRO-3, the site is surrounded chiefly by vacant land (including the Lake Mathews/Estelle Mountain Reserve) and scattered residences associated with the communities of Spanish Hills (to the west) and Dawson Canyon (to the north). El Sobrante Landfill lies to the northwest and various industrial and mining uses occur to the west.

The site is in a rapidly-developing region of unincorporated Riverside County and a number of large specific plans and residential communities already occur or are proposed or approved for the valley. The Sycamore Creek Specific Plan with 1,730 dwelling units is under construction one mile south of the Toscana Specific Plan, on the south side of I-15. The proposed Los Serranos development, with approximately 500 acres of industrial uses, is located west of the project site. There are also a number of mining operations in the region, as well as a few areas still in citrus cultivation. Beyond the valley floor and foothills, little development has occurred, in part due to the restrictions of the Cleveland National Forest on the west side of the valley and the Lake Mathews/Estelle Mountain Reserve in the eastern hills.

Within the project site there is one occupied residence and two abandoned dwellings that were never completed or occupied. The eastern project boundary also cuts around a 5-acre not-a-part (N.A.P.) residence. The 960-acre project site occupies approximately three-fourths of Section 1 and the northeastern corner of Section 12 of Township 5 South, Range 6 West and half of Section 36 of Township 4 South, Range 6 West, USGS 7.5' series quadrangle, San Bernardino Baseline and Meridian (SBBM). The project Plan covers the following 15 Assessor's Parcel Numbers: 283-210-002; 283-240-001, -002, -003, -004, -006 and -007; 290-070-001, -007, -011, -012 and -013; 290-080-001; 290-130-009 and -020. For EIR purposes, the "study area" is defined as also including the 17-acre portion of Temescal Canyon Road adjacent to the southern project boundary.

### 2. PHYSICAL SITE CONDITIONS

The predominant vegetation types on the site are non-native grasslands and varying qualities of Riversidean sage scrub. Temescal Wash runs along the southern and southwestern portions of the site and is vegetated with a mixture of Southern cottonwood/willow woodland, riparian sage scrub and herbaceous wetlands. Temescal Wash is the only significant stream occurring on the site, although other drainages do occur onsite, mostly running southwesterly to drain into Temescal Wash.

Wash. North of the wash, the site rises into a series of low foothills, canyons and plateaus.

The site topography is the result of the weathering and pluvial erosion (rainwater and ephemeral stream-cutting) of bedrock units. The landform is currently characterized by rugged hills and intervening valleys, elongated ridges, exposed rock outcrops, relatively flat plateaus with rolling hills/valleys and drainage courses. The onsite ridges generally slope west-to-southwest and slopes range from gentle to very steep. At 1,523 feet above mean sea level (AMSL), a prominent hilltop present in the central portion of the northeast quadrant of Section 36 is the highest point onsite. The central portion of the site is shaped like a basin with an extensive depressed area surrounded by hillsides rising up approximately 350 feet from the flatter area. This "basin" is characterized by relatively flat-lying plateaus, benches and gently sloping terraces.

Temescal Wash and its many tributaries also contribute to the topography of the site. The wash forms the lowest onsite elevation, approximately 1,000 feet AMSL. The onsite portion of the wash is generally marked by deep, gravelly gullies, stream-cut terraces and sandy ponding areas. Surface drainage onsite occurs generally by gravity and sheet flows running southwesterly into Temescal Wash. The Corona (Lee) Lake Reservoir forms an impoundment of the wash approximately one mile upstream (east) from the site. Roadway improvements to be made to Temescal Canyon Road as part of the project include raising the roadbed for flood control purposes and widening with the addition of a lane.

CEQA requires that an EIR address all onsite and offsite impacts associated with project implementation. Project construction will affect an offsite portion of Temescal Canyon Road totaling approximately 17 acres (based on 8,000 linear feet of roadway with a 22-foot buffer on the northeast side of the road and a 74-foot buffer on the southwest side). Analysis of biological resources associated with this offsite area are also included herein.

#### **a. Plant Communities / Vegetation**

As shown in Table VI. J-1, below, five categories of vegetation communities occur within the 960-acre project site. The scrub and chaparral category includes three grades of Riversidean sage scrub (RSS), disturbed alluvial sage scrub, three types of chaparral (chamise, southern mixed and scrub oak) and a sub-type for other upland scrub (which includes sumac scrub and poison oak scrub and Mexican elderberry scrub). The grassland category includes non-native grassland and non-native grassland/RSS intergrade. The riparian category includes open water and freshwater marsh, as well as riparian habitats including southern cottonwood-willow riparian forest, mulefat scrub and southern willow scrub. The woodland category includes California sycamore woodland and coast live oak woodland. The last category, disturbed/ornamental, covers ornamental plantings and disturbed areas such as dirt roads, residential yards and graded areas.<sup>1</sup>

The plant communities are defined as follows:

<sup>1</sup> Note that the majority of the project site, the uplands in particular, burned in a wildfire that occurred in early May 2004. As such, much of the biological data presented herein characterizes the site prior to the burn. In general, the fire is not expected to adversely affect native plant communities onsite over the long term.



**TABLE VI.J-5: Permanent Impacts to Plant Communities Within Study Area\***

| VEGETATION COMMUNITY               | PROJECT STUDY AREA* | IMPACTED AREAS**         |                        |                        |                        | CON-SERVED ***           |
|------------------------------------|---------------------|--------------------------|------------------------|------------------------|------------------------|--------------------------|
|                                    |                     | Grading                  | Fuel Mod.              | Offsite                | Temp.                  | Open Space               |
| Riversidean Sage Scrub 1           | 90.45               | 40.08                    | 11.66                  | 1.87                   | 0                      | 36.84                    |
| Riversidean Sage Scrub 2           | 256.91              | 115.72                   | 25.81                  | 0                      | 0.14                   | 115.39                   |
| Riversidean Sage Scrub 3           | 65.40               | 46.03                    | 1.24                   | 0                      | 0                      | 18.12                    |
| Other Upland Scrub                 | 4.06                | 1.39                     | 0.59                   | 0                      | 0                      | 2.09                     |
| Southern Mixed Chaparral           | 8.24                | 0                        | 0                      | 0                      | 0                      | 8.24                     |
| Chamise Chaparral                  | 43.00               | 31.76                    | 7.53                   | 0                      | 0                      | 3.71                     |
| Scrub Oak Chaparral                | 0.52                | 0                        | 0                      | 0                      | 0                      | 0.52                     |
| Disturbed Alluvial Sage Scrub      | 14.12               | 3.06                     | 0                      | 0                      | 0.23                   | 11.05                    |
| <b>TOTAL SCRUB AND CHAPARRAL</b>   | <b>482.70 AC</b>    | <b>238.04 AC</b>         | <b>46.83 AC</b>        | <b>1.87 AC</b>         | <b>0.37 AC</b>         | <b>195.96 AC</b>         |
| Non-Native Grassland               | 260.07              | 100.59                   | 12.13                  | 1.42                   | 0.05                   | 145.91                   |
| Non-Native Grassland / RSS         | 129.75              | 27.83                    | 8.75                   | 3.31                   | 0.36                   | 89.86                    |
| <b>TOTAL NON-NATIVE GRASSLANDS</b> | <b>389.82 AC</b>    | <b>128.42 AC</b>         | <b>20.88 AC</b>        | <b>4.73 AC</b>         | <b>0.41 AC</b>         | <b>235.77 AC</b>         |
| Mulefat Scrub                      | 8.43                | 1.09                     | 0                      | 0.35                   | 0.58                   | 6.99                     |
| Southern Willow Scrub              | 1.99                | 0.25                     | 0                      | 0                      | 0.06                   | 1.74                     |
| Disturbed Southern Willow Scrub    | 2.83                | 0                        | 0                      | 0                      | 0                      | 2.83                     |
| So. Cottonwood-Willow Rip. Forest  | 47.41               | 0.52                     | 0                      | 0                      | 0.24                   | 46.89                    |
| Open Water                         | 0.46                | 0.09                     | 0                      | 0                      | 0                      | 0.37                     |
| Fresh Water Marsh                  | 2.23                | 0                        | 0                      | 0                      | 0                      | 2.24                     |
| <b>TOTAL RIPARIAN COMMUNITIES</b>  | <b>63.35 AC</b>     | <b>1.95 AC</b>           | <b>0 AC</b>            | <b>0.35 AC</b>         | <b>0.88 AC</b>         | <b>61.06 AC</b>          |
| California Sycamore Woodland       | 4.30                | 0.50                     | 0                      | 0.04                   | 0                      | 3.76                     |
| Coast Live Oak Woodland            | 2.73                | 0.18                     | 0                      | 0.35                   | 0                      | 2.21                     |
| <b>TOTAL WOODLAND COMMUNITIES</b>  | <b>7.03 AC</b>      | <b>0.68 AC</b>           | <b>0 AC</b>            | <b>0.39 AC</b>         | <b>0 AC</b>            | <b>5.97 AC</b>           |
| Disturbed - General                | 3.07                | 0.13                     | 0                      | 0.16                   | 0                      | 2.78                     |
| Disturbed - Dirt Rds & Pavement    | 24.09               | 8.65                     | 0.83                   | 6.54                   | 0.12                   | 8.08                     |
| Developed - Resid & Ornamental     | 6.96                | 2.13                     | 1.46                   | 2.98                   | 0                      | 0.38                     |
| <b>TOTAL DISTURBED AREA</b>        | <b>34.12 AC</b>     | <b>10.91 AC</b>          | <b>2.29 AC</b>         | <b>9.68 AC</b>         | <b>0.12 AC</b>         | <b>11.24 AC</b>          |
| <b>GRAND TOTALS</b>                | <b>977.02 AC</b>    | <b>380.00 AC (38.9%)</b> | <b>70.00 AC (7.2%)</b> | <b>17.02 AC (1.7%)</b> | <b>1.78 AC (0.18%)</b> | <b>510.00 AC (52.2%)</b> |

\* Study area includes the 960.00-acre site plus the 17.02-acre portion of Temescal Canyon Road.

\*\* Temporary impacts applies to open space affected by construction of the two bridges onsite.

\*\*\* These totals include the open space temporarily impacted, which will be 100% restored.

Source: Cadre Environmental, 2003 (EIR Technical Appendix G-8).







adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

(2) **4.16.1B** As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

#### **d. EIR-Specific Mitigation**

The EIR-specific mitigation measures are necessary to ensure that potentially significant offsite traffic impacts resulting from project development and the project's incremental cumulative contribution to regional traffic increases are mitigated to below the level of significance. As shown in Table VII.A-8, above, sufficient offsite traffic improvements can be made to ensure that the project's contribution to regional traffic impacts are less than significant. Figure VII.A-21 provides a summary of necessary project related traffic improvements.

**CIRC-1: Site Access:** The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive North and Temescal Hills Drive South. Traffic signals shall be provided at the two project access points.

**CIRC-2: Onsite Roadway Improvements:** The circulation recommendations for the Toscana Specific Plan are illustrated in Figure VII.A-21 and are described as follows:

(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive North and at Temescal Hills Drive South) along Temescal Canyon Road.

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a 375 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive North. Construct a 200 foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive South. This construction may be a TUMF improvement.

(c) Construct Temescal Hills Drive North within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(d) Construct Temescal Hills Drive South within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.

(e) Construct Spanish Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.



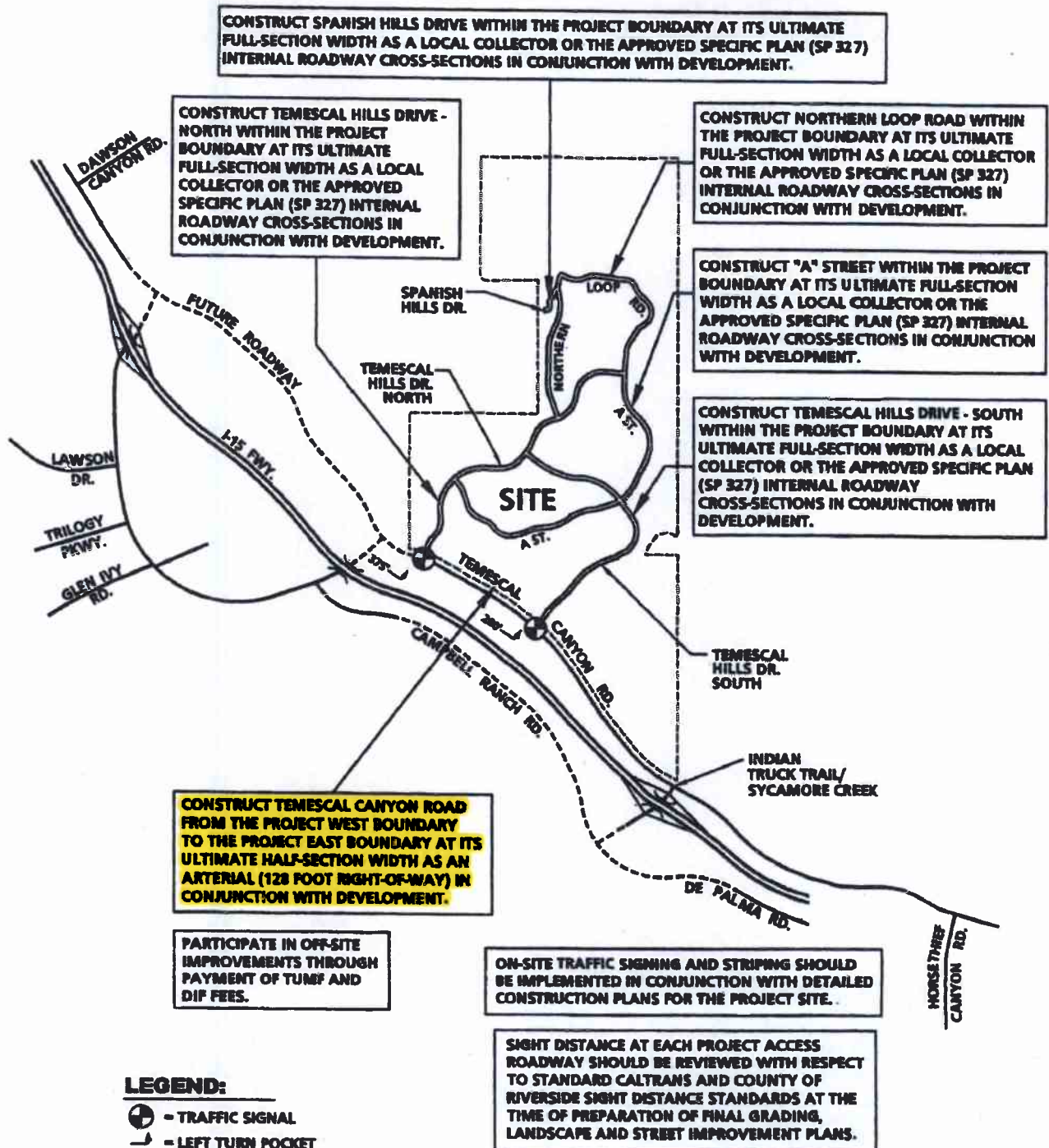


Figure VII.A-21

## TRAFFIC STUDY CIRCULATION RECOMMENDATIONS





COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

Steve Van Stockum, Director

January 16, 2014

Andrew Petitjean  
Foremost Communities, Inc  
4590 MacArthur Blvd, Suite 600  
Newport Beach, CA 92660

Subject: Abandoned Wells at Toscana Development Riverside County Planning Case  
TR36593/SP00327

The Riverside County Department of Environmental Health (RCDEH) staff conducted a site visit and identified eight abandoned/inactive/open well casings and one active well within the proposed project boundary. The locations of the wells are shown in the attached "Figure 3" and "Figure 3.1" from the *Phase I Environmental Assessment Report* (McAlister GeoScience, March 26, 2013) for this project. Please note, an additional well was observed between wells #3 and #5 and has been marked on "Figure 3".

The abandoned, inactive and open well casings represent a public safety and environmental hazard. The California Department of Water Resources Well Standards Bulletin numbers 74-90 and 74-81 states that "a well is considered 'abandoned' or permanently inactive if it has not been used for one year, unless the owner demonstrates intention to use the well again." Excerpts from the Standards detailing appropriate methodology for destroying abandoned wells and properly maintaining inactive wells are attached.

Riverside County Ordinance 682 requires destruction of abandoned well within 30 days unless an official declaration of intended future use has been filed with Riverside County Department of Environmental Health. Excerpts from this aforementioned ordinance are enclosed.

**Well abandonment permits and/or an official declaration of intended further use must be obtained by February 17, 2014.** If you have any questions, please call me at (951) 955- 8980.

Sincerely,

Alberto Lopez, REHS  
Riverside County Department of Environmental Health  
3880 Lemon Street, Suite 200  
Riverside, CA 92501

cc: David McAlister, McAlister GeoScience, 1724 E. 1st Street #1, Long Beach, California  
90802

Matt Strait, Riverside County Planning Department, [MSTRAITE@rctlma.org](mailto:MSTRAITE@rctlma.org)

**ORDINANCE NO. 682  
(AS AMENDED THROUGH 682.4)  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING  
THE CONSTRUCTION, RECONSTRUCTION, ABANDONMENT  
AND DESTRUCTION OF WELLS AND INCORPORATING BY REFERENCE  
ORDINANCE NO. 725**

The Board of Supervisors of the County of Riverside, Ordains that Ordinance No. 682 is amended in its entirety to read as follows:

**Section 1. PURPOSE, AUTHORITY AND IMPLEMENTATION.** The purpose of this ordinance is to provide minimum standards for construction, reconstruction, abandonment, and destruction of all wells in order to: (a) protect underground water resources, and (b) provide safe water to persons within Riverside County. Pursuant to the authority cited in Chapter 13801(c) of the California Water Code, the Riverside County Department of Environmental Health shall enforce the provisions of this ordinance within its jurisdiction.

**Section 2. DEFINITIONS.** Whenever in this ordinance the following terms are used, they shall have the meanings respectively ascribed to them in this section:

- A. **"Abandoned Wells" and "Abandonment"**, shall apply to a well whose original or functional purpose and use has been discontinued for a period of one (1) year and which has not been declared for reuse with the Department by the legal owner, or a well in such a state of disrepair that it cannot be functional for its original purpose or any other function regulated under this ordinance. Exploration holes shall be considered abandoned twenty-four (24) hours after construction and testing work has been completed.
- B. **"Agriculture Well"** shall mean any water well used to supply water for irrigation or other agricultural purposes, including so-called "Stock Wells".
- C. **"Annular Seal" or "Sanitary Seal"** shall mean the approved material placed in the space between the well casing and the wall of the drilled hole (the annular space).
- D. **"Boring"** shall mean a temporary hole for immediate exploration drilled or driven into the ground to determine underground conditions.
- E. **"Cathodic Protection Well"** shall mean any artificial excavation in excess of fifty (50') feet constructed by any method for the purpose of installing equipment or facilities for the protection electrically of metallic equipment in contact with the ground, commonly referred to as cathodic protection.
- F. **"Community Water Supply Well"** shall mean any well which provides water for public water supply systems.
- G. **"Contamination"** shall mean an impairment of the quality of the waters of the state by waste to a degree which creates a hazard to the public health through poisoning or through the spread of disease.
- H. **"Cross-Connection"** shall mean any unprotected connection between any part of a water system used or intended to supply water for domestic purposes and any source or system containing water or other substances that are not or cannot be approved as

statement of the grounds for the request within ten (10) days from the date the permit application was denied or from the date the written notice of violation was mailed pursuant to Section 7.A.2. of this ordinance. The failure to timely submit a written request for a hearing shall be deemed a waiver of the right to such hearing.

- B. Post-Deprivation Hearing. Any person whose permit has been summarily revoked or suspended shall be entitled to request a post-deprivation hearing. The person shall file with the Department a written petition requesting the hearing and setting forth a brief statement of the grounds for the request within ten (10) days from the date the written notice of violation was mailed pursuant to Section 7.A.2. of this ordinance. The failure to timely submit a written request shall be deemed a waiver of the right to such hearing.
- C. Hearing Procedure. The Hearing Officer shall be the Director or the Director's designee. The hearing shall be set for a date within ten (10) days from the date the written request is received by the Department unless extended at the request of the petitioner. At the time and place set for the hearing, the Hearing Officer shall give the petitioner and other interested persons, adequate opportunity to present any facts pertinent to the matter at hand. The Hearing Officer may, when deemed necessary, continue any hearing by setting a new time and place and by giving notice to the petitioner of such action. At the close of the hearing, or within twenty (20) normal business days thereafter, the Hearing Officer shall order such disposition of the permit application or permit as determined to be proper, and shall, by postage prepaid, certified mail, notify the petitioner of the Hearing Officer's final determination.

**Section 9. LICENSING AND REGISTRATION OF WATER WELL DRILLER'S AND CONTRACTORS.** No persons shall engage in any activity listed in Section 3. of this ordinance unless he is in compliance with the Provisions herein and possesses a valid C-57 license in accordance with the California Contractor's State License Law (Chapter 9. Division 3 of the Business and Professions Code), or possesses a license appropriate to the activity to be engaged in. Such person shall register annually with the Department thereto prior to commencing any activity regulated by this ordinance. The Driller's Registration may be suspended if there are any Well Driller's Reports outstanding and due or for other just cause. All well drilling rigs are to be identified as specified in the Contractor's License Law Section 7029.5 1990.

**Section 10. STANDARDS.** Standards for the construction, reconstruction, abandonment, or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time. The content of said Bulletins is hereby incorporated by reference with the following additions or modifications:

- A. Exploration holes used for determining immediate geological or hydrological information relating to onsite sewage disposal systems, liquefaction studies, or geotechnical investigations for construction purposes, such as foundation studies, are exempt from the monitoring well destruction standards of Part III Bulletin 74-90, provided that a zone of low permeability overlying sediments with water bearing



5. The standing water level in the individual domestic water well shall be remeasured immediately at the conclusion of pumping. The standing water level shall be measured to an accuracy of at least 0.1 foot. The well shall not pump dry during the test.

**Section 21. PRIVATE WELL EVALUATIONS.** A well evaluation is required for all individual domestic wells that have been in existence for more than one year and are to be utilized as a potable water supply for a proposed development or improvement of property. This evaluation is required when application is made to this Department for waste disposal. A well evaluation may be requested by the applicant or otherwise required by this Department. The Department shall perform a well-site inspection and conduct the water sampling portion of the evaluation. The well shall be sampled for total coli form, nitrate, fluoride, total filterable residue (or total dissolved solids) and any other constituent determined to be necessary for the Department to evaluate the basic water quality. The well water shall meet the Water Quality Standards in accordance with the California Code of Regulations, Title 22, Domestic Water Quality and Monitoring. A water source can not be approved by this Department if it does not meet the bacteriological standards. Failure to meet the fluoride or nitrate standard will require recordation of this fact on the grant deed of property. Any additional testing, including any pump test to determine the yield quantity of the well, shall be performed under the direct supervision of a California licensed C-57 well driller, C-61 pump contractor, D-21 pump contractor or a certified hydro-geologist at the expense of others.

**Section 22. WELL ABANDONMENT.** If after thirty (30) days of abandonment, the owner has not declared to the Department a proposed reuse of the well per Section 24 of this ordinance, and the well has been found by the Department to be a hazard, whereby its continued existence is likely to cause damage to ground water or a threat to public health and safety, the Department shall direct the owner to destroy the well, in accordance with Section 10. of this ordinance. Upon removal of the pump, the casing shall be provided with a threaded or equivalently secured watertight cap. The well shall be maintained so that it will not be a hazard to public health and safety until such time as it is properly destroyed.

**Section 23. PUBLIC NUISANCE ABATEMENT.** Where an abandoned well has been identified and the owner fails to comply with the Department's order to destroy the well, such well may be declared a public nuisance pursuant to Government Code Section 50231, and thereafter abated pursuant to Title 5, Division 1, Article 9 of the California Government Code. Where abatement is undertaken at the expense of the County, such cost shall constitute a special assessment against the parcel and shall be added to the next regular tax bill as enumerated under Government Code Section 50244 et seq.

**Section 24. DECLARATION OF PROPOSED REUSE.** Where a well is unused or its disuse is anticipated, the owner may apply to the Department, in writing, stating an intention to use the well again for its original or other approved purpose, The Department shall review such a declaration and may grant an exemption from certain of the provisions of Section 22 of this ordinance, provided no undue hazard to public health or safety is created by the continued existence of the well. Thereafter, an amended declaration shall be filed annually with the Department. The original or subsequent exemption may be

## Water Well Standards

### CHAPTER II. STANDARDS

#### Part III. Destruction of Wells

##### Section 20. Purpose of Destruction.

A well that is no longer useful<sup>Note 21</sup> (including exploration and test holes) must be destroyed in order to: 1. Assure that the groundwater supply is protected and preserved for further use. 2. Eliminate the potential physical hazard.

##### Section 21. Definition of "Abandoned" Well.

A well is considered 'abandoned' or permanently inactive if it has not been used for one year, unless the owner demonstrates intention to use the well again. In accordance with Section 115700 of the California Health and safety Code, the well owner shall properly maintain an inactive well as evidence of intention for future use in such a way that the following requirements are met:

- (1) The well shall not allow impairment of the quality of water within the well and groundwater encountered by the well.
- (2) The top of the well or well casing shall be provided with a cover, that is secured by a lock or by other means to prevent its removal without the use of equipment or tools, to prevent unauthorized access, to prevent a safety hazard to humans and animals, and to prevent illegal disposal of wastes in the well. The cover shall be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. The cover shall be watertight if the well is inactive for more than five consecutive years. A pump or motor, angle drive, or other surface feature of a well, when in compliance with the above provisions, shall suffice as a cover.
- (3) The well shall be marked so as to be easily visible and located, and labeled so as to be easily identified as a well.
- (4) The area surrounding the well shall be kept clear of brush, debris, and waste materials.

If a pump has been temporarily removed for repair or replacement, the well shall not be considered 'abandoned' if the above conditions are met. The well shall be adequately covered to prevent injury to people and animals and to prevent the entrance of foreign material, surface water, pollutants, or contaminants into the well during the pump repair period.

## Water Well Standards

### Section 22. General Requirement.

All "abandoned" wells and exploration or test holes shall be destroyed. The objective of destruction is to restore as nearly as possible those subsurface conditions which existed before the well was constructed taking into account also changes, if any, which have occurred since the time of construction. (For example, an aquifer which may have produced good quality water at one time but which now produces water of inferior quality, such as a coastal aquifer that has been invaded by seawater.)

Destruction of a well shall consist of the complete filling of the well in accordance with the procedures described in [Section 23](#) (following).

### Section 23. Requirements for Destroying Wells.

A. *Preliminary Work.* Before the well is destroyed, it shall be investigated to determine its condition, details of construction, and whether there are obstructions that will interfere with the process of filling and sealing. This may include the use of downhole television and photography for visual inspection of the well.

1. *Obstructions.* The well shall be cleaned, as needed, so that all undesirable materials, including obstructions to filling and sealing, debris, oil from oil-lubricated pumps, or pollutants and contaminants that could interfere with well destruction are removed for disposal.

The enforcing agency shall be notified as soon as possible if pollutants and contaminants are known or suspected to be in a well to be destroyed. Well destruction operations may then proceed only at the approval of the enforcing agency.

The enforcing agency should be contacted to determine requirements for proper disposal of materials removed from a well to be destroyed.

2. Where necessary, to ensure that sealing material fills not only the well casing but also any annular space or nearby voids within the zone(s) to be sealed, the casing should be perforated or otherwise punctured.
3. In some wells, it may be necessary or desirable to remove a part of the casing. However, in many instances this can be done only as the well is filled. For dug wells, as much of the lining as possible (or safe) should be removed prior to filling.

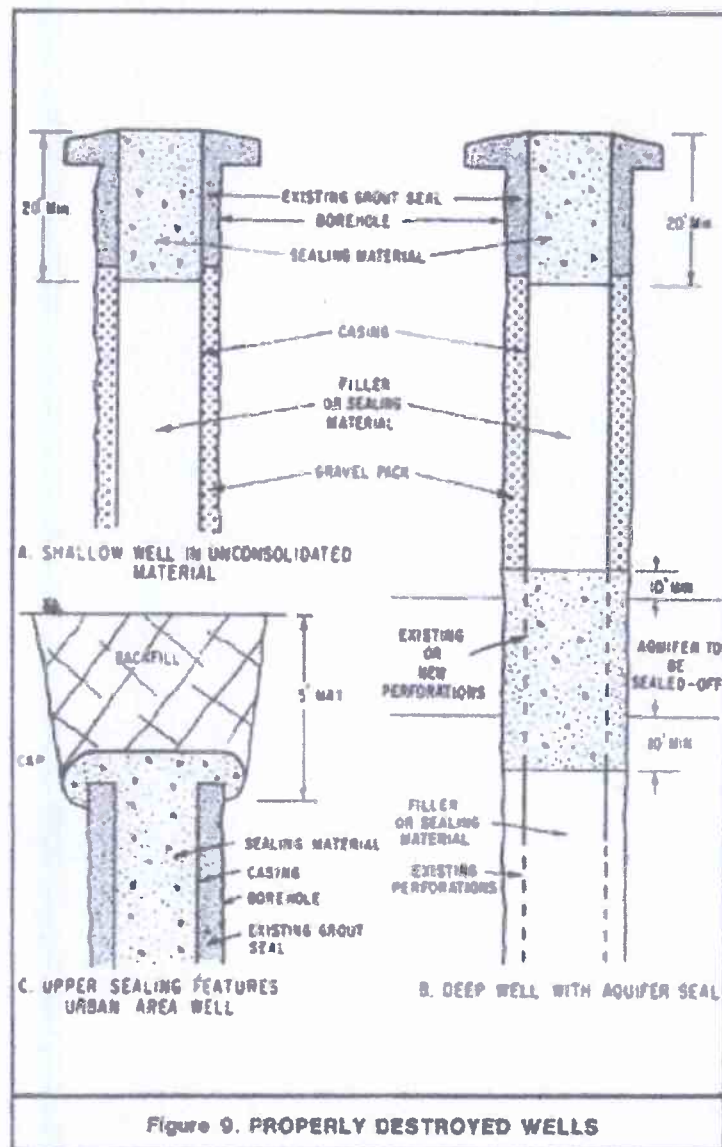


DEPARTMENT OF WATER RESOURCES  
Division of Planning and Local Assistance  
*Southern District*

## Water Well Standards

B. *Filling and Sealing Conditions.* Following are requirements to be observed when certain conditions are encountered:

1. *Wells situated in unconsolidated material in an unconfined groundwater zone.* In all cases the upper 20 feet of the well shall be sealed with suitable sealing material and the remainder of the well shall be filled with suitable fill, or sealing material. (See Figure 9A, of Bulletin 74- 81.)



## Water Well Standards

2. *Well penetrating several aquifers or formations.* In all cases the upper 20 feet of the well shall be sealed with impervious material.

In areas where the interchange of water between aquifers will result in a significant <sup>Note 22</sup> deterioration of the quality of water in one or more aquifers, or will result in a loss of artesian pressure, the well shall be filled and sealed so as to prevent such interchange. Sand or other suitable inorganic material may be placed opposite the producing aquifers and other formations where impervious sealing material is not required. To prevent the vertical movement of water from the producing formation, impervious material must be placed opposite confining formations above and below the producing formations for a distance of 10 feet or more. The formation producing the deleterious water shall be sealed by placing impervious material opposite the formation, and opposite the confining formations for a sufficient vertical distance (but no less than 10 feet) in both directions, or in the case of "bottom" waters, in the upward direction. (See Figure 9B.)

In locations where interchange is in no way detrimental, suitable inorganic material may be placed opposite the formations penetrated. When the boundaries of the various formations are unknown, alternate layers of impervious and pervious material shall be placed in the well.

3. *Well penetrating creviced or fractured rock.* If creviced or fractured rock formations are encountered just below the surface, the portions of the well opposite this formation shall be sealed with neat cement, sand-cement grout, or concrete. If these formations extend to considerable depth, alternate layers of coarse stone <sup>Note 23</sup> and cement grout or concrete may be used to fill the well. Fine grained material shall not be used as fill material for creviced or fractured rock formations.
4. *Well in noncreviced, consolidated formation.* The upper 20 feet of a well in a noncreviced, consolidated formation shall be filled with impervious material. The remainder of the well may be filled with clay or other suitable inorganic material.
5. *Well penetrating specific aquifers, local conditions.* Under certain local conditions, the enforcing agency may require that specific aquifers or formations be sealed off during destruction of the well.

C. *Placement of Material.* The following requirements shall be observed in placing fill or sealing material in wells to be destroyed:

1. The well shall be filled with the appropriate material (as described in Subsection D of this section) from the bottom of the well up.

## Water Well Standards

2. Where neat cement grout, sand-cement grout, or concrete is used, it shall be poured in one continuous operation.
3. Sealing material shall be placed in the interval or intervals to be sealed by methods that prevent free fall, dilution, and/or separation of aggregate from cementing materials.
4. Where the head (pressure) producing flow is great, special care and methods must be used to restrict the flow while placing the sealing material. In such cases, the casing must be perforated opposite the area to be sealed and the sealing material forced out under pressure into the surrounding formation.
5. In destroying gravel-packed wells, the casing shall be perforated or otherwise punctured opposite the area to be sealed. The sealing material shall then be placed within the casing, completely filling the portion adjacent to the area to be sealed and then forced out under pressure into the gravel envelope.
6. When pressure is applied to force sealing material into the annular space, the pressure shall be maintained for a length of time sufficient for the cementing mixture to set.
7. To assure that the well is filled and there has been no jamming or "bridging" of the material, verification shall be made that the volume of material placed in the well installation at least equals the volume of the empty hole.

**D. Materials.** Requirements for sealing and fill materials are as follows:

1. *Impervious Sealing Materials.* No material is completely impervious. However, sealing materials shall have such low permeability that the volume of water passing through them is of small consequence.

Suitable impervious materials include neat cement, sand-cement grout, concrete, and bentonite clay, all of which are described in [Section 9, Subsection D, "Sealing Material"](#) of these standards; and well-proportioned mixes of silts, sands, and clays (or cement), and native soils that have a coefficient of permeability of less than 10 feet per year. <sup>Note 24</sup> Used drilling muds are not acceptable.

2. *Filler Material.* Many materials are suitable for use as a filler in destroying wells. These include clay, silt, sand, gravel, crushed stone, native soils, mixtures of the aforementioned types, and those described in the preceding paragraph. Material containing organic matter shall not be used.



## Water Well Standards

### E. *Additional Requirements for Wells in Urban Areas.*

In incorporated areas or unincorporated areas developed for multiple habitation, to make further use of the well site, the following additional requirements must be met (see Figure 9C):




1. A hole shall be excavated around the well casing to a depth of 5 feet below the ground surface and the well casing removed to the bottom of the excavation.
2. The sealing material used for the upper portion of the well shall be allowed to spill over into the excavation to form a cap.
3. After the well has been properly filled, including sufficient time for sealing material in the excavation to set, the excavation shall be filled with native soil.

F. *Temporary Cover.* During periods when no work is being done on the well, such as overnight or while waiting for sealing material to set, the well and surrounding excavation, if any, shall be covered. The cover shall be sufficiently strong and well enough anchored to prevent the introduction of foreign material into the well and to protect the public from a potentially hazardous situation.



SOURCE: Google Earth, 2013

Legend:

-  Abandoned Storage Tank
  -  Groundwater Supply Well
  -  Aboveground Storage Tanks
- N —

TITLE:

Site Plan

LOCATION:

**Toscana**  
**960 Acres of Undeveloped Land**  
**Unincorporated Riverside County, California**

|          |              |
|----------|--------------|
| CHECKED: | D. McAlister |
| DRAFTED: |              |
| FILE:    |              |
| DATE:    | 03-20-2013   |

FIGURE:






**3**





SOURCE: Google Earth, 2013

Legend:

-  Propane Tank
  -  Groundwater Supply Well
  -  Approximate Septic Tank Area
  -  Approximate Former UST Area
-   
 — N —

|   |              |                                  |
|---|--------------|----------------------------------|
| TITLE:<br><b>Site Plan, Inset Area</b>  |              |                                  |
| LOCATION:<br><b>Toscana<br/>960 Acres of Undeveloped Land<br/>Unincorporated Riverside County, California</b> |              |                                  |
| CHECKED:  | D. McAlister | <b>FIGURE:</b><br><br><b>3.1</b> |
| DRAFTED:  |              |                                  |
| FILE:   |              |                                  |
| DATE:   | 03-20-2013   |                                  |



March 5, 2014

Attn: Matt Straite, project Planner  
County of Riverside  
P.O. Box 1409  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409

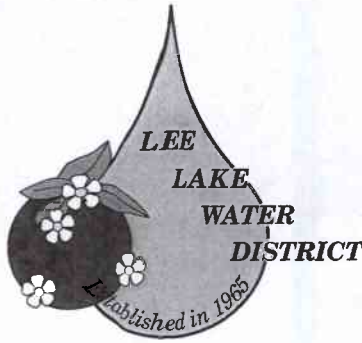


**Re: Specific Plan No. 327 Amendment No. 1**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. The Soboba Band does not have any concerns regarding the Specific Plan Amendment No. 1, which pertains to reducing the residential acreage and eliminating the commercial land uses to increase open space and park land uses in the project area, as well as the creation of a new 2.1 acre Public Facilities Planning Area which would accommodate the new design. The concerns of the Soboba Band lie with the possibility of encountering subsurface cultural deposits during the future ground-disturbing activities. The Soboba Band is requesting **government-to-government** consultation to address specific concerns. Please contact me with some available dates that you would be able to meet.

Sincerely,

Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)



- 7036643

## LEE LAKE WATER DISTRICT

### BOARD OF DIRECTORS

C.W. Colladay  
Paul Rodriguez  
Grant E. Destache  
Owen Garrett  
John Butler

### GENERAL MANAGER

Jeff R. Pape

**RECEIVED**  
SEP 30 2013

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

September 26, 2013

Ms. Carolyn Sims Luna, Department of Planning & Land Use  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502

Re: Sewer Availability for APNs 290-070-029, 290-080-037, 290-130-020 and 290-130-081

Dear Ms. Luna:

It is the intention of this District to provide sanitary sewer service to the above referenced proposed development.

**Upon submittal of plans for review, the District will determine the following:**

1. Major off-site facilities which may be required to serve this project.

**Sanitary sewer service will be made available to the subject property provided:**

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by March 2014.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape  
General Manager

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

FILE COPY

DATE: October 31, 2013

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section

P.D. Archaeology Section  
Riv. County Surveyor  
Riv. Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
CSA – Bill Brown  
1st District Supervisor  
1st District Planning Commissioner  
City of Corona  
Corona-Norco Unified School Dist.

Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
CALTRANS Dist. #8  
Santa Ana RWQCB  
South Coast Air Quality Mgmt. Dist.  
CA Dept. of Fish & Game  
U.S. Fish & Wildlife Svc.  
Pechanga Band of Indians

**SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593** – EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: 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– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path:    DH: ☐    PC: ☒    BOS: ☒

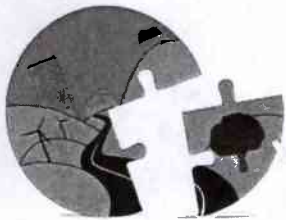
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

☐ SPECIFIC PLAN

☒ SPECIFIC PLAN AMENDMENT

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: SPA0327A1

DATE SUBMITTED: 7-24-13

### APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC. E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250  
Irvine CA 92612  
City State ZIP

Daytime Phone No: ( 949 ) 748-6714 x200 Fax No: ( 949 ) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100  
Tustin CA 92870  
City State ZIP

Daytime Phone No: ( 714 ) 505- 6360 ext.105 Fax No: ( 714 ) 505-6361

Property Owner's Name: \*See Attached Page E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

## **Attachment: Property Owners**

---

Sunny Sage, LLC  
Attn: Won S. Yoo  
27431 Enterprise Circle West, Suite 201  
Temecula, CA 92590

Phone: (951) 676-7000  
Fax: (951) 699-7324  
E-mail: [won.yoo@ranpac.net](mailto:won.yoo@ranpac.net)

---

Janice M. Morger  
17745 Lomita Lane  
Yorba Linda, CA 92886

---



## **APPLICATION FOR SPECIFIC PLAN LAND USE**

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

## **SPECIFIC PLAN AMENDMENT**

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.

## **APPLICATION FOR SPECIFIC PLAN LAND USE**

2007 Ed. San Bernardino and Riverside Counties:

Thomas Brothers map, edition year, page number, and coordinates: Page 804: G3-7; H3-7; J3-7; Page 834 H1 and J1

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

| <b><u>LAND USE</u></b>                | <b><u>ACREAGE</u></b> | <b><u>NUMBER OF UNITS</u></b><br><b><u>(RESIDENTIAL ONLY)</u></b> |
|---------------------------------------|-----------------------|---|
| Medium Density Residential            | 220.4                 | 902   |
| Medium-High Density Residential       | 58.9                  | 337   |
| High Density Residential              | 21.4                  | 204   |
| Parks                                 | 22.5                  |   |
| Manufactured Slopes/Fuel Modification | 66.9                  |   |
| Open Space-Conservation Habitat       | 539.5                 |   |
| Water Quality Feature                 | 0.7                   |   |
| Recycled Water and Potable Tank Site  | 2.1                   |   |
|                                       |                       |   |
|                                       |                       |   |
|                                       |                       |   |

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

### **FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### **THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

## APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Stephen C. Cameron, Forestar Toscana LLC

PRINTED NAME OF APPLICANT

*Stephen C. Cameron, President*

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Won S. Yoo, Sunny Sage, LLC

PRINTED NAME OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

*Janice M. Morger*

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:** 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;

Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.



## **APPLICATION FOR SPECIFIC PLAN LAND USE**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### **AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Stephen C. Cameron, Forestar Toscana LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### **AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Won S. Yoo, Sunny Sage, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:** 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010;

283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;

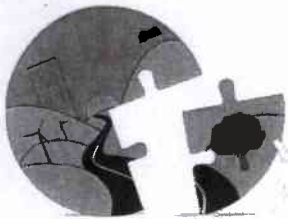
**Assessor's Parcel Number(s):** 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of

Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☒ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.  
☒ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.  
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CE 07807 DATE SUBMITTED: 9-24-13

### APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC. E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250  
Irvine CA 92612  
City State ZIP

Daytime Phone No: ( 949 ) 748-6714 x200 Fax No: ( 949 ) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100  
Tustin CA 92870  
City State ZIP

Daytime Phone No: ( 714 ) 505-6360 ext.105 Fax No: ( 714 ) 505-6361

Property Owner's Name: \*See attached page E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

## **Attachment: Property Owners**

---

Sunny Sage, LLC  
Attn: Won S. Yoo  
27431 Enterprise Circle West, Suite 201  
Temecula, CA 92590

Phone: (951) 676-7000  
Fax: (951) 699-7324  
E-mail: [won.yoo@ranpac.net](mailto:won.yoo@ranpac.net)

---

Janice M. Morger  
17745 Lomita Lane  
Yorba Linda, CA 92886

---



## APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### **AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Stephen C. Cameron (Forestar Toscana, LLC.)

PRINTED NAME OF APPLICANT

*SA Cameron, President*

SIGNATURE OF APPLICANT

### **AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Won S. Yoo (Sunny Sage, LLC)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

*Janice M. Morger*

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

### **PROPERTY INFORMATION:**

283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010;  
283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;

Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12

Township: 4S and 5S

Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of  
Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

## APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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Stephen C. Cameron (Forestar Toscana, LLC.)

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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Won S. Yoo (Sunny Sage, LLC)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

Assessor's Parcel Number(s):

Section: 36 and 1&12

Township: 4S and 5S

Range: 6W

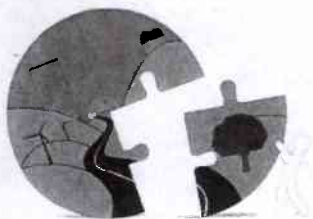
Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of

Spanish Hills Drive

East of Mayhew Road

West of Indian Truck Trail



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP 36643 | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP                | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP                 | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36643 DATE SUBMITTED: 9-24-13

### APPLICATION INFORMATION

Applicant's Name: Andrew Petitjean E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Dr. Suite 250  
Irvine CA 92612  
City State ZIP

Daytime Phone No: ( 949 ) 748-6714 Fax No: ( 949 ) 748-8488

Engineer/Representative's Name: Proactive Engineering Consultants West E-Mail: henryl@pecwest.com

Mailing Address: 25109 Jefferson Ave Suite 200  
Murrieta CA 92562  
City State ZIP

Daytime Phone No: ( 951 ) 200-6846 Fax No: ( 866 ) 454-4478

Property Owner's Name: Sunny Sage LLC/ Janice M. Morger E-Mail: \_\_\_\_\_

Mailing Address: 27431 Enterprise Circle West / 17745 Lomita Lane  
Temecula / Yorba Linda CA / CA 92590 / 92886  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Janice M. Morger

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: 17745 Lomita Lane

Yorba Linda CA 92886

**3. APPLICANT INFORMATION:**

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron, President

Signature of Property Owner:  Date: 9/23/13

Print Name and Title: Janice M. Morger

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

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Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Won S. Yoo

Phone No.: 951-676-7000 x224

Firm Name: Sunny Sage LLC

Email: won.yoo@ranpac.net

Address: 27431 Enterprise Circle West

Temecula CA 92590

**3. APPLICANT INFORMATION:**

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron

Signature of Property Owner:  Date: 9/18/13

Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

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N/W I-15 Freeway & Indian Truck Trail

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Phone No.: \_\_\_\_\_

Firm Name: Sunny Sage LLC

Email: \_\_\_\_\_

Address: 27431 Enterprise Circle West

Temecula CA 92590

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Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

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Signature of Applicant:  Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron, President

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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Forestar Toscana LLC- Stephen C. Cameron

PRINTED NAME OF APPLICANT

*Stephen C. Cameron, President*

SIGNATURE OF APPLICANT

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Sunny Sage LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

*Janice M. Morger*

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

### **PROPERTY INFORMATION:**

Assessor's Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 332

## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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Forestar Toscana LLC- Stephen C. Cameron

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sunny Sage LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 332

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of I-15 Freeway, South of Spanish Hills, East of Mayhew Road, West of Indian Truck Trail.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Tentative Tract 36643 (Sch. A) is a proposal to subdivide planning areas 1,2,3,4,5,17 & 18 of Sp 327 (amend #1) into individual lots for conveyance purposes along with these lots, additional area will be dedicated for public roadway, parks and open space purposes..

Related cases filed in conjunction with this request:

Tentative Tract 36593, SP 327 (Amendment #1)  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). SPA (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: To be submitted by separate cover

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) +/- 2,500 LF

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) +/- 6,000 LF

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,519,328



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 2,133,147

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_ NA \_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_ NA \_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Varies sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☒ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☒ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *A. Cameron, President, Forestar Toscana* Date *9-20-13*

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Forestar Toscana, LLC. hereafter "Applicant" and Sunny Sage LLC/Janice Morger "Property Owner".

Description of application/permit use:

Specific Plan of Land Use, Change of Zone

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.



- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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**Section 4. Applicant and Owner Information**

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283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;  
Assessors Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Property Location or Address:

960 Acre site, north side of Temescal Canyon Road, west of Indian Truck Trail in the Temescal Canyon area of Riverside County


**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: \*See attached page Phone No.: \_\_\_\_\_  
Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**3. APPLICANT INFORMATION:**

Applicant Name: Stephen C. Cameron Phone No.: (949) 748-6714 x200  
Firm Name: Forestar Toscana, LLC. Email: andyp@foremostcommunities.com  
Address (if different from property owner)  
2151 Michelson Drive, Suite 250  
Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: 9-20-13  
Print Name and Title: Stephen C. Cameron, President

Signature of Property Owner: \*See attached page Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_  
Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

**Attachment: Property Owners**

---

Sunny Sage, LLC  
Attn: Won S. Yoo  
27431 Enterprise Circle West, Suite 201  
Temecula, CA 92590

Phone: (951) 676-7000  
Fax: (951) 699-7324  
E-mail: won.yoo@ranpac.net

---

Janice M. Morger  
17745 Lomita Lane  
Yorba Linda, CA 92886

---

**4. Signatures**

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: Janice M. Morger Date: 9/23/13  
Print Name and Title: Janice M. Morger

## Attachment: Property Owners

---

Sunny Sage, LLC  
Attn: Won S. Yoo  
27431 Enterprise Circle West, Suite 201  
Temecula, CA 92590

Phone: (951) 676-7000

Fax: (951) 699-7324

E-mail: won.yoo@ranpac.net

---

Janice M. Morger  
17745 Lomita Lane  
Yorba Linda, CA 92886

---

### 4. Signatures

Signature of Property Owner: 

Date: 9/18/13

Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: \_\_\_\_\_

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

Print Name and Title: Janice M. Morger



## PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 8/8/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers SP00327A1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: MATT STRAITE

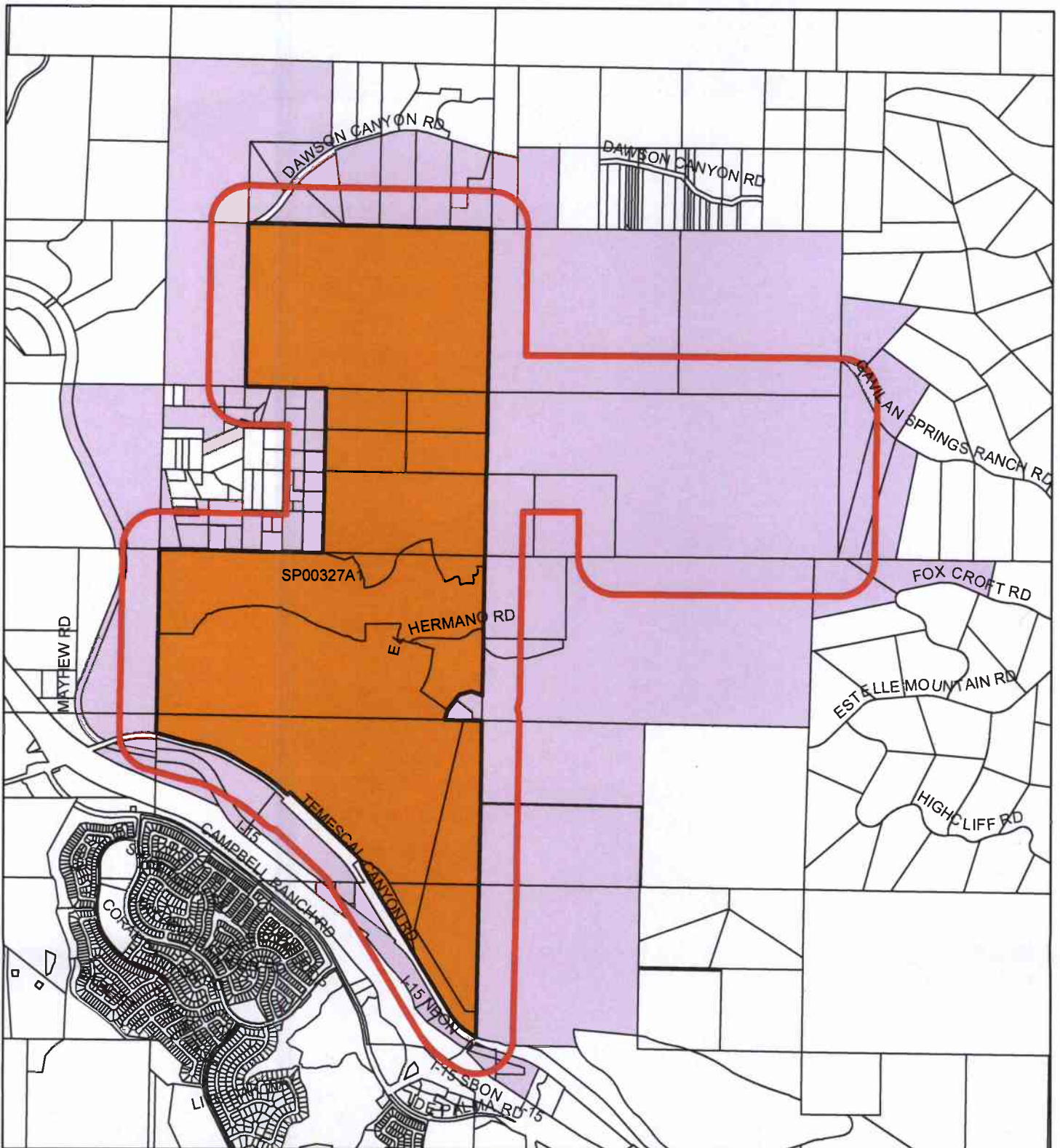
TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-8631

*Checked by Matt  
8/8/15*

# SP00327A1 (600 Foot Buffer)



- Case Owner Buffer
- Case Boundary
- Parcel Boundaries
- Surrounding Owner Parcels



Printed by mstrait on 7/30/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

JEREMY J ASBRA  
19835 GAVILON RD  
PERRIS, CA. 92570

ASGARD  
C/O FERRO MANAGEMENT CO  
1609 N BUSH ST STE 6  
SANTA ANA, CA. 92701

KHALIL URRAHMAN AZMI  
214 E LA PALMA AVE  
ANAHEIM, CA. 92805

GUEN J BALLEW  
P O BOX 2296  
TRINITY, TX. 75862

MARIA E BANUELOS  
1605 W 9TH ST  
POMONA, CA. 91766

JACK L BLACKBURN  
11310 DAWSON CANYON RD  
CORONA, CA. 92883

RONALD C BLACKMON  
11581 DAWSON CANYON RD  
CORONA, CA. 92883

MARK S BOTHERAS  
932 PENINSULA AVE NO 409  
SAN MATEO, CA. 94401

THOMAS M BUSH  
11201 VIEW LN  
CORONA, CA. 92883

PHILLIP E CHIPMAN  
2612 WESTMINSTER PL  
COSTA MESA, CA. 92627

MICHAEL F COOK  
11425 DAWSON CANYON RD  
CORONA, CA. 92883

CORONA CLAY CO  
22079 KNABE RD  
CORONA, CA. 92883

DAWSON CREEK PROP  
C/O KEITH O UTLEY  
20346 TULSA ST  
CHATSWORTH, CA. 91311

GERALD K DELEO  
628 LANCER LN  
CORONA, CA. 92879



EHOF II LAKESIDE  
C/O HECTOR CALDERON  
1 LETTERMAN DR BLD C 3800  
SAN FRANCISCO, CA. 94129

DORIS I FOX  
721 LA MORENA DR  
HEMET, CA. 92545

JOSE GARCIA  
182 W WINSTON RD  
ANAHEIM, CA. 92805

CHARLES F GARVIN  
11351 SIESTA LN  
CORONA, CA. 92883

TOM GEIDEMAN  
3185 SONRISA DR  
CORONA, CA. 92881

CHET ALLEN GROOMAN  
920 HOLLYTREE LN  
WASCO, CA. 93280

MICHAEL S HART  
11201 DAWSON CANYON RD  
CORONA, CA. 92883

INDIAN TRUCK TRAIL DEV CO  
44915 PALLADIAN CT  
TEMECULA, CA. 92590

INDUSI  
1609 N BUSH ST STE 1  
SANTA ANA, CA. 92701

TIMOTHY KEARNS  
20050 CASE ST  
CORONA, CA. 92881

JONATHAN D KINNE  
11775 DAWSON CANYON RD  
CORONA, CA. 92883

JONATHAN D KINNE  
1225 OLD HICKORY RD  
CORONA, CA. 92882

JENNY LEE KRAMER  
11480 SIESTA DR  
CORONA, CA. 92883

MARTIN LANGE  
11081 VIEW LN  
CORONA, CA. 92883

MICHAEL J MELATTI  
11985 DAWSON CANYON RD  
CORONA, CA. 92883

CASEY J MENDOZA  
PMB 158  
750 S LINCOLN AVE STE 104  
CORONA, CA. 92882

GLENN MILLIGAN  
12125 DAWSON CANYON RD  
CORONA, CA. 92883

JOHN MOODY  
11353 SIESTA LN  
CORONA, CA. 92883

JANICE M MORGER  
3325 W LINCOLN  
ANAHEIM, CA. 92801

RONALD MUGAR  
3241 KIPS CORNER RD  
NORCO, CA. 92860

RONALD T MUGAR  
3241 KIPS CORNER  
NORCO, CA. 92860

NEVILLE MARY GRACE ESTATE OF  
C/O SYMBOLIC FINANCE CORP  
P O BOX 5875  
BALBOA ISLAND, CA. 92662

QUOC KIM NGUYEN  
12872 HAZEL AVE  
GARDEN GROVE, CA. 92840

QUOC KIM NGUYEN  
1460 PASEO GRANDE  
CORONA, CA. 92882

ROBERT LEO PAUL  
12035 SPANISH HILLS DR  
CORONA, CA. 92883

BETTY J PFEIL  
4731 LIBRA PL  
YORBA LINDA, CA. 92886

RONALD W PHARRIS  
2050 MAIN ST STE 250  
IRVINE, CA. 92614

PHARRIS GROUP  
2050 MAIN ST STE 250  
IRVINE, CA. 92614

PHARRIS GROUP  
C/O C L PHARRIS GROUP  
2050 MAIN ST STE 250  
IRVINE, CA. 92614

BRIAN JAMES PORTEOUS  
P O BOX 78327  
CORONA, CA. 92877

IRMA F RIVERA  
PO BOX 630  
MIRA LOMA, CA. 91752

RIVERSIDE COUNTY HABITAT CONSERV AGENCY  
4080 LEMON ST 12TH FL  
RIVERSIDE, CA. 92501

TERESINA A SALOMONE  
15344 MANZANARES RD  
LA MIRADA, CA. 90638

MARTIN SAMSTAG  
11241 DAWSON CANYON RD  
CORONA, CA. 92883

SPANISH MILLS MOBILE HOME ESTATES  
C/O LELAND ROBERTSON  
3064 LA HABRA AVE  
HEMET, CA. 92545

SPEEDWAY DEV  
15350 FAIRCHILD RANCH  
CHINO HILLS, CA. 91709

SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS, CA. 91709

SPEEDWAY DEVELOPMENTS  
15350 FAIRFIELD RANCH K  
CHINO HILLS, CA. 91709

ROGER B STEPPE  
11762 DE PALMA RD NO 1C39  
CORONA, CA. 92883

ROGER B STEPPE  
P O BOX 77331  
CORONA, CA. 92877

SUNNY SAGE  
C/O RANPAC  
27431 W ENTERPRISE CIR  
TEMECULA, CA. 92590

SUNNY SAGE  
C/O WON S YOO  
27431 W ENTERPRISE CIR  
TEMECULA, CA. 92590



ATTN: Leslie Mouriquand  
Archaeologist  
Mail Stop 4035

1st Supervisor District  
Robert Buster, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1001

ATTN: Grading  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Community Development  
City of Corona  
400 S. Vicentia Ave.  
Corona, CA 92882

Corona-Norco Unified School District  
2820 Clark Ave.  
Norco, CA 91760

ATTN: Bill Brown  
County Service Area 104  
c/o EDA  
Mail Stop 1040

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 3320

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: Warren D. Williams  
Flood Control District,  
Riverside County  
Mail Stop 2990

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., MS2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: County Surveyor  
Transportation Department,  
Riverside County  
Mail Stop 1080

Waste Resources Management,  
Riverside County  
Mail Stop 5950



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

SP00327A1/CZ07807/TR36643

Project Title/Case Numbers

SC# # 200112/105

**Matt Straite**

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

**Forestar Toscana, LLC**

Project Applicant

2151 Michelson Drive Suite 250, Irvine, CA92612

Address

Project area located northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail.

Project Location

SP00327A1 proposes to maintain the maximum unit count of 1,443 permitted by the Specific Plan but reduce the overall residential acreage from 353.3 acres to 300.5; increase the natural open space areas from 510 acres to 544.3 acres; eliminate 4.4 acres of the commercial retail land use; increase the park land use from 22.3 acres to 33.9 acres and create a 1.2 acre planning area for a Public Facility land use which will be designated for potable and recycled water storage tanks. TTR36643 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 SP327A1. CZ07807 proposes to revise the Specific Plan Zoning Ordinance and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project. Zone change would be applicable to Planning Areas (PA) 1-22 of the Toscana Specific Plan (SP) No. 327.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 439 prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the EIR No 439.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309130

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: FORESTAR TOSCANA LLC

\$50.00

paid by: CK 1050

paid towards: CFG05999

CALIF FISH & GAME: DOC FEE

CFG for SP327A1, CZ7807, TR36643

at parcel #:

appl type: CFG3

By \_\_\_\_\_ Sep 24, 2013 14:32

MGARDNER

posting date Sep 24, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code  
658353120100208100

Description  
CF&G TRUST: RECORD FEES

Amount  
\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)