

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

509B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 19, 2015

SUBJECT: TENTATIVE TRACT MAP NO. 36593 – Consider Addendum to EIR – Applicant/Engineer/Representative: T&B Planning – 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 the I-15, southerly of Skyline Road – 960.0 Acres (for the entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres into 602 residential lots and 31 lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between approximately 3,600 and 5,850 square feet. **REQUEST:** Receive and file the Notice of Decision by the Planning Commission.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on March 18, 2015.
(Continued on next page)

Departmental Concurrence


Steve Weiss AICP
Planning Director


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds
Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: District: 1 Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36593**

DATE: March 19, 2015

PAGE: Page 2 of 3

The Planning Department recommended approval; and,
THE PLANNING COMMISSION:

CONSIDERED ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings incorporated in Environmental Assessment No. 42624, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE TRACT MAP NO. 36593, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Planning Commission heard the above referenced project on March 18, 2015. At the public hearing, the Planning Commission heard public testimony and discussed the project. The project is consistent with the approved Toscana Specific Plan (SP327A1).

The Commission expressed a desire to accelerate construction timing of the parks within the Specific Plan. After discussion with staff and the applicant, the Commission revised the conditions of approval in the following manner:

- The triggers for a park in Planning Area 18 were accelerated to require design submitted to the County by the 250th building permit and construction by the 350th. Thus, condition of approval 100.Planning.20 and 21 were added to create new triggers that will supersede the SP triggers for this park. The previous conditions on the map, that have been superseded, were set to not apply.
- The triggers of the construction of the community recreation center in Planning Area 15 were accelerated to require construction by the 601st building permit. Thus, condition of approval 100.Planning.21 was added to create new triggers for construction. The previous condition on the map, that has been superseded, was set to not apply.

The Planning Commission approved the project by a 4-0 vote as modified above.

Project Information

The map proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

ATTACHMENTS (if needed, in this order):

A. PLANNING COMMISSION MINUTES

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36593**

DATE: March 19, 2015

PAGE: Page 3 of 3

B. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

DATE: March 19, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE TRACT MAP NO. 36593

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File: EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required: CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances: PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing (if needed):
(1st Dist) Press Enterprise

Please schedule for April 7th

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

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 19, 2015

SUBJECT: TENTATIVE TRACT MAP NO. 36593 – Consider Addendum to EIR – Applicant/Engineer/Representative: T&B Planning – 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 the I-15, southerly of Skyline Road – 960.0 Acres (for the entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres into 602 residential lots and 31 lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between approximately 3,600 and 5,850 square feet. **REQUEST:** Receive and file the Notice of Decision by the Planning Commission.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on March 18, 2015.
(Continued on next page)

Departmental Concurrence

Steve Weiss

Steve Weiss AICP
Planning Director

Juan C. Perez

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added

Change Order

A-30

4/5 Vote

Prev. Agn. Ref.:

District: 1

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36593**

DATE: March 19, 2015

PAGE: Page 2 of 3

The Planning Department recommended approval; and,
THE PLANNING COMMISSION:

CONSIDERED ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings incorporated in Environmental Assessment No. 42624, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE TRACT MAP NO. 36593, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Planning Commission heard the above referenced project on March 18, 2015. At the public hearing, the Planning Commission heard public testimony and discussed the project. The project is consistent with the approved Toscana Specific Plan (SP327A1).

The Commission expressed a desire to accelerate construction timing of the parks within the Specific Plan. After discussion with staff and the applicant, the Commission revised the conditions of approval in the following manner:

- The triggers for a park in Planning Area 18 were accelerated to require design submitted to the County by the 250th building permit and construction by the 350th. Thus, condition of approval 100.Planning.20 and 21 were added to create new triggers that will supersede the SP triggers for this park. The previous conditions on the map, that have been superseded, were set to not apply.
- The triggers of the construction of the community recreation center in Planning Area 15 were accelerated to require construction by the 601st building permit. Thus, condition of approval 100.Planning.21 was added to create new triggers for construction. The previous condition on the map, that has been superseded, was set to not apply.

The Planning Commission approved the project by a 4-0 vote as modified above.

Project Information

The map proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **PLANNING COMMISSION MINUTES**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36593**

DATE: March 19, 2015

PAGE: Page 3 of 3

B. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 18, 2015**

I. AGENDA ITEM 3.2

TENTATIVE TRACT MAP NO. 36593 – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – 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 – 201.94 acres) – Zoning: Specific Plan (SP). Item continued from February 18, 2015.

II. PROJECT DESCRIPTION:

Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into 602 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 5,850 sq. ft.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Joel Morse, Representative; and,
- Jerry Sincich, Neighbor, Temecula Valley.

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Hake

A vote of 4-0 (Commissioner Leach Absent)

CONSIDERED ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439; and,

APPROVED TENTATIVE TRACT MAP NO. 36593, as modified at hearing as follows:

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION MINUTE ORDER MARCH 18, 2015

The Commission expressed a desire to accelerate construction timing of the parks within the Specific Plan. After discussion with staff and the applicant, the Commission revised the conditions of approval in the following manner:

- The triggers for a park in Planning Area 18 were accelerated to require design submitted to the County by the 250th building permit and construction by the 350th. Thus, condition of approval 100.Planning.20 and 21 were added to create new triggers that will supersede the SP triggers for this park. The previous conditions on the map, that have been superseded, were set to not apply.
- The triggers of the construction of the community recreation center in Planning Area 15 were accelerated to require construction by the 601st building permit. Thus, condition of approval 100.Planning.21 was added to create new triggers for construction. The previous condition on the map, that has been superseded, was set to not apply.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: **3.2**
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: March 18, 2015

TENTATIVE TRACT MAP NO. 36593
ADDENDUM NO. 2 to EIR 439
Applicant: Forestar Toscana, LLC
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36593 proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

The proposed project is located within the First District, more specifically, it is northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

ISSUES OF POTENTIAL CONCERN:

The project has multiple open space slopes between lots. To provide adequate fire protection to open space areas, the tract map has been designed for all lots abutting the base of slopes to provide an easement for maintenance crew accessibility and maintenance (HOA maintained) of slopes. This also aids in Fuel Modification Plan as approved by the County of Riverside Fire Department.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR) (5 - 8 Dwelling Units Per Acre), Open Space - Recreation (OS-REC), and Open Space - Manufactured Slopes / Fuel Modification as reflected in SP 327 (Toscana Specific Plan)
2. Surrounding General Plan Land Use (Ex. #5): Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural

- Mountainous (R-RM) to the east.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
5. Existing Land Use (Ex. #1): Currently, the property is undeveloped.
6. Surrounding Land Use (Ex. #1): To the east, west, and south of the proposed project site is vacant land and to the north are scattered single family residential homes and vacant property.
7. Project Data: Total Acreage: 201.94
Total Proposed Lots: 633
Proposed Min. Lot Size: 3,619
Schedule: A
8. Environmental Concerns: See attached Addendum No 2 to EIR No. 439.

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings incorporated in Environmental Assessment No. 42624, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 36593, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in attached Addendum No. 2 to Final Environmental Impact report No. 439 which is incorporated herein by reference.

1. The project site is designated Community Development-Medium Density Residential, (CD-MDR) as reflected on the Specific Plan Land Use Plan.
2. The project is consistent with the East Temescal Hillside/Temescal Wash Policy Area and its Policies (TCAP 3.1 through TCAP 3.5) including Policy TCAP 3.5, which requires project development to set aside thirty (30) percent of gross acreage for active parks, passive parks, and open space (Project providing 510.0 acres or 53 percent of project total gross acreage) per policies in the Open Space, Parks and Recreation of the General Plan Multipurpose Open Space Element.

3. The proposed project is consistent with all aspects of the Specific Plan.
4. The proposed use, residential with a minimum of 4,500 square feet, is a permitted use in the Medium Density Residential (MDR) designation. The proposed use, residential with a minimum of 3,600 square feet, is a permitted use in the Medium High Density Residential (MHDR) designation.
5. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
6. The zoning for the subject site is Specific Plan No. 327 Amended No. 1 (SP327A1), as established by Ord. No. 348.4797.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
8. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
9. This project is located within Criteria Area No. 3246, 3248, 3349 and 3350 of the Western Riverside Multiple Species Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Corona.
11. The proposed subdivision is located within a high fire hazard severity zone.
12. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. The project will provide access between lots for HOA-maintained fuel modification of open space slopes. A Fire Protection Plan has been prepared for the proposed Project and approved by the Riverside County Fire Department that identifies the specific locations of fuel modification areas on the project site and establishes requirements for allowable, fire-resistant plant materials, plant

spacing, irrigation, and maintenance (e.g., pruning, thinning) at locations where development would interface with areas of natural vegetation. Condition of approval, 10. FIRE 006 will ensure that on-site development complies with the Fire Protection Plan through submittal of a Fuel Modification Plan subject to review and approval by Riverside County Fire Department. Mandatory compliance with the Fire Protection Plan will ensure that wild land fire hazards affecting the Project site would be less than significant.

14. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. As defined in the California Environmental Quality Act (CEQA) Guidelines section 15164, the guidelines permit the updating and use of a previously certified Environmental Impact Report (EIR) for projects which have changed or are different from the project or conditions analyzed in the EIR. The preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

As outlined by the attached Environmental Assessment No. 42624 to FEIR 439 Addendum 2:

- The proposed project would not create a substantial increase in the severity of impacts or create new environmental impacts that were not previously disclosed in either Final Environmental Impact Report 439 or Addendum 1 and 2 to the FEIR. Addendum No. 1 analyzed a revision to the Specific Plan Land Use Plan which re-organized the density of the SP to be on a smaller footprint, thus causing density to increase while the overall density of the PS remained the same. This proposed map, studied in Addendum No. 2, is consistent with the SP as revised. In summary, the proposed project would permit the development of 432 Medium Density Residential (MDR) lots (which would range from a minimum lot size of 4,500 square feet to 5,850 square feet) and 169 Medium High Density Residential (MHDR) lots that would have a minimum lot size of 3,619 square feet. The proposed project would also have 31 lettered lots dedicated for open space, parks, water quality/retention basins, and for infrastructure development for the site.
- The proposed Project would not involve the introduction of any land uses that were not analyzed in Final EIR 439 or Addendum No. 1 and 2 to Final EIR 439. In other words, the proposed map is fully consistent with the Specific Plan as analyzed in Addendum No. 1.
- Overall, the proposed Project would not include any construction or operational characteristics that differ substantially from those that would have occurred from the implementation of the project evaluated in Final EIR 439 or Addendum No. 1 and 2 (which specifically analyzes this map) to Final EIR 439.
- Subsequent to the certification of Final EIR 439, no new information of substantial importance had become available which was either not known or could not have been known during the preparation of Final EIR 439.

- Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken could have occurred. Overall, the physical conditions of the proposed project are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations, the Specific Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. A Recreation and Park District; and
3. The project site is located within:
 - a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan;
 - b. The City of Corona and sphere of influence;
 - c. The boundaries of the Corona-Norco Unified School District;
 - d. Western Unified Water District;
 - e. Stephen's Kangaroo Rat Fee Area;
 - f. An area of very low, low, and moderate liquefaction;
 - g. A high fire and State Responsibility Area;
 - h. 100 year flood zone; and
 - i. A dam inundation area near Lee Lake

The subject site is currently designated as Assessor's Parcel Numbers 290-013-081, 290-130-020, 290-080-037, 290-070-029.

Y:\Planning Master Forms\Staff Report.doc
Date Prepared: 01/01/01
Date Revised: 03/04/15

4 . 3

Agenda Item No.:
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: February 18, 2015

TENTATIVE TRACT MAP NO. 36593
ADDENDUM NO. 2 to EIR 439
Applicant: Forestar Toscana, LLC
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36593 proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

The proposed project is located within the First District, more specifically, it is northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

ISSUES OF POTENTIAL CONCERN:

The project has multiple open space slopes between lots. To provide adequate fire protection to open space areas, the tract map has been designed for all lots abutting the base of slopes to provide an easement for maintenance crew accessibility and maintenance (HOA maintained) of slopes. This also aids in Fuel Modification Plan as approved by the County of Riverside Fire Department.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR) (5 - 8 Dwelling Units Per Acre), Open Space - Recreation (OS-REC), and Open Space - Manufactured Slopes / Fuel Modification as reflected in SP 327 (Toscana Specific Plan)
2. Surrounding General Plan Land Use (Ex. #5): Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.

D.M.

3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
5. Existing Land Use (Ex. #1): Currently, the property is undeveloped.
6. Surrounding Land Use (Ex. #1): To the east, west, and south of the proposed project site is vacant land and to the north are scattered single family residential homes and vacant property.
7. Project Data:
Total Acreage: 201.94
Total Proposed Lots: 633
Proposed Min. Lot Size: 3,619
Schedule: A
8. Environmental Concerns: See attached Addendum No 2 to EIR No. 439.

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings incorporated in Environmental Assessment No. 42624, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 36593, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in attached Addendum No. 2 to Final Environmental Impact report No. 439 which is incorporated herein by reference.

1. The project site is designated Community Development-Medium Density Residential, (CD-MDR) as reflected on the Specific Plan Land Use Plan.
2. The project is consistent with the East Temescal Hillside/Temescal Wash Policy Area and its Policies (TCAP 3.1 through TCAP 3.5) including Policy TCAP 3.5, which requires project development to set aside thirty (30) percent of gross acreage for active parks, passive parks, and open space (Project providing 510.0 acres or 53 percent of project total gross acreage) per policies in the Open Space, Parks and Recreation of the General Plan Multipurpose Open Space Element.

3. The proposed project is consistent with all aspects of the Specific Plan.
4. The proposed use, residential with a minimum of 4,500 square feet, is a permitted use in the Medium Density Residential (MDR) designation. The proposed use, residential with a minimum of 3,600 square feet, is a permitted use in the Medium High Density Residential (MHDR) designation.
5. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
6. The zoning for the subject site is Specific Plan No. 327 Amended No. 1 (SP327A1), as established by Ord. No. 348.4797.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
8. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
9. This project is located within Criteria Area No. 3246, 3248, 3349 and 3350 of the Western Riverside Multiple Species Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Corona.
11. The proposed subdivision is located within a high fire hazard severity zone.
12. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. The project will provide access between lots for HOA-maintained fuel modification of open space slopes. A Fire Protection Plan has been prepared for the proposed Project and approved by the Riverside County Fire Department that identifies the specific locations of fuel modification areas on the project site and establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (e.g., pruning, thinning) at locations where development

would interface with areas of natural vegetation. Condition of approval, 10. FIRE 006 will ensure that on-site development complies with the Fire Protection Plan through submittal of a Fuel Modification Plan subject to review and approval by Riverside County Fire Department. Mandatory compliance with the Fire Protection Plan will ensure that wild land fire hazards affecting the Project site would be less than significant.

14. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. As defined in the California Environmental Quality Act (CEQA) Guidelines section 15164, the guidelines permit the updating and use of a previously certified Environmental Impact Report (EIR) for projects which have changed or are different from the project or conditions analyzed in the EIR. The preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

As outlined by the attached Environmental Assessment No. 42624 to FEIR 439 Addendum 2:

- The proposed project would not create a substantial increase in the severity of impacts or create new environmental impacts that were not previously disclosed in either Final Environmental Impact Report 439 or Addendum 1 and 2 to the FEIR. Addendum No. 1 analyzed a revision to the Specific Plan Land Use Plan which re-organized the density of the SP to be on a smaller footprint, thus causing density to increase while the overall density of the PS remained the same. This proposed map, studied in Addendum No. 2, is consistent with the SP as revised. In summary, the proposed project would permit the development of 432 Medium Density Residential (MDR) lots (which would range from a minimum lot size of 4,500 square feet to 5,850 square feet) and 169 Medium High Density Residential (MHDR) lots that would have a minimum lot size of 3,619 square feet. The proposed project would also have 31 lettered lots dedicated for open space, parks, water quality/retention basins, and for infrastructure development for the site.
- The proposed Project would not involve the introduction of any land uses that were not analyzed in Final EIR 439 or Addendum No. 1 and 2 to Final EIR 439. In other words, the proposed map is fully consistent with the Specific Plan as analyzed in Addendum No. 1.
- Overall, the proposed Project would not include any construction or operational characteristics that differ substantially from those that would have occurred from the implementation of the project evaluated in Final EIR 439 or Addendum No. 1 and 2 (which specifically analyzes this map) to Final EIR 439.
- Subsequent to the certification of Final EIR 439, no new information of substantial importance had become available which was either not known or could not have been known during the preparation of Final EIR 439.
- Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken could have occurred. Overall, the

physical conditions of the proposed project are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations, the Specific Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. A Recreation and Park District; and
3. The project site is located within:
 - a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan;
 - b. The City of Corona and sphere of influence;
 - c. The boundaries of the Corona-Norco Unified School District;
 - d. Western Unified Water District;
 - e. Stephen's Kangaroo Rat Fee Area;
 - f. An area of very low, low, and moderate liquefaction;
 - g. A high fire and State Responsibility Area;
 - h. 100 year flood zone; and
 - i. A dam inundation area near Lee Lake

The subject site is currently designated as Assessor's Parcel Numbers 290-013-081, 290-130-020, 290-080-037, 290-070-029.

Date Prepared: 01/01/01
Date Revised: 01/26/15

RIVERSIDE COUNTY PLANNING DEPARTMENT TR36593 VICINITY MAP

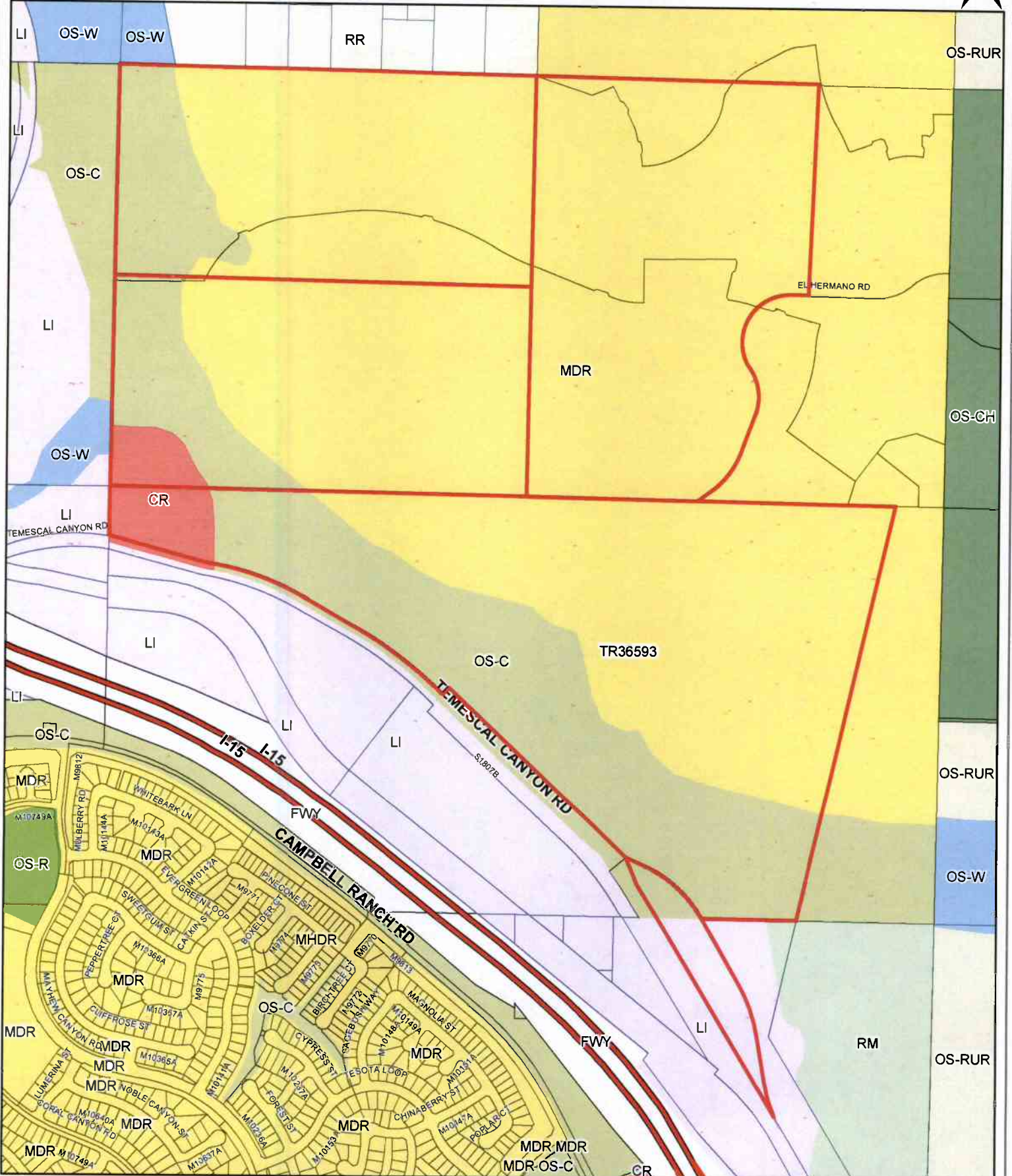
Supervisor Jeffries
District 1



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS may not be used as a legal instrument for the final current determination. Do not copy or reuse this map.

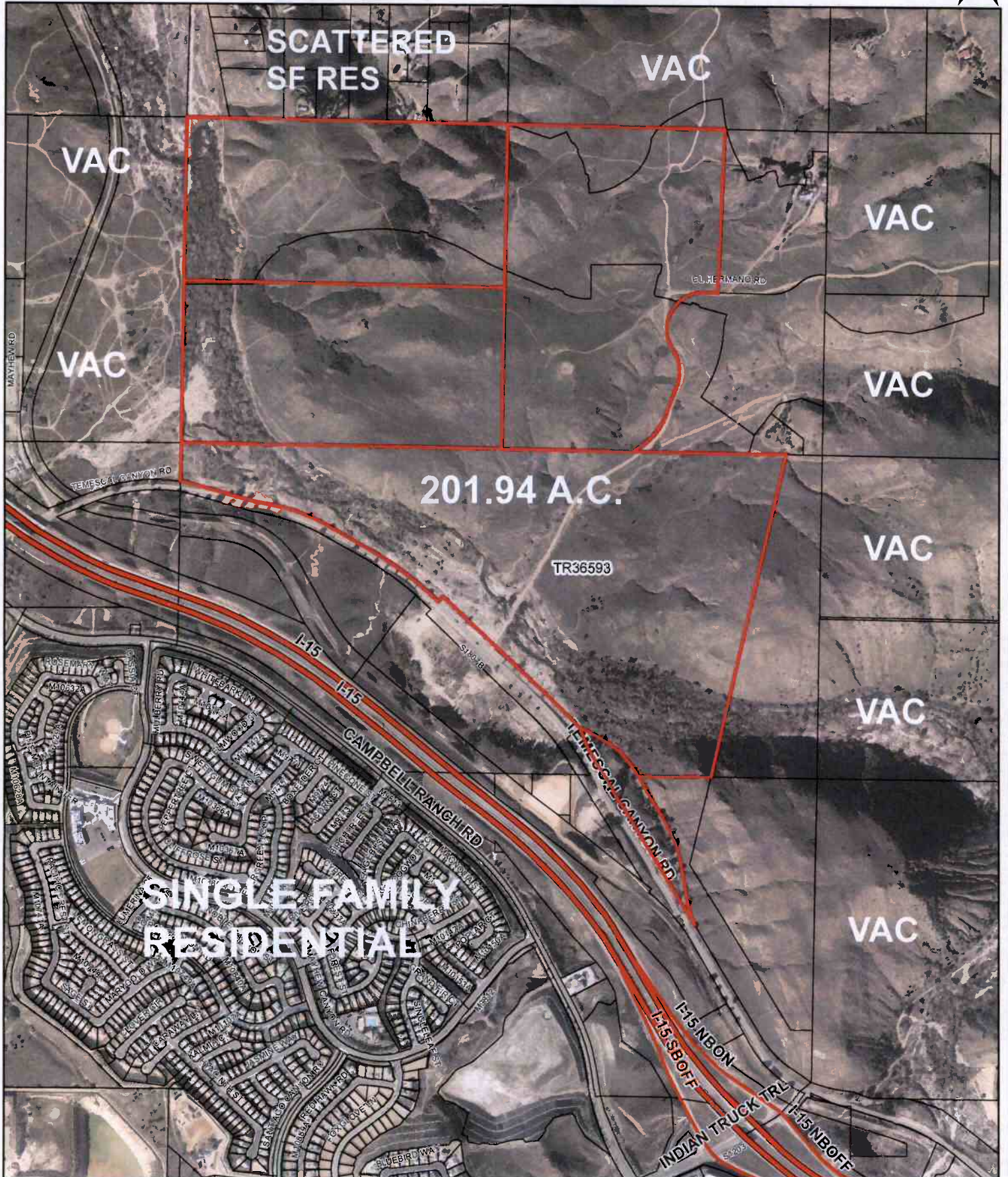
Feet Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstralte on 11/10/2014

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



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by MSTRATE on 11/12/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



0 500 1,000 2,000 Feet
 1 inch = 1,042 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstraita on 11/10/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT

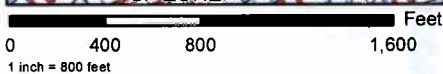
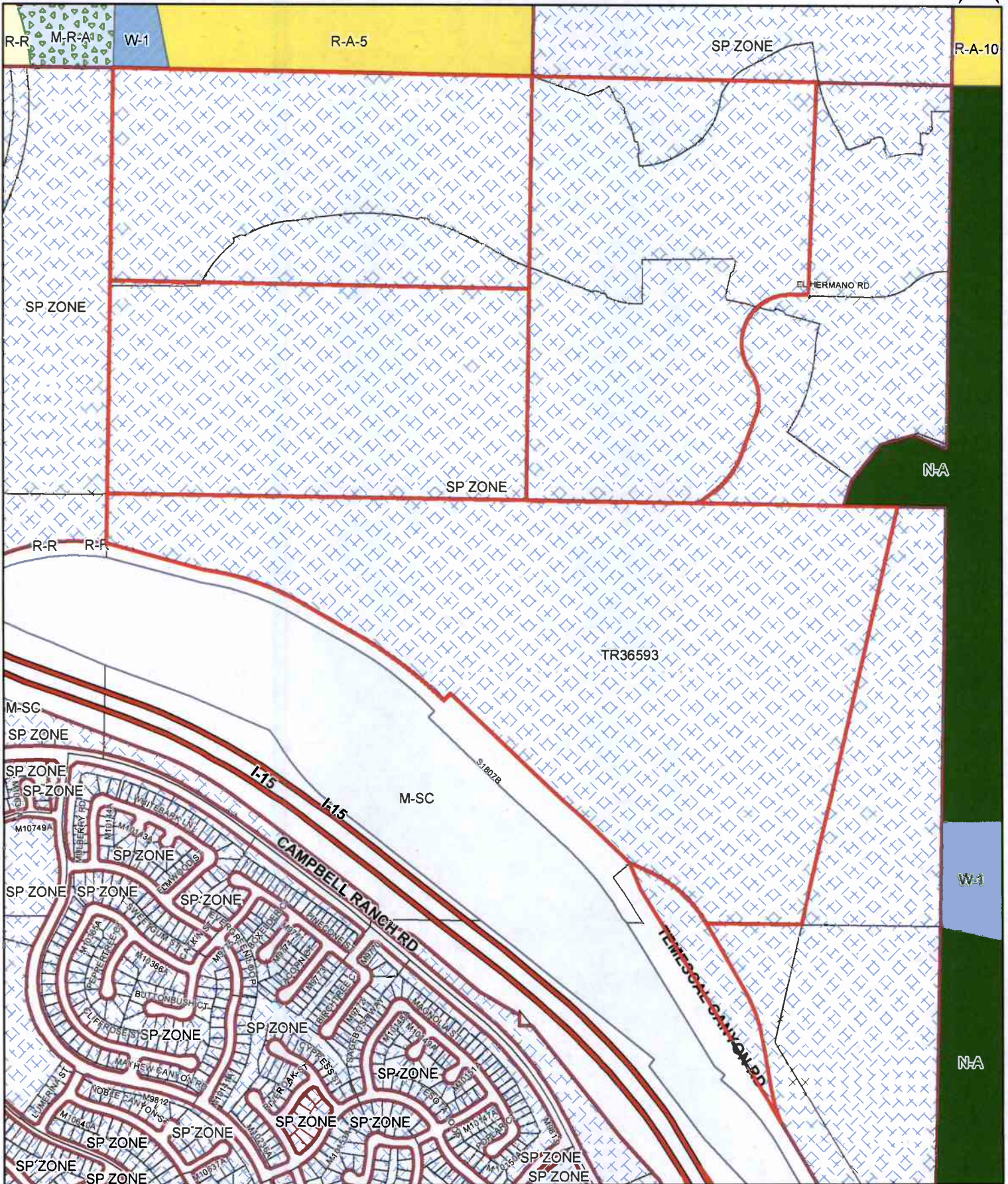
TR36593

ZONING DESIGNATION

Supervisor Jeffries

District 1

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by MSTRATE on 11/12/2014



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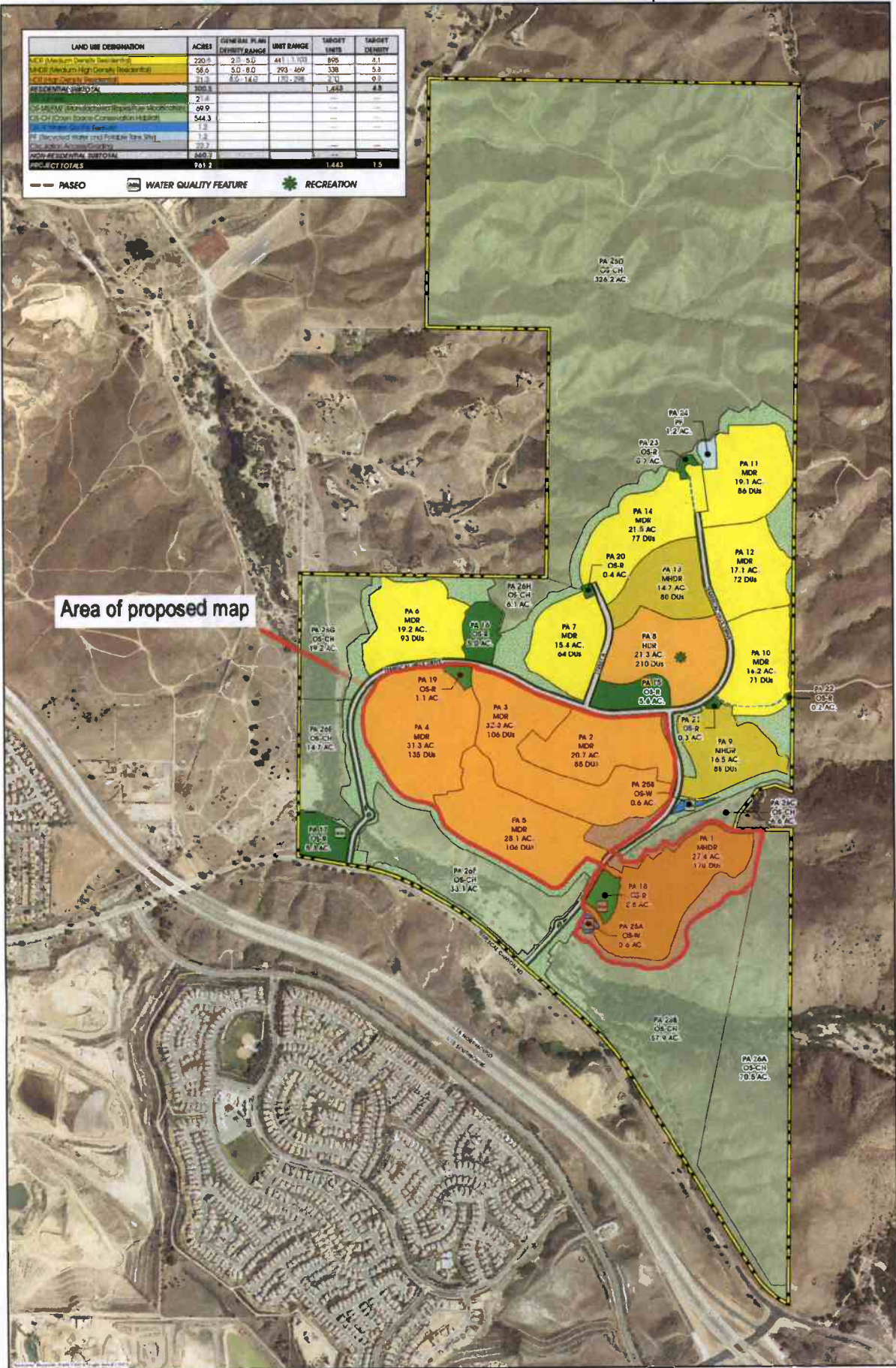


Figure III.A-1

SPECIFIC PLAN LAND USE PLAN



COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY LANDSCAPE PLANS

PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P/P
---	-------------	-------------------

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

SHEET INDEX

L1.00	TITLE SHEET
L1.01	TITLE, FIELD CALCULATIONS AND GENERAL NOTES
L1.02	PLANTING LEGEND AND SPACING STANDARDS
L1.03	SITE PLAN
L1.04	PRIMARY ENTRY - TREE PLAN
L1.05	PRIMARY ENTRY - SHRUB PLAN
L1.06	PRIMARY GATE - TREE PLAN
L1.07	NEIGHBORHOOD PARK PA18 - TREE PLAN
L1.08	NEIGHBORHOOD PARK PA18 - SHRUB PLAN
L1.09	COLLECTOR ROAD [RIPARIAN] - TREE PLAN
L1.10	COLLECTOR ROAD [RIPARIAN] - SHRUB PLAN
L1.11	SHRUB ENTRY / OFFSITE CONDITION - TREE AND SHRUB PLAN
L1.12	INTERIOR SLOPE - TREE PLAN
L1.13	INTERIOR SLOPE - SHRUB PLAN
L1.14	COLLECTOR ROAD [UPLAND] - TREE PLAN
L1.15	COLLECTOR ROAD [UPLAND] - SHRUB PLAN
L1.16	REC. CENTER PA 15 - TREE PLAN
L1.17	REC. CENTER PA 15 - SHRUB PLAN
L1.18	POCKET PARK PA 19 - TREE PLAN
L1.19	POCKET PARK PA 19 - SHRUB PLAN
L1.20	PUBLIC PARK PA17 - TREE PLAN
L1.21	PUBLIC PARK PA17 - SHRUB PLAN
L1.22	SECONDARY ENTRY - TREE PLAN
L1.23	SECONDARY ENTRY - SHRUB PLAN

TOSCANA LANDSCAPE CONCEPT

THE TOSCANA COMMUNITY IS SET ON SOUTH FACING SLOPES AND HILLSIDES ABOVE THE TEMESCAL VALLEY WITH COMMANDING VIEWS OF THE TEMESCAL VALLEY AND THE CLEVELAND NATIONAL FOREST. IN RECOGNITION OF THIS UNIQUE LOCATION AND NATURAL ENVIRONMENT, THE TOSCANA LANDSCAPE UTILIZES DROUGHT TOLERANT AND NATIVE PLANTINGS OF TREES, SHRUBS, AND ORNAMENTAL GRASSES AS THE COMMUNITY FRAMEWORK. THE CALIFORNIA RIPARIAN VEGETATION IN TEMESCAL WASH, INCLUDING STANDS OF COTTONWOOD, OAK, AND STYCAMORE, IS UTILIZED ALONG THE COMMUNITY BACKBONE ROAD USING INFORMAL CLUSTERS OF RIPARIAN TREES WITH NATIVE DROUGHT TOLERANT SHRUBS AND CREOSOTE BUSHES. UPPER REACHES OF THE ROAD UTILIZE FLOWERING GROUNDCOVERS AND ACCENTS. COMMUNITY PARKS AND RECREATION CENTERS ARE FRAMED BY HISTORIC ORCHARDS AND NATIVE GRASSY MEADOWS. COMMUNITY SLOPES ARE LANDSCAPED WITH NATIVE OAKS, SHRUBS, AND GRASSES. PLANT MATERIALS ARE CAREFULLY SELECTED TO ADHERE TO THE HEIGHT AND SPECIES REQUIREMENTS OF THE RIVERSIDE COUNTY FIRE PROTECTION PLAN. THE LANDSCAPE OF TOSCANA CELEBRATES AND EMBRACES THE NATURAL CHARACTER OF CALIFORNIA.

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE SITE AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-6700 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY, CABAZON AND AREA WEST)
 PHONE: (951) 955-6885 FOR PAVEMENT MAPS AND TRACT MAPS
 PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

290-015-081, 290-100-020, 290-080-037, 290-070-029

PROJECT DIRECTORY

OWNER:
 SHAW TOSCANA, LLC
 4590 FOREMOST COMMUNITIES, SUITE 600
 NEWPORT BEACH, CA 92660
 (949) 748-5714
 ANDY PETELJAN

LANDSCAPE ARCHITECT:
 SWA GROUP
 1000 AVENUE OF THE STARS
 LAGUNA BEACH, CA 92651
 (949) 497-5471
 SEAN O'MALLEY

CIVIL ENGINEER:
 PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 25109 JEFFERSON AVE., SUITE 200
 HUNTEREA, CA 92582
 (951) 955-6700
 GEORGE LIBRESTEY

VICINITY MAP



VICINITY MAP NO SCALE

LANDSCAPE AREA -

8,999,345 SQ. FT.

206.6 ACRES



LANDSCAPE AREA - FULL PROJECT BOUNDARY



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 FOR VEHICLES WITH THESE PLANS, ENFORCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE GRADING PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. A PERMIT RENEWAL MUST BE OBTAINED TO EXTEND THE PERMIT BEYOND 180 DAYS. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF STATE AND FEDERAL GOVERNMENT.

PREPARED BY

SWA GROUP
 1000 AVENUE OF THE STARS
 LAGUNA BEACH, CA 92651
 PHONE 949 497 5471 / FAX 949 494 7861
 CERT. NO. 17066 EXP. 12/2015 10/26/2014



BENCHMARK:

TRACT NO. 36593
 COUNTY OF RIVERSIDE
 TOSCANA

SHEET NO.

L1.00
 TITLE SHEET
 1 OF 25 SHEETS

SCALE:

AS SHOWN

DATE:

10/26/2014

PROJECT NO.

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

DATE:

10/26/2014

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
ORD. 859 VENDOR		

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY).

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

DATE: 10/26/2011 BY: [Signature] CHECKED BY: [Signature]

PROJECT: MAWA AND EAWM CALCULATIONS

PREPARED BY: SWA GROUP, INC. 10200 17TH AVENUE, SUITE 100, LAGUNA BEACH, CA 92651. PHONE: 949.494.7861. FAX: 949.494.7867. CERT. NO. 12345. EXP. DATE: 10/26/2011.

BENCHMARK: COUNTY OF RIVERSIDE, IUSCANA

SHEET NO: L.O.1

MAWA, EAWM CALCULATIONS AND GENERAL NOTES

FOR: FORECAST, IUSCANA, LLC

SCALE: 1" = 10'

FILE NO: 2-09255HS

ABBREVIATIONS

- ADA AMERICANS WITH DISABILITIES ACT
- ADJ ADJACENT
- BS BOTTOM OF STEP
- BW BOTTOM OF WALL
- CHL CENTERLINE
- DA DIAMETER (LAYOUT, MEASUREMENT)
- EA EQUAL (LAYOUT, MEASUREMENT)
- EXT EXTERIOR
- FG FINISHED GRADE (TOP SOIL GRADE)
- FS FINISHED SURFACE (HARD SURFACES)
- GEOTECH GEOTECHNICAL ENGINEER
- HP HIGH POINT (GRADE)
- LP LOW POINT (GRADE)
- LL LOW OR LOW
- MAWMA MAWMA
- MAP MAP OR MAP
- NTS NOT TO SCALE
- OC OR C.C. OR CENTER (LAYOUT, MEASUREMENT)
- PA PLANNING AREA
- R PROPERTY LINE
- REF REFERENCE OR REFER TO
- TBD TO BE DETERMINED
- TC TOP OF CURB (GRADE)
- TE TOP OF WALL (GRADE ELEVATION)
- TP TYPICAL
- W/ WITH

PLANTING NOTES

1. PROVIDE 1" LAYER MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS. 2" LAYER OF MULCH IN GRASS COVER AREAS. 3" LAYER OF SHREDED STABILIZED MULCH FOR SLOPES.
2. TREES SHALL BE STAKED WITH 0-1 STAKES AND 6 TREE TIES PER COUNTY'S SHAWD DETAILS USE TRIPLE STAKING WITH 3 STAKE TIE STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 4' (MIN.) OF TREE TRUNKS. COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENDOUR THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
4. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
5. PLANTER BEDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTERNAL WITH OR DOWNEID INTO THE 6" WIDE CURB.

IRRIGATION NOTES

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
 2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 3. RAIN SENSING DEVICE
 4. ANTI-DRAIN CHECK VALVES
 5. PRESSURE REGULATOR (IF NEEDED)
 6. HYDRONES WILL BE PROPERLY DESIGNATED
 7. NO OVERHEAD IRRIGATION WITHIN 24" OF HIGH-PRIORITIZABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPILL)
 8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 6 FEET IN WIDTH

LANDSCAPE ZONES



LEGEND

- RIPARIAN / COLLECTION ROAD LOWER
- UP-LAND / COLLECTION ROAD UPPER
- LOCAL STREET
- MANUFACTURED SLOPE
- PARK AND REC.

MAWA AND EAWM CALCULATIONS

Water Source: Recycled water from Lake Lavin Water District

Designation of Hydrozones: New Category/Sub-Sub-Category

Hydrozone Area	Group	Area (sq ft)	ET (inches/year)	ET x Area (gallons/year)	ET x Area (gallons/year) / (0.7 x Conversion Factor)	ET x Area (gallons/year) / (0.7 x Conversion Factor) / (0.7 x Conversion Factor)
Hydrozone Area 1	Group 1	150,061	0.50	75,030.5	107,187.9	153,125.6
Hydrozone Area 2	Group 2	100,041	0.20	20,008.2	28,580.3	40,812.0
Hydrozone Area 3	Group 3	241,376	0.20	48,275.2	67,985.9	95,979.9
Hydrozone Area 4	Group 4	26,222	0.50	13,111.0	18,700.0	26,714.3
Hydrozone Area 5	Group 5	43,884	0.20	8,776.8	12,300.0	17,428.6
Hydrozone Area 6	Group 6	7,200	0.20	1,440.0	2,016.0	2,857.1
Hydrozone Area 7	Group 7	7,200	0.20	1,440.0	2,016.0	2,857.1
Hydrozone Area 8	Group 8	349,400	0.06	20,964.0	29,712.0	41,832.0
Hydrozone Area 9	Group 9	1,242,712	0.36	447,376.3	626,325.7	876,856.0
Hydrozone Area 10	Group 10	15,543	0.36	5,595.5	7,813.3	10,845.7
Hydrozone Area 11	Group 11	149,532	0.20	29,906.4	41,865.1	58,590.1
Subtotal				2,136,161	2,985,161	4,183,200
Total EAWM				2,136,161	2,985,161	4,183,200

MAWA = 56.37 x 0.62 x [(0.7 x (A x LA)) + (B x SA)] = 2,336,161

WHERE: MAWA = Maximum Annual Water Allowance in gallons per year

ET = Evapotranspiration in inches per year (Crop Weather Station CWS1844, UC Rivers)

CF = Conversion factor to gallons

LA = Landscape area including special landscape area in square feet

SA = Special landscape area in square feet

ET x Area = The additional ET adjustment factor for landscape area in square feet

Water Due to the use of recycled water for the irrigation system at this project (Hydrozone) are consistent Special Landscape Area

MAWA = 56.37 x 0.62 x [(0.7 x (A x LA)) + (B x SA)] = 2,336,161

ESTIMATED ANNUAL WATER USE (EAWM) = (ET) x (A) x (LA) + (B) x (SA)

WHERE: EAWM = Estimated Annual Water Use in gallons per year

ET = Evapotranspiration in inches per year

CF = Conversion factor to gallons

LA = Landscape area including special landscape area in square feet

SA = Special landscape area in square feet

ET x Area = The additional ET adjustment factor for landscape area in square feet

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CF = Conversion factor to gallons

LA = Landscape area including special landscape area in square feet

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MAWA = 56.37 x 0.62 x [(0.7 x (A x LA)) + (B x SA)] = 2,336,161

ESTIMATED ANNUAL WATER USE (EAWM) = (ET) x (A) x (LA) + (B) x (SA)

PLAN CHECK OVERSIGHT FINGER	REGISTRATION NUMBER	DATE SIGNED	ORD 809 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORMATION DEPARTMENT ONLY - ROW / O/SITE)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON SITE)			
PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER	DATE SIGNED	TECHNICAL ART	PLA



SCALE 1" = 40' (AS SHOWN)
DATE FOR CONSTRUCTION _____
SHEET NO. L0.03
TRACT NO. _____
COUNTY OF RIVERSIDE
OSGANA
SITE PLAN
FOR _____
DATE _____

PREPARED BY
SWA GROUP
 570 CLEMENSE STREET, 451
 P.O. BOX 287, 54777
 CERRILLO, ILLINOIS, EXT. 12, 2015, 10, 06/2014
 PHONE: 618.387.5477 FAX: 618.387.5477

REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 001234567
EXPIRES 12/31/2018

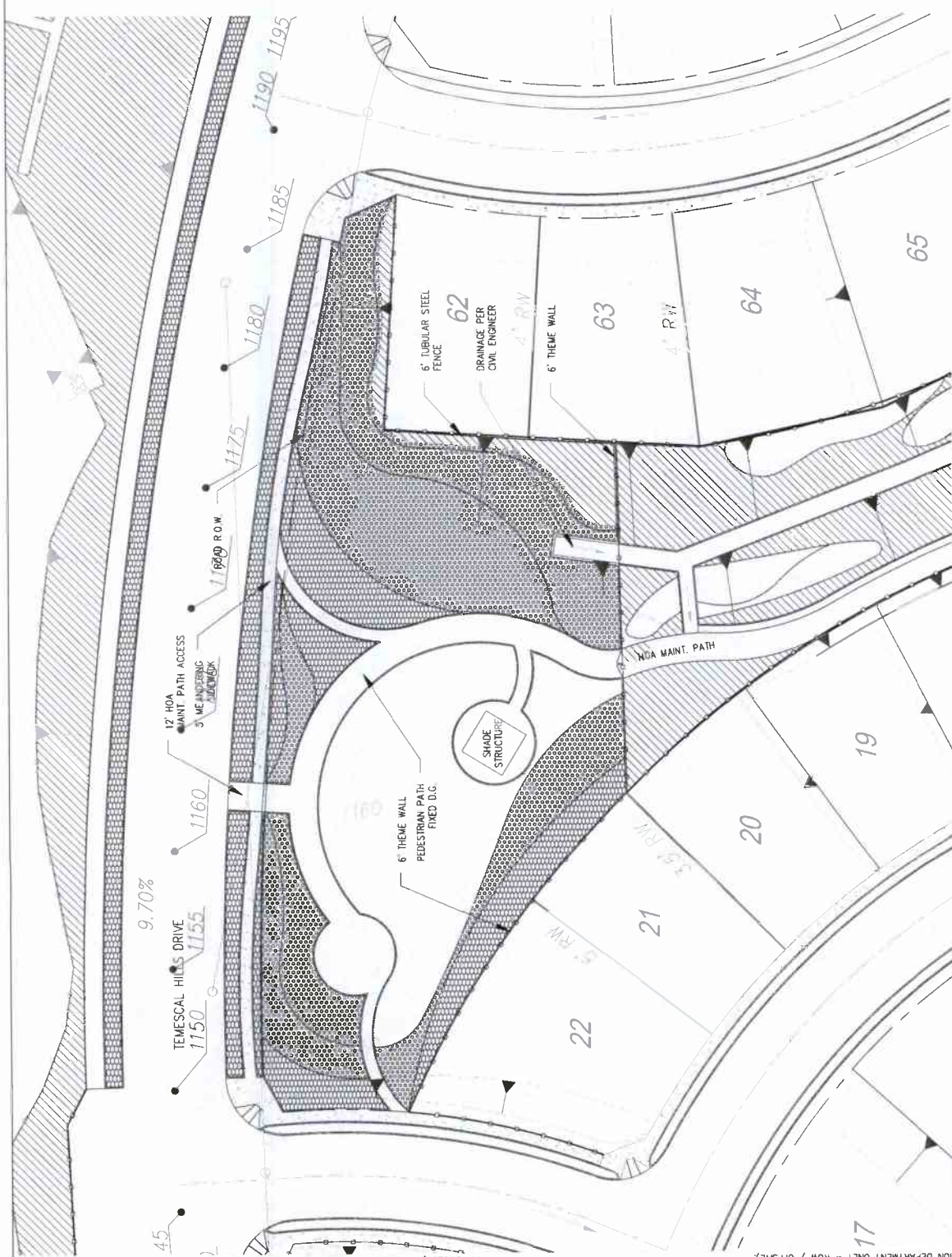
DATE _____
BY _____
FOR _____
SCALE _____

NOTE:
 THIS PLAN IS SUBJECT TO THE ILLINOIS PLANNING AND ZONING ACT (605 CSRS 10.0) AND THE ILLINOIS SUBDIVISION ACT (605 CSRS 10.0). THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENT.



SHRUBS AND GROUNDCOVER

GROUP 1 - SHRUBS	GROUP 2 - SHRUBS	GROUP 3 - SHRUBS	GROUP 4 - TALL SHRUBS
HYDROSEED MIX	AREA 1: 137,318.00 SF / 3.12 ACRES	AREA 2: 137,318.00 SF / 3.12 ACRES	AREA 3: 137,318.00 SF / 3.12 ACRES
SPICES	COMMON NAME	COMMON NAME	COMMON NAME
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	SPINA RUSH	SPINA RUSH
FESTUCA AMARILLUS	AMARILLUS FESCUE	CALIFORNIA GRAY	CALIFORNIA GRAY
FESTUCA MANDRAGORA	MANDRAGORA FESCUE	RUSH	RUSH
FESTUCA MANDRAGORA	MANDRAGORA FESCUE	BROADLEAF CATALPA	BROADLEAF CATALPA
AREA 1: 137,318.00 SF / 3.12 ACRES	AREA 2: 137,318.00 SF / 3.12 ACRES	AREA 3: 137,318.00 SF / 3.12 ACRES	AREA 4: 137,318.00 SF / 3.12 ACRES
AREA 5: 137,318.00 SF / 3.12 ACRES	AREA 6: 137,318.00 SF / 3.12 ACRES	AREA 7: 137,318.00 SF / 3.12 ACRES	AREA 8: 137,318.00 SF / 3.12 ACRES
AREA 9: 137,318.00 SF / 3.12 ACRES	AREA 10: 137,318.00 SF / 3.12 ACRES	AREA 11: 137,318.00 SF / 3.12 ACRES	AREA 12: 137,318.00 SF / 3.12 ACRES
AREA 13: 137,318.00 SF / 3.12 ACRES	AREA 14: 137,318.00 SF / 3.12 ACRES	AREA 15: 137,318.00 SF / 3.12 ACRES	AREA 16: 137,318.00 SF / 3.12 ACRES
AREA 17: 137,318.00 SF / 3.12 ACRES	AREA 18: 137,318.00 SF / 3.12 ACRES	AREA 19: 137,318.00 SF / 3.12 ACRES	AREA 20: 137,318.00 SF / 3.12 ACRES
AREA 21: 137,318.00 SF / 3.12 ACRES	AREA 22: 137,318.00 SF / 3.12 ACRES	AREA 23: 137,318.00 SF / 3.12 ACRES	AREA 24: 137,318.00 SF / 3.12 ACRES
AREA 25: 137,318.00 SF / 3.12 ACRES	AREA 26: 137,318.00 SF / 3.12 ACRES	AREA 27: 137,318.00 SF / 3.12 ACRES	AREA 28: 137,318.00 SF / 3.12 ACRES
AREA 29: 137,318.00 SF / 3.12 ACRES	AREA 30: 137,318.00 SF / 3.12 ACRES	AREA 31: 137,318.00 SF / 3.12 ACRES	AREA 32: 137,318.00 SF / 3.12 ACRES
AREA 33: 137,318.00 SF / 3.12 ACRES	AREA 34: 137,318.00 SF / 3.12 ACRES	AREA 35: 137,318.00 SF / 3.12 ACRES	AREA 36: 137,318.00 SF / 3.12 ACRES
AREA 37: 137,318.00 SF / 3.12 ACRES	AREA 38: 137,318.00 SF / 3.12 ACRES	AREA 39: 137,318.00 SF / 3.12 ACRES	AREA 40: 137,318.00 SF / 3.12 ACRES
AREA 41: 137,318.00 SF / 3.12 ACRES	AREA 42: 137,318.00 SF / 3.12 ACRES	AREA 43: 137,318.00 SF / 3.12 ACRES	AREA 44: 137,318.00 SF / 3.12 ACRES
AREA 45: 137,318.00 SF / 3.12 ACRES	AREA 46: 137,318.00 SF / 3.12 ACRES	AREA 47: 137,318.00 SF / 3.12 ACRES	AREA 48: 137,318.00 SF / 3.12 ACRES
AREA 49: 137,318.00 SF / 3.12 ACRES	AREA 50: 137,318.00 SF / 3.12 ACRES	AREA 51: 137,318.00 SF / 3.12 ACRES	AREA 52: 137,318.00 SF / 3.12 ACRES
AREA 53: 137,318.00 SF / 3.12 ACRES	AREA 54: 137,318.00 SF / 3.12 ACRES	AREA 55: 137,318.00 SF / 3.12 ACRES	AREA 56: 137,318.00 SF / 3.12 ACRES
AREA 57: 137,318.00 SF / 3.12 ACRES	AREA 58: 137,318.00 SF / 3.12 ACRES	AREA 59: 137,318.00 SF / 3.12 ACRES	AREA 60: 137,318.00 SF / 3.12 ACRES
AREA 61: 137,318.00 SF / 3.12 ACRES	AREA 62: 137,318.00 SF / 3.12 ACRES	AREA 63: 137,318.00 SF / 3.12 ACRES	AREA 64: 137,318.00 SF / 3.12 ACRES
AREA 65: 137,318.00 SF / 3.12 ACRES	AREA 66: 137,318.00 SF / 3.12 ACRES	AREA 67: 137,318.00 SF / 3.12 ACRES	AREA 68: 137,318.00 SF / 3.12 ACRES
AREA 69: 137,318.00 SF / 3.12 ACRES	AREA 70: 137,318.00 SF / 3.12 ACRES	AREA 71: 137,318.00 SF / 3.12 ACRES	AREA 72: 137,318.00 SF / 3.12 ACRES
AREA 73: 137,318.00 SF / 3.12 ACRES	AREA 74: 137,318.00 SF / 3.12 ACRES	AREA 75: 137,318.00 SF / 3.12 ACRES	AREA 76: 137,318.00 SF / 3.12 ACRES
AREA 77: 137,318.00 SF / 3.12 ACRES	AREA 78: 137,318.00 SF / 3.12 ACRES	AREA 79: 137,318.00 SF / 3.12 ACRES	AREA 80: 137,318.00 SF / 3.12 ACRES
AREA 81: 137,318.00 SF / 3.12 ACRES	AREA 82: 137,318.00 SF / 3.12 ACRES	AREA 83: 137,318.00 SF / 3.12 ACRES	AREA 84: 137,318.00 SF / 3.12 ACRES
AREA 85: 137,318.00 SF / 3.12 ACRES	AREA 86: 137,318.00 SF / 3.12 ACRES	AREA 87: 137,318.00 SF / 3.12 ACRES	AREA 88: 137,318.00 SF / 3.12 ACRES
AREA 89: 137,318.00 SF / 3.12 ACRES	AREA 90: 137,318.00 SF / 3.12 ACRES	AREA 91: 137,318.00 SF / 3.12 ACRES	AREA 92: 137,318.00 SF / 3.12 ACRES
AREA 93: 137,318.00 SF / 3.12 ACRES	AREA 94: 137,318.00 SF / 3.12 ACRES	AREA 95: 137,318.00 SF / 3.12 ACRES	AREA 96: 137,318.00 SF / 3.12 ACRES
AREA 97: 137,318.00 SF / 3.12 ACRES	AREA 98: 137,318.00 SF / 3.12 ACRES	AREA 99: 137,318.00 SF / 3.12 ACRES	AREA 100: 137,318.00 SF / 3.12 ACRES



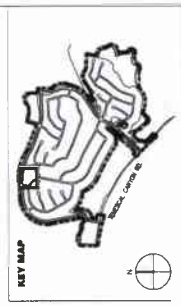
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER DATE SIGNED TENTATIVE APP PR

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED ORD 859 VERSION

NOTES
 1. FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO.327 DATED AUG. 2014 - FIGURE III.A.18



SCALE 1" = 40' (AS SHOWN)

NOT FOR CONSTRUCTION

TRACT NO. 16569.1
 COUNTY OF RIVERSIDE
 TOSCONA

POCKET PARK PA19 - SHRUB PLAN
 FOR FORESTW TOSCONA, LLC

SHEET NO. L1.17
 21. 0025-SHTS

PREPARED BY:
 SWA GROUP
 14000 JENSEN DRIVE
 SUITE 200
 JENSEN CITY, CA 92531
 PHONE 949 437 5471 / FAX 949 494 7861
 CERT. NO. J288L EXP. 12/2015 10/26/2014

SCALE: 1" = 40'

BENCHMARK: S W A

DATE: 10/26/2014

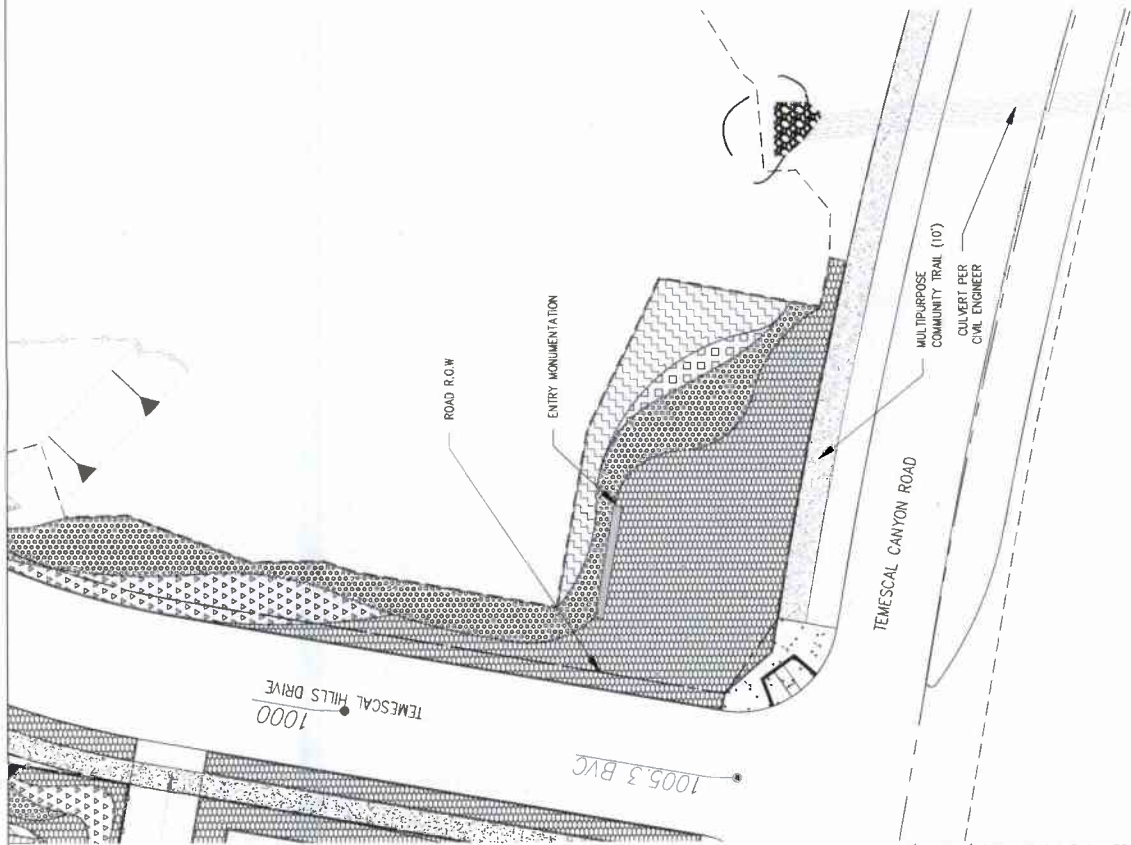
DESIGNED: DATE: CHECKED: DATE: IN CHARGE: DATE:

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTES:
 1. CONTRACTED WITHIN THESE PLANS SHALL NOT COMMENCE WITH AN EXISTING PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.
 2. THE PLANS WERE PREPARED BY SWA GROUP AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE PROFESSIONAL SERVICE AGREEMENT.
 3. SWA GROUP SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS THAT MAY BE CAUSED BY INADEQUATE OR INCOMPLETE INFORMATION PROVIDED BY THE CLIENT.

DIGITAL
 DATE: 10/26/2014
 TIME: 10:00 AM
 FILE: 10/26/2014
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

SHRUBS AND GROUND COVER	
GROUP 1 - SHRUBS	GROUP 1 - SHRUBS
GROUP 2 - WIDE SHRUBS	GROUP 2 - WIDE SHRUBS
GROUP 3 - MEDIUM SHRUBS	GROUP 3 - MEDIUM SHRUBS
GROUP 4 - TALL SHRUBS	GROUP 4 - TALL SHRUBS
HYDROSEED MIX	
AREA 1 (77,271 SQ FT / 1.76 ACRES)	AREA 2 (14,540 SQ FT / 0.33 ACRES)
SYMBOL	SYMBOL
COMMON NAME	COMMON NAME
SPECIES	SPECIES
CAUTION NAME	CAUTION NAME
PLANT	PLANT
FESTUCA CALIFORNICA	FESTUCA CALIFORNICA
AMMO FESCUE	AMMO FESCUE
FESTUCA MANDANSIS	FESTUCA MANDANSIS
SMALL FESCUE	SMALL FESCUE
FESTUCA MURRAYANA	FESTUCA MURRAYANA
AREA 2 (14,540 SQ FT / 0.33 ACRES)	AREA 2 (14,540 SQ FT / 0.33 ACRES)
SYMBOL	SYMBOL
COMMON NAME	COMMON NAME
SPECIES	SPECIES
CAUTION NAME	CAUTION NAME
PLANT	PLANT
AMMO FESCUE	AMMO FESCUE
SMALL FESCUE	SMALL FESCUE
FESTUCA MANDANSIS	FESTUCA MANDANSIS
SMALL FESCUE	SMALL FESCUE
FESTUCA MURRAYANA	FESTUCA MURRAYANA
AREA 3 (14,540 SQ FT / 0.33 ACRES)	AREA 3 (14,540 SQ FT / 0.33 ACRES)
SYMBOL	SYMBOL
COMMON NAME	COMMON NAME
SPECIES	SPECIES
CAUTION NAME	CAUTION NAME
PLANT	PLANT
AMMO FESCUE	AMMO FESCUE
SMALL FESCUE	SMALL FESCUE
FESTUCA MANDANSIS	FESTUCA MANDANSIS
SMALL FESCUE	SMALL FESCUE
FESTUCA MURRAYANA	FESTUCA MURRAYANA



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED	ORD #59 VERSION

NOT FOR CONSTRUCTION	
TRACT NO. 26593	SHEET NO. L1.21
COUNTY OF RIVERSIDE	TOSCANA
SECONDARY ENTRY - SHRUB PLAN	25. 0925 SHTS
FOR: FRESHER TOSCANA, LLC	W.G. COUNTY FILE NO.

SCALE: 1" = 40' (SEE PLAN)

BENCHMARK: _____



PREPARED BY:
 SVA GROUP
 570 GLENVIEW STREET
 RIVERSIDE, CA 92507
 PHONE 949 497 5471 / FAX 949 494 7861
 CERT. NO. 1286, EXP. 12/2015, 10/05/2014

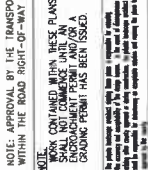


DATE	BY	REVISION

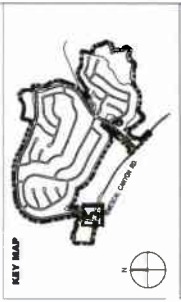
NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE RIVERSIDE COUNTY ENGINEERING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OF RECORD.



PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED	ORD #59 VERSION



COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY WALL AND FENCE PLAN

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM THE COUNTY OF RIVERSIDE OF ANY CHANGES TO THE CONSTRUCTION SCHEDULE AT LEAST 40 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 895-6799 FOR PERMIT CASES (CU, P.U., OR
 PHONE: (951) 895-6797 FOR PERMIT CASES (S, TRACT MAPS
 PHONE: (951) 895-6885 FOR FENCE, MAPS AND TRACT MAPS
 PHONE: (760) 342-8287 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

290-015-081, 290-130-020, 290-080-037, 290-070-029

PROJECT DIRECTORY

OWNER:
 SWA GROUP, LLC
 4500 JAVIERA, SUITE 600
 NEWPORT BEACH, CA 92660
 (949) 748-6714
 ANDY PETELJEAN

LANDSCAPE ARCHITECT:
 SWA GROUP
 4500 JAVIERA, SUITE 600
 NEWPORT BEACH, CA 92660
 (949) 497-5477
 SWAN O'MALLEY

CIVIL ENGINEER:
 PRODUCTIVE ENGINEERING CONSULTANTS WEST, INC.
 10000 JAVIERA, SUITE 200
 NEWPORT BEACH, CA 92660
 (951) 200-8856
 GEORGE LEMESTREY

LANDSCAPE AREA - **8,999,345** SQ. FT. **206.6** ACRES



VICINITY MAP NOT TO SCALE



SYMBOL	DESCRIPTION	DETAIL
	6' TIEBE WALL	4 (LO.0)
	6' MASONRY/CLASS WALL	2 (LO.0)
	6' TUBULAR STEEL FENCE	5 (LO.0)
	6' MASONRY/CLASS WALL	3 (LO.0)
	CABLE FENCE	1 (LO.0)
	RETAINING WALL	1 (LO.0)
	ENTRY GATE	
	6' WOOD FENCE	
	6' COMBINATION FENCE	6 (LO.0)

DIGITAL

DATE: 10/06/2014
 TIME: 10:00 AM
 USER: JAVIERA

1-800-277-3880
 A PUBLIC SERVICE BY
 LANDSCAPE SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

MUTUAL CONVICTION WITHIN THESE PLANS SHALL NOT CONSTITUTE A VIOLATION OF ANY APPLICABLE COUNTY STANDARDS AND GRADING PERMIT HAS BEEN ISSUED.

IN THIS DRAWING, UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES TO THE NEAREST 1/8". ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PREPARED BY:
 SWA GROUP
 4500 JAVIERA, SUITE 600
 NEWPORT BEACH, CA 92660
 PHONE: 949.497.5477 / FAX: 949.494.7861
 CERT. NO. 3286, EXP. 12/2015, 10/06/2014.



BENCHMARK: _____
 SCALE: _____

SCALE: 1" = 40' (AS SHOWN)
 TRACT NO. 36593
 COUNTY OF RIVERSIDE
 TOSCANA
 SHEET NO. L1.00
 PRELIMINARY FENCING LAYOUT
 COUNTY FILE NO. _____

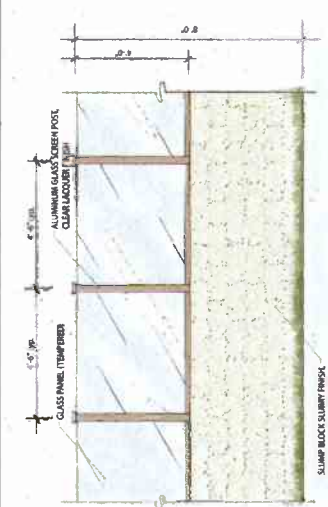
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT LLA / O REGISTRATION NUMBER DATE SIGNED
 TENTATIVE APP PPA

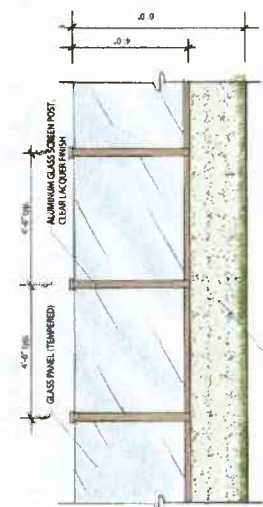
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED
 ORD 859 VERSION

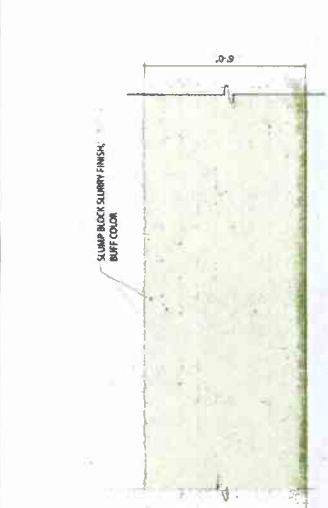
PLAN CHECK OVERSIGHT LLA / OR REGISTRATION NUMBER DATE SIGNED TENTATIVE APP P/P



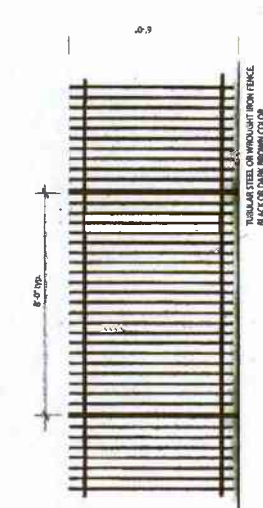
SECTION ELEVATION
3 6" MASONRY/GLASS WALL



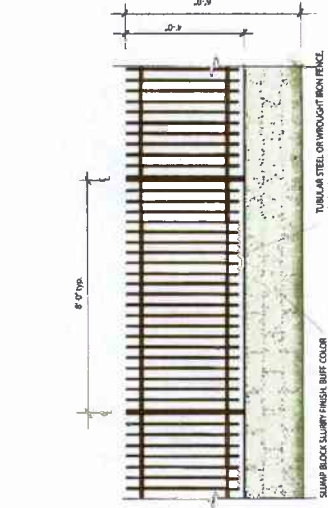
SECTION ELEVATION
2 6" MASONRY/GLASS WALL



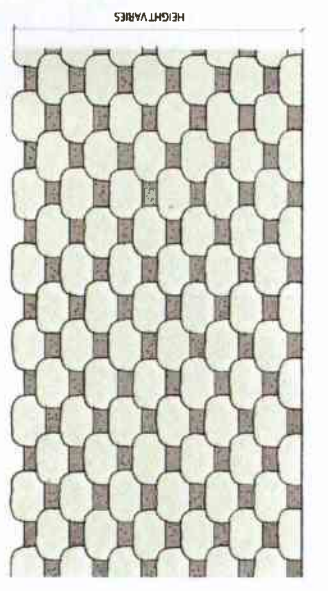
SECTION ELEVATION
4 SOLID WALL



SECTION ELEVATION
5 6" TUBULAR STEEL FENCE



SECTION ELEVATION
6 6" COMBINATION FENCE



SECTION ELEVATION
1 MECHANICALLY STABILIZED EARTH WALL SYSTEM (VERBUUR BY SOIL RETENTION)

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)

DIGITAL
 DWG: []
 DATE: []
 FILE: []
 4 PUBLIC SERVICE AT 402-227-2889
 ENVIRONMENTAL SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 ALL WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 The plan designer shall verify that all quantities in sheets are correct and that all work is in accordance with the approved plans. The plan designer shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

PREPARED BY:
 SWA GROUP
 570 GREENHURST STREET
 PHONE 949.937.5471 FAX 949.494.7861
 DEEL NO. 1286, EXP. 12/2015, 10/05/2014

UNIVERSITY OF CALIFORNIA
 COUNTY OF RIVERSIDE
 REGISTERED PROFESSIONAL ARCHITECT
 DATE: []
 EXPIRES: []

BENCHMARK: S W A

TRACT NO. J6592
 COUNTY OF RIVERSIDE
 TOSCANA
 DETAILS - WALL AND FENCE
 SHEET NO. L1.01
 2 OF 2 SHEETS
 SCALE: 1/4" = 1'-0"
 COUNTY FILE NO.

COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY MAINTENANCE PLAN

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED MAINTENANCE AREA AND THE REMOVAL OF ALL OBSTRUCTIONS FROM THE COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING OF CONSTRUCTION.

PHONE: (951) 855-6700 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY, CABAZON AND AREA WEST)
 PHONE: (951) 855-6885 FOR PAVEMENT MAPS AND TRACT MAPS
 PHONE: (760) 347-8267 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

290-013-081, 290-130-020, 290-680-037, 290-070-029

PROJECT DIRECTORY

OWNER: TOSCANA, LLC
 4590 FORECAST COMMUNITIES, SUITE 600
 NEWPORT BEACH, CA 92660
 (949) 748-8714
 AUSTY PETERLIN

LANDSCAPE ARCHITECT:
 JAMES W. GARDNER
 370 CLAMORE STREET
 LAGUNA BEACH CA 92651
 (949) 497-5471
 SEAN O'MALLEY

CIVIL ENGINEER:
 PRODUCTIVE ENGINEERING CONSULTANTS WEST, INC.
 10000 WILSON AVENUE, SUITE 200
 MARBETTA, CA 92662
 (951) 200-6885
 GEORGE LIMWESLEY

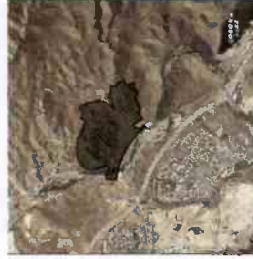
LEGEND

- PRIVATE HOMEOWNER MAINTAINED
- HOMEOWNER ASSOCIATION MAINTENANCE
- COUNTY OF RIVERSIDE (C.S.A.) MAINTENANCE
- COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT MAINTAINED

LANDSCAPE AREA -

8,999,345 SQ. FT.

206.6 ACRES



VICINITY MAP NOT TO SCALE

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)

PLAN CHECK OVERSIGHT LLA / C	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P.P.

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

DIGITIZED

DATE: 10/06/2014
 TIME: 10:06:27
 TOTAL FEE: \$1,400.00
 PUBLIC SERVICE BY: 1-800-327-2600
 ENVIRONMENTAL SERVICE CENTER

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONFINED WITHIN THESE PLANS SHALL BE CONFINED TO THE ROAD RIGHT-OF-WAY ONLY. NO GRADING PERMIT HAS BEEN ISSUED.

NO GRADING SHALL BE PERMITTED WITHOUT A GRADING PERMIT HAS BEEN ISSUED.

NO GRADING SHALL BE PERMITTED WITHOUT A GRADING PERMIT HAS BEEN ISSUED.

DATE	TIME	DATE	TIME	DATE	TIME

SEAL: LANDSCAPE ARCHITECT

JAMES W. GARDNER
 LICENSE NO. 10000
 EXPIRES 12/31/15

PREPARED BY:
 SWA GROUP
 870 GLENVIEW STREET
 HUNTINGTON BEACH, CA 92647
 PHONE: 949-949-5471 FAX: 949-944-7881
 CERT. NO. 3286, EXP. 12/2015, 10/06/2014

S W A

SCALE: 1" = 100'

BENCHMARK: _____

TRACT NO. 36593
 COUNTY OF RIVERSIDE
 TOSCANA

NOT FOR CONSTRUCTION

SHEET NO. L1.00

1 OF 1 SHEETS

PRELIMINARY MAINTENANCE PLAN

FOR: FOREST, TOSCANA, LLC

FILE NO. _____

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF THE PROPOSED PERMIT FROM THE COUNTY OF RIVERSIDE. PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION. A CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-6790 FOR PERMIT CASES (CUL, P.U., OR VOLUNTARY) CABAZON AND AREA WEST
 PHONE: (951) 955-6885 FOR PERMIT CASES EAST OF CABAZON
 PHONE: (951) 955-6887 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO. _____

290-013-081, 290-135-029, 290-066-037, 290-070-029

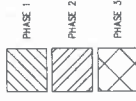
PROJECT DIRECTORY

OWNER: TOSCANA, LLC
 4300 FOREMOST COMMUNITIES, SUITE 600
 NEWPORT BEACH, CA 92660
 (949) 748-6714
 ANDY PETELIZAN

LANDSCAPE ARCHITECT:
 STAN O'BALLEY
 570 CLARENCE STREET
 LAGUNA BEACH, CA 92651
 (949) 497-5477

CIVIL ENGINEER:
 PRODUCTIVE ENGINEERING CONSULTANTS WEST, INC.
 10000 S. STATE 200
 MARBETTA, CA 92662
 (951) 200-6856
 GEORGE LEMESTREY

LEGEND



LANDSCAPE AREA - 8,999,345 SQ. FT. 206.6 ACRES

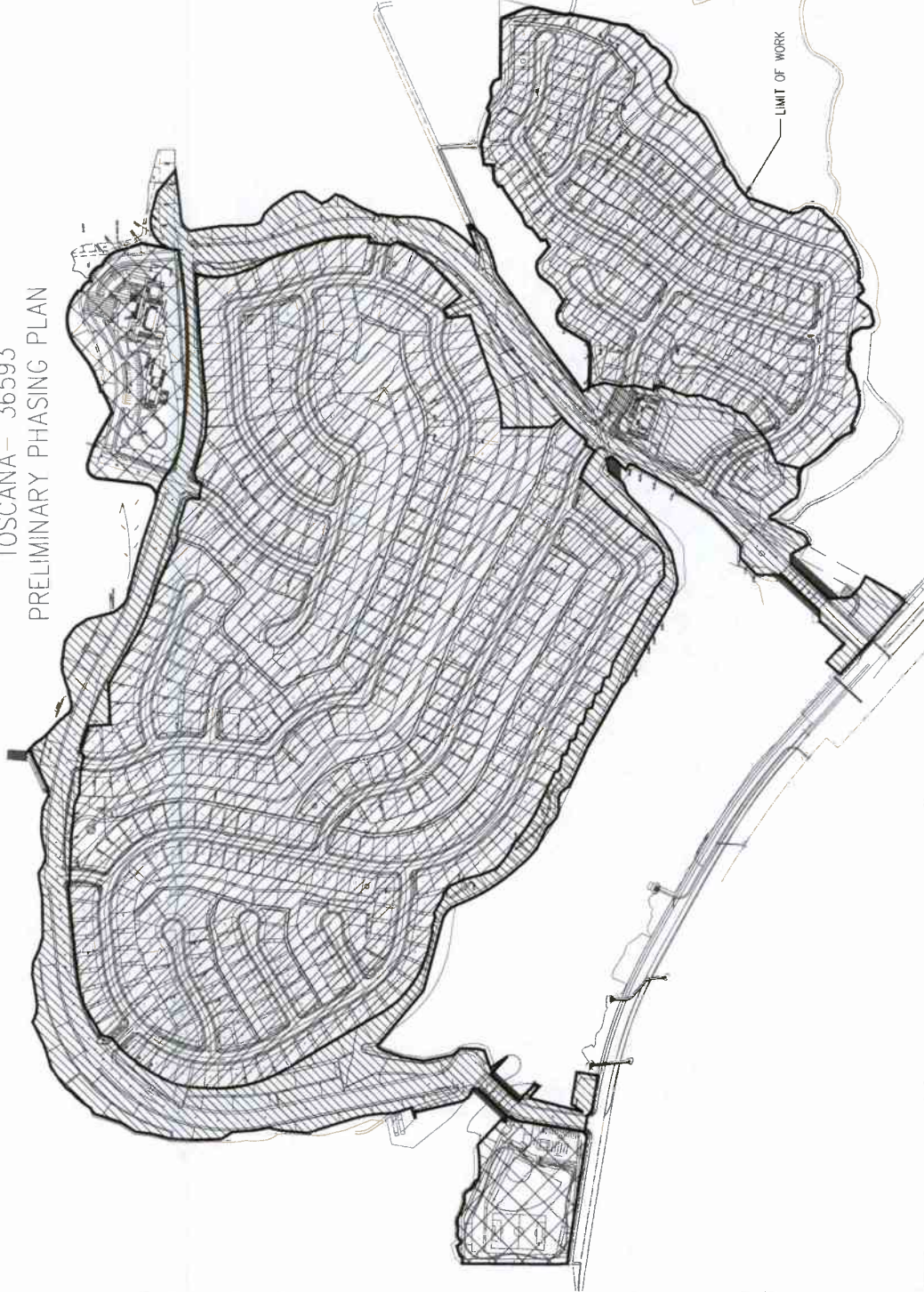


VICINITY MAP NOT TO SCALE

COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY PHASING PLAN



PLAN CHECK OVERSIGHT LIA / CIVIL ENGINEER	DATE SIGNED	REGISTRATION NUMBER
DATE SIGNED	REGISTRATION NUMBER	DATE SIGNED

PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED	REGISTRATION NUMBER
DATE SIGNED	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / ORFS/TE)



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 THESE PLANS CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EXISTING/CONCRETE PERMIT HAS BEEN OBTAINED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

NO.	DATE	BY	REVISION

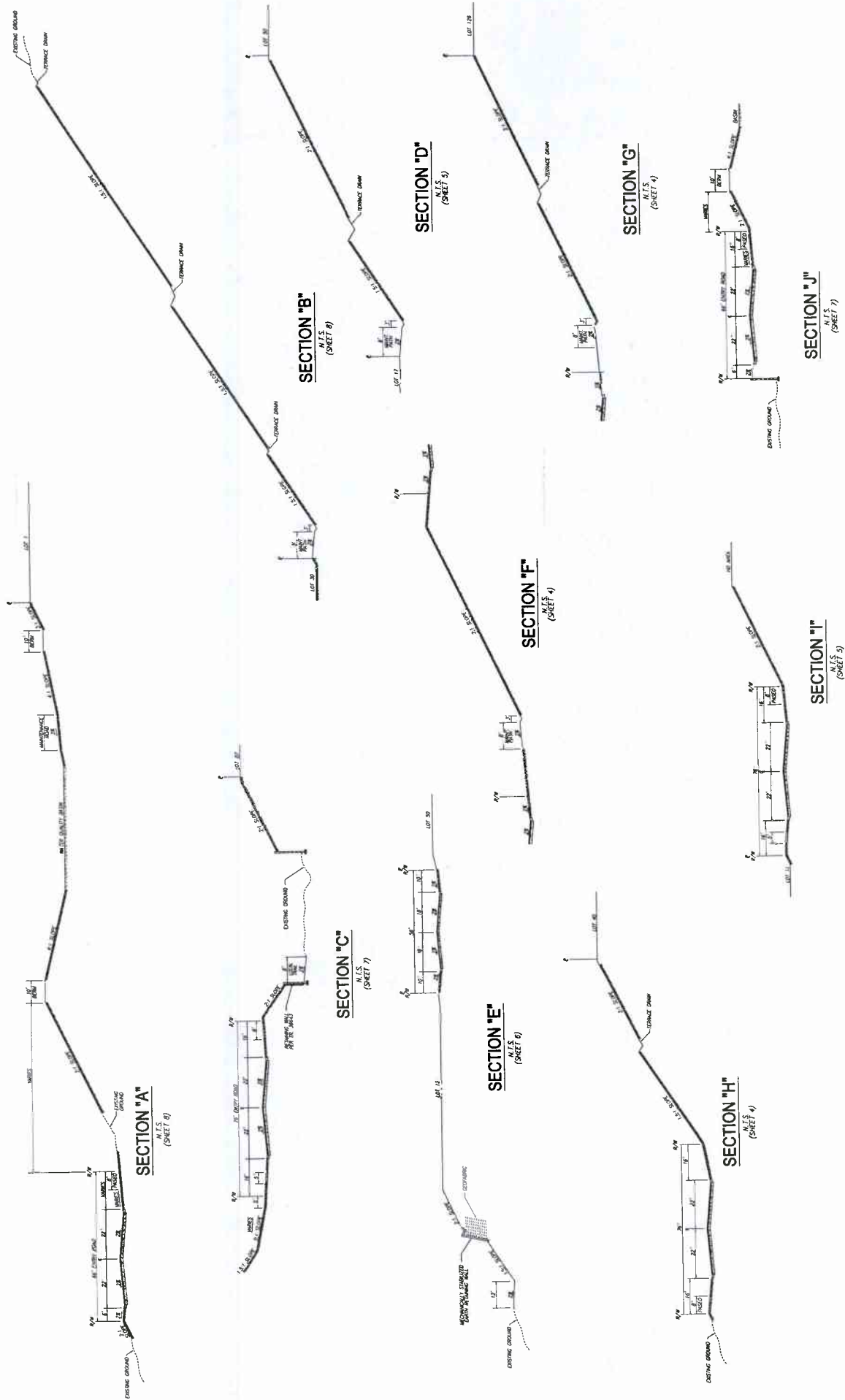


PREPARED BY:
 SWA GROUP
 570 CLARENCE STREET
 LAGUNA BEACH, CA 92651
 PHONE: 949-497-5477 / FAX: 949-684-7881
 CELL: 951-3296-1220 / EXP: 12/2015 / 10/06/2014

SCALE: _____ V. _____
 BENCHMARK: _____
 TRACT NO. 36593
 COUNTY OF RIVERSIDE
 TOSCANA
 PRELIMINARY PHASING PLAN
 COUNTY FILE NO. _____

NOT FOR CONSTRUCTION
 SHEET NO. L1.01
 TOTAL SHEETS 1

SCALE: 1" = 100' (AS SHOWN)
 TRACT NO. 36593
 COUNTY OF RIVERSIDE
 TOSCANA
 PRELIMINARY PHASING PLAN
 COUNTY FILE NO. _____



AMENDMENT #1

SCHEDULE "A"
TENTATIVE TRACT NO. 36583
COUNTY OF RIVERSIDE

PREPARED BY: **PROACTIVE ENGINEERING CONSULTANTS WEST, INC.**
 2510 JEFFERSON AVE., SUITE 100
 RIVERSIDE, CA 92506
 TEL: (951) 509-8810

DEVELOPER/APPLICANT: **Forestar Tractants, LLC**
 10000 N. Harbor Blvd, Suite 600
 Newport Beach, CA 92660
 Tel: (949) 748-8714

AMENDMENTS:
 #1: INITIAL SUBMISSION
 #2: RESPONSE TO THE DEPARTMENTAL COMMENTS #1

DATE PREPARED: JUN 18, 2014

OF 8 SHEETS

SHEET NO. 3

SEE SHEET 5

AMENDMENT #1

SCHEDULE "A"
TENTATIVE TRACT NO. 36693
COUNTY OF RIVERSIDE

4
OF 8 SITS
MAP PREP DATE: JUN 19, 2011

PREPARED BY:

PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25109 JEFFERSON AVE., SUITE
100, NEWPORT BEACH, CA 92660
TEL: (949) 748-8714
FAX: (949) 748-8810

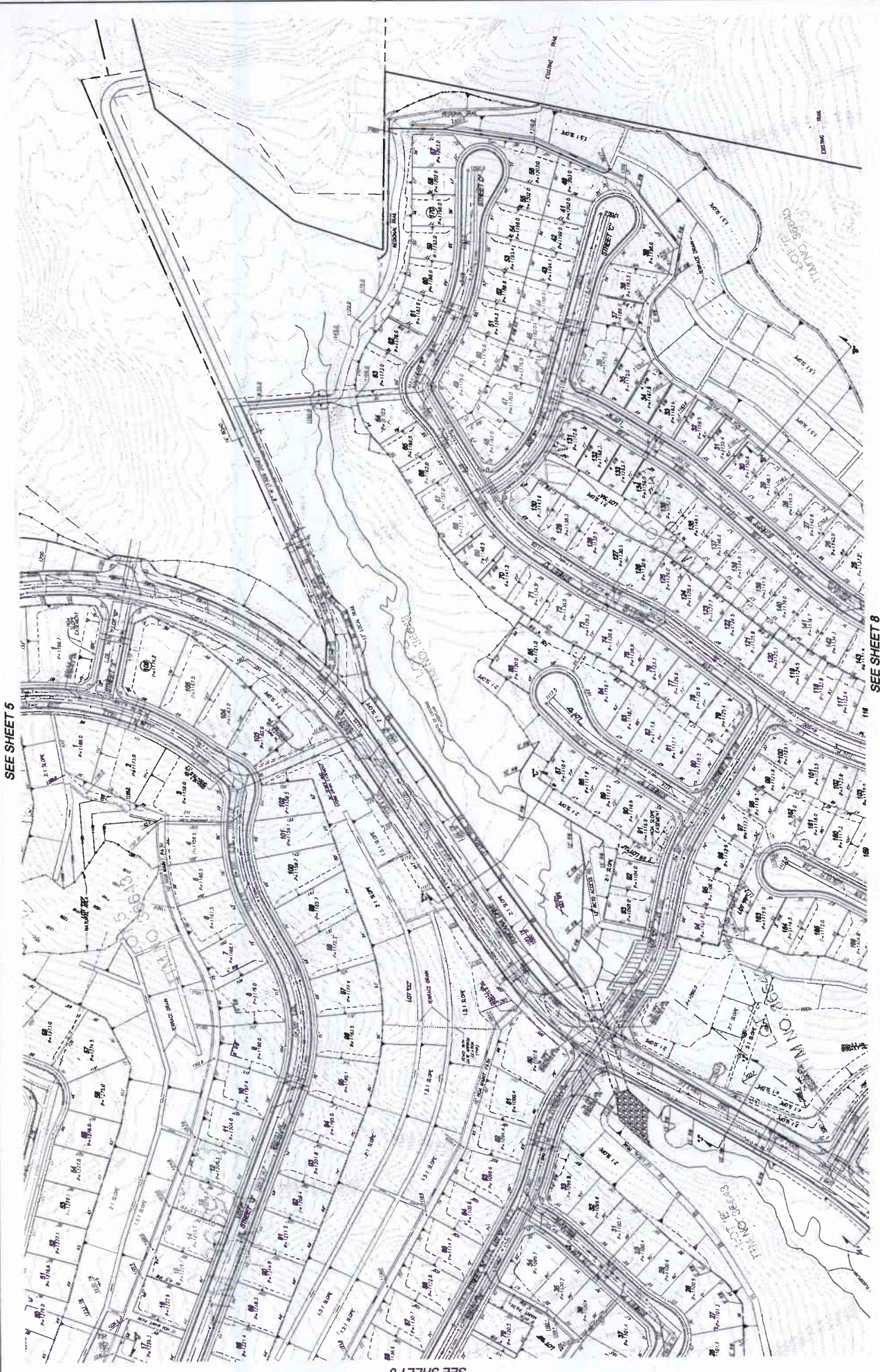
DATE OF PREPARE:
FORESTAR TOSCANA, LLC
Forestar Toscana, LLC
Newport Beach, CA 92660
Tel: (949) 748-8714



AMENDMENTS:	DATE:	DESCRIPTION:

SEE SHEET 6





SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

AMENDMENT #1
 SCHEDULE "A"
 TENTATIVE TRACT NO. 365583
 COUNTY OF RIVERSIDE

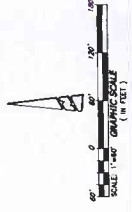
PREPARED BY

 PROACTIVE ENGINEERING
 CONSULTANTS WEST, INC.
 25109 JAFFARSON AVE., SUITE
 200 ROSARITA, CA 92582
 TEL: 951-748-8148

DEVELOPER/APPLICANT:
 Forestar Toscana, LLC
 25109 JAFFARSON AVE., SUITE 200
 ROSARITA, CA 92582
 TEL: (949) 748-8714



DATE	DESCRIPTION	APPROVAL



7
 OF 8 SHEETS
 MAP PREPARED: MAY 18, 2014

8 Labels per page

Section 2.1 General Plan & Specific Plan	C-R Rural Commercial	SP Specific Plan	Section 18.41 Commercial WECS Permits
Section 3.1 Zone Classifications	C-O Commercial Office	Article XVIII General Provisions	Section 18.42 Accessory WECS Permits
Section 4.1 Zoning Districts	R-VC Rubidoux-Village Commercial	Section 18.5 PRDs	Section 18.43 Sub. Conf. & Revised Permits
R-R Rural Residential	I-P Industrial Park	Section 18.6 PRDs-Senior Citizens	Section 18.44 Hazardous Waste Facilities Siting Permit
R-R-O Rural Residential, Outdoor Advertising	M-SC Manufacturing - Service Commercial	Section 18.8 Nonconforming Structures & Uses	Section 18.45 Kennels and Catteries
R-1 One-Family Dwellings	M-M Manufacturing - Medium	Section 18.12 Parking	Section 18.46 Mini-Warehouses
R-1A One-Family Dwelling - Mountain Resort	M-H Manufacturing - Heavy	Section 18.18 Detached Accessory Building	Section 18.47 Recycling Facilities
R-A Residential Agricultural	M-R Mineral Resources	Section 18.26 Permit Applications	Section 18.48 Alcoholic Beverage Sales
R-2 Multiple Family Dwellings	M-R-A Mineral Resources & Related Manufact.	Section 18.26a Fast Track Projects	Section 19.1 Advertising Regulations
R-2A Multiple Family Dwell. - Mtn Resort	A-1 Light Agriculture	Section 18.27 Variances	Section 19.51 Temporary Outdoor Events
R-3 General Residential	A-P Light Agriculture w/ Poultry	Section 18.28 Conditional Use Permits	Section 19.75 Mobilehomes
R-3A Village Tourist Residential	A-2 Heavy Agriculture	Section 18.28a Second Unit Permits	Section 19.91 Mobilehome Parks in Residential Zones
R-T Mobilehome Subdiv. & Mobilehome Parks	A-D Agriculture - Dairy	Section 18.28b Crowing Fowl	Section 19.95 Recreational Vehicle Parks
R-T-R Mobilehome Subdivision - Rural	C/V Citrus/Vineyard	Section 18.29 Public Use Permits	Section 19.101 Congregate Care Residential Facilities
R-4 Planned Residential	C-C/V Commercial Citrus/Vineyard	Section 18.29a Family Day Care Homes	Section 19.300 Water Efficient Landscape Require.
R-5 Open Area Combine- Residential Devlpmnts	W-2 Controlled Development Areas <i>W-2-m</i>	Section 18.30 Plot Plans	Section 19.400 Wireless Comm. Facilities
R-6 Residential Incentive	R-D Regulated Development Areas	Sections 18.31 Revocation of Variances & Permits	Section 19.600 BDNP Overlay Zone
C-1/C-P General Commercial	N-A Natural Assets	Section 18.33 SBAs & TUPs	Section 20.1 Amendments & Change of Zone
C-T Tourist Commercial	W-1 H ₂ Ocourse, H ₂ Oshed & Conservation Areas	Section 18.35 Asterisk	Section 21.1 Definitions
C-P-S Scenic Highway Commercial	W-E Wind Energy Resources	Section 18.39 Commercial Fertilizer Operations	Article XXIII/XXIV Validity/ Authentication



Addendum No. 2 to
Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36593

Prepared by:

County of Riverside
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Riverside, CA 92501
Contact: Matt Straite

Applicant:

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Newport Beach, CA 92660
Contact: Andy Petitjean

CEQA Consultant:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
Contact: Tracy Zinn

January 14, 2015

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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

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

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

B. The California Environmental Quality Act

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

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

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

Tentative Tract Map No. 36593

Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the originally-approved project allowed for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 22.3 acres of recreational amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

On December 9, 2014, the Riverside County Board of Supervisors adopted Amendment No. 1 to SP 327 (SP 327A1), adopted CZ 7807, approved Tentative Tract Map (TR) No. 36643, and approved Addendum No. 1 to Final EIR 439. SP 327A1 maintained the approved maximum of 1,443 residential units, but modified the Land Use Plan for SP 327 as follows:

- Created a private, gate-guarded community;
- Increased the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreased the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increased the target number of homes in MDR neighborhoods from 694 to 895;
- Decreased the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreased the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreased the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decreased the target number of homes in HDR neighborhoods from 230 to 210;
- Converted the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increased and reprogrammed park land from 18.7 acres to 21.4 acres;
- Added 1.2 acres of stormwater water quality features to meet current best management practices;
- Created a 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refined the internal circulation system to accommodate the modified land use plan.

Other actions that were adopted and approved by the Riverside County Board of Supervisors on December 9, 2014, and evaluated in Addendum No. 1 to Final EIR 439 included CZ 7807, and TR 36643. CZ 7807 amended the Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to amend the land use and development standards to reflect SP 327A1. TR 36643 subdivided an

Tentative Tract Map No. 36593

approximately 327.65-acre portion of the Toscana property to establish parcels in conformance with the Planning Areas included within SP 327A1. TR 36643 created 29 lots and enabled mass grading of the subject property, as well as installation of backbone circulation/access and on-site utility infrastructure.

No known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. A wildfire burned a portion of the property in 2008, resulting in the loss of two on-site structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2015) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Tentative Tract Map No. 36593 (TR 36593), which is the focus of this Addendum No. 2 to Final EIR 439, is a proposed Schedule "A" subdivision that would implement the land uses allowed by the Toscana Specific Plan (SP 327), pursuant to approved Amendment No. 1 (SP 327A1), on an approximately 201.9-acre portion of the Specific Plan area. Specifically, TR 36593 proposes to implement the Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Open Space-Recreation, and Open Space-Water land uses allowed pursuant to SP 327A1 within Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F and portions of 27. TR 36593 would subdivide the subject property into 432 MDR lots (minimum lot size ranging from 4,500 square feet to 5,850 square feet) and 170 MHDR lots (minimum lot size of 3,619 square feet). In addition, TR 36593 would provide 31 lettered lots on approximately 56.8 acres for neighborhood park, pocket park, open space, and water quality/detention basin land uses and private roads. TR 36593 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the TR 36593 area, as provided by SP 327A1. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 would require approximately 2,147,000 cubic yards of cut and 2,636,000 cubic yards of fill. Taking into consideration the bulking and shrinking characteristics of the property's soils, grading and earthwork activities on-site are expected to balance with no requirement to import or export a measureable amount of earth materials.

E. CEQA Requirements for an EIR Addendum

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

Tentative Tract Map No. 36593

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

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

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

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

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. *See* CEQA

Tentative Tract Map No. 36593

Guidelines §15164. As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 2 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guidelines §15162.

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

- a. As demonstrated in the accompanying Environmental Assessment No. 42624 (EA 42624) and its associated analyses, the proposed Project would not substantially increase the severity of impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR and Addendum No. 1 to Final EIR 439. In summary, proposed TR 36593 would allow for the development of 432 MDR lots (minimum lot size ranging from 4,500 square feet to 5,850 square feet) and 169 MHDR lots (minimum lot size of 3,619 square feet). In addition, TR 36593 would provide 31 lettered lots on approximately 56.8 acres for neighborhood park, pocket park, open space, and water quality/detention basin land uses and private roads, and would provide for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) to serve the TR 36593 area. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 is fully consistent with SP 327A1, which was previously evaluated in conjunction with approved Addendum No. 1 to Final EIR 439. Overall, TR 36593 would result in impacts that are less than or equal to those addressed in Final EIR 439 and the Addendum thereto.

Tentative Tract Map No. 36593

- b. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- c. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- d. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.
- e. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.
- f. Technical documentation that evaluates the proposed Project was prepared for the subject areas of geology/soils, hazards (fire protection), hydrology, noise, traffic, water supply, and water quality. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 or Addendum No. 1 to Final EIR 439. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:
 - The *Preliminary Geotechnical Investigation* (Appendix A1) and *Supplemental Geotechnical Analysis* (Appendix A2), prepared by Advanced Geosolutions, do not identify any new or more severe impacts to geology and soils that would have resulted from implementation of SP 327 as disclosed in Final EIR 439.
 - The *Water Quality Management Plan* (Appendix B), prepared by Proactive Engineering Consultants, identifies site-specific best management practices (BMPs) to be implemented as part of the Project to minimize the release to water-borne pollutants from the subject property. The Project would not result in new or more severe water quality impacts than previously disclosed in Final EIR 439.
 - The *Fire Protection Plan* (Appendix C), prepared by Firewise 2000, establishes a fuel modification plan and management plan for the Project and verifies that future residents on-site would not be exposed to substantial wildland fire safety hazards, consistent with the findings of Final EIR 439.
 - The *Preliminary Drainage Study* (Appendix D), prepared by Proactive Engineering Consultants, analyzed the proposed Project and did not identify any new or more severe impacts to hydrology than previously disclosed in Final EIR 439.
 - The *Noise Impact Analysis* (Appendix E), prepared by Urban Crossroads, analyzed the proposed Project and did not identify any new or more severe noise impacts than

Tentative Tract Map No. 36593

would have occurred from implementation of SP 327 and previously disclosed in Final EIR 439.

- The *Traffic Impact Analysis* (Appendix F), prepared by Urban Crossroads, analyzed the proposed Project and did not identify any new or more severe traffic impacts than would have occurred from implementation of SP 327 and previously disclosed in Final EIR 439.
 - A *Greenhouse Gas Reduction Memorandum* (Appendix G), prepared by Urban Crossroads, describes the measures that are proposed to be implemented to reduce greenhouse gas emissions to less than significant levels as analyzed in Addendum No. 1 to Final EIR 439.
- g. Mitigation measures identified in Final EIR 439 and Addendum No. 1 to Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed TR 36593, remain appropriate and feasible for the proposed Project.

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

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- A. This Introduction (Section 1.0).
- B. The completed Environmental Assessment form EA 42624 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42624, which indicates all mitigation measures contained in Final EIR 439 and Addendum No. 1 to Final EIR 439 those that have been changed as a result of EA 42624 to reflect currently applicable County ordinances, building codes, and proposed TR 36593.
- D. Eight (8) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – H.
 - 1. *Preliminary Geotechnical Investigation* (Appendix A1), prepared by Advanced Geotechnical Solutions.
 - 2. *Supplemental Geotechnical Analysis* (Appendix A2), prepared by Advanced Geotechnical Solutions

Tentative Tract Map No. 36593

3. *Water Quality Management Plan* (Appendix B), prepared by Proactive Engineering Consultants.
 4. *Fire Protection Plan* (Appendix C), prepared by Firewise 2000.
 5. *Preliminary Drainage Study* (Appendix D), prepared by Proactive Engineering Consultants.
 6. *Noise Impact Analysis* (Appendix E), prepared by Urban Crossroads.
 7. *Traffic Impact Analysis* (Appendix F), prepared by Urban Crossroads.
 9. *Greenhouse Gas Reduction Memorandum* (Appendix G) prepared by Urban Crossroads.
- E. SP 327, Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.
- F. SP 327A1, Addendum No. 1 to Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Addendum No. 1 to Final EIR 439, County Resolution No. 2014-232, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

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

This EIR Addendum will be forwarded, along with Final EIR 439 and Addendum No. 1 to Final EIR 439, to the Riverside County Planning Commission. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this EIR Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action within their authority to approve, conditionally approval, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the notice of decision appears on the Board's agenda, the Project Applicant or an interested person files an appeal. Additionally, TR 36593 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option of pulling the TR 36593 approval from the "Receive and File" docket and

Tentative Tract Map No. 36593

assuming approval authority. If an appeal is filed, or if the Board of Supervisors opts to assume approval authority, then the Board of Supervisors would consider the proposed action and the adequacy of this EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to approve, conditionally approve, or deny approval of the proposed Project.

II. Environmental Assessment Form/ Initial Study Checklist

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42624
Project Case Type (s) and Number(s): TR 36593
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Forestar Toscana, LLC
Applicant's Address: 4950 MacArthur Blvd., Suite 600, Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

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

Tentative Tract Map No. 36593 (TR 36593) is a Schedule "A" tentative tract map that proposes to implement the Toscana Specific Plan (SP 327), pursuant to the previously approved Amendment No. 1 (SP 327A1). TR 36593 proposes to subdivide the Specific Plan's Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F, and portions of 27 into 602 single-family residential lots (with lots sizes ranging from 3,619 square feet to 24,945 square feet), and 31 lots for neighborhood park, pocket park, open space, water quality/detention basin, and private roadway land uses. TR 36593 also identifies the location of internal permanent and temporary utility infrastructure improvements (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the project area. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 would require approximately 2,147,000 cubic yards of cut and 2,636,000 cubic yards of fill. Taking into consideration the bulking and shrinking characteristics of the property's soils, grading and earthwork activities on-site are expected to balance with no requirement to import or export a measureable amount of earth materials. TR 36593 is illustrated on Figure 1, *Tentative Tract Map No. 36593*.

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

C. Total Project Area: 201.9

Residential Acres: 143.7	Lots: 602	Units: 602	Projected No. of Residents: 1,554
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Open Space/Private Circulation: 56.8 acres (31 lots)

D. Assessor's Parcel No(s):

290-070-029
290-080-037
290-130-020, -081

E. Street References: Generally northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Park Canyon Road, westerly of Indian Truck Trail. Refer to Figure 2, *Vicinity Map*.



Figure 2
VICINITY MAP

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of an irregularly shaped collection of contiguous parcels in the Temescal Canyon area of unincorporated Riverside County, California. The property is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain incised by natural drainage features. A segment of the Temescal Wash traverses the southern portion of the Project site adjacent to Temescal Canyon Road. Refer to Figure 3, *Aerial Photograph*.

The area surrounding the Project site is characterized by rural density residential land uses and vacant land to the north; vacant land, Interstate 15, residential land uses and commercial retail land uses to the south; commercial land uses and vacant land to the west; and rural density residential land uses and vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed land uses on the Project site would be consistent approved SP 327A1 and, therefore, would also be consistent with the General Plan Land Use Map (pursuant to Riverside County General Plan Land Use Element Policy LU 1.10). The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
- 3. Multipurpose Open Space:** The Project site is located within the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) criteria area, and a portion of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside County MSHCP conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.
- 4. Safety:** The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Proposed construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety, and minimize the risk of rockfalls. The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and

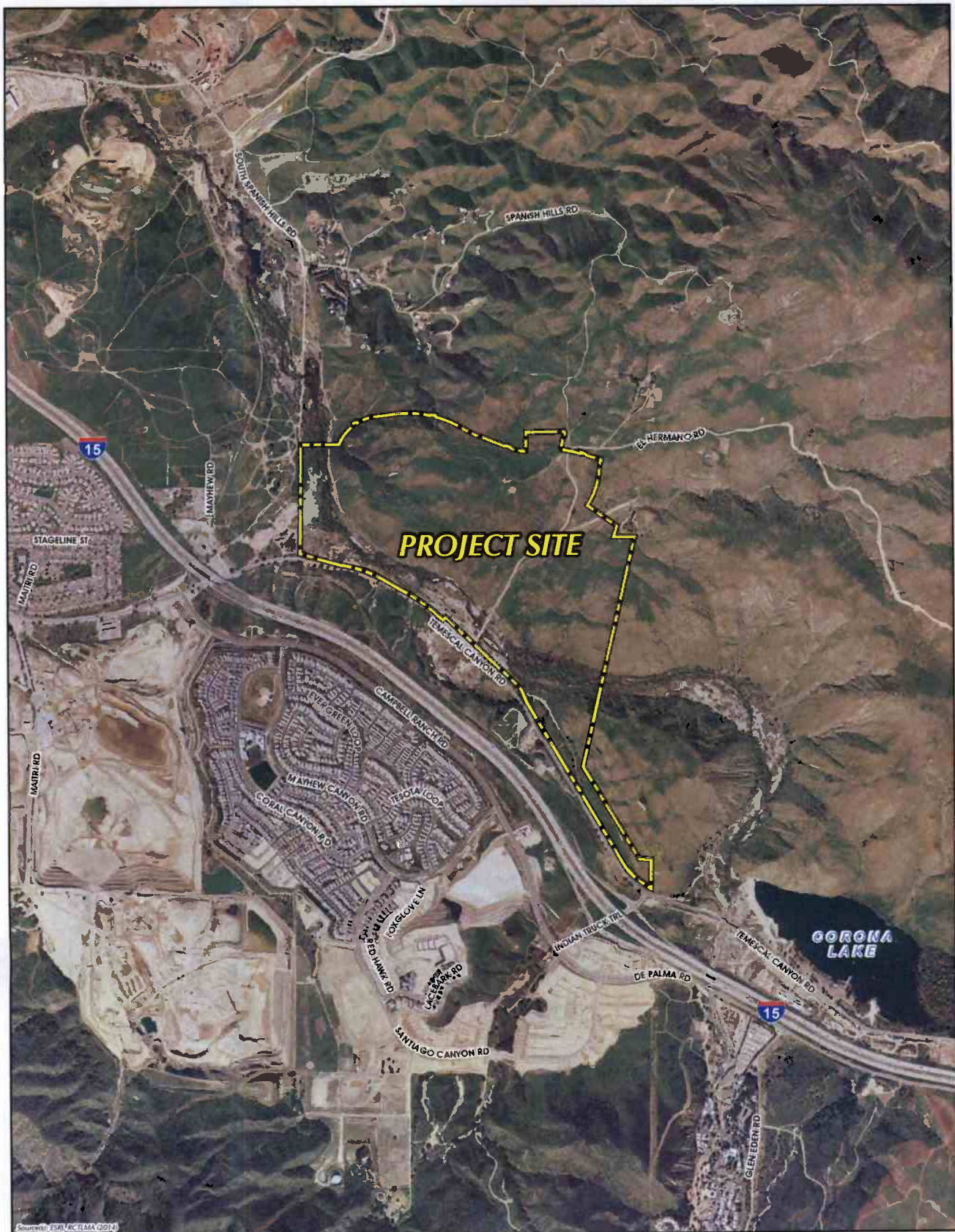


Figure 3

AERIAL PHOTOGRAPH

