

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

1053



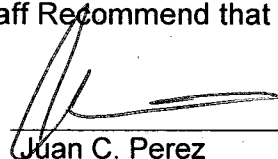
FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

SUBJECT: SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, ENVIRONMENTAL IMPACT REPORT NO. 439 ADDENDUM NO. 1 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots. **Change of Zone No. 07807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

JCP:ms


Juan C. Perez
TLMA Director/ Interim Planning
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 checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

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

C.E.O. RECOMMENDATION:

APPROVE

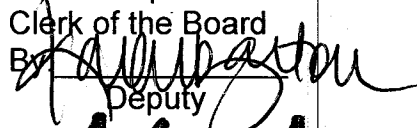
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 25, 2014
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board

Deputy

Prev. Agn. Ref.: | **District:**1/1 | **Agenda Number:** 16-1

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 327 Amendment No. 1, Change of Zone No. 7807, Tentative Tract Map No.
36643**

DATE: September 17, 2014

PAGE: Page 2 of 2

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

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

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

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

BACKGROUND:

The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of the previously approved commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. **Tentative Tract Map No. 36643** is a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Change of Zone No. 7807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) to formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

The Planning Commission heard the project on September 17, 2014 and recommended approval by a 4-0 voteP.

Impact on Citizens and Businesses

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

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Staff Report**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ORDINANCE NO. 348.4791

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, November 22, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE FORMAT INTO A 1/8TH PAGE DISPLAY AD

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

12.02.14
16-1

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, November 18, 2014 10:15 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Ord. No. 348.4791

Received for publication on Nov. 22. Scheduling Confirmation and Display ad Proof to follow.

Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, November 18, 2014 8:17 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Ord. No. 348.4791

Good morning! Attached is a Notice of Public Hearing for publication on a **1/8 page display Ad**, for Saturday, Nov. 22, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2014

THE DESERT SUN
ATTN: LEGALS
PO BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: ORDINANCE NO. 348.4791

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We require your affidavit of publication immediately upon completion of the last publication.

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Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Tuesday, November 18, 2014 8:44 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Ord. No. 348.4791

Good Morning ☺

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, November 18, 2014 8:19 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: Ord. No. 348.4791

Good morning! Attached is a Notice of Public Hearing for publication on a **1/8 page display Ad**, for Saturday, Nov. 22, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 2, 2014 at 10:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following:

**SUMMARY OF ORDINANCE NO. 348.4791
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

Pursuant to Government Code Section 25124 (b)(1), the following summary is provided:

Ordinance No. 348.4791 is an amendment to Ordinance No. 348 of the County of Riverside which establishes certain zoning regulations pertaining to property within the unincorporated area of Riverside County. This amendment to Ordinance No. 348 proposes to revise Sections 18.17, 18.18, 18.28, 18.29, 18.30 and 21.69 and eliminate Section 18.29a. The amendment generally includes revisions to the intent, permit requirements and development standards for detached accessory buildings, guest quarters and second unit permits; revisions to the application provisions pertaining to detached accessory buildings, second unit permits, conditional use permits, public use permits and plot plans; elimination of the "use of permit" provisions for conditional use permits, public use permits and plot plans; and other minor revisions to wording in the aforementioned sections. Ordinance No. 348.4791 is available for review in its entirety at the Office of the Clerk of the Board of Supervisors.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on this project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 18, 2014

KECIA HARPER-IHEM, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Watts-Bazan, Karin <KWATTSBA@co.riverside.ca.us>
Sent: Friday, November 07, 2014 12:06 PM
To: Mares, David; Grande, Tina; Gil, Cecilia
Cc: Perez, Juan; Harper-Ihem, Kecia
Subject: RE: Scheduling Ord. Amendment 34.4791 before the BOS on 12/2/14

Dave,

Thank you for preparing the Form 11. Of course, I will review and make revisions if appropriate. With respect to the red-lined version of the Ordinance, the document that you prepared and sent over could not be used. When I tried to open it, it virtually shut down my computer. I am almost finished with drafting a redlined version that is in ordinance form. I will provide that with the final original clean ordinance. I should be done with the ordinances by Monday. We will review and final the draft Form 11 by Wednesday in light of the holiday and the NOE will be completed by Wednesday as well. I will let you know when everything is ready for pick up.

KARIN WATTS-BAZAN
Principal Deputy County Counsel
County of Riverside
Phone: (951) 955-6300
Fax: (951) 955-6363
Email: kwattsba@co.riverside.ca.us

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Mares, David
Sent: Friday, November 07, 2014 11:57 AM
To: Grande, Tina; Gil, Cecilia
Cc: Perez, Juan; Watts-Bazan, Karin; Harper-Ihem, Kecia
Subject: Scheduling Ord. Amendment 34.4791 before the BOS on 12/2/14
Importance: High

This ordinance amendment needs to get scheduled for a 10-day public hearing notice for the BOS meeting on 12/2/14. Unfortunately, at this moment I don't have a completed and signed BOS package for the amendment. I am attaching the Form 11 Coversheet, as well as a draft of the Form 11 itself. I believe this should be everything needed to get the public hearing notice prepared and out for publishing. Because this amendment affects the entire County, an 1/8 page advertisement is needed and there isn't any individual mail out notices required.

If anything else is needed to get the public hearing notification process moving, please let me know immediately, so I can resolve it and move forward.

In the meantime, I will continue to work with Karin to complete the preparation of the BOS package. For the record, the completed package will consist of the following:

1. Completed and signed (by both Juan and Karin) Form 11 (*subject to further revision by County Counsel*)
2. PC Minute Order dated 10/15/14 (*completed by Planning Dept.*)
3. PC staff report package dated (*completed by Planning Dept.*)
4. Ord. Amendment 348.4791 document (*being prepared by County Counsel*)
5. Redline-strikeout version and clean version of affected Ordinance document pages (*prepared by Planning Dept.*)
6. Notice of Exemption (*being revised by County Counsel*)

David Mares, Principal Planner
4080 Lemon Street, 12th Floor
Riverside, CA. 92501-3634

Phone: 951 955-9076

Fax: 951 955-1811

dmares@rctlma.org

Gil, Cecilia

From: Rector, Kimberly
Sent: Friday, November 07, 2014 3:21 PM
To: Gil, Cecilia
Subject: RE: Scheduling Ord. Amendment 34.4791 before the BOS on 12/2/14

Thanks, Cecilia.

From: Gil, Cecilia
Sent: Friday, November 07, 2014 2:13 PM
To: Watts-Bazan, Karin; Grande, Tina; Mares, David
Cc: Perez, Juan; Harper-Ihem, Kecia; Rector, Kimberly
Subject: RE: Scheduling Ord. Amendment 34.4791 before the BOS on 12/2/14

Thank you Karin!

Notice should be published not later than Nov. 22 (Saturday). Since it is a 1/8 Page Display Ad, newspapers would require an earlier deadline. Therefore, I should be able to send the Notice out to PE and Sun by Nov. 18 (Tuesday). So hopefully, I can have the summary by November 17. ☺

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

From: Watts-Bazan, Karin [<mailto:KWATTSBA@co.riverside.ca.us>]
Sent: Friday, November 07, 2014 2:03 PM
To: Gil, Cecilia; Grande, Tina; Mares, David
Cc: Perez, Juan; Harper-Ihem, Kecia
Subject: RE: Scheduling Ord. Amendment 34.4791 before the BOS on 12/2/14

Yes, its 20 pages long and I will just add the summary to my list.

KARIN WATTS-BAZAN
Principal Deputy County Counsel
County of Riverside
Phone: (951) 955-6300
Fax: (951) 955-6363
Email: kwattsba@co.riverside.ca.us

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Gil, Cecilia
Sent: Friday, November 07, 2014 12:56 PM

Pursuant to Government Code Section 25124 (b)(1), the following summary is provided:

Ordinance No. 348.4791 is an amendment to Ordinance No. 348 of the County of Riverside which establishes certain zoning regulations pertaining to property within the unincorporated area of Riverside County. This amendment to Ordinance No. 348 proposes to revise Sections 18.17, 18.18, 18.28, 18.29, 18.30 and 21.69 and eliminate Section 18.29a. The amendment generally includes revisions to the intent, permit requirements and development standards for detached accessory buildings, guest quarters and second unit permits; revisions to the application provisions pertaining to detached accessory buildings, second unit permits, conditional use permits, public use permits and plot plans; elimination of the "use of permit" provisions for conditional use permits, public use permits and plot plans; and other minor revisions to wording in the aforementioned sections. Ordinance No. 348.4791 is available for review in its entirety at the Office of the Clerk of the Board of Supervisors.

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
11/15/2014	I09990368-11152014	SP 327 AMD 1 ZC 7807 TTM 36643 E	Press-Enterprise	2 x 80 Li	160	1	1.45	232.00	232.00

Ordered By: Cecilia Gil

2014 NOV 20 AM 11:02

*Planning
 16-1 of 11/25/14
 ZC 7807*

Legal Advertising Invoice

Balance	
\$232.00	

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225	Billing Period 11/15/2014 - 11/15/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

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THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name BOARD OF SUPERVISORS		
Billing Period 11/15/2014 - 11/15/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$232.00	Invoice Number I09990368-11152014	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE, CA 92502

The Press-Enterprise
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 327 AMD 1 ZC 7807 TTM 36643 EIR 439 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/15/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 15, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009990368-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by T&B Planning, on **Specific Plan No. 327, Amendment No. 1**, which proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint; **Change of Zone No. 7807**, which proposes to revise the Specific Plan Zoning Ordinance, and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36643, Schedule A**, which proposes to subdivide a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots ("the project"). The project is located northerly of Temescal Canyon Road and I-15 and southerly of Skyline Road in the Temescal Zoning Area - Temescal Canyon/Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 1 to EIR No. 439.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL MSTRAIT@rcplma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

11/15

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 11/25/14

92502 01147
92502 01147
BCI: 92502114747 *2077-02774-17-18

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UNABLE TO FORWARD

MIXIE 917 FEB 1260 0011/17/14

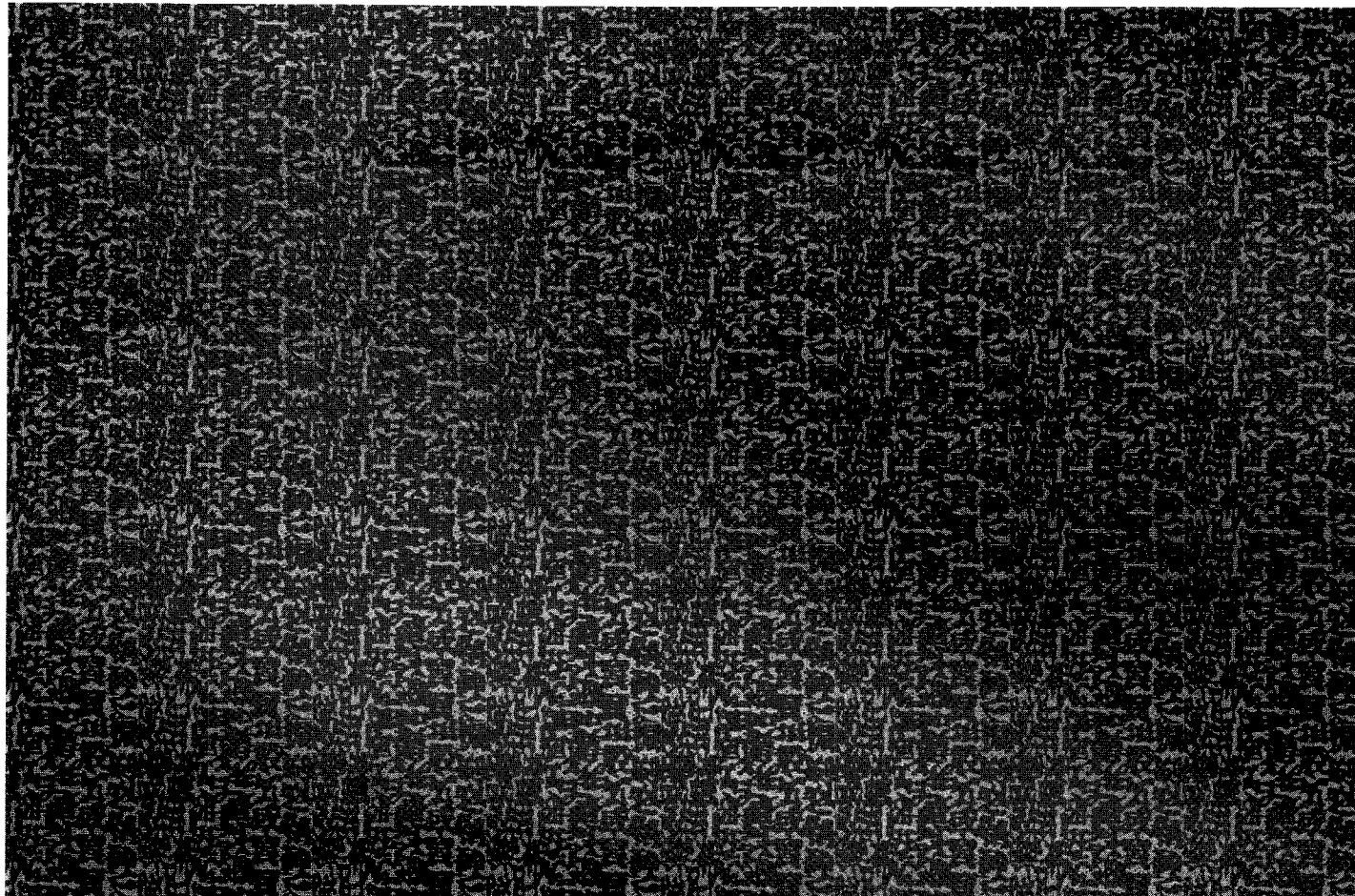
SENIOR RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 NOV 20 AM 11:01

SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA, CA. 92707

PUBLIC HEARING NOTICE
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by T&B Planning, on **Specific Plan No. 327, Amendment No. 1**, which proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint; **Change of Zone No. 7807**, which proposes to revise the Specific Plan Zoning Ordinance, and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36643, Schedule A**, which proposes to subdivide a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots ("the project"). The project is located northerly of Temescal Canyon Road and I-15 and southerly of Skyline Road in the Temescal Zoning Area – Temescal Canyon/Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 1 to EIR No. 439.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL MSTRAITE@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 11/25/14

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2014 NOV 19 PM 12:24

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JOHN MOODY
11353 SIESTA LN
CORONA, CA 92883

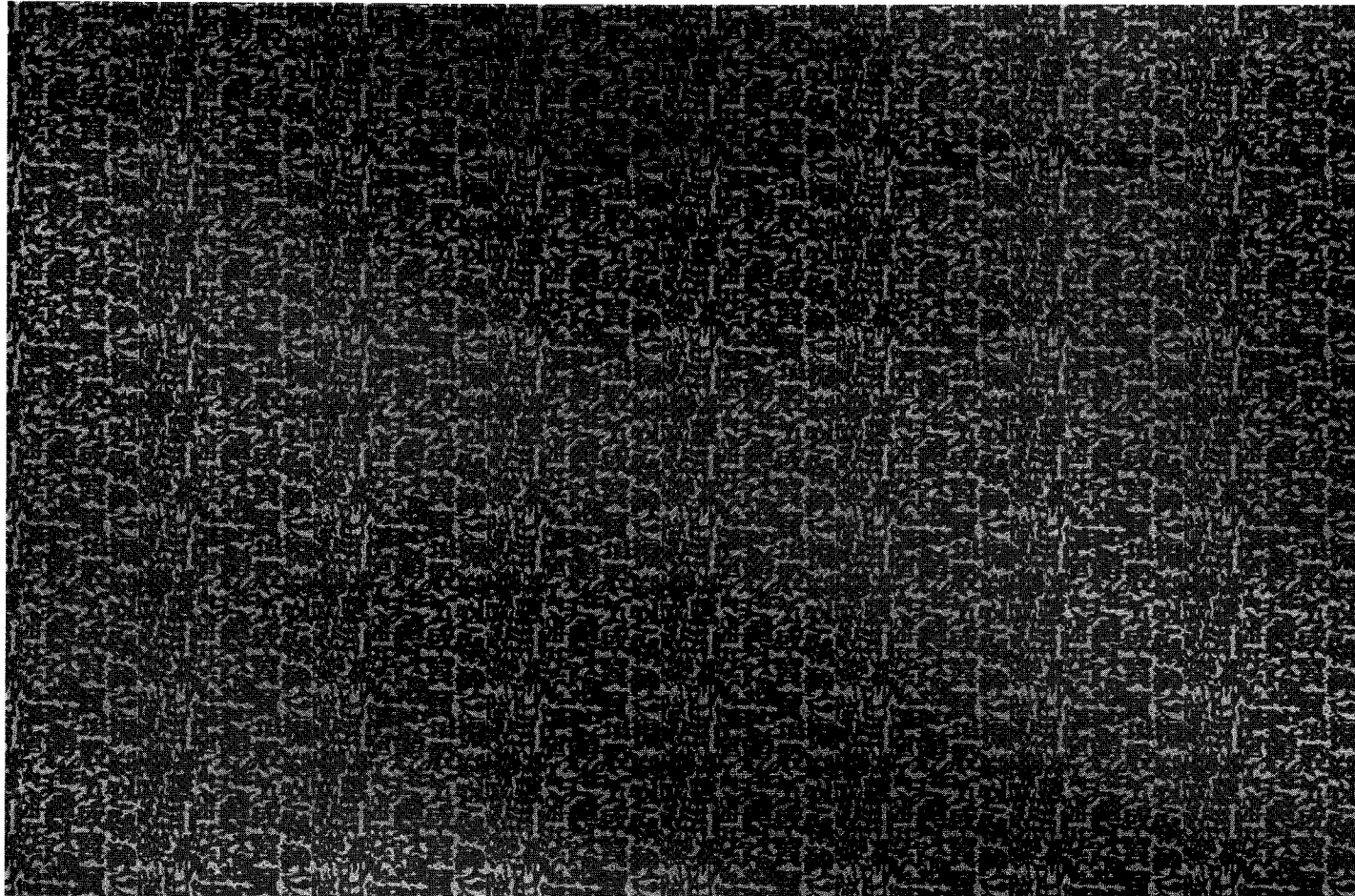
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BC: 92502114747 *0618-05790-15-17

92502@1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 11/25/14

BC: 92502114747 *0618-10861-14-21

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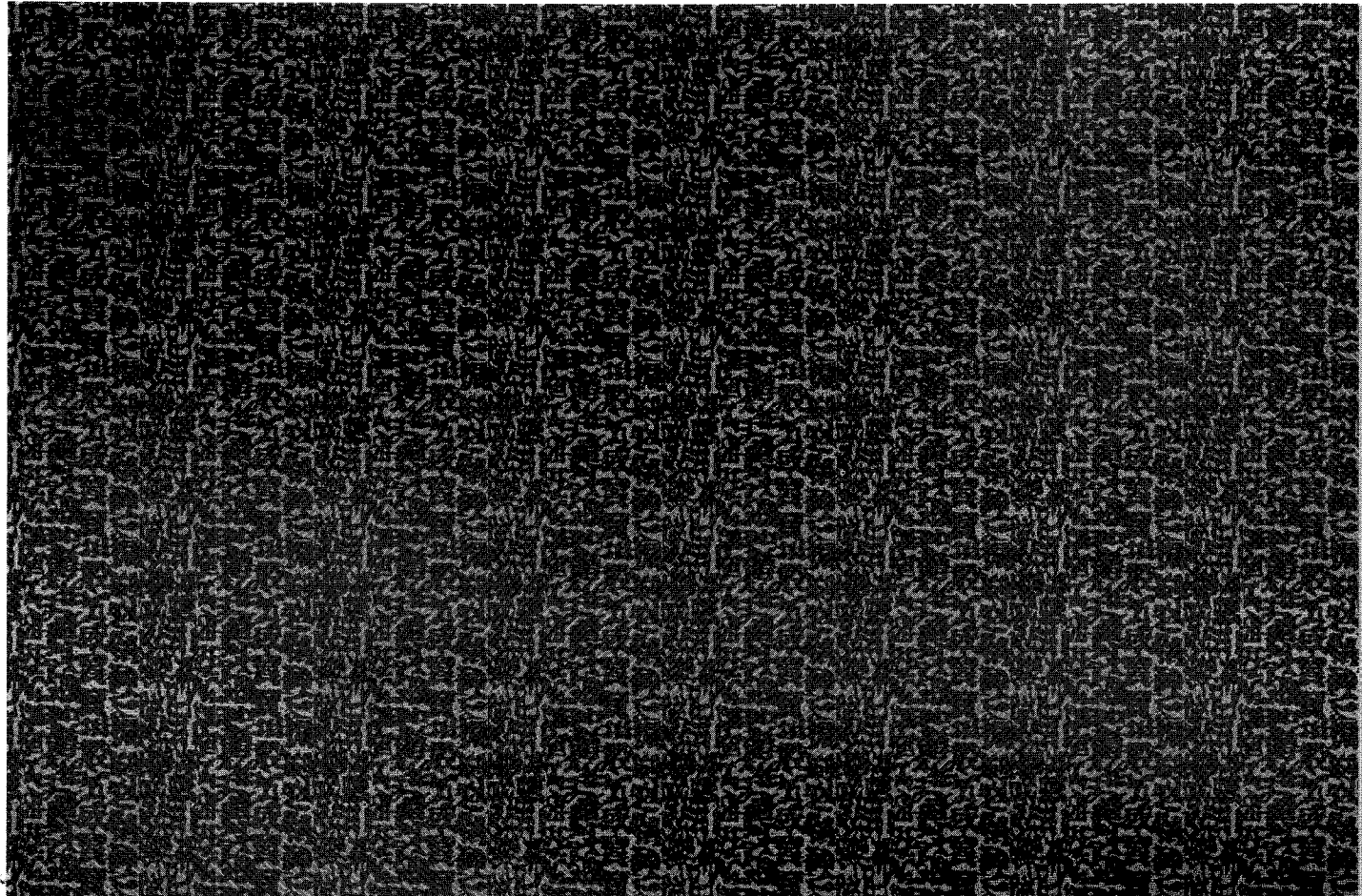
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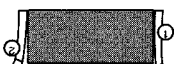
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CORONA, CA. 92877

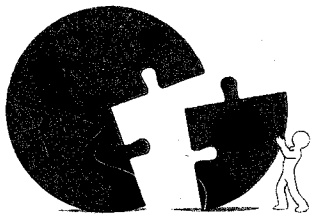
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**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Clerk's Copy

Juan C. Perez
Interim Planning Director

105B
11/25/2014
[Signature]

DATE: September 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
 - Addendum to earlier Environmental Document
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**3 Extra sets were taken to:
Clerk of the Board**

MS

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"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

*Clark's
Coffey*

I. AGENDA ITEM 4.4

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643 - Consider an Addendum to an EIR – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960 Acres (for entire Specific Plan). (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to maintain the maximum unit count of 1,443 as previously approved for the Specific Plan, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. Tentative Tract Map No. 36643 proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. Change of Zone No. 7807 proposes to do two tasks: 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

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:

- Joes Morse,
- Jerry Sincich, 25704 Laceback Rd., Temescal Valley,
- Jannlee Watson, 23043 Sunrose St., Temescal Valley, (951) 277-0383,
- Tracy Davis, 8826 Flintridge Lane, Temescal Valley, (951) 277-3253,
- Robert & Barbara Paul, 12035 Spanish Hills Dr., Corona, (951) 277-3783,
- Amie Kinne, 11775 Dawson Cyn. Rd., Temescal Valley,
- Dave Davis, 11021 Sunway Ct., Temescal Valley,
- Martin Lange, 11081 View Lane, Temescal Valley, (951) 277-2393,
- Michelle Randall, 12401 Dawson Cyn. Rd., Corona, (951) 277-3583.

No one spoke in opposition or in a neutral position.

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
SEPTEMBER 17, 2014**

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

Motion by Commissioner Sloman, 2nd by Commissioner Petty

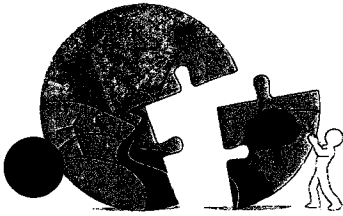
A vote of 4-0, Commissioner Leach recused herself,

APPROVED PLANNING COMMISSION RESOLUTION NO. 2014-07; and,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

- **CONSIDER ADDENUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 439**; and,
- **APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1**; and,
- **APPROVE CHANGE OF ZONE NO. 7807**; and,
- **APPROVE TENTATIVE TRACT MAP NO. 36643**.

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

Juan C. Perez
Interim Planning Director

Memorandum

To: Planning Commission

From: Matt Straite, project planner

RE: Additional Information for Agenda Item No. 4.4 - SP327A1, TR36643, and CZ7807

Condition of Approval Changes

1. On SP327A1 Condition of Approval **30.EPD.3 SP-FEE** was replaced to read-

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as Prior to Building Permit Issuance:

"Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside"."

2. Regarding TR36643 **50.EPD.1 MAP – MITIGATION FEE** was replaced with **80.EPD.2 MAP – MITIGATION FEE** which reads-

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside"."

3. In addition, Condition of Approval **20.PLANNING.3** has been added to the project to address a last minute change requested by the applicants. This condition requires that two proposed lots from the map be removed from the map to address some ownership timing issues. As shown on the map these lots propose improvements, which would now become offsite improvements. The owner of the property offsite has agreed to the use of

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

this property for offsite needs, but they would prefer them to be in an easement, not an actual lot of the proposed map. The proposed condition below requires the applicant to revise the map to reflect this change within 30 days of the project approval by the Board. The proposed condition reads-

Within 30 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall incorporate the following changes:

- *Lot T and Lot N shall be removed from the map, thus reducing the map boundary.*
- *The improvements previously shown on Lot T and N shall be shown on the final map as easements.*

Zoning Ordinance Draft

A draft of the Specific Plan Zoning Ordinance is attached.

Revised Planning Commission Resolution No. 2014-007

The Planning Commission Resolution recommending Adoption of the Specific Plan Amendment to the Board was included in the Staff Report with a small typo. That has been corrected, and the revised version is attached for your review and action. More specifically when referencing the appropriate CEQA action for the case it should have read "consider" the Addendum not "Adoption" of the Addendum at the bottom of the resolution.

Additional letter submitted

Attached is a copy of a letter by the Werner Corporation who operates a nearby mining operation. They support the project.

Outreach information packet

The attached outreach packet includes:

- 16 letters of support
- A support petition including 38 signatures supporting the project

RESOLUTION No. 2014-007
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 327 AMENDMENT NO. 1

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

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

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

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

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

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

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ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in Temescal Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. XXXX, Change of Zone Case No. XXXX," which is made a part of this ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1 and 9.

(1) The uses permitted in Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses identified under Section 8.1.a. (2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); and 8.1.b.(1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.
- B. The minimum front yard setback shall be twelve (12') feet to living space

1 and/or the street-side wall of side-in garages. The minimum setback to the
2 garage door shall be eighteen (18') feet for front-in garages.

3 C. Side yards on corner and reversed corner lots shall be not less than ten (10')
4 feet. Side yards on interior and through lots shall be not less than five (5') feet
5 in width.

6 D. The rear yard shall be not less than ten (10') feet.

7 E. In no case shall more than sixty-five (65%) percent of any lot be covered by
8 buildings.

9 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
10 maximum of two (2') feet. Porches, balconies and courtyards shall be allowed
11 to encroach into front yards a maximum of six (6') feet, except for corner and
12 reverse corner lots. Porches, balconies and courtyards shall be allowed to
13 encroach into side and rear yards a maximum of two (2') feet. On lots over
14 five thousand (5,000) square feet, courtyards shall be allowed to encroach into
15 front yards a maximum of eight (8') feet. No other structural encroachment
16 shall be permitted in the front, side or rear yard except as provided for in
17 Section 18.19 of Ordinance No. 348.
18

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIII of Ordinance No. 348.

21 b. Planning Areas 2, 3, 7 and 14.

22 (1) The uses permitted in Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be
23 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
24 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
25 be permitted.
26

27 (2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327
28

1 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except
2 that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4);
3 shall be deleted and replaced by the following:

- 4 A. Lot area shall be not less than five thousand four hundred (5,400) square
5 feet.
- 6 B. The minimum average width of that portion of a lot to be used as a
7 building site shall be sixty (60') feet, with a minimum average depth of ninety
8 (90') feet.
- 9 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of
11 thirty-two (32') feet measured along the right-of-way line. Lot frontage
12 along curvilinear streets may be measured at the building setback in
13 accordance with zone development standards.
- 14 D. The front yard shall be not less than twelve (12') feet to living space
15 and/or the street-side wall of side-in garages. The minimum setback to
16 the garage door shall be eighteen (18') feet for front-in garages.
- 17 E. Side yards on interior and through lots shall be not less than five (5') feet
18 in width. Side yards on corner and reversed corner lots shall be not less
19 than ten (10') feet, except that where the lot is less than fifty (50') feet
20 wide the yard need not exceed twenty (20%) percent of the width of the
21 lot.
- 22 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two (2') feet. Porches and balconies shall be allowed to
24 encroach into front yards a maximum of six (6') feet. Courtyards shall be
25 allowed to encroach into front yards a maximum of eight (8') feet. No
26 allowed to encroach into front yards a maximum of eight (8') feet. No
27
28

1 other structural encroachment shall be permitted in the front, side or rear
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VI of Ordinance No. 348.

5 c. Planning Areas 4, 6, 10, 12 and 13.

6 (1) The uses permitted in Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.327 shall
7 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
8 use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall
9 not be permitted.

10 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
11 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
12 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and
13 (4); shall be deleted and replaced by the following:

- 14
- 15 A. Lot area shall be not less than four thousand five hundred (4,500) square
16 feet.
 - 17 B. The minimum average width of that portion of a lot to be used as a
18 building site shall be fifty (50') feet, with a minimum average depth of
19 ninety (90') feet.
 - 20 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of
22 thirty (30') feet measured along the right-of-way line. Lot frontage along
23 curvilinear streets may be measured at the building setback in accordance
24 with zone development standards.
 - 25 D. The front yard shall be not less than twelve (12') feet to living space
26 and/or the street-side wall of side-in garages. The minimum setback to
27
28

the garage door shall be eighteen (18') feet for front-in garages.

E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

d. Planning Areas 5 and 11.

(1) The uses permitted in Planning Areas 5 and 11 of Specific Plan No. 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.

(2) The development standards for Planning Areas 5 and 11 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); and g.

shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No

1 other structural encroachment shall be permitted in the front, side or rear
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

3 G. In no case shall more than sixty-five (65%) percent of any lot be covered
4 by buildings.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VI of Ordinance No. 348.

7 e. Planning Area 8.

8 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
9 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified
10 under Section 8.1 a.(2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and
11 (28); 8.1.b.(1), (2) and (3) shall not be permitted.

12 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be the
13 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that
14 development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e.; shall be deleted and
15 replaced by the following:
16

- 17 A. Lot area shall be not less than eight thousand (8,000) square feet. Lots shall
18 have a minimum average lot width of eighty (80') feet and a minimum average
19 lot depth of eighty (80') feet.
- 20 B. The minimum front yard setback shall be five (5') feet.
- 21 C. The minimum rear yard setback shall be ten (10') feet.
- 22 D. Side yards on corner and reversed corner lots shall be not less than ten (10')
23 feet. Side yards on interior and through lots shall be not less than five (5') feet
24 in width.
- 25 E. The minimum building separation distance shall not be less than 10' feet.
- 26 F. In no case shall more than seventy (70%) percent of any lot be covered by
27
28

buildings.

1
2 G. The maximum ratio of floor area to lot area shall not exceed seventy-five
3 (75%) percent for any lot, excluding basement and garage floor area.

4 H. The minimum building setback from interior streets shall be five (5') feet.

5 I. Chimneys and fireplaces shall be allowed to encroach into side yards a
6 maximum of two (2') feet. No other structural encroachment shall be permitted
7 in the front, side or rear yard except as provided for in Section 18.19 of
8 Ordinance No. 348.

9
10 3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VIII of Ordinance No. 348.

12 f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.

13 (1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific
14 Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
15 No. 348, except that the permitted uses pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not
16 be permitted. In addition, the permitted uses identified under Section 8.100a shall include parks,
17 paseos, trails, and temporary real estate sales offices to be used only for and during the original sale
18 of dwelling units within Specific Plan No. 327.

19 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of
20 Specific Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VIIIe of Ordinance No. 348.

24 g. Planning Area 24.

25 (1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as
26 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted
27
28

1 uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9); b.(1); and c.(1) shall not be permitted
2 In addition, the permitted uses identified under Section 8.100a shall include public facilities.

3 (2) The development standards for Planning Area 24 of Specific Plan No. 327 shall be the
4 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VIIIe of Ordinance No. 348.

7 h. Planning Areas 25A and 25B.

8 (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall be
9 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
10 permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9); b.(1); and c.(1) shall not be permitted.

11 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No. 327
12 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as the
14 requirements identified in Article VIIIe of Ordinance No. 348.

15 i. Planning Areas 26A through 26H.

16 (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327 shall
17 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
18 the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1); and c.(1)
19 shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include
20 trails.
21

22 (2) The development standards for Planning Areas 26A through 26H of Specific Plan No.
23 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
24 348.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VIIIe of Ordinance No. 348.
27

1 j. Planning Area 27A through 27H.

2 (1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
4 the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1)
5 shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include
6 paseos, trails, manufactured slopes and access roads, drainage culverts, community monuments, water
7 conveyance features and uses related to fire fuel modification.

8 (2) The development standards for Planning Area 27 through 27H of Specific Plan No.
9 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
10 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VIIIe of Ordinance No. 348.

13 k. Planning Area 27I.

14 (1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same as
15 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted
16 uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be
17 permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos, trails,
18 sewer lift stations, manufactured slops and access roads, drainage culverts, community monuments,
19 water conveyance features and uses related to fire fuel modification.

20 (2) The development standards for Planning Area 27I of Specific Plan No. 327 shall be the
21 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VIIIe of Ordinance No. 348.
24
25

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM
CLERK OF THE BOARD

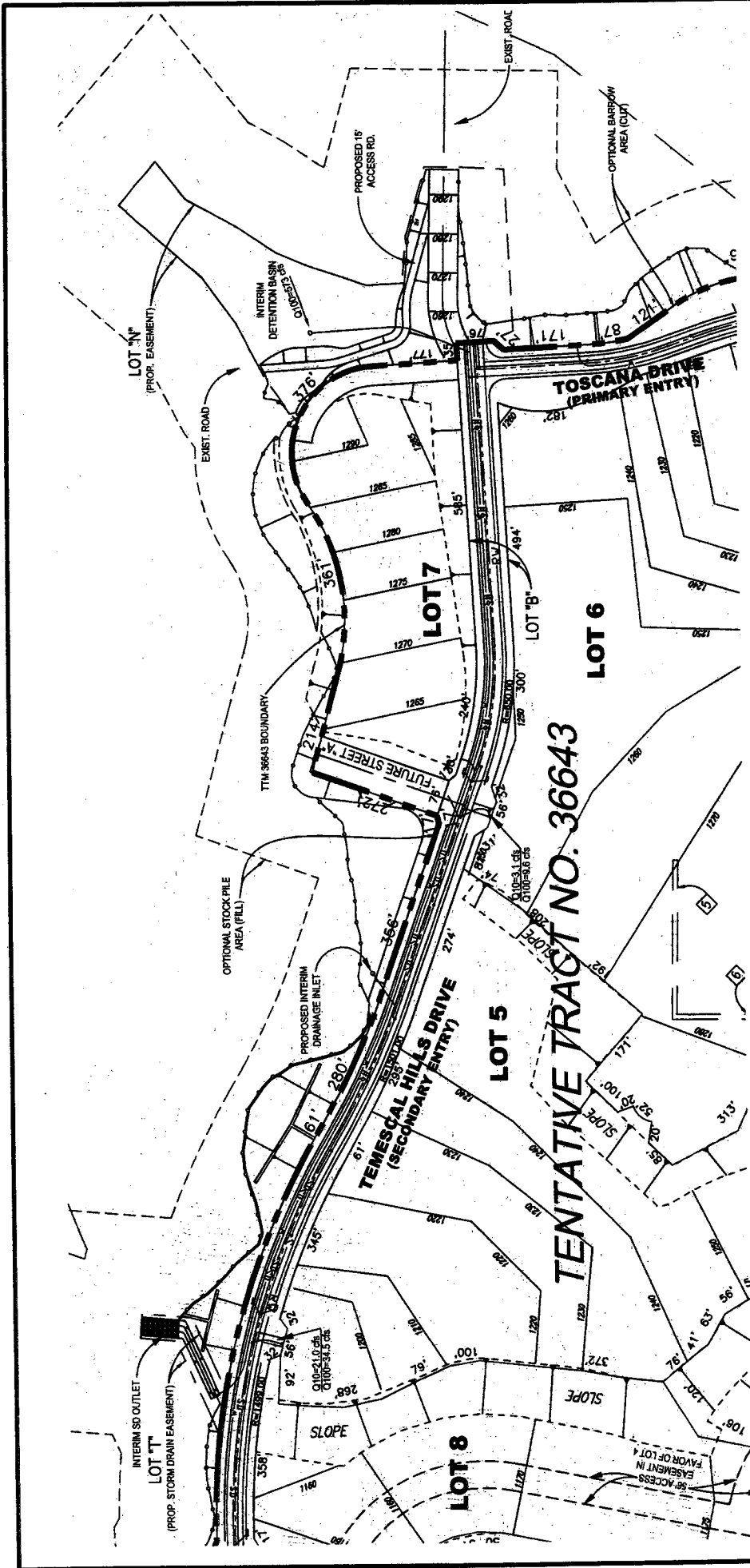
By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:

September _____, 2014

By: _____
Michelle Clack
Deputy County Counsel



SCALE: 1"=200'

9/8/2014

EXHIBIT "A"
TENTATIVE TRACT NO. 36643
SCHEDULE "A"

PREPARED BY: (ENGINEER)



PROACTIVE ENGINEERING
 CONSULTANTS WEST, INC.
 25109 JEFFERSON AVE, SUITE
 200 MURRIETA, CA 92562
 951-200-6840

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



Werner Corporation
Since 1920

September 12, 2014

Riverside County Planning Commission
c/o Matt Straite
Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

VIA FACSIMILE:
(951) 955-1811

Honorable Chairman Sanchez and Commissioners,

As a business owner in the Temescal Valley, I support the proposed refinements to Specific Plan No. 327 for the Toscana Project.

I believe the refinements being proposed to the plan implement sound planning principles. The development footprint is being reduced, and the permanent open space being dedicated to conservation has increased, all while increasing the average lot size compared to the approved Specific Plan.

Based on my review, the project also provides benefits to existing residents of the Temescal Valley by increasing the amount of public trails, and adding a 5-acre public park along Temescal Canyon Road. Construction of this new community will hopefully eliminate flooding along Temescal Canyon Road, and add recycled and potable water tanks which will also benefit the Temescal Valley in terms of infrastructure improvements.

Finally, the developers of this project have worked closely with local community groups within the Temescal Valley which sets a great example for how all developers should proactively interact with their local community.

Sincerely,

Eric L. Werner

TOSCANA

Toscana Specific Plan SP327 Amendment 1

Forestar Toscana LLC
4590 MacArthur Blvd.
Newport Beach, CA 92660

Support Letters and Support Petition

Prepared by
WellSaid! Communications
31842 Cercle Chambertin
Temecula, CA 92591

TOSCANIA

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3. Petition of Support

TOSCANA

Letters of Support

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

Commissioners:

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

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

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

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

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

Sincerely,

Matthew T. Pray

Matthew T. Pray, MASTER, CHAMPION
TKO 11882 DePalma
Rd., #20

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

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

Commissioners:

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

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

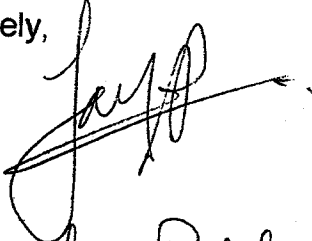
Toscana will also add two water tanks that extend the recycled water system and stabilize the potable water system in the Temescal Valley. At the base of the upscale, master-planned community, Toscana will build a community park that provides sports fields for the community, adds flood control and serves as an equestrian trailhead for the County's trail system in the valley.

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

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

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

Sincerely,


Jignesh Patel.

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

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Sincerely,



Julissa Serna

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

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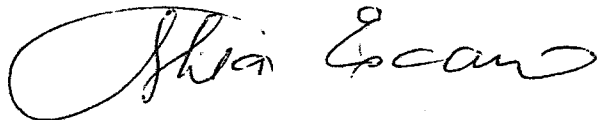
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The Toscana project will make the Temescal Valley an even better place to live. That is why I ask you to support the Toscana project by approving the proposed changes.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Escam". The signature is written in dark ink and is positioned below the word "Sincerely,".

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

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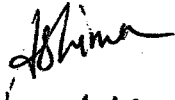
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Thank you for considering the approval of Toscana's redesign.

Sincerely,


Ashima

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

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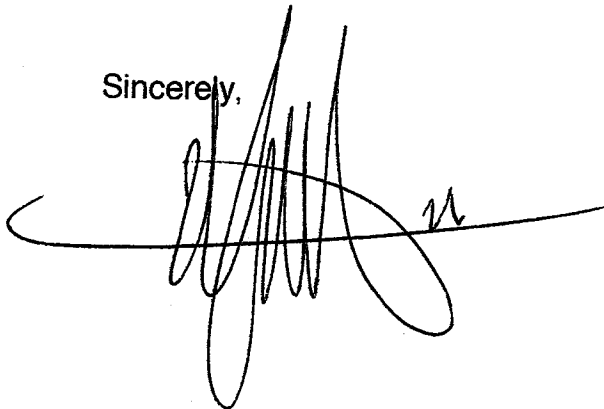
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Thank you for considering the approval of Toscana's redesign.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Curry II". The signature is stylized with a large, sweeping horizontal stroke that extends to the left and loops back under the main name.

MICHAEL CURRY II
SOLEZ BISTRO

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

To the Commission:

I am writing to let you know of my support for the approval of the redesigned Toscana project.

The new Toscana design covers less land than the original footprint, reducing grading while increasing lot sizes, open space and habitat land.

After listening to residents and neighbors in the Temescal Valley, the Forestar-Toscana developers have added trails and parks that can be used by families, hikers and equestrians. They have also made design changes to the look of the Toscana community that is a better fit with its surroundings.

In addition to the roads, bridges and design changes, the Toscana community will add much needed water and flood control infrastructure to the valley and expand the Valley's recycled water system. It will also restore and protect sensitive habitat in the surrounding hills and along Temescal Creek.

The Toscana development will be a positive addition to the region, its habitat, its infrastructure and the community.

Please support the changes being made to the Toscana project.

Sincerely,

Sandy Contreras

Better Homes

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

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The Toscana development will be a positive addition to the region, its habitat, its infrastructure and the community.

Please support the changes being made to the Toscana project.

Sincerely,

DONG S YI
New STAR Realty
(951) 751-0402

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

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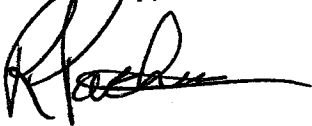
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The Toscana development will be a positive addition to the region, its habitat, its infrastructure and the community.

Please support the changes being made to the Toscana project.

Sincerely,



Ticon Title

4110 Riverwalk Pkwy #200

Riv. 92505

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

To the Commission:

I am writing to let you know of my support for the approval of the redesigned Toscana project.

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Please support the changes being made to the Toscana project.

Sincerely,



Better Homes of Southern CA

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

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Please support the changes being made to the Toscana project.

Sincerely,

Diana Brown
23862 Fairview
Corona, CA 92883

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

To the Commission:

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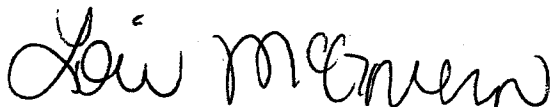
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Sincerely,



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

Commissioners:

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

Sincerely,

Paula Vice

16545 Benson St.

Perris, CA.

92570

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

To the Commission:

I am writing to let you know of my support for the approval of the redesigned Toscana project.

The new Toscana design covers less land than the original footprint, reducing grading while increasing lot sizes, open space and habitat land.

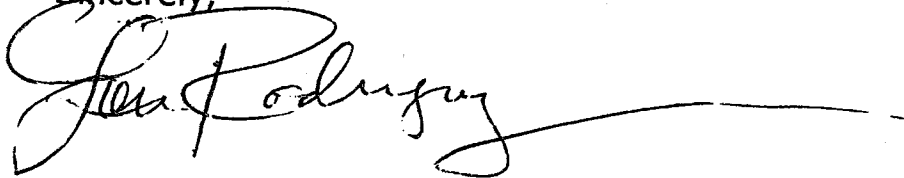
After listening to residents and neighbors in the Temescal Valley, the Forestar-Toscana developers have added trails and parks that can be used by families, hikers and equestrians. They have also made design changes to the look of the Toscana community that is a better fit with its surroundings.

In addition to the roads, bridges and design changes, the Toscana community will add much needed water and flood control infrastructure to the valley and expand the Valley's recycled water system. It will also restore and protect sensitive habitat in the surrounding hills and along Temescal Creek.

The Toscana development will be a positive addition to the region, its habitat, its infrastructure and the community.

Please support the changes being made to the Toscana project.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Strait", with a long horizontal flourish extending to the right.

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

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Sincerely,

Chris Strait

Betha

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

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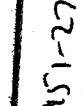
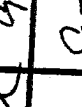











TOSCANA

Petition of Support


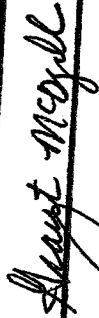




Yes! I support the proposed Toscana community and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

1	Name	Address	Signature	Phone
1	Traci Rodriguez	Traci e styviewimaging.com 23091 Coffeeberry		951-277-4412
2	Cinche Remick	162217 Crescent Moon Ct Lake Hills 92503		951-532-9599
3	Victoria Loemis	13250 Gold Horn Dr Covina, CA 92883		951-847-4320
4	Ana Redding	24303 owl Ct. Temescal Valley CA		909-664-3364
5	Ronald Palacios	10945 clovercircle Corchey, CA 92883		310-698-5440
6	Sean Donahue	8921 Arrowleaf Cir Corona, CA 92883		909) 236-1884
7	Suzanne Pinion	2306 Noble Canyon St. Corona, CA 92883		(951) 272-7200
8	ASHKEN Macradia	23930 Boulder Oaks Dr Temescal Valley 92883		951 603-0525
9				
10	APRIL SANTOS	23719 Cantana Rd. Lanana, CA 92883		(951) 277-1575
11	STEVEN CORTIARUEZ	1742 #A Forum Way Covina CA 92881		512-288-9931
12	DALE HAVOVICH	13328 CRUSTA SPRING Covina, CA 92883		951-471-1782













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

Please Print Clearly

	Name	Address	Signature	Phone
1	Shane Gray	25373 Sungate Road Corona CA 92883		323-436-5235
2	Grant McDougall	1183 Evergreen Loop Corona CA 92883		
3	Jason Sandelin	40953 Diane Lane Lake Elsinore 92532		
4	Steve Cronbeck	25314 GRAND FIR CT CORONA CA 92883		951-543-1554
5	Wes Rateliff	1345 Geneva Dr #201 Corona, CA 92882		WESTATCLIMATE SOLUTION 504-400-2770
6	James McChiehl	25157 Dejeu Road Ct CORONA CA 92883		949/422-8890
7				
8				
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Yes! I support the proposed Toscana community and the homes, parks, trails, open space and road improvements that is will bring to the Temescal Valley.

Please Print Clearly

Name	Address	Signature	Phone
1 DAN SMITH	85098 Noble Canyon St		951 818-9982
2 MICHAEL BASTIAN	32823 Temescal Parkway Temescal, CA 92592		951 302-2600
3 George Linquiere	12140 Severn Way 92007		951-358-3240
4 Megan Locke	17616 Sotterland Ave Lake Elsinore		951-230-3890
5 Robby Lopez	10150 Wilkerson Ct CAROLINA CA 92883		502 522-0193
6 Dieter Preiser	23836 La Post St Temescal Valley 92585		951 489-1753
7 David Rokes	22751 Foxrose St CAROLINA		951-205-4879
8 Adan Druck	25110 Birchtree Ct CAROLINA CA 92883		Rockyca@hotmail.com 951-551-5705 CA Druck46@gmail.com
9 Mad Watkins	25707 LACERNA DR. CAROLINA CA. 92883		
10 CHRIS FERGUSON	29153 Sunsmep Dr. Lake Elsinore CA 92530		cferguson131218 @yahoo.com
11 Maria Diaz	13 Bella Caterina Lake Elsinore		diazkooks@gmail.com
12 Robby Duckworth			digitalduck1@yahoo.com

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

Please Print Clearly

	Name	Address	Signature	Phone
1	Cynthia Ramos	1218 Longport Way		951 893 0953
2	Vany Shambert	2534 Grandeur Ct		951 573 1518
3	Monica Beytia	10928 Marrayed way 92883		moni.beytia@gmail.com
4	Maria Gallegos		Maria Gallegos	gallegos-maria@hotmail.com
5	Ioana Colnab		Ioana Colnab	ioanacolnab@yahoo.com
6	Wendy Lee	22913 Greenbriar Ct		951 313 7652
7	Suzanne Ravelas	11093 Kamila Ct 92883		951 742-1636
8	Melissa Bradshaw	1196 Pinecove St		957-603-3572
9				
10				
11				
12				

Agenda Item No.: 4 . 4
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisory District: First/First
Project Planner: Matt Straite
Planning Commission: September 17, 2014

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

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

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

PROJECT BACKGROUND:

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

ISSUES OF POTENTIAL CONCERN:

High Density Housing

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

MSHCP consistency

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

Existing Well Casings

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

A note on the Conditions of Approval for the Tract Map

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

SUMMARY OF FINDINGS:

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

RECOMMENDATION:

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

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

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

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

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

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

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

1. The Specific Plan Amendment is proposing to modify the Land Use Designations of the project site from Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- Retail, Open Space as is currently reflected on the Specific Plan Land Use Plan for SP327 to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Open Space: Recreation (Parks)(OS:R), Open Space: Manufactured Slopes (OS/MS), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W) and Public Facilities (PF) as reflected on the Land Use Plan for Specific Plan No. 327 Amendment No. 1 (SP327A1).
2. The proposed project is consistent with the Elsinore and Temescal Canyon Area Plans, because the project is not proposing a change in the overall density of the original Specific Plan which predates the General Plan update of 2003.
3. The project site is surrounded by properties which are designated Open Space: Conservation (OS-C), Open Space: Open Space Conservation Habitat (OS-CH), Open Space: Water (OS-W), Open Space: Rural (OS-RUR) to the east, Community Development: Light Industrial (CD-LI), Rural: Rural Residential (RR), Open Space: Conservation (OS-C), Open Space: Water (OS-W), Open Space: Rural (OS-RUR), and Open Space: Mineral Resources (OS-MIN) to the west, Community Development: Light Industrial (CD:LI) to the south, and Community Development: Public Facilities (CD-PF) and Open Space: Rural (OS-RUR) to the north.
4. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.

SPECIFIC PLAN NO. 327 AMENDMENT NO 1., TENTATIVE TRACT MAP NO. 36643, AND CHANGE OF ZONE NO. 07807

Planning Commission Staff Report: September 17, 2014

Page 5 of 7

5. The project site is surrounded by properties which are vacant to the north, single family residential to the south, scattered residential and Serrano Commerce Center Specific Plan (SP) 353 to the west, and vacant lots and conservation areas to the east.
6. The existing zoning for the subject site is Specific Plan (SP 327: Toscana). The project is proposing modifications to the existing zoning ordinance to accommodate a smaller footprint. Based on a review by staff the proposed project is consistent with the proposed zoning.
7. The project site is surrounded by properties which are zoned Specific Plan (SP) and Manufacturing-Service Commercial (M-SC) to the south, Residential-Agriculture - 10 Acre Minimum (R-A-10) to the north, Residential-Agriculture - 10 Acre Minimum (R-A-10), Natural Assets (N-A), Watercourse, Watershed, and Conservation (W-1) to the east, and Residential-Agriculture - 5 Acre Minimum (R-A-5), Natural-Assets (N-A), and Mineral-Resources (M-R) to the west.
8. This project is located within Criteria Area 3041, 3037, 3144, 3246, 3248, 3249, 3250, and 3448 of the Western Riverside Multiple 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.
9. The project is within the Sphere of Influence for the City of Corona and City of Lake Elsinore. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city.
10. This land division is located within a high fire area.
11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhand the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services will all be available for the subdivision through Riverside County Fire Department. Fire sprinklers are required throughout each home in the subdivision and the Specific Plan.
13. As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

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

SPECIFIC PLAN NO. 327 AMENDMENT NO 1., TENTATIVE TRACT MAP NO. 36643, AND CHANGE OF ZONE NO. 07807

Planning Commission Staff Report: September 17, 2014

Page 6 of 7

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

- The proposed project reduces the dedicated residential acreage from 353.3 to 300.5 acres and converting the previously proposed commercial retail (CR) land use into an open space public park. The change in residential acreage will not affect the maximum residential density (1,433 units) as proposed in the Toscana Specific Plan and will not increase the environmental impact beyond or create new significant environmental impacts that were not disclosed in Final EIR 439.
- The proposed Project increases the total amount of designated open space areas within the Toscana Specific Plan from 510 acres to 544.3 acres and reduces the development footprint by approximately 32.6 acres. As a result, environmental effects to natural land resources, including biological resources and hydrology/water quality, will be no greater than the effects previously disclosed in the Final EIR.
- By reclassifying the commercial retail land use into a designated open space use, daily traffic circulation along the former commercial retail area will significantly be reduced in comparison with the data produced for Final EIR 439. Based on a traffic trip comparison analysis conducted for the project area, daily vehicular trips will be reduced by 3,434 trips including a reduction of 20 trips during the AM peak hours (7AM-9AM) and a reduction of 334 trips during the PM peak commute hours (4PM-6PM). Reductions in operational air pollutant, noise emissions and demand for utilities/service systems will occur due to the land use reclassification.
- The proposed project does not identify any operational or construction characteristics that are significantly different than those identified within the Final EIR, with exception of the proposed commercial retail land use which has been designated as an open space recreational area as defined in Toscana Specific Plan Amendment 1.

CONCLUSIONS:

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

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. Corona Municipal Airport Influence Area;
 - c. Skylark Airport Influence Area;
 - d. Recreation & Park District;
 - e. Community Service Area
3. The project site is located within:
 - a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area;
 - b. The City of Corona and sphere of influence;
 - c. The City of Lake Elsinore sphere of Influence;
 - d. The boundaries of the Corona-Norco Unified School District;
 - e. Western Unified Water District;
 - f. The southern of the project area is located within low potential liquefaction area;
 - g. A high fire area;
 - h. A 100 year flood zone;
 - i. A dam inundation area near Lee Lake;
4. The subject site is currently designated as Assessor's Parcel Number 283-210-002, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-009, 283-240-010, 290-070-024, 290-070-026, 290-070-028, 290-070-029, 290-070-030, 290-080-037, 290-080-038, 290-130-020, 290-130-081, 290-130-082.

RESOLUTION No. 2014-007
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 327 AMENDMENT NO. 1

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

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

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

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

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

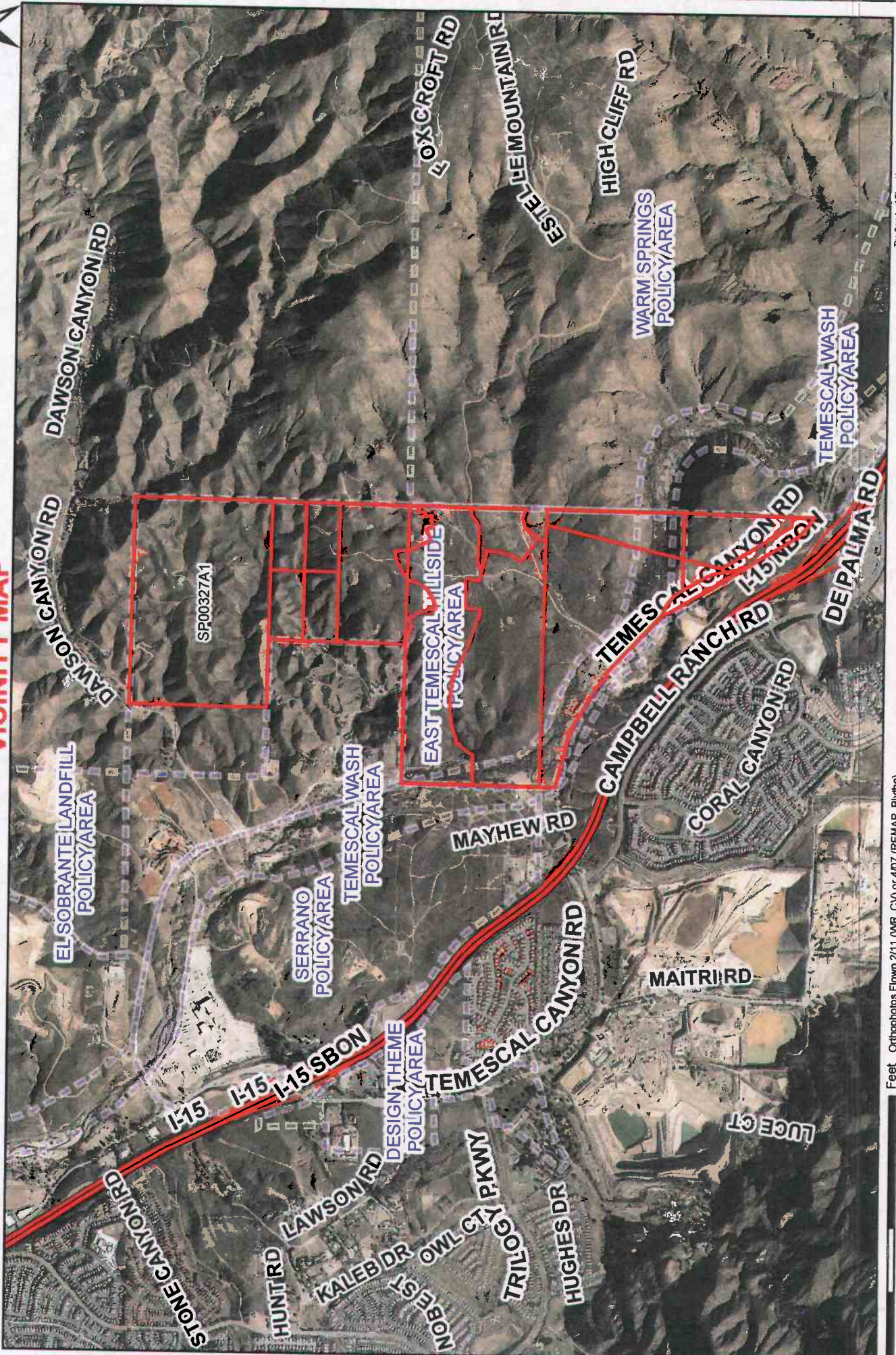
TENTATIVE APPROVAL of Specific Plan No. 327 Amendment No. 1.

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

VICINITY MAP

Supervisor Jeffries
District 1



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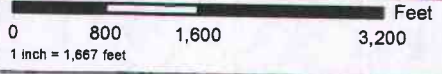
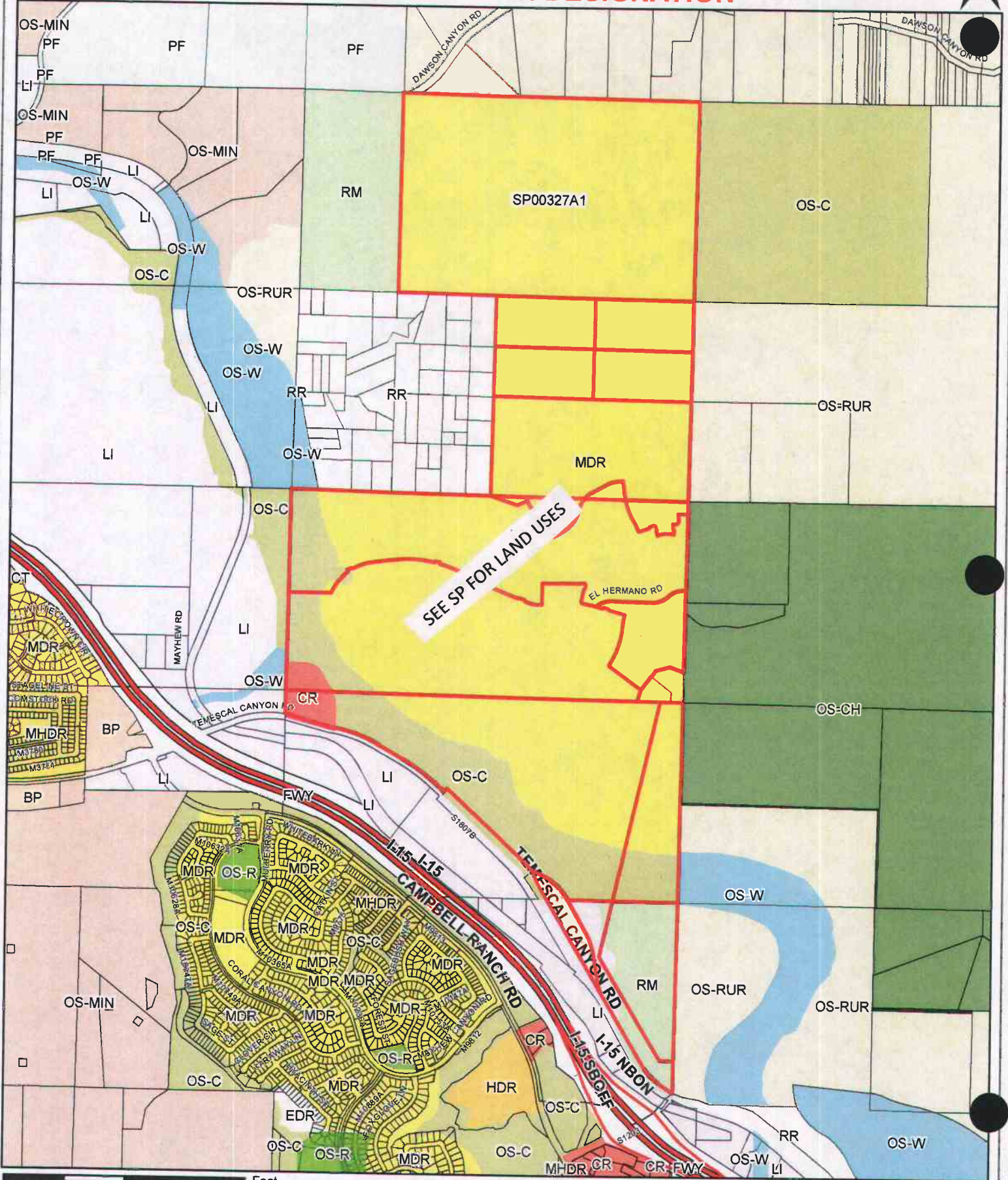
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

GENERAL PLAN DESIGNATION

Supervisor Jeffries
District 1

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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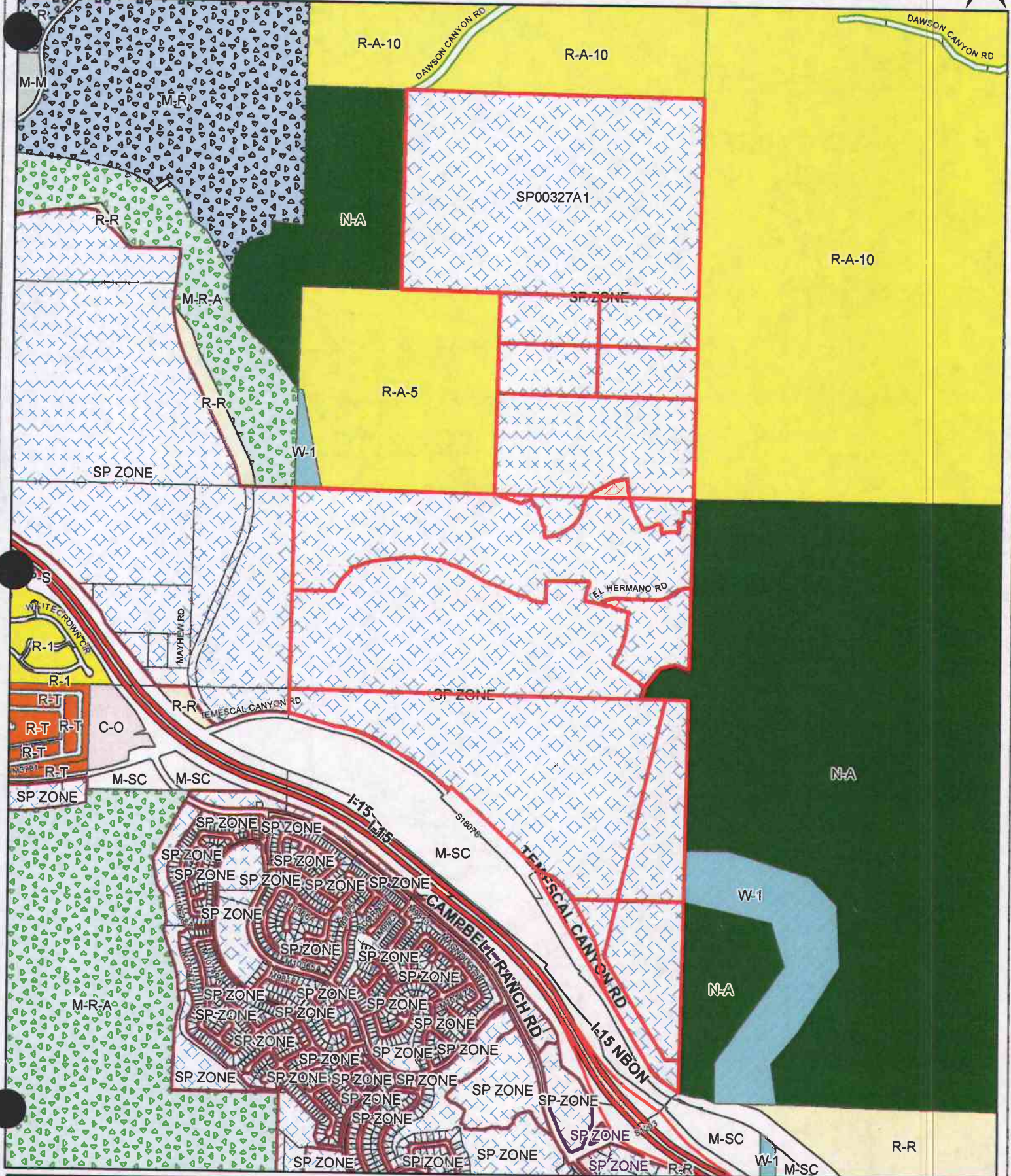
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

ZONING DESIGNATION

N

Supervisor Jeffries
District 1



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

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



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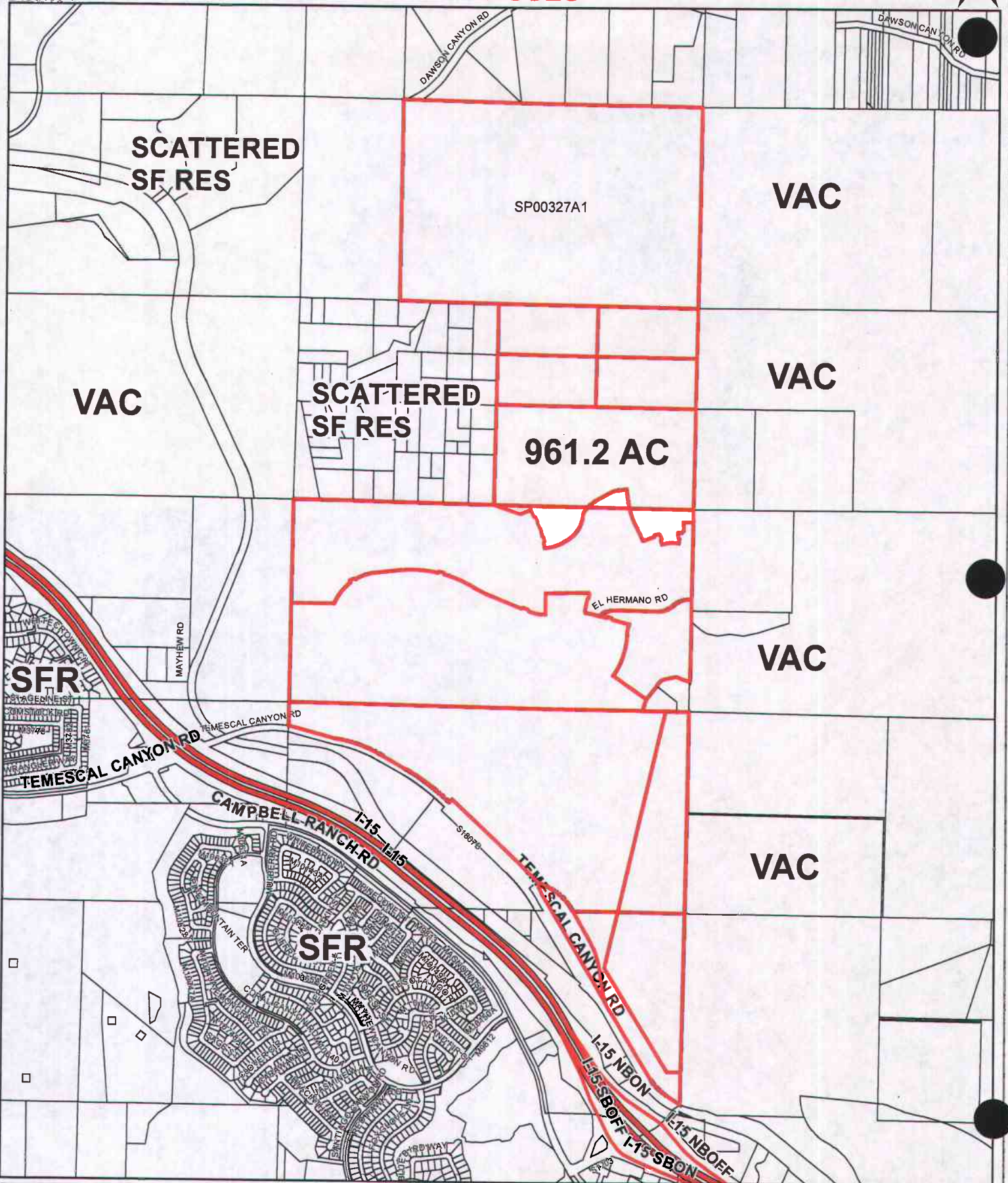
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00327A1

LAND USES

Supervisor Jeffries
District 1

N



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

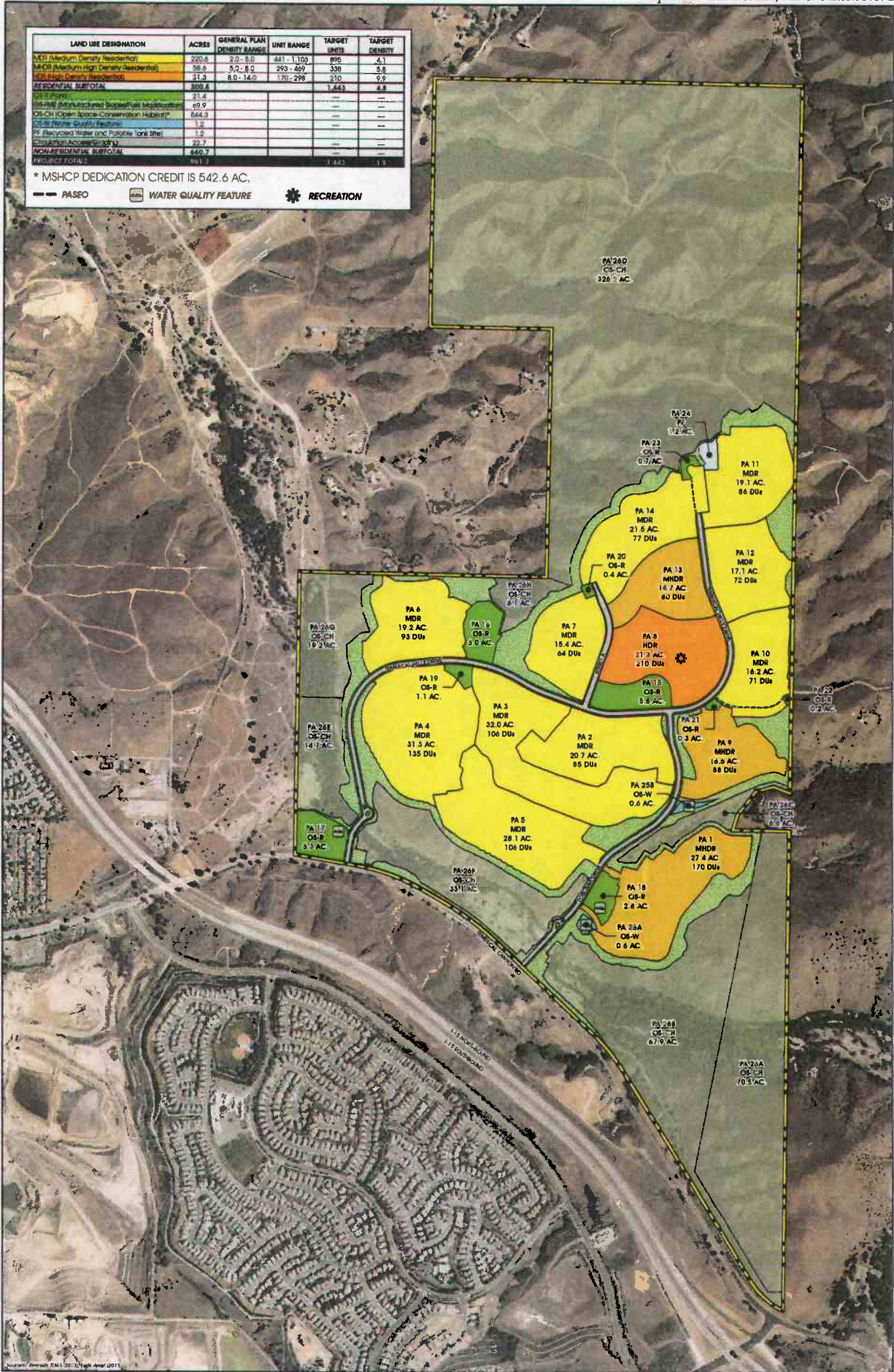
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LAND USE DESIGNATION	ACRES	GENERAL PLAN DENSITY RANGE	UNIT RANGE	TARGET UNITS	TARGET DENSITY
MDR (Medium Density Residential)	220.6	2.0 - 5.0	441 - 1,103	895	4.1
MCH (Medium-High Density Residential)	56.6	5.0 - 8.0	293 - 459	338	5.8
CDR (High Density Residential)	11.3	8.0 - 14.0	170 - 298	210	9.9
RESIDENTIAL SUBTOTAL	288.5			1,443	4.8
OS-CH (Open Space - Conservation Habitat)	21.4				
OS-CH (Open Space - Conservation Habitat)	29.9				
OS-CH (Open Space - Conservation Habitat)	654.3				
OS-W (Open Space - Wetland)	1.2				
OS-R (Open Space - Recreation)	1.5				
OS-W (Open Space - Wetland)	29.7				
NON-RESIDENTIAL SUBTOTAL	748.3				
PROJECT TOTALS	1036.8			1,443	1.4

* MSHCP DEDICATION CREDIT IS 542.6 AC.
 PASEO
 WATER QUALITY FEATURE
 RECREATION



Source: Project, TMS, 02/12/2014, Rev. 0011

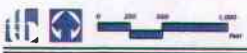


Figure III.A-1

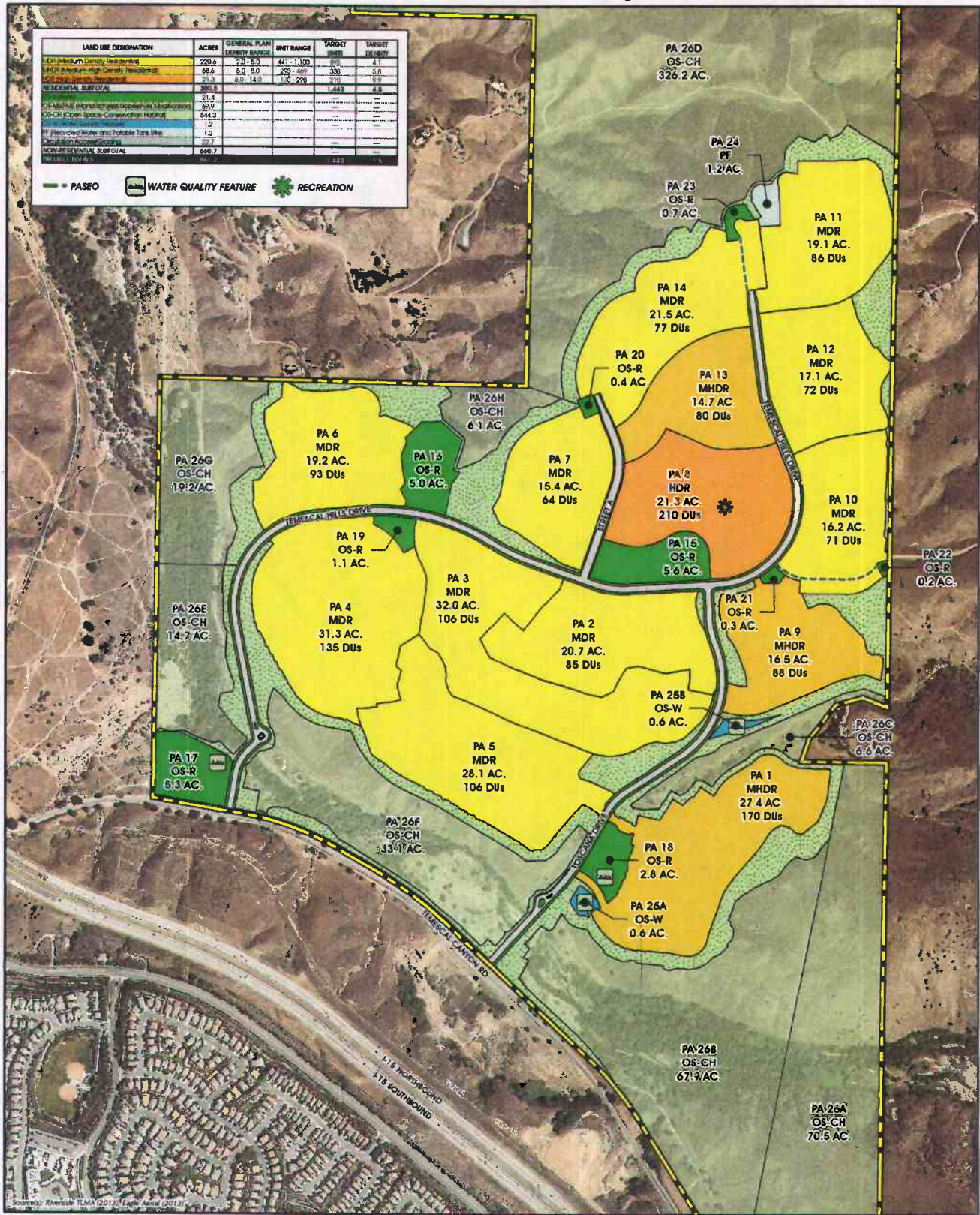
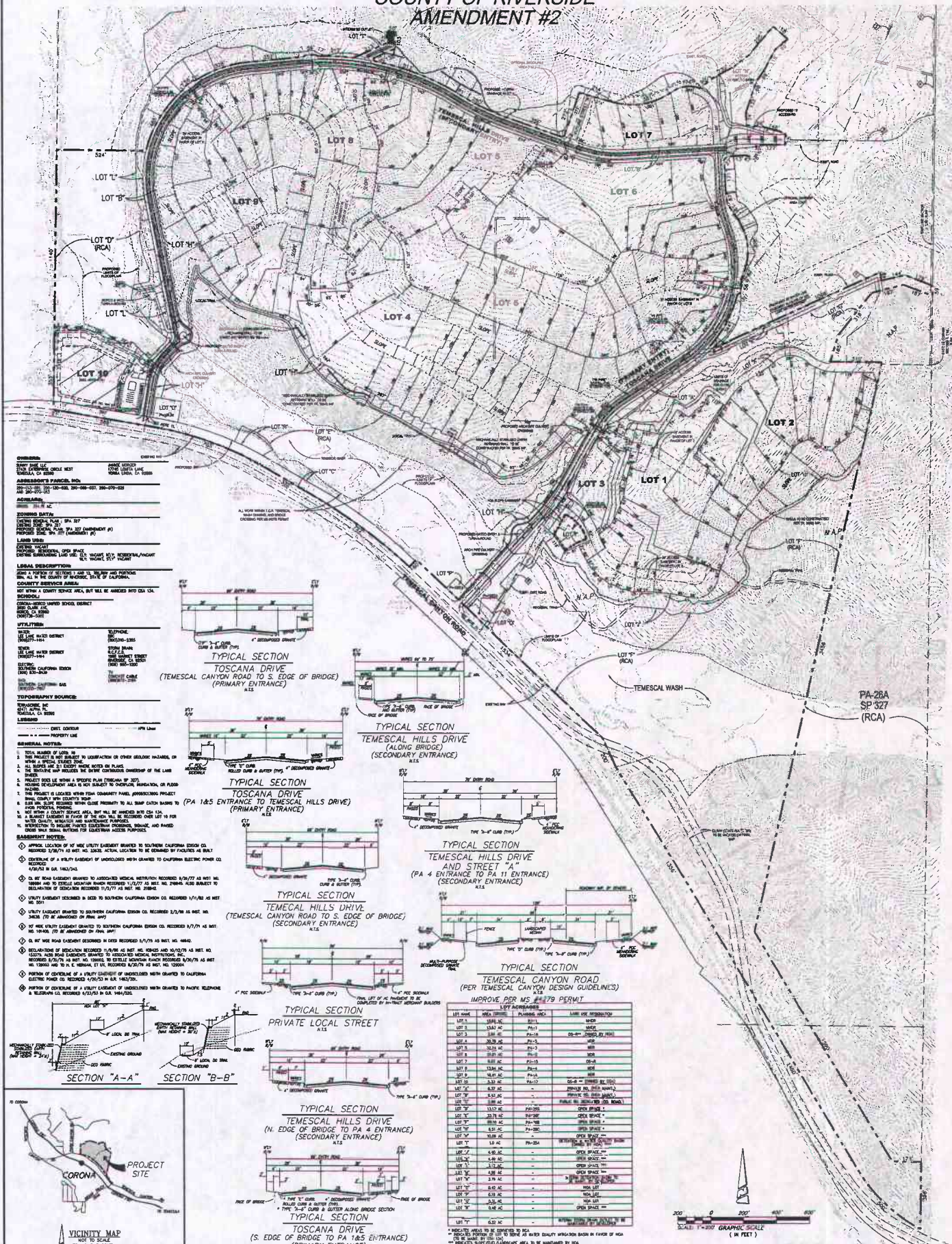


Figure III.A-2
SPECIFIC PLAN LAND USE PLAN (8.5x11)



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

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

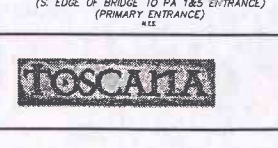
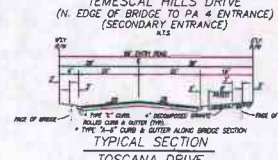
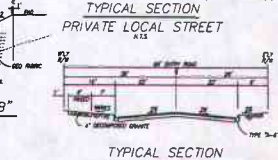
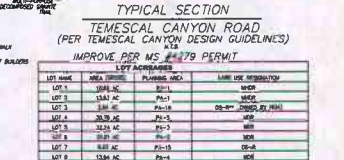
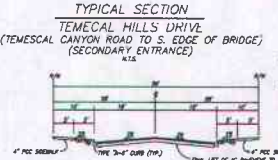
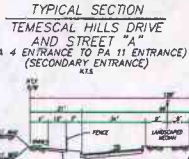
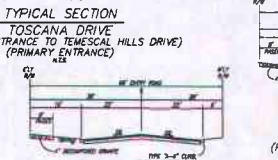
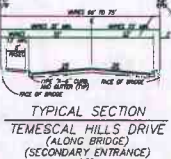
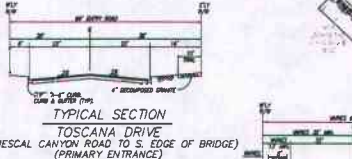


OWNER:
FORESTER TOSCANA, LLC
15000 MCARTHUR BLVD. WEST
NEWPORT BEACH, CA 92660

ARCHITECT:
JAMES WEST, INC.
15000 MCARTHUR BLVD. WEST
NEWPORT BEACH, CA 92660

ENGINEER:
TOSCANA ENGINEERING, INC.
15000 MCARTHUR BLVD. WEST
NEWPORT BEACH, CA 92660

LEGAL DESCRIPTION:
SCHEDULE "A" TENTATIVE TRACT NO. 36643, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON MAPS AND RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND AS SHOWN ON MAPS AND RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND AS SHOWN ON MAPS AND RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.



LOT NUMBER	AREA (SQ. FT.)	PLANNED USE	LAND USE RESTRICTIONS
LOT 1	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 2	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 3	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 4	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 5	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 6	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 7	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 8	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 9	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK
LOT 10	10,000	RESIDENTIAL	MIN. 10' SIDE SETBACK

BASEMENT NOTES:

- APPROX. LOCATION OF 10' HIGH UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison CO. RECORDED 1/24/78 AS SET. NO. 12848. THIS IS TO BE REMOVED OR RELOCATED TO BE COMPATIBLE WITH THE PROJECT.
- CONSTRUCTION OF A UTILITY EASEMENT WITH CHANGES TO CALIFORNIA ELECTRIC POWER CO. RECORDED 4/26/81 AS SET. NO. 1462/243.
- AS SET. THE ROAD EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison CO. RECORDED 1/24/78 AS SET. NO. 12848. THIS IS TO BE REMOVED OR RELOCATED TO BE COMPATIBLE WITH THE PROJECT.
- AS SET. THE UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison CO. RECORDED 1/24/78 AS SET. NO. 12848. THIS IS TO BE REMOVED OR RELOCATED TO BE COMPATIBLE WITH THE PROJECT.
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AMENDMENTS:

DATE: 07/27/14
DESCRIPTION: AMENDMENT #2 TO TENTATIVE TRACT NO. 36643, COUNTY OF RIVERSIDE, CALIFORNIA.

APPLICANT/DEVELOPER:
Forester Toscana, LLC
4580 McArthur Blvd, Suite 600
Newport Beach, CA 92660
Tel (949) 748-6714

PREPARED BY (ENGINEER):
TOSCANA ENGINEERING, INC.
15000 MCARTHUR BLVD. WEST
NEWPORT BEACH, CA 92660
TEL (949) 748-6714

AMENDMENT #2

TENTATIVE TRACT NO. 36643
SCHEDULE "A"
COUNTY OF RIVERSIDE

1

DATE: JUN 20, 2014



Addendum No. 1 to
Environmental Impact Report No. 439

for:

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

Prepared by:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Contact: Matt Straite

Applicant:

Forestar Toscana, LLC
4950 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
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CEQA Consultant:

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

August 7, 2014

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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

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

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

B. The California Environmental Quality Act

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

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

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

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

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

D. Project Summary

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

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

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

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

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

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

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.
- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

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

E. CEQA Requirements for an EIR Addendum

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

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

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

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- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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

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

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

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been 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 Guideline §15162.

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

- a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:
 - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

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

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.
 - Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.
- b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of Final EIR 439.
- c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.
- d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.
- e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

SP327A1, TR36643, CZ7807

- f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.
- g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:
- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.
 - The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

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

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.
- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.
- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.
- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.
- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.
- The *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads determined that the proposed Project would result in a reduction in overall average daily traffic, as well as a reduction in peak hour traffic (both AM and PM peak hours), as compared to impacts previously disclosed in EIR 439. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.
- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

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- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.
 - The *Groundwater Impacts Memorandum* (Technical Appendix K) prepared by Thomas Harder and Co. affirmed the groundwater findings from Final EIR 439 and found that no new or more severe impacts would occur from implementation of the Project.
 - The *Historic Structure Assessment* (Technical Appendix L1) prepared by Brian F. Smith and Associates affirmed the finding from Final EIR 439 that the existing home and outbuildings on the Project site do not qualify as a significant historic resource under CEQA. No new impacts or more severe impacts would occur from implementation of the Project than were disclosed in Final EIR 439.
 - The *Historic Standpipe Assessment* (Technical Appendix L2) prepared by Brian F. Smith and Associates determined that the remnants of a historic linear irrigation system on the Project site do not possess the level of research potential or historical association to be considered a significant historic resource.
 - The *Historic Refuse Scatter Assessment* (Technical Appendix L3) prepared by Brian F. Smith and Associates determined that a historic refuse scatter on the Project site generally located along the former alignment of Highway 395 do not possess the level of research potential or historical association to be considered a significant historic resource.
- h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

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

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G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- A. This Introduction (Section 1.0).
- B. The completed Environmental Assessment form EA 42621 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439.
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42621, which indicates all mitigation measures contained in Final EIR 439 and those that have been changed as a result of EA 42621 to reflect currently applicable County ordinances, building codes, and proposed SP 327A1.
- D. Seventeen (17) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – L.
 1. *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning.
 2. *Multiple Species Habitat Conservation Plan Consistency Report* (Technical Appendix A2), prepared by Helix Environmental Planning.
 3. *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning.
 4. *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology.
 5. *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions.
 6. *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc.
 7. *Greenhouse Gas Emissions Report* (Technical Appendix D), prepared by Urban Crossroads.
 8. *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience.
 9. *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts disclosed in EIR 439.

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10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
 11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
 12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
 13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
 14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
 15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
 16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
 17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.
- E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

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

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

II. Environmental Assessment Form/
Initial Study Checklist



Addendum No. 1 to
Environmental Impact Report No. 439

for:

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

Prepared by:

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August 7, 2014

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G. Bridge Hydraulics Letter Update
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K. Groundwater Impacts Memorandum
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L2. Historic Standpipe Assessment
L3. Historic Refuse Scatter Assessment

I. Introduction

I. INTRODUCTION

A. Purpose of this Document

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

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

B. The California Environmental Quality Act

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

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

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

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

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

D. Project Summary

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

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

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

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

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

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

- A Change of Zone application (CZ 7807) to amend the approved Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to provide amended land use and development standards for Project site and formalize planning area boundaries that reflect the refinements proposed as part of SPA No. 1.
- An application for a Schedule "A" tentative tract map (TR 36643) to subdivide an approximately 331.8-acre portion of the SP 327A1 property to establish parcels in conformance with the Planning Area boundaries proposed as part of SPA No. 1. TR 36643 would create 29 lots and enable mass grading and installation of backbone circulation/access and on-site utility infrastructure.

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

E. CEQA Requirements for an EIR Addendum

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

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

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

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- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to §15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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

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

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

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 1 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been 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 Guideline §15162.

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

- a. As demonstrated in the accompanying Environmental Assessment No. 42621 (EA 42621) and its associated analyses, the proposed Project would not require major revisions to certified Final EIR 439 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR. In summary, the proposed Project consists of reducing the approved physical impact footprint of SP 327 by approximately 32 acres by reprogramming planned residential uses and eliminating planned commercial retail land uses while also increasing the amount of open space, park acreage, and creating a new planning area for public facilities (*i.e.*, potable and recycled water tanks), and adding storm water quality facility improvements. The proposed Project would maintain the maximum number of residential dwelling units approved by SP 327 (*i.e.*, 1,443 residential units). As proposed, the Project would involve the following:
 - The Project would increase the amount of open space (conservation habitat) conserved on the subject property from 510.0 acres as approved under SP 327, to 544.3 acres as proposed by the Project. As such, the Project would decrease the development impact footprint of SP 327 by approximately 32 acres. As a result, environmental effects to natural land resources, including biological resources and

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

- The Project would convert the approximately 4.4-acre commercial retail center within approved SP 327 to a 5.3-acre public park site. Replacement of the commercial retail site with a public park would measurably reduce daily traffic trips to-and-from the subject property during long-term operation from what was disclosed in Final EIR 439. A traffic trip comparison analysis conducted for the Project shows that traffic associated with the proposed Project would result in a reduction of 3,434 average daily vehicle trips, including 20 fewer trips during the AM peak hour (7AM-9AM) and 334 fewer trips during the PM peak hour (4PM-6PM) compared to the vehicle trip generation evaluated in Final EIR 439 (see *Appendix H* to this EIR Addendum for a copy of the traffic trip comparison). Operational air pollutant and noise emissions would be reduced concomitantly, and the demand for public services and utilities/service systems under long-term operational conditions would also be reduced due to elimination of the commercial retail center.
 - Although the proposed Project would reprogram planned residential land uses interior to the subject property, the maximum number of residential dwelling units to be permitted on the site would not change from the number approved by SP 327 (*i.e.*, 1,443 residential units) and analyzed in Final EIR 439. The residential dwellings are planned to include similar residential home styles with a similar aesthetic character as previously approved. Therefore, the proposed modifications to the residential component of SP 327 do not have the potential to result in any physical environmental impacts beyond those previously disclosed in Final EIR 439.
- b. As demonstrated in more detail in accompanying Environmental Assessment No. 42621 (EA 42621), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of Final EIR 439.
- c. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439.
- d. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439, with the exception that effects associated with operation of a retail commercial site would not occur under the proposed Project.
- e. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.

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- f. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences. An approximately 70-acre portion of the property was conveyed to the Western Riverside County RCA in 2011, but that portion of the property was and still is planned for open space. As such, the conveyance of a portion of the Project site to the Western Riverside County RCA for open space conservation purposes does not constitute a substantial change in circumstance.
- g. Technical documentation that evaluates the proposed Project was prepared for the subject areas of biological resources, cultural resources, geotechnical, greenhouse gasses, hazardous materials, hydrology, traffic, water quality, and water supply. Copies of these reports are contained within the appendix of this document. These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR 439 and would have occurred from implementation of the previously approved project. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:
- The *Biological Resources Assessment* (Technical Appendix A1), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *MSHCP Consistency Analysis* (Technical Appendix A2), prepared by Helix Environmental Planning, affirmed the finding of compliance with the Western Riverside County MSHCP made in association with prior approval of SP 327 and certification of Final EIR 439 and found that no new inconsistency with the Western Riverside County MSHCP would occur from implementation of the Project.
 - The *Oak Tree Management Plan* (Technical Appendix A3), prepared by Helix Environmental Planning, did not identify any new impacts or an increase to the severity of impacts to protected oak trees than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *Phase I Cultural Resources Assessment* (Technical Appendix B), prepared by Drover Consulting Archaeology, did not identify any new impacts or an increase to the severity of impacts than would have occurred from implementation of the previously approved project as disclosed in Final EIR 439.
 - The *Geotechnical Feasibility Letters* (Technical Appendix C1), prepared by Advanced Geotechnical Solutions, affirmed the geology and soils findings from Final

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

- The *Rock Blasting Analysis* (Technical Appendix C2), prepared by Revey Associates, Inc., confirmed that the necessary rock blasting activities disclosed in Final EIR 439 would result in less than significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices.
- The *Greenhouse Gas Analysis* (Technical Appendix D), prepared by Urban Crossroads, determined that the amount of greenhouse gas emissions produced by the Project would be 24.6% less than the emissions that would have resulted from implementation of the previously approved project. A lesser amount of GHG emissions would occur from implementation of the Project. To meet current County operating procedure to reduce GHG emissions by 25% compared to buildout of previously approved SP 327, implementing project approvals will be required to incorporate additional GHG emissions reduction measures.
- The *Phase I Environmental Assessment Report* (Technical Appendix E), prepared by McAlister GeoScience, did not identify any new impacts or an increase to the severity of impacts than would have resulted from implementation of the previously approved project disclosed in Final EIR 439.
- The *Preliminary Drainage Study* (Technical Appendix F), prepared by Proactive Engineering Consultants analyzed the proposed Project and did not identify any new hydrology impacts or an increase to the severity of impacts that would have occurred from implementation of the previously approved project disclosed in Final EIR 439.
- The *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Webb Engineering, verified that the hydraulics of the Temescal Wash would be improved as a result of SPA 1 as compared implementing the bridge designs specified in SP 327 and analyzed by Final EIR 439.
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- The updated *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District confirms that the proposed Project would have a reduced potable water demand as compared the demand disclosed in SP 327 and analyzed in Final EIR 439.

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- The *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates determined that the likelihood of finding fossiliferous materials on the Project site during excavation and/or mass grading activities is very low. No new impacts or more severe impacts would occur from implementation of the Project than would have occurred from implementation of the previously approved project disclosed in Final EIR 439.
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- h. Mitigation measures identified in Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed SP 327A1, remain appropriate and feasible for the proposed Project.

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

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

SP327A1, TR36643, CZ7807

10. *Bridge Hydraulics Letter Update* (Technical Appendix G), prepared by Albert A. Webb and Associates.
 11. *Trip Generation Analysis* (Technical Appendix H), prepared by Urban Crossroads.
 12. *Water Supply Assessment* (Technical Appendix I), prepared by Lee Lake Water District.
 13. *Paleontological Resource and Monitoring Assessment* (Technical Appendix J), prepared by Brian F. Smith and Associates.
 14. *Groundwater Impacts Memorandum* (Technical Appendix K), prepared by Thomas Harder & Co.
 15. *Historic Structure Assessment* (Technical Appendix L1), prepared by Brian F. Smith and Associates.
 16. *Historic Standpipe Assessment* (Technical Appendix L2), prepared by Brian F. Smith and Associates.
 17. *Historic Refuse Scatter Assessment* (Technical Appendix L3), prepared by Brian F. Smith and Associates.
- E. SP 327 and Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

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

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

II. Environmental Assessment Form/
Initial Study Checklist

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

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

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

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

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

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

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

¹ Acreage adjusted to reflect a detailed boundary survey.

Source: Toscana Specific Plan Amendment No. 1

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

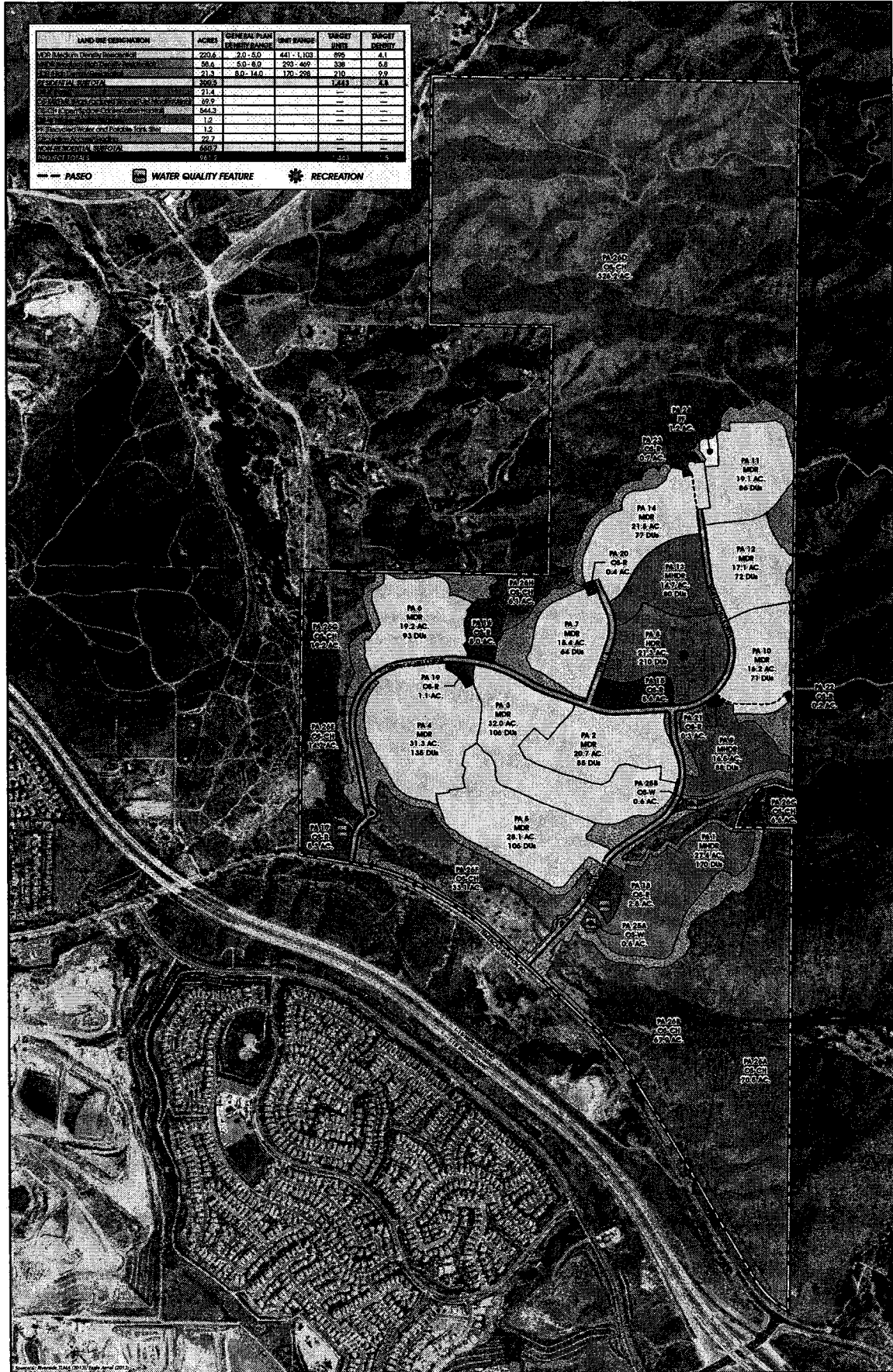


Figure 1



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

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

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

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

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

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

D. Assessor's Parcel No(s):

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

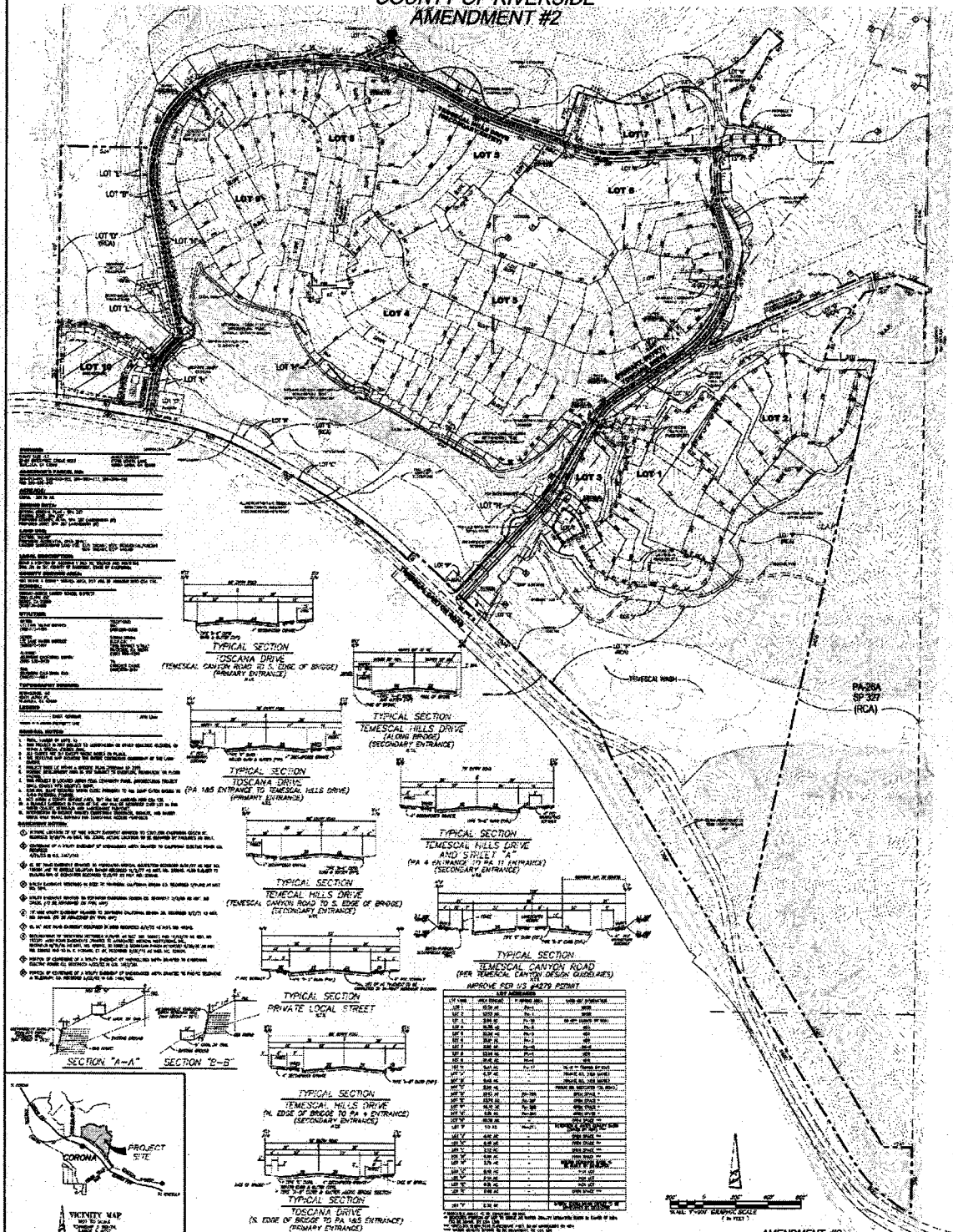
E. Street References: Generally north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail. Refer to Figure 3, *Vicinity Map*.

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

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

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

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



NOTES:

1. THIS TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
2. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
3. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
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10. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
11. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
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22. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
23. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.
24. THE TRACT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS, AS AMENDED.

LINE NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	ADD	10/1/07	JL	ML	ML
2	ADD	10/1/07	JL	ML	ML
3	ADD	10/1/07	JL	ML	ML
4	ADD	10/1/07	JL	ML	ML
5	ADD	10/1/07	JL	ML	ML
6	ADD	10/1/07	JL	ML	ML
7	ADD	10/1/07	JL	ML	ML
8	ADD	10/1/07	JL	ML	ML
9	ADD	10/1/07	JL	ML	ML
10	ADD	10/1/07	JL	ML	ML
11	ADD	10/1/07	JL	ML	ML
12	ADD	10/1/07	JL	ML	ML
13	ADD	10/1/07	JL	ML	ML
14	ADD	10/1/07	JL	ML	ML
15	ADD	10/1/07	JL	ML	ML
16	ADD	10/1/07	JL	ML	ML
17	ADD	10/1/07	JL	ML	ML
18	ADD	10/1/07	JL	ML	ML
19	ADD	10/1/07	JL	ML	ML
20	ADD	10/1/07	JL	ML	ML
21	ADD	10/1/07	JL	ML	ML
22	ADD	10/1/07	JL	ML	ML
23	ADD	10/1/07	JL	ML	ML
24	ADD	10/1/07	JL	ML	ML

<p>AMENDMENTS</p> <p>NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24</p>		<p>APPLICANT/OWNER</p> <p>Fenster Towers, LLC 4200 MacArthur Blvd., Suite 803 Newport Beach, CA 92660 Tel (949) 748-6714</p>	<p>DESIGNED BY</p> <p>PRODUCTIVE ENGINEERING CONSULTANTS, INC. 5500 JENSEN DRIVE, SUITE 100 SAN JUAN, CA 95131 TEL: (415) 511-1111</p>	<p>TENTATIVE TRACT NO. 36643 SCHEDULE "A" COUNTY OF RIVERSIDE</p>	<p>1</p> <p>OF 1 SHEET</p>
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Figure 2
 TENTATIVE TRACT MAP NO. 36643
 Page 5



Figure 3
VICINITY MAP

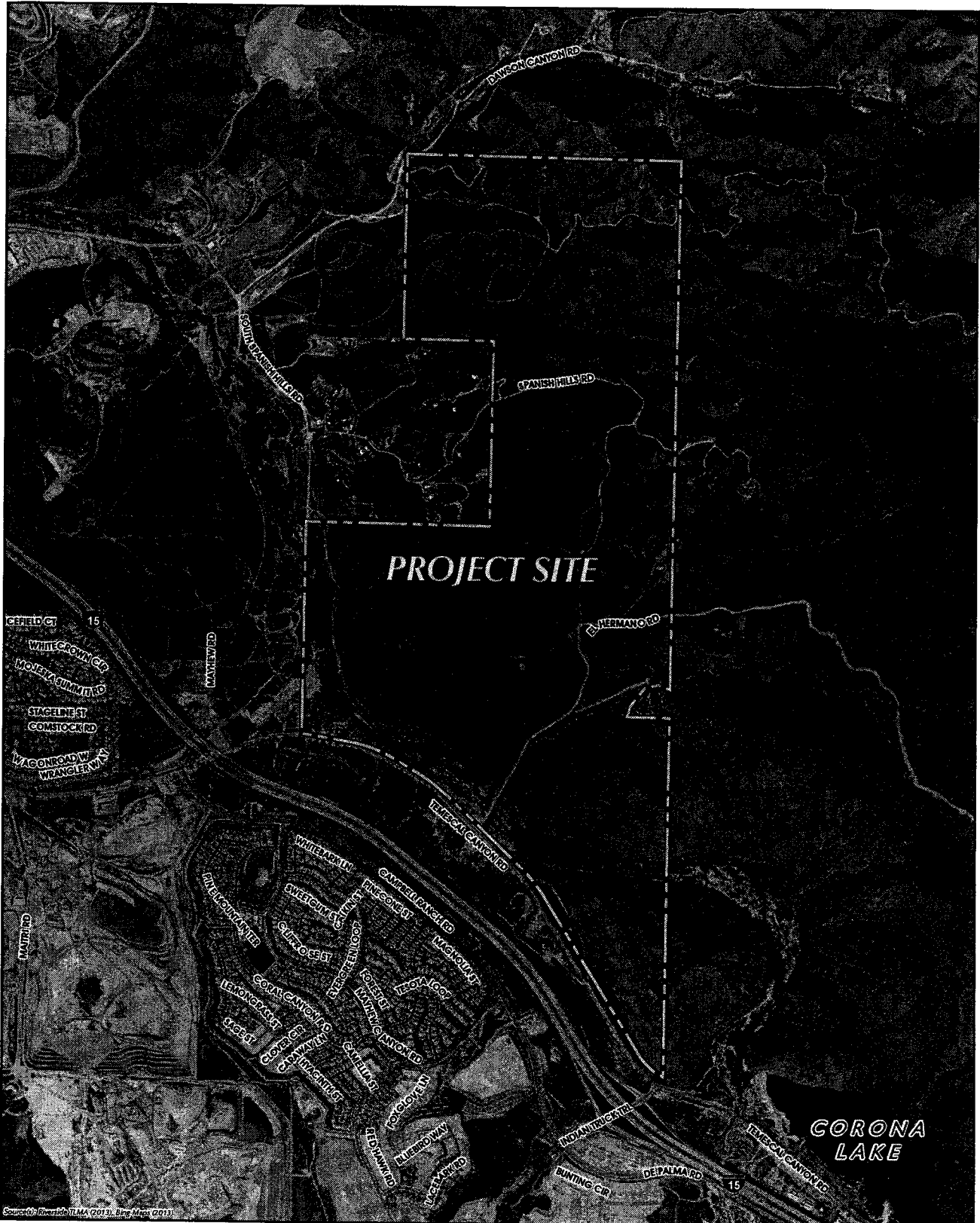


Figure 4
AERIAL PHOTOGRAPH

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SP 327A1, the proposed land uses on the Project site would be consistent with the General Plan Land Use Map. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.
2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
3. **Multipurpose Open Space:** Approximately 56% of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.
4. **Safety:** The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety, and minimize the risk of rockfalls. The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.
5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses. The same number of residential homes is proposed by the Project as previously approved by SP 327 in 2006. Thus, the land uses proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element.

- B. General Plan Area Plan(s)/Neighborhood Plan(s):** Temescal Canyon, Elsinore
- C. Foundation Component(s):** Community Development
- D. Existing Land Use Designation(s):** MDR, MHDR, HDR, VHDR, CR, OS-R, OS-CH as reflected on the Land Use Plan for SP 327.
- E. Proposed Land Use Designation(s), if any:** MDR, MHDR, HDR, OS-R, OS-MS/FMZ, OS-CH, OS-W, PF as reflected on the Land Use Plan for proposed SP 327A1.
- F. Overlay(s), if any:** None
- G. Policy Area(s), if any:** East Temescal Hillside Policy Area, Temescal Wash Policy Area
- H. Adjacent and Surrounding Area Plan(s)/Neighborhood(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**
1. **Area Plan(s)/Neighborhood(s):** Temescal Canyon & Lake Mathews/Woodcrest to the North; Temescal Canyon & Elsinore to the south; Temescal Canyon to the west; Lake Mathews/Woodcrest & Elsinore to the east
 2. **Foundation Component(s):** Community Development & Open Space to the North; Community Development to the South; Community Development, Rural & Open Space to the west; Open Space to the east
 3. **Land Use Designation(s):** Public Facility & Open Space-Rural to the North; Light Industrial to the South; Light Industrial, Rural Mountainous, Rural Residential, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, Open Space-Conservation, Open Space-Conservation Habitat & Open Space-Water to the East
 4. **Overlay(s):** None
 5. **Policy Area(s):** El Sobrante Landfill Policy Area to the Northwest, Serrano Policy Area to the West, Warm Springs Policy Area to the East
- I. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Specific Plan No. 327 (Toscana)
 2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the entire area of Specific Plan No. 327
- J. Existing Zoning:** Specific Plan (SP)
- K. Proposed Zoning, if any:** Same as existing
- L. Adjacent and Surrounding Zoning:** Residential Agriculture (R-A-10) to the North; Manufacturing Medium (M-M) to the South; Specific Plan (SP 353, Serrano Commerce Center), Residential Agriculture (R-A-5), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the West; Residential Agriculture (R-A-10), Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the East

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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



Signature

8/4/14

Date

Matt Straite
Printed Name

For Juan C. Perez, Acting Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

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

Monitoring: Monitoring shall occur as specified in EIR 439.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. Impacts would be less-than-significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Monitoring: Monitoring shall occur as specified in EIR 439.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

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

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone

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

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

Findings of Fact:

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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the Project site, primarily from elimination of the planned commercial retail site. The land use modifications proposed by the Project include reducing the development footprint of approved SP 327 by approximately 32 acres, eliminating a commercial retail shopping center, increasing the amount of parkland and open space, and adding public facility (water storage tanks) and stormwater quality improvements. The number of proposed residential dwelling units would remain unchanged from approved SP 327 (i.e., 1,443 units). Therefore, the land use changes proposed by the Project would not result in any new conflict with the regional growth projections contained within the 1997 SCAQMD AQMP, because no additional development intensity is proposed.

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

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

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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- **Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.*

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

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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percent even though the state's population increased by 65 percent and daily miles driven by all vehicles increased by 137 percent (CAPCOA, April 2013, Figures 1 & 2). CAPOCA also reported that air quality has shown a long-term trend of improvement in the South Coast Air Basin, demonstrated by a steady decline in peak ozone concentrations (CAPCOA, April 2013, pp. 19-20). Continued improvement in air quality is expected to occur in coming years through the continued implementation of SCAQMD regulations and enforcement of the State's low carbon fuel (Pavley) and low sulfur diesel fuel programs.

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

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

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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In addition to open space conservation, the proposed Project must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

Compliance with MSHCP Section 6.1.2

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

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

Section 6.2.1 of the MSHCP states:

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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The impacts to Temescal Wash associated with approved SP 327 and proposed SP 327A1 result from the Riverside County Fire Department and Transportation and Land Management Agency requirements to have two (2) access roads to the Toscana development. Both SP 327 and SP 327A1 are required to have these access elements, so the impacts to riparian habitat resulting from establishing the access roads are the same for both. An additional County requirement to reconfigure the channel immediately downstream of one of the access roads (Toscana Drive) and install four (4) buried grade stabilizers to aid in controlling ongoing down-cutting of the streambed within Temescal Wash is included in SP327A1. Without these additions to the Project, the current head-cutting along Temescal Wash would eventually eliminate the alluvial fan scrub habitat between the two (2) crossings, with or without the proposed Project. The buried grade stabilizers would also have been required of SP 327 to protect the alluvial fan scrub habitat.

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

Table 2 Riparian/Riverine Resources and Impacts

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

Source: Helix, 2014

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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The permanent and temporary impacts to Riparian/Riverine habitats proposed for SP 327A1 are equivalent to those approved for SP 327 and therefore consistent with the MSHCP.

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

Compliance with MSHCP Section 6.1.3

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

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

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

Compliance with MSHCP Section 6.1.4

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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(NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area (Temescal Wash) is not altered in an adverse way when compared with existing conditions. In particular, measures would be put in place to avoid discharge of untreated surface runoff from SP 327A1 into the MSHCP Conservation Area. Stormwater systems would be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area (Temescal Wash). This will be accomplished by using one or more of the following methods: detention/retention basins, grass swales or mechanical trapping devices. Regular maintenance would occur to ensure effective operations of runoff control systems. Specifically, stormwater flows originating from developed portions of the site will be captured via a system of storm drains installed beneath on-site roadways. First flush storm water flows (e.g., all flows except during very large storm events) originating from developed areas will be routed to water quality treatment facilities distributed throughout the site for water quality treatment. From the water quality treatment facilities, storm water flows are designed to either infiltrate into the ground or be discharged in close proximity to historic flow locations within open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within the open space areas. Water quality treatment of runoff flows from very large storm events (in excess of first flush flows) would not be necessary because first flush flows capture the majority of water-borne pollutants, including silt and sediment. The Water Quality Management (WQMP) associated with SP 327A1 details the best management practices (BMPs) that will be employed to treat urban runoff. Over 90% of the drainage system's design volume will use infiltration methodologies consistent with Low Impact Development (LID) as the highest priority BMP. Infiltration, considered "highest and best use," is the environmentally preferred approach to address urban pollutants.

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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327A1 Section IV). SP 327A1 also prohibits the use of invasive, non-native plants within the buffer areas between the MSHCP Conservation Area and the residential areas in accordance with MSHCP Table 6.2. SP 327A1 Table IV-3, Prohibited Plant List, includes a list of invasive plants that are prohibited for use within the Specific Plan area.

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

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

Consistency with MSHCP Section 6.3.2

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

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

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

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

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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on these findings, implementation of the proposed Project would not result in any new significant or more severe impacts to sensitive plant species than previously discussed in EIR 439.

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

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

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

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

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

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

Table 3 Vegetation Community Impacts

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

1 Permanent impacts require mitigation

2 Temporary impacts are to be restored in place

3 Includes both areas that are considered riparian as well as areas considered upland.

Source: Helix, 2014

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

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

Table 4 Impacts to Federal Waters

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

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

Source: Helix, 2014

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

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Table 5 Impacts to State Waters

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

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

Source: Helix, 2014

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash.

(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.

(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.

(f) Barriers: Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, 4 and 5), walls or fences will be used to enclose backyards in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms.

(g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 26a through 26h.

BIOL-11 To mitigate for the loss of 392 Coutler's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.

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

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Phase I Cultural Resources Assessment (Drover Consulting Archaeology, 2012); Historic Structure Assessment (Brian F. Smith and Associates, 2014); Historic Standpipe Assessment (Brian F. Smith and Associates, 2014); Historic Refuse Scatter Assessment (Brian F. Smith and Associates); On-Site Inspection; Project Application Materials

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Findings of Fact:

a & b) EIR 439 disclosed that subject property does not contain any historic resource sites. The Project site is vacant of structures except for one house and outbuildings, which do not meet the CEQA definition of a historic resource based on a lack of association with any historic events, architects, or architects; the lack of any architectural importance; and the reduction of architectural integrity due to extensive modifications over time.

Subsequent to certification of EIR 439 in 2006, two (2) previously unrecorded historical sites were discovered on the Project site by Lerch and Gray during a cultural resources assessment not related to SP 327 (Valley-Ivy Glen Transmission Line project). One site was recorded in the southwestern portion of the Project site and comprised a small scatter of historic refuse (CA-RIV-8118H), and one site was recorded in the south-central portion of the Project site and comprised the remnants of a concrete standpipe (CA-RIV-8137H). These sites were relocated by the Project archaeologist (Drover Consulting Archaeology) during a pedestrian survey of the Project site in 2012 and mapped by global positioning system devise by Brian F. Smith and Associates in 2014. .

Although two historical resource sites were identified during field work on the Project site in 2006 and 2012 that were not disclosed in EIR 439, the conclusions of EIR 439 remain accurate that there would be no impacts to significant historic resource sites. CA-RIV-8118H would be disturbed by on-site biological mitigation activities (i.e., habitat restoration/enhancement), but the site is not historically significant because it is comprised of random artifacts (e.g., glass bottle fragments, metal cans, ceramic plate fragments) that are characteristic of a roadside trash scatter and lack any historic association. CA-RIV-8137H would be impacted from the required construction of an access road, but the site is not historically significant because it is badly deteriorated (this feature has been used as a target for shooting practice) and has no associated historic deposits. As concluded by EIR 439, implementation of the proposed Project would not result in impacts to any historical site designated as a significant resource. The proposed Project would not result in any new or more severe impacts to historical resources beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Phase I Cultural Resources Assessment (Drover Consulting Archaeology, 2012); Project Application Materials

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

a & b) EIR 439 disclosed that the Project site contains one (1) prehistoric archaeological site (CA-RIV-1089). As documented in EIR 439, this site comprises a bedrock mortar milling station and associated lithic scatter. No testing was conducted to determine the significance of CA-RIV-1089; therefore, for purposes of analysis EIR 439 assumed the site to be unique and significant. CA-RIV-1089 is located in an area planned as undisturbed open space by SP 327 and proposed SP 327A1. EIR 439 concluded that direct impacts to this prehistoric archaeological resource would be less than significant. Although direct impacts to CA-RIV-1089 were determined to be less than significant, EIR 439 included mitigation to ensure that no substantial adverse effects to CA-RIV-1089 would occur.

In 2012, Drover Consulting Archaeology conducted a field survey of the Project site and also performed a cultural records archive search. The records search determined that no other prehistoric resource sites were recorded on the Project site since certification of EIR 439. During the field survey, Drover also confirmed that no other previously unrecorded prehistoric archaeological resource sites were visible on the surface of the Project site.

Although the Project proposes modifications to approved SP 327, the conclusions of EIR 439 remain accurate because CA-RIV-1089 would remain within an area proposed for undeveloped open space and would not be disturbed by Project-related development activities. Furthermore, the mitigation requirements of EIR 439, including the requirement to provide archaeological monitoring during grading activities to ensure that no disturbance to CA-RIV-1089 would occur and that any previously undiscovered archaeological resources that may be unearthed during grading activities on the Project site would be properly identified and treated, would continue to apply to the proposed Project. The proposed Project would disturb approximately 32 fewer acres than the previously approved project and the depth of grading would be similar; as such, the proposed Project has no greater potential to potentially unearth subsurface resources as did the previously approved project. Accordingly, impacts would be less than significant and the analysis and conclusions disclosed in EIR 439 remain accurate. The proposed Project would not result in any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.

c) EIR 439 does not disclose the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological investigations and other field work. Nonetheless, EIR 439 provided mitigation in the event that previously undiscovered human remains are uncovered during Project-related construction activities (refer to Mitigation Measure CULT-6). The mitigation from EIR 439 would continue to apply to the proposed Project. As required by Mitigation Measure CULT-6, the Project developer would be required to comply with California Health and Safety Code Section 7050.5, which states that earthwork and other construction activities in the affected area shall cease immediately and cannot resume until the Riverside County Coroner is notified and has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Sacred Sites. With mandatory

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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compliance with State law and mitigation from EIR 439, any adverse impacts to human remains, if discovered, would be precluded.

d) The Project site does not contain any known existing religious or sacred uses; therefore, EIR 439 did not disclose any impacts associated with such uses. As discussed above in the response to Item 9(b), EIR 439 included mitigation to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities on the Project site would be properly identified and treated. This requirement would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly, impacts would be less than significant and the proposed Project would not result in the potential for any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measures CULT-2 through CULT-9 have been renumbered as CULT-1 through CULT-8 to reflect changes to the mitigation program for paleontological resources (refer to discussion below under Item 10, Paleontological Resources).

Monitoring: Monitoring shall occur as specified in EIR 439.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-3, "A Paleontological Survey and Assessment of the Temescal Valley Property near Alberhill" (Heritage Resources, 1990); Paleontological Resource and Monitoring Assessment (Brian F. Smith and Associates, Inc.); Project Application Materials

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 439, which determined that based on the subject property's geologic setting, there is a potential to uncover paleontological resources during excavations within the Bedford Canyon Formation soils in the northern portion of the Project site (Planning Area 12 in approved SP 327). Mitigation included in EIR 439 required SP 327 to implement a paleontological monitoring program to ensure that potential impacts to paleontological resources would be less than significant.

A Paleontological Resources and Monitoring Assessment (Technical Appendix J) was prepared for the Project. As part of the Paleontological Resources and Monitoring Assessment, paleontologists from Brian F. Smith and Associates reviewed paleontological literature and records for the Project area and vicinity and conducted a field survey of the Project site. Based on the published geologic map units of the Project area, the lack of known fossil deposits in the local area, and the composition of the subject property's soils (which are rocky and lack the sedimentary accumulation necessary for fossiliferous materials), Brian F. Smith and Associates concluded the likelihood of finding fossiliferous materials within the Project site during excavation and/or mass grading activities is very low. Because of the very low likelihood for fossiliferous materials to be present on the Project site, Brian F. Smith and Associates did not recommend a paleontological monitoring and/or mitigation program for

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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the Project. Accordingly, implementation of the Project would not directly or indirectly destroy a unique paleontological resource. Project-related impacts to paleontological resources would be less than significant and would be reduced as compared to the level of impact previously disclosed in EIR 439. No mitigation would be required.

Mitigation: EIR 439 identified three (3) project-specific mitigation measures – CULT-1, CULT-3, and CULT-4 – that would reduce the paleontological resources impact of SP 327 to less-than-significant levels. As described above, the proposed Project would have a less-than-significant impact to paleontological resources and would not require mitigation. Accordingly, Mitigation Measure CULT-1 as specified in EIR 439, which required the retention of a paleontology monitor prior to the initiation of earthmoving activities on the Project site, would no longer apply to the proposed Project because no such monitoring would be required. Mitigation Measures CULT-3 and CULT-4 (renumbered as CULT-2 and CULT-3, respectively) would continue to apply to the proposed Project to mitigate potential archaeological resources impacts (refer to Item 9, Archaeological Resources, above), but would be revised as shown below to remove the requirement for paleontology monitoring during construction activities.

CULT-2 Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archaeological monitors and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.

CULT-3 The archeological resource monitors and the Tribal monitors shall have the authority to temporarily halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" RCLIS

Findings of Fact:

a & b) As disclosed in EIR 439, the Project site is not located in an Alquist-Priolo Earthquake Fault Zone of a Count-designated Fault Hazard Zone. The Project site does contain three (3) conjectured fault segments; however, as concluded in EIR 439 and affirmed in a fault hazard letter prepared for the Project by Advanced Geotechnical Solutions (2013), these faults are not active. Therefore, there is no potential for the Project to expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture on the Project site. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Temescal Canyon Area Plan Figure 12 "Seismic Hazards;" Elsinore Area Plan Figure 12 "Seismic Hazards"

Findings of Fact:

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, on the Project site, and concluded that the likelihood of such ground failure on the site is low due to the geologic characteristics of underlying bedrock and soils, with the exception of areas within the Temescal Wash. To preclude potential impacts associated with seismic ground failure, SP 327 was conditioned to follow the earthwork and grading recommendations contained in the Geotechnical Feasibility Investigation prepared by T.H.E. Soils Co. (EIR 439 Appendix B-1) to ensure manufactured slopes supporting the bridge crossings over the Temescal Wash could withstand seismic-related ground shaking. Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on EIR 439 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project (Advanced Geotechnical Solutions, 2013); these earthwork and grading recommendations would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly,

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implementation of the Project would not result in new or increased impacts associated with seismic-related ground failure beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) As disclosed in EIR 439, the southern California region is seismically active and development on the Project site would likely be exposed to strong seismic ground shaking over the life of the Project. The nearest active fault to the Project site is the located approximately 1.0 mile to the south (Glen Ivy Fault within the Elsinore Fault zone). EIR 439 indicated that proposed development on the Project site would be required to comply with the recommendations within the geotechnical report prepared for SP 327, the Uniform Building Code (which has since been superseded by the California Building Standards Code which is based on the International Building Code), and applicable County Ordinances to withstand ground shaking from the maximum credible earthquake that could be expected to occur. The design, earthwork and grading requirements assumed in EIR 439 would continue to apply to the proposed Project. As noted above under the response to Item 12(a), Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on SP 327 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project. As such, with standard regulatory compliance and compliance with the site-specific recommendations of the geotechnical investigations prepared for SP 327, the Project would not result in any new or more severe impacts associated with strong seismic shaking that were not previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the Project site would not contain unstable geologic units or soils and would not be subject to landslides, lateral spreading, collapse, or rockfall hazards. There are no components of the proposed Project that would result in landslide or soil instability hazards that are greater than what was evaluated in EIR 439, and the site-specific earthwork and grading recommendations for SP 327 would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. As such, implementation of the Project would not result in any new or more severe impacts associated with landslide risks or soil instability at the proposed Project site that were not disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Fault Hazard Letter (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code

Findings of Fact:

a) EIR 439 reported that the likelihood of ground subsidence on the Project site was low, with the exception of the areas within the Temescal Wash. SP 327 was conditioned to comply with the recommendations of the geotechnical report prepared for SP 327, as well as applicable building codes and Riverside County ordinances to preclude any hazards related to ground subsidence. As noted above under the response to Item 12(a), Advanced Geotechnical Solutions reviewed the

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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geotechnical reports and materials prepared in support on SP 327 and affirmed the findings and recommendations contained therein as adequate and appropriate for the proposed Project. These earthwork and grading recommendations would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project to ensure that proposed bridge structures are designed and constructed to preclude potential geologic hazards associated with ground subsidence. Ground subsidence impacts associated with the proposed Project would be less than significant, which is consistent with the conclusion reached by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

16. Other Geologic Hazards

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: EIR 439, Section VI.A, "Geology and Seismicity," Google Earth (accessed October 10, 2013)

Findings of Fact:

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 439, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

17. Slopes

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that grading activities associated with SP 327 would alter the Project site's natural topography, but would preserve the overall topographic character of the site to the extent feasible by clustering development in the central portion of the subject property and engineering manufactured slopes to blend with the natural topographic contours. As with SP 327, the Project

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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would cluster development within the central portion of the site. Further, manufactured slopes proposed by the Project would be similar in size and topographic character as the manufactured slopes provided on the grading plan that was analyzed in EIR 439. Accordingly, implementation of the proposed Project would have a similar impact to the natural topography and ground surface relief features of the Project site as compared to approved SP 327. Impacts would be less than significant, which is consistent with the conclusions drawn by EIR 439.

b) As evaluated in EIR 439, approved SP 327 planned to construct slopes with gradients greater than 2:1 or heights higher than 10 feet on the subject property. SP 327 was conditioned to comply with the recommendations of the geotechnical report for SP 327 (T.H.E. Soils Co., 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 327 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permits that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations. As with the original SP 327, the Project proposes manufactured slopes with heights greater than 10 feet or gradients steeper than 2:1. Consistent with the conclusion drawn by EIR 439, adherence to the County conditions of approval and applicable grading standards and ordinances would ensure that impacts associated with cut and fill slopes would be less than significant.

c) As disclosed in EIR 439, the Project site includes one (1) septic system under existing conditions, which would be removed from the subject property in conformance with applicable Riverside County regulations prior to the initiation of grading and earthwork activities on the site. EIR 439 concluded that impacts to subsurface sewage disposal systems (i.e. septic systems) would be less than significant. There are no components of the proposed Project that would result in impacts to subsurface sewage disposal systems that are greater than what was evaluated in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013a); Project Application Materials

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

a) EIR 439 disclosed that temporary soil erosion would occur during development of the Project, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with mandatory compliance with State and local regulations concerning water quality. As with approved SP 327, the proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would require the implementation of a site-specific Stormwater Pollution Prevention Program during construction to minimize the potential for temporary soil erosion. There are no components of the Project that would not result in new erosion-related impacts or increase the severity of erosion-related impacts in EIR 439 because the Project's grading footprint and earthwork quantities would be similar to approved SP 327. As such, and consistent with the conclusion drawn by EIR 439, short-term impacts associated with soil erosion and the loss of topsoil are less than significant.

b) EIR 439 disclosed that the Project site does not contain soils with the potential for expansion. EIR 439 concluded that impacts would be less than significant, and the incorporation of required conditions of approval (i.e., compliance with State and local building codes) would further minimize on-site risks associated with expansive soils. The Project would be similarly conditioned to comply with State and local building codes, and with mandatory compliance with the required conditions of approval, the Project would result in less than significant impacts associated with expansive soils. This conclusion is consistent with the finding of EIR 439.

c) Septic systems were not discussed in EIR 439 because SP 327 did not plan for the use of such systems. Similarly, the proposed Project would install domestic sewer service facilities and does not propose the use of septic systems. As such, and consistent with the information disclosed in EIR 439, no impact associated with septic systems would occur because the Project does not propose the use of septic systems.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439, Section VI.C, "Hydrology, Flooding & Drainage;" Project Application Materials

Findings of Fact:

a & b) All potential short- and long-term erosion impacts associated with developing the Project as planned by SP 327 were addressed in EIR 439. As concluded by EIR 439, erosion-related impacts

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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on the Project site would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with NPDES program (including the conditions would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the Project site) and applicable Riverside County ordinances. There are no components of the Project that would increase short- and/or long-term erosion impacts beyond those disclosed in EIR 439, and the proposed Project would be conditioned similar to approved SP 327 to incorporate design features to minimize water-borne erosion and siltation. Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES program and conditions issued by the Regional Water Quality Control Board, the Project would result in less than significant erosion-related impacts, consistent with the conclusion reached by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" Project Application Materials

Findings of Fact:

a) EIR 439 concluded that although the Project site is located within an area designated by the County as having a "moderate" wind erosion potential, wind erosion impacts associated with development on the property would be less than significant because on-site soils are not prone to blowsand hazards and the site is not subjected to unusually strong winds. EIR 439 did disclose that temporary short-term construction activities could increase the potential for wind erosion; however, mandatory compliance with County and SCAQMD requirements would ensure that areas disturbed by grading on the subject property would be re-vegetated to preclude wind erosion. The Project would be similarly required to comply with applicable County and SCAQMD requirements to preclude wind erosion impacts on the Project site, including but not limited to SCAQMD Rule 403. Under the proposed Project, temporary short-term construction activities and long-term operational land uses would be similar to approved SP 327; therefore, implementation of the proposed Project would result in no new wind erosion or blowsand impacts beyond what was evaluated as part of EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR 439, Section VI.E "Air Quality" and Section VII.A "Circulation and Traffic;" EIR 439, Technical Appendix E "Air Quality Analysis" (Urban Crossroads); EIR 439 Technical Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Toscana Specific Plan Amendment No. 1 Greenhouse Gas Analysis (Urban Crossroads, October 2013); Trip Generation Analysis (Urban Crossroads, 2013); *CREED v. City of San Diego* (2011)

Findings of Fact:

a) & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 439, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO₂) and other GHG emissions. EIR 439 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 439 was certified. Information on the effect of GHG emissions on climate was known long before the Riverside County certified EIR 439. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public review period and public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein and serves as an Addendum to the EIR.

To evaluate whether the proposed Project would result in GHG impacts, a GHG study was prepared for the proposed Project by Urban Crossroads, Inc. This study is provided as Appendix D to this EIR Addendum. Refer to Appendix D for a more detailed discussion of GHGs, the regulatory context for

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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GHG emissions, and for a description of the methodology used to calculate the proposed Project's GHG emissions. The calculation of the Project's GHG emissions does not take credit for mitigation measures set forth in EIR 439.

Currently (as of October 2013), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region, although the SCAQMD is considering the adoption of a project-level efficiency threshold of 4.8 MTCO₂e per service population. The Riverside County Planning Department relies on a draft Standard Operating Procedure (draft County SOP) for GHG analysis and CEQA compliance. According to the draft County SOP, for non-industrial projects and until such time as binding regulatory guidance or a more specific threshold is adopted by a relevant agency, a demonstration that the Project has reduced GHG emissions by 25 percent or more below a business-as-usual (BAU) standard suffices for demonstrating that the Project has a less than significant impact. The draft County SOP defines BAU as those emissions that would occur in year 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control. This is consistent with the methodology that CARB used to estimate the GHG reductions the State of California would need to achieve in 2020 to meet 1990 levels. For purposes of this EIR Addendum, Riverside County's significance threshold of 25 percent below BAU is evaluated. For the Project-related analysis, BAU refers to emissions that would occur based on the approved SP 327, which is described and analyzed in EIR 439, in year 2020 without taking credit for mitigation measures set forth in EIR 439.

Consistent with SOP guidance, the analysis contained in Appendix D to this EIR Addendum compares the emissions from the land uses as originally evaluated in EIR 439 (BAU) to the emissions from the currently proposed Project. In summary, the total amount of GHG emissions for BAU in year 2020, would total 34,103.82 MTCO₂e as shown on Table 6.

**Table 6
Business As Usual Greenhouse Gas Emissions (Annual in Metric Tons Per Year)**

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Construction Emissions (amortized over 30 years)	237.90	0.03	--	238.51
Area Source Emissions	370.83	0.03	6.35e-3	373.43
Energy	8,416.70	0.25	0.15	8,494.20
Mobile Sources	21,379.28	0.64	--	21,392.65
Waste	367.16	21.70	--	822.83
Water Usage	2,132.46	22.72	0.56	2,782.54
Total CO₂E (All Sources)		34,103.82		

Source: Urban Crossroads, 2014 (Appendix D to this EIR Addendum)

In comparison, the total amount of Project-related GHG emissions in year 2020 would total 25,703.08 MTCO₂e as shown on Table 7. This results in an approximate 24.6% reduction from BAU; thus, the Project's GHG reduction would fall slightly below the reduction target of 25% and impacts would be significant using the County's significance threshold. Construction-related GHG emissions amortized over 30 years are included in these calculated emission values.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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**Table 7
Proposed Land Use Greenhouse Gas Emissions (Annual in Metric Tons Per Year)**

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Construction Emissions (amortized over 30 years)	228.37	0.03	–	228.96
Area Source Emissions	370.83	0.03	6.35e-3	373.43
Energy	4,947.10	0.20	0.08	4,975.33
Mobile Sources	18,099.17	0.53	–	18,110.42
Waste	310.97	18.38	–	696.91
Water Usage	1,010.10	10.76	0.26	1,318.03
Total CO₂E (All Sources)		25,703.08		

Source: Urban Crossroads, 2014 (Appendix D to this EIR Addendum)

For the reasons set forth above, the proposed Project would result in a significant GHG impact requiring an additional 0.6% reduction of GHG emissions compared to BAU. Construction and operation of the Project comply with mandatory regulatory requirements including but not limited to:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Mitigation: Mitigation Measures AQ-8 through AQ-12 included in EIR 439 to address air quality indirectly reduce region-wide GHG emissions. Additionally, the following mitigation measure is added:

AQ-13 Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO₂e per year. This equates to a 126 MTCO₂e reduction compared to the GHG calculation produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO₂e reduction may be met by design features including but not limited to those that

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.G, "Toxic Substances;" EIR 439 Appendix F "Hazardous Materials/Environmental Database Report" (EDR, 2003); Phase I ESA (McAlister GeoScience, 2013); Google Earth (accessed October 14, 2013); Rock Blasting Analysis (Appendix C2, Revey Associates 2013); EnviroStor Database (accessed October 14, 2013); Project Application Materials

Findings of Fact:

a & b) As concluded in EIR 439, previously approved SP 327 does not include land uses that would permit hazardous materials storage. Similarly, the proposed Project would not alter allowable uses on the Toscana property other than elimination of the previously approved commercial retail planning area. As such, the Project would eliminate the potential for hazardous material use associated with commercial retail operations. The Project does not propose any land uses on the property that would store, transport, or dispose of hazardous materials. As such, implementation of the Project would not increase the potential for transporting, using, or disposing hazardous materials beyond what was previously disclosed in EIR 439. In addition, the proposed Project would not increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. EIR 439 disclosed that blasting would occur on the property during construction activities, but did not specifically evaluate hazards associated with the storage of blasting materials. With adherence to the recommended practices contained in the Project's blasting assessment (Appendix C2), hazards would be precluded.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Appendix F to EIR 439 included a regulatory database search for recorded environmental hazards on the property, but did not include Environmental Site Assessment of existing conditions. A site assessment was conducted by McAlister GeoScience in 2013 (see Appendix F to this EIR Addendum) to support this analysis. McAlister GeoScience identified one unoccupied ranch house, a storage building, barn, three mobile homes, the foundations for two buildings, a septic system, and several wells and above-ground storage tanks on the property. These structures and site features were disclosed as an existing condition in EIR 439 (Section VI.G) and their removal was required to implement the previously approved project evaluated in EIR 439. Additionally, EIR 439 Section IV.G.4.b disclosed that if any areas onsite are found to be contaminated through dumping or historic uses (such as lead based paint or asbestos-containing materials), the construction contractor would be required to ensure remediation of the site in accordance with applicable federal, State, and local standards. As such, EIR 439 did not include mitigation measures for toxic substances, as mandatory regulatory requirements would address all concerns.

Based on the site assessment conducted by McAlister GeoScience in 2013 and their judgment of the suspected construction date of the ranch house and associated buildings, it is likely that Asbestos Containing Materials (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCB)-containing building materials were utilized in the construction of these structures, which would need to be disposed of in accordance with mandatory regulatory requirements at the time that these structures are removed from the property.

The use of asbestos containing materials (ACM), lead paint (a known toxic) and PCBs (fluorescent lights, for example) was common in building construction prior to 1978. Federal asbestos requirements are found in National Emission Standards for Hazardous Air Pollutants (NESHAP) within the Code of Federal Regulations (CFR) Title 40, Part 61, Subpart M, and are enforced in the Project area by the SCAQMD. In conformance with the NESHAP, SCAQMD Rule 1403 establishes survey requirements, notification, and work practice requirements to prevent asbestos emissions from emanating during building renovation and demolition activities. Assuming that ACMs are present on the property, then Rule 1403 requires notification of the SCAQMD prior to commencing any demolition or renovation activities. Rule 1403 also sets forth specific procedures for the removal of asbestos, and requires that an onsite representative trained in the requirements of Rule 1403 be present during the stripping, removing, handling, or disturbing of ACM. Mandatory compliance with the provisions of Rule 1403 would ensure that construction-related demolition activities do not expose construction workers or nearby sensitive receptors to significant health risks associated with ACMs. Because the Project would be required to comply with AQMD Rule 1403 during demolition activities, potential impacts due to asbestos would be less than significant.

The demolition debris also could contain lead based paint (LBP). Title 17, California Code of Regulations (CCR), Division 1, Chapter 8: Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards, defines and regulates lead-based paint. Any detectable amount of lead is regulated. During demolition of the existing buildings, there is a potential for exposing construction workers to health hazards associated with lead. The demolition activities would be required to comply with Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, which includes requirements such as employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Mandatory compliance with these mandatory requirements would ensure that construction workers are not exposed to significant LBP health hazards during demolition, and would reduce potential impacts to a level below significant.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Congress banned the manufacture of PCBs in the United States in 1976 because of their toxic effects. PCB wastes are regulated by the California Department of Toxic Substances Control and Title 22 of the CCR 66261.24. If present, mandatory compliance with disposal requirements would be assured in accordance with California state law, which would reduce potential impacts to a level below significant.

Regarding the on-site septic system and above ground storage tanks associated with the existing on-site structures, there is a potential for the tanks and leach field to contain toxic substances that require remediation. Presence of potential toxics in the above ground tanks and the leach field and their surrounding soils was not specifically disclosed in EIR 439, but EIR 439 Section IV.G did disclose mandatory requirements to comply with all federal, State, and local requirements for remediation. As such, the identification of specific site conditions does not constitute new information that could not have been known with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. No potentially hazardous materials have been added to the property since 2006.

On-site water wells would be abandoned as part of the proposed Project. The abandonment of existing wells would be required to occur in accordance with applicable State well standards; therefore the Project would have no potential to introduce hazardous materials or contaminants to the local groundwater supply. Contaminated groundwater does not exist beneath the surface of the Project site; therefore, the well abandonment process has no potential to result in the accidental release of contaminated groundwater. As such, abandonment of on-site wells would not create a significant hazard to the public or the environment. Impacts would be less than significant, and would be similar to impacts disclosed in EIR 439.

In conclusion, the Project would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was associated with the previously approved project as disclosed in EIR 439 with adherence to mandatory regulatory requirements.

c) EIR 439 did not identify the Project site as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since EIR 439 was certified in 2006; therefore, there has been no change in circumstance. Consistent with the information disclosed in EIR 439, no impact would occur.

d) As disclosed in EIR 439, the Project site is not located within one-quarter mile of an existing or proposed school. The nearest school site is located approximately 0.5-mile from the Project site (Todd Elementary School). Therefore, there is no potential for either approved SP 327 or the proposed Project to emit or handle hazardous substances within 1/4-mile of an existing or planned school, because no such school sites exist. No impact would occur.

e) As originally disclosed in EIR 439, and confirmed on the State's EnviroStor database, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur associated with either approved SP 327 or the proposed Project, because no hazardous materials sites are located on the subject property.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section V, "General Plan Consistency Analysis;"; EIR 439, Section VII.A, "Circulation and Traffic;" Riverside County General Plan Figure S-19 "Airport Locations;" RCLIS; Google Earth (accessed October 10, 2013)

Findings of Fact:

a, b, c & d) Potential impacts to public airports were addressed in EIR 439, which concluded that such impacts would not occur because the Project site is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. As such, and consistent with the information disclosed in EIR 439, no impacts to airports would occur with implementation of either approved SP 327 or the proposed Project.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility;" Elsinore Area Plan Figure 11 "Wildfire Susceptibility;" RCLIS; Project Application Materials

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

a) As reported in EIR 439, the Project site is located within a high fire hazard area and a fuel modification program consistent with County requirements, including Ordinance No. 787 (Uniform Fire Code) is required by implementing development to protect future on-site residents from wildland fire hazards. SP 327A1 does reserve area of fuel modification in accordance with County standards (including defensible space planning at locations where residential areas would interface with areas of natural vegetation). However, the fuel modification areas identified in SP 327A1 would be refined by the fire protection plan(s) that will be required to accompany implementing development proposals (i.e., tentative tract maps) based on the precise location of future homes pursuant to Ordinance No. 787 and the conditions of approval for SP 327 (SP 327 Condition of Approval 10.Fire 006). Proposed SP 327A1 would be similarly conditioned as SP 327 to require the preparation of fuel modification plan(s) for development adjacent to open space areas. In addition, the required fire protection plan(s) would establish requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development would interface with areas of natural vegetation. Mandatory compliance with the fuel modification plan would ensure that wild land fire hazards affecting the Project site would be less than significant. Implementation of the proposed Project would not result in any new or more severe significant fire hazard impacts on the Project site than previously disclosed in EIR 439.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Toscana Specific Plan Preliminary Drainage Study (Appendix F, Proactive Engineering, 2013), Bridge Hydraulics Letter Update (Appendix G, Webb 2013); ProActive Correspondence (2013); Groundwater Impacts Memorandum (Thomas Harder & Co. 2014); Project Application Materials

Findings of Fact:

a) Similar to approved SP 327, the proposed Project is designed to maximize the preservation of the natural drainage courses that traverse the subject property by reserving more than half of the site within open space areas. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems, which would discharge to the natural drainage course northwest of the Project site and the Temescal Wash, respectively. Specifically, hydrologic analyses performed by ProActive Engineering affirmed the existing drainage conditions of the property and the 100-year runoff entering the adjacent Spanish Hills community from Toscana. The Project is designed to meet Riverside County requirements at all Project outfalls tributary to Spanish Hills and downstream of developed Specific Plan Planning Areas by reducing the 100-year flow rate to Spanish Hills by 50 percent. The analyses show that the reduction would be met by adjusting the amount of the natural watershed runoff that is conveyed to Spanish Hills. A dual drainage system is designed to accomplish this goal and prevent commingling of the Spanish Hills flows from eastern off-site sources with Project flows from on-site development. This approach also addresses 2-, 5-, and 10-year flow requirements in accordance with Riverside County conditions of approval imposed on approved SP 327.

Stormwater flows originating from developed portions of the Project site would be captured via a system of storm drains installed beneath on-site roadways. First flush storm water flows (all flows with the exception of flows from very large storm events) originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Project site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Project site). Water quality treatment of runoff flows in excess of first flush flows would not be necessary, as first flush flows capture the majority of water-borne pollutants (including silt and sediment). With construction of the proposed storm water drainage system on the subject property, the proposed Project would not substantially alter the existing drainage pattern of the

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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site in any way that could result in substantial on- or off-site erosion. Additionally, the proposed Project would reduce the approved development footprint of SP 327 by approximately 32 acres, which would lessen the geographic extent of disturbances to natural drainage patterns disclosed in EIR 439.

The majority of on-site Project runoff is designed to be directly conveyed to Temescal Wash by the proposed drainage systems. Because the runoff would be directly conveyed to a major watercourse, the Riverside County Flood Control and Water Conservation District's increased runoff criteria does not apply. Velocities would be reduced at the outlet points with the construction of rip-rap outlet structures and/or energy dissipating structures. Therefore, the proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439. Impacts associated with development of SP 327 would be less than significant, consistent with the finding of EIR 439.

b) Impacts to water quality were previously evaluated as part of EIR 439, which concluded that such impacts would be less than significant with mandatory compliance with conditions of approval requiring compliance with the NPDES program (including the conditions would be issued by the Regional Water Quality Control Board to minimize the potential for water-borne pollution being discharged from the Project site) and applicable Riverside County ordinances.

Compliance with the conditions applied to approved SP 327 would involve future on-site residential development preparing and implementing a Storm Water Pollution Prevention Program (SWPPP) during construction-related activities and Water Quality Management Plan (WQMP) during long-term operation. The SWPPP would specify the Best Management Practices (BMPs) that residential development would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the SWPPP and WQMP would ensure that implementing residential development would not violate any water quality standard during short-term construction or long-term operational activities.

The conditions that applied to approved SP 327 would be carried over to the proposed Project. Therefore, future development would be required to implement water quality control plans (i.e., a SWPPP and WQMP) to ensure that development activities on the Project site would not violate any water quality or waste discharge regulations in the near- or long-term. Accordingly, impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 439.

c) The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source, and therefore would have no impact on groundwater levels due to groundwater extraction. A majority of the Project site would be undeveloped and/or reserved for open space with permeable ground surfaces. Additionally, the proposed Project would reduce the development footprint of the subject property by approximately 32 acres as compared to approved SP 327, thereby providing for the natural infiltration of storm water runoff into the groundwater table to a greater degree than disclosed in EIR 439. Thomas Harder & Co. evaluated geologic and hydrologic data for the Project vicinity and compared approved SP 327 against proposed SP 327A1, and determined that implementation of the Project would not result in any adverse change to the natural water balance of the aquifer system in the Project area. Additionally, Thomas Harder & Co. concluded that the Project

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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would not substantially reduce infiltration or adversely affect groundwater recharge in the Project area. As such, and consistent with the information disclosed in EIR 439, no substantial depletion of the groundwater supplies would occur with implementation of the proposed Project and impacts would be less than significant.

d) Refer to responses 25(a) and (b), above.

e) As disclosed in EIR 439, the segment of the Temescal Wash that traverses the Project site is located within a 100-year flood hazard area. Besides the Temescal Wash, there are no other 100-year flood hazard areas on the Project site. As with approved SP 327, the proposed Project would not construct any housing within the Temescal Wash; therefore, neither SP 327 nor the proposed Project would place housing within a designated 100-year flood hazard area. Impacts would be less than significant and would be similar to those disclosed in EIR 439.

f) The issue of potential flood hazards associated with the construction of structures within a 100-year flood hazard area was previously discussed in EIR 439, which concluded that the construction of two bridges within the 100-year flood zone (i.e., Temescal Wash) would not impede or redirect flood flows and would not increase flood hazards downstream from the subject property. Like approved SP 327, the proposed Project would construct two bridges spanning the Temescal Wash to provide access to the Project site from Temescal Canyon Road; no other structures would be constructed within the 100-year flood zone. The bridges proposed by the Project would have a similar hydrologic effect as those provided by approved SP 327 (refer to Appendix G). Although the bridge design is proposed as a culvert under SP 327A1 as opposed to a slab and pier design approved by SPA 327, the bridges would still be engineered to withstand flood flows associated with a 100-year storm and would not increase flood hazards for downstream properties by redirecting or impeding flood flows. Impacts would be less than significant and no mitigation would be required. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25(b), above, or as previously disclosed in EIR 439. Furthermore, the proposed Project would eliminate a 4.4-acre commercial retail center from SP 327 and replace it with a park. Urban pollutants, such as hydrocarbons and other chemicals, are associated with normal operations of commercial retail centers (resulting from vehicular traffic). In 2006, when EIR 439 was certified, the unincorporated territories of Riverside County within which the Toscana property lies within were regulated by the Municipal Separate Storm Sewer Systems Permit (MS4 Permit) - Order No. R8-2002-0011. The primary purpose of this permit is to regulate discharge of pollutants in urban runoff from MS4 storm drain systems that are owned and operated by the permittees (Toscana lies within the jurisdiction of Riverside County Flood Control and Water Conservation District). Today, that MS4 Permit has been superseded with a current adoption of an updated MS4 Permit (Order No. R8-2010-0033). In addition to higher water quality standards required throughout the new MS4 Permit area, downstream degradations of natural streams and waterways, known as Hydromodification, will also be addressed and incorporated accordingly into the project. The water quality plan for proposed Project is required to comply with standards set forth in the current MS4 Permit. In response to the implementation criteria established in the MS4 Permit, the Permittees established a Riverside County Water Quality Management Plan (WQMP) and corresponding WQMP Template to help projects within the permit area design, comply, operate and adequately demonstrate compliance with permit criteria. A WQMP will be required with each implementing tract map. As such, the Project's WQMPs will utilize the design parameters within the Riverside County WQMP Template.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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With mandatory adherence to the updated MS4 Permit and the elimination of the commercial retail center from SP 327, the proposed Project is expected to result in an overall improvement in the quality of storm water discharged from the Project site.

h) The proposed Project proposes to construct and operate water quality treatment facilities on the subject property. The water quality treatment facilities are designed to filter and pass water into natural drainage courses, and ultimately, the regional drainage system. Storm water in the water quality treatment facilities would not be stagnant, and proposed water quality treatment facilities would drain within the time limits required by the RCFCWCD to preclude vector attraction and odor. Therefore, there is no potential for proposed water quality treatment facilities to attract vectors or produce obnoxious odors. As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones;" Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Temescal Canyon Area Plan Figure 10 "Flood Hazards;" Elsinore Area Plan Figure 10 "Flood Hazards;" Project Application Materials

Findings of Fact:

a & b) Similar to approved SP 327, the proposed Project is designed to maximize the preservation of the natural drainage courses that traverse the subject property by reserving more than half of the site

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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within open space areas. The proposed Project would not substantially alter existing drainage patterns or flooding conditions. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems; these underground storm drain systems would discharge to a natural drainage course northwest of the Project site and the Temescal Wash, respectively. The proposed dual storm drain system would reduce potential flood hazard risks (due to stormwater flows originating off-site of the subject property) within the Spanish Hills community located northwest of the Project site. The proposed Project would not worsen any off-site flooding conditions and would potentially improve conditions by reducing flooding potential in the community of Spanish Hills.

Stormwater flows originating from developed portions of the Project site would not substantially alter drainage patterns and would not cause flooding, as the stormwater would be captured via a system of storm drains installed beneath on-site roadways and conveyed to natural drainage courses at no greater volume than is carried by the natural drainages under existing conditions. First flush storm water flows originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Project site for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows (during very large storm events) would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Project site). Detention basins are not required on the Project site to attenuate runoff flows originating from developed areas on-site to pre-development levels due to the direct proximity of the property to the Temescal Wash. Detention basins would delay the discharge of storm water flows into the Temescal Wash during peak storm events. If detention were proposed, storm water flows would be discharged into the Temescal Creek closer to the peak flow rate of the Wash, thereby potentially exposing areas on the Project site and properties downstream to an increased risk of flooding.

With construction of the proposed storm water drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or change absorption rates in any way that could result in flooding on- or off-site. Furthermore, the proposed Project would reduce the development footprint of SP 327 by approximately 32 acres, thereby providing a drainage condition (runoff patterns and absorption rate) that more closely resembles natural conditions of the Project site than approved SP 327. Accordingly, the proposed Project would result in less-than-significant impacts to the hydrology of the Project site, and impacts would be reduced as compared to those previously disclosed in EIR 439. No mitigation is required.

c) As disclosed in EIR 439, a portion of the Project site is located within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks on the subject property associated with the failure of Lee Lake would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space; no habitable structures would be located within the Dam Inundation Area. Although the proposed Project includes a different land use design than what was evaluated in EIR 439, the proposed Project would reserve areas on the property within the Dam Inundation Area as open space. No homes or habitable structures would be constructed on the subject property within the designated Dam Inundation Area. Accordingly, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of Lee Lake. Consistent with the information disclosed in EIR 439, impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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d) As discussed above in the responses to Items 26(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site and would reduce the development impact footprint of SP 327 by approximately 32 acres, which retains the Project site's natural drainage pattern to a greater extent than disclosed in EIR 439. Because the Project would not substantially alter the drainage characteristics of the Project site, there would be not be a substantial increase in the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: SP 327; EIR 439, Section V, "General Plan Consistency Analysis;" Riverside County General Plan; City of Corona General Plan; City of Lake Elsinore General Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site encompasses an approved specific plan (SP 327), which designates the Project site for development with residential land uses, commercial retail land uses, recreation facilities (parks and club house), and open space. As concluded in EIR 439, development of the Project would not result in a substantial alteration of the present or planned land uses in the Temescal Canyon or Elsinore Area Plans. Modifications proposed as part of the Project involve the reconfiguration of residential land uses, recreation facilities, and public facilities (i.e., potable and recycled water tanks) within SP 327, the elimination of the commercial retail center, the addition of water quality facilities, and the provision of additional open space. Proposed changes to the land uses within SP 327 would not comprise a "substantial alteration" of the present or planned land use of the area beyond what was already disclosed in EIR 439.

b) EIR 439 did not identify any adverse effect to the Spheres of Influence to the Cities of Corona and Lake Elsinore that would result from implementation of SP 327. The entire Project site is located within the Sphere of Influence of the City of Corona, with the exception of approximately 54 acres in the southeastern corner of the Project site (which is located within the Sphere of Influence of the City of Lake Elsinore). The City of Corona General Plan designates the portion of the Project site within its Sphere of Influence for Light Industrial land uses; the City of Lake Elsinore designates the portion of the Project site within its Sphere of Influence for open space land uses (i.e., Open Space and Floodway). The proposed Project would reserve the portion of the site within the City of Lake Elsinore Sphere of Influence as undeveloped open space; therefore, implementation of the proposed Project

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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would not affect the planned land uses within the City of Lake Elsinore Sphere of Influence. The remaining portions of the Project site would be planned for residential, recreation (i.e., parks), public facility (i.e., potable and recycled water tanks), water quality treatment; and open space land uses, which is differs from the Light Industrial land uses planned for this area by the City of Corona General Plan. Although the proposed Project would develop a portion of the City of Corona's Sphere of Influence with land uses other than those identified in the City of Corona General Plan, no physical land use impact would occur as a result of the inconsistency. Therefore, a significant impact to the environment is not identified. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with land use designation inconsistencies within a City Sphere of Influence or within City boundaries than disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section V, "General Plan Consistency Analysis," Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for approved SP 327 (Ordinance No. 348.4449). The Project would modify the Zoning Ordinance for SP 327 to reflect the modifications proposed by SP 327A1. With approval of the proposed Project, there would be no inconsistency with the subject property's zoning designation and no impact would occur.

b & c) The issues of land use and zoning compatibility were evaluated as part of EIR 439, which concluded that development of the Project site as a master-planned mixed use community with residential and commercial retail land uses would be compatible with surrounding land uses and zoning. There are no components of the proposed Project that would alter the conclusions of EIR 439 with respect to land use compatibility, as proposed revisions to SP 327 would reconfigure and reprogram the residential portion of SP 327 (but would not increase the maximum number of permitted dwelling units), would replace the commercial retail center with park land uses, would add public facility land uses (i.e., potable and recycled water tanks), would add water quality treatment facilities, and would increase the amount of undeveloped, natural open space on-site. The

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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modifications proposed by the Project would not substantially alter the character of planned development on the Project site and would not present a conflict with surrounding land uses and zoning. As such, a significant land use compatibility impact would not occur.

d) EIR 439 evaluated the consistency of SP 327 with the Riverside County General Plan, and found that SP 327 would be consistent with all applicable policies of the General Plan, including the applicable policies of the East Temescal Hillside and Temescal Wash Policy Areas. No component of the proposed Project would create a new or more severe inconsistency with any County General Plan policy and result in new or more severe impacts to the physical environment. Accordingly, the Project would be consistent with the land use designations and applicable policies of the County General Plan and a significant impact would not occur. This conclusion is consistent with the finding of EIR 439.

e) The Project site is mostly vacant and implementation of the proposed Project would not result in the physical disruption or division of any established communities on-site. To the east and west of the Project site is vacant land; the Project is physically separated from the vacant land to the west by the Temescal Wash under existing conditions. To the north of the Project site are scattered rural, single-family residences; development on the Project site would not affect these existing residential uses. Further, the Project has no potential to disrupt or physically divide the rural residential community to the north or prevent access from these areas to major circulation facilities to the south (e.g., Temescal Canyon Road, I-15). The Project would represent a continuation of an existing pattern of residential development from the south (although the Project site is physically separated from the existing residential land uses to the south by I-15), and would be consistent with the planned pattern of land uses within the local area as anticipated by the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans. In addition, the Project would improve a Circulation Element roadway (i.e., Temescal Canyon Road) and would protect the roadway from the Temescal Wash floodplain, thereby increasing the utility of this roadway and facilitating local access during peak storm events. As such, the Project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Source: EIR 439, Section VI.H, "Mineral Resources;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Project Application Materials

Findings of Fact:

a & b) As concluded by EIR 439, implementation of SP 327 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State nor would implementation of SP 327 result in the loss of availability of a site designated by the County as a locally-important mineral resource recovery area. EIR 439 did disclose that the on-site segment of the Temescal Wash has the potential to contain construction aggregate materials suitable for extraction; however, the Temescal Wash was not considered to be suitable for mineral extraction because of current economic trends and environmental regulatory requirements (due to the sensitive biological characteristics of the Temescal Wash). No component of the proposed Project would result in new impacts to mineral resources or increase the severity of impacts to mineral resources beyond those disclosed in EIR 439, and, like SP 327, the proposed Project would retain the Temescal Wash as open space. Accordingly, implementation of the Project would not cause the loss of availability of important mineral resources and impacts would be less than significant. This conclusion is consistent with the finding of EIR 439.

c & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 439 was certified in 2004, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility with or present a hazard to a mine or quarry. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 14, 2013); RCLIS

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

a & b) Consistent with information disclosed in EIR 439, the Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, the proposed Project could not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

31. Railroad Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 14, 2013)

Findings of Fact:

There are no active railroad corridors in the vicinity of the Project site. Accordingly, and consistent with the information disclosed in EIR 439, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

32. Highway Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Google Earth (accessed October 14, 2013)

Findings of Fact:

The Project site is approximately 0.2-mile north of a source of highway noise (i.e., I-15). EIR 439 did not identify any significant, adverse effects to future residents on the Project site due to noise from I-15. No component of the Project would increase noise effects due to highway noise above levels assumed in EIR 439, as proposed residential development would be set back from I-15 at a similar distance to what was provided by approved SP 327 and would be of a similar character. Therefore, new or more severe impacts due to highway-related noise would not occur with implementation of the proposed Project.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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33. Other Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Google Earth (accessed October 14, 2013)

Findings of Fact:

EIR 439 did not disclose any other sources of noise that have the potential to expose people residing in the Project area to excessive noise. The proposed Project does not propose any noise sources that were not previously disclosed in EIR 439. Therefore, no other noise impacts would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure"; Trip Generation Analysis (Urban Crossroads, 2013); EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-2 "Seismic Refraction Survey" (Terra Geosciences, 2000); EIR 439 Appendix B-4 "General Geologic Investigation & Shallow Refraction Seismic Refraction for Rippability Study" (Pacific Soils and Engineering, 1989); Geotechnical Feasibility Letter (Advanced Geotechnical Solutions, 2013); Rock Blasting Analysis (Appendix C2, Revey 2013), Project Application Materials

Findings of Fact:

a) As discussed in EIR 439, implementation of SP 327 would not cause significant, permanent increases to ambient noise levels in the vicinity of the subject property. EIR 439 found that project-related traffic noise, which would be the primary source of off-site noise associated with SP 327, would not contribute substantial noise (i.e., 3.0 dBA CNEL) to any roadway segment that was located adjacent to sensitive receptors and exceeded the County's noise standard (65 dBA) at the time EIR

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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439 was certified or under projected, future conditions. Noise contributions of 3.0 dBA CNEL or less are considered to be less-than-significant because such noise changes would not represent a perceptible change to the noise environment.

The land uses proposed by the Project are less traffic intensive than what was evaluated in EIR 439. A trip generation analysis prepared for the proposed Project concluded that the Project would generate 3,434 fewer daily traffic trips than approved SP 327, and would therefore result in a concomitant decrease in off-site noise contributions, as compared to what was disclosed in EIR 439. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels, and impacts would be less than those disclosed in EIR 439.

b) EIR 439 disclosed that construction activities on the Project site would result in temporary or periodic increases to ambient noise levels, but that construction-related noise impacts would be reduced to less-than-significant levels through mandatory compliance with the County Noise Ordinance (which would restrict the hours during which construction activities could occur on the subject property). Construction activities proposed by the Project would be similar to what was evaluated in EIR 439. Like approved SP 327, the proposed Project would be required to comply with the standards and restrictions of the County Noise Ordinance to ensure that construction activities would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Implementation of the Project would not result in any new or more severe construction-related noise impacts than were previously disclosed in EIR 439.

c) EIR 439 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise levels. As concluded in EIR 439, the Project would neither expose off-site sensitive receptors to noise levels exceeding County standards nor expose future on-site residents to noise levels exceeding County standards. As discussed above under the response for Item 34(a), the Project would be less traffic intensive than approved SP 327, and would, therefore, generate less off-site noise than disclosed in EIR 439. Further, as described above under the response to Item 32, residential uses proposed by the Project would be set back from potential sources of substantial noise (e.g., Temescal Canyon Road and I-15) at a similar distance as approved SP 327 and would also be constructed of a similar character. Accordingly, the proposed Project would not expose persons to or generate substantial noise levels in excess of the noise levels disclosed in EIR 439.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than would have occurred under approved SP 327 and previously disclosed in EIR 439. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 439, and is not anticipated to produce significant amounts of ground-borne vibration or ground-borne noise levels. In addition, as disclosed in EIR 439, and confirmed in the rock blasting analysis contained in Appendix C1, it is highly unlikely that potential blasting activities on the Project site would produce a significant amount of ground-borne vibration beyond the boundary of the property. During long-term operation of the proposed Project, there are no uses proposed on the Project site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would be similar to those disclosed in EIR 439.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's noise impact continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section V, "General Plan Consistency Analysis;"; EIR 439, Section IX, "Mandatory CEQA Topics;" Riverside County General Plan; Project Application Materials; RCLIS; Google Earth (accessed October 10, 2013)

Findings of Fact:

a & c) The Project site contained two occupied residences at the time EIR 439 was certified in 2006. Under existing conditions (2013), the Project site contains one (1) unoccupied residential structure and associated outbuildings; however, one person lives in a motorhome that is parked on the subject property. Although the Project would demolish the existing residential unit on-site (and would remove the occupied motorhome on-site), the displacement of one (1) person would not result in the need for construction of replacement housing elsewhere because the elimination of one (1) housing unit (and the movement of one motorhome) does not comprise a substantial number of homes. Moreover, the Project involves the construction of 1,443 residential units on-site. Based on these considerations, implementation of the proposed Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere. Impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.

b) As with approved SP 327 and as disclosed by EIR 439, the proposed Project provides housing on a property (i.e., the Project site) that is designated for residential use by the Riverside County General Plan. Development of the Project as proposed would not result in an increase in demand for

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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affordable housing, which will be accommodated County-wide through implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR 439, no impact would occur.

d) EIR 439 did not disclose any redevelopment areas as being located on or near the Project site. According to the Riverside County GIS database (RCLIS), the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would not affect any such area.

e) EIR 439 included an analysis demonstrating that SP 327 was consistent with the Land Use Element of the County's General Plan would not result in a substantial population increase. Although the Project would result in minor modifications to the internal distribution of land uses on the Project site, the total number of proposed on-site dwelling units would be the same as approved SP 327 (i.e., 1,443). Accordingly, implementation of the Project would not increase the projected number of future residents on the Project site under long-term conditions as compared to approved SP 327, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

f) The proposed Project seeks modifications to approved SP 327. There are no components of the proposed Project that would result in a substantial inducement to population growth above what was already disclosed in EIR 439. The proposed Project would involve the extension of infrastructure as necessary to accommodate development within the SP 327 area, and such infrastructure would not result in substantial population growth in the area, either directly or indirectly. In addition, the proposed Project would improve Temescal Canyon Road along the Project site frontage. Temescal Canyon Road is identified as a Circulation Element facility by the Riverside County General Plan Circulation Element. As such, construction of this roadway can be reasonably expected to occur with or without the proposed Project. Accordingly, impacts associated with population inducement would not occur. This conclusion is consistent with the finding of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 439, which found that implementation of the Project would not overburden Riverside County Fire Department resources, and would not result in the need to construct or physically alter fire stations to provide adequate service levels. Since certification of EIR 439 in 2006, additional fire protection facilities have

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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been constructed in close proximity to the Project site. The Toscana property is now within the response area of the Riverside County Fire Department (RCFD) Fire Station #64 located at 25310 Campbell Ranch Road, approximately two miles from the Project site and within a five minute response time to the Project site. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately seven miles from the Project site. Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond with equipment under mutual aid agreements but may arrive after RCFD engines were on-scene.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 787 (Uniform Fire Code) and Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local fire protection services. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327 and would eliminate the 4.4-acre commercial retail center (which would support over 50,000 square feet of combustible structures); therefore, the Project would not increase the demand for fire protection services beyond the level disclosed in EIR 439. Further, the Project would be conditioned to comply with the same County regulations as approved SP 327 to maximize safety and minimize the demand for fire protection services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

37. Sheriff Services

Source: EIR 439, Section VII.D, "Law Enforcement Services;" Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 439, which found that implementation of the Project would not overburden Riverside County Sheriff Department resources, and would not result in the need to construct or physically alter sheriff stations to provide adequate service levels. EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local police protection services. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327 and would eliminate the 4.4-acre commercial retail center (which would support over 50,000 square feet of commercial retail space); therefore, the Project would not increase the demand for sheriff services beyond the level disclosed in EIR 439. Furthermore, like approved SP 327, the Project would be conditioned to comply with Ordinance No. 659, which would provide fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Accordingly, the proposed Project would not result in any new or more severe significant impacts to police protection services than previously disclosed by EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to sheriff services continue to apply to the proposed Project.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Monitoring: Monitoring shall occur as specified in EIR 439.

38. Schools

Source: EIR 439, Section VII.F, "Schools;" Project Application Materials

Findings of Fact:

As disclosed in EIR 439, the construction of 1,443 residential homes – as provided by approved SP 327 and proposed by the Project – would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Corona-Norco Unified School District (CNUSD). EIR 439 concluded that required payment of school impact fees would constitute complete mitigation for project-related impacts to school services (pursuant to the Leroy F. Greene School Facilities Act of 1998, Senate Bill 50).

The CNUSD plans for long-term facilities based on the land uses specified by the Riverside County General Plan Land Use Plan. Implementation of the Project would result in the ultimate development of 1,443 residential dwelling units on the Project site, which is consistent with approved SP 327, and therefore, the Riverside County General Plan Land Use Plan. Although it is possible that the CNUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by CNUSD and is not the responsibility of the Project. The Project would, however, be required to contribute school impact fees pursuant to the requirements of SB 50. Mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required. Accordingly, implementation of the proposed Project would not result in any new or more severe significant impacts to public school services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

39. Libraries

Source: EIR 439, Section VII.G, "Libraries;" Project Application Materials

Findings of Fact:

Impacts to public library services were evaluated and disclosed in EIR 439, which found that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. EIR 439 concluded that mandatory compliance with County Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to local library services by providing fair-share funds for the acquisition of additional library materials. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327; therefore, the Project would not increase the demand for library services beyond the level disclosed in EIR 439. Furthermore, as with approved SP 327, the Project would be conditioned to comply with the

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for library services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to library services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

40. Health Services

Source: EIR 439, Section VII.E, "Health Services;" Project Application Materials

Findings of Fact:

Potential impacts to public health services were evaluated and disclosed in EIR 439, which found that implementation of SP 327 would not overburden Riverside County's public health services facilities or resources. EIR 439 concluded that mandatory compliance with County Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to public services by providing fair-share funds for the provision of public health services and the acquisition of needed equipment/resources. The Project proposes the same number of residential dwelling units on the subject property as approved SP 327; therefore, the Project would not increase the demand for public health services beyond the level disclosed in EIR 439. Furthermore, as with approved SP 327, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for public health. Accordingly, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Source: EIR 439, Section VII.B, "Parks and Recreation;" CSA 152B Park and Recreation Master Plan; Riverside County Ordinance No. 460; Riverside County Ordinance No. 659; Project Application Materials

Findings of Fact:

a) The proposed Project would slightly modify the configuration of planned park land within SP 327 as compared to what was evaluated in EIR 439. The proposed Project would construct 21.4 acres of parks, as well as pedestrian trails, on the subject property. No off-site parks or recreational improvements are proposed or required as part of the Project. Construction of on-site recreational amenities proposed by the Project would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 439 and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Project site are identified EIR 439, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 439 would continue to apply to the proposed Project. With the implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities on-site that are new or more severe than what was previously disclosed in EIR 439.

b) Impacts associated with Project residents' use of existing recreational facilities were evaluated and disclosed in EIR 439, which concluded that SP 327 would not contribute to substantial physical deterioration of existing neighborhood and regional parks because SP 327 would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire, construct, and/or maintain regional and community park and recreation facilities.

Implementation of the proposed Project would slightly decrease the amount of park land on the subject property, from 18.7 gross acres under approved SP 327 to 21.4 gross acres under the proposed Project. The Project site is located within County Service Area (CSA) 152B, which is responsible for providing park and recreational facilities in the local area. The County of Riverside is responsible for providing regional park facilities in the County. Based on population generation rates included in the CSA 152B Park and Recreation Master Plan, buildout of the proposed Project would generate an on-site population of approximately 3,737 persons (1,443 dwelling units x 2.59 persons per household = 3,737 persons). CSA 152B has a standard of 5.0 acres of park land per 1,000 residents, which would correspond in a total demand of approximately 18.69 net acres of park land on the Project site ($[3,737 \text{ persons} / 1,000 \text{ persons}] \times 5.0 \text{ acres} = 18.69 \text{ acres}$). As noted above, the Project would provide a total of 21.4 gross acres of park land on-site, which would meet the minimum park land requirement of CSA 152B. Further, as a standard condition of Project approval, the Project would be required to pay development impact fees (DIF) pursuant to Ordinance No. 659, which would provide additional funding for CSA 152B and the County of Riverside for the provision of park and recreation facilities, including regional park facilities. As such, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore, impacts would be less than significant and no mitigation would be required. This conclusion is consistent with the findings of EIR 439.

c) The Project site is located within the service area of CSA 152B. Park land dedication on the Project site would be governed by the CSA 152B Park and Recreation Master Plan, which allows for

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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the dedication of park land in lieu of the payment of park land fees (i.e., Quimby Fees). As described above under the response to Item 41(b), the Project would provide 21.4 acres of park land on the subject property, which would exceed the Project's obligation to provide approximately 18.69 acres of park land on-site. Accordingly, the Project would provide adequate areas of recreational uses on-site. A significant impact would not occur and no mitigation would be required. Impacts would be similar to those disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

42. Recreational Trails

Source: EIR 439, Section VII.B, "Parks and Recreation;" Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the Project vicinity. As shown, a regional trail is planned to traverse the central and eastern portions of the Project site, and a multi-purpose trail is proposed on Temescal Canyon Road along the Project site's frontage. The proposed Project would result in slight modifications to the planned regional trail system on the Project site, but the revised trail alignment would be consistent with the planned trail designations as applied to the property by the Temescal Canyon Area Plan. The proposed Project would also provide a multi-purpose trail along Temescal Canyon Road, as planned by the Temescal Canyon Area Plan. Therefore, a significant impact would not occur. This finding is consistent with the conclusions of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VII.A, "Circulation and Traffic;" EIR 439, Technical Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Trip Generation Analysis (Appendix H, Urban Crossroads, 2013); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed October 14, 2013); RCLIS; Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that approved SP 327 would generate an average of 17,707 traffic trips per day, including 1,183 vehicle trips during the AM peak hour (7AM-9AM) and 1,811 vehicle trips during the PM peak hour (4PM-6PM). As part of the proposed Project, SP 327 would be modified to eliminate an approximately 4.4-acre commercial retail center. The overall residential dwelling unit count would not change as part of the Project (i.e., 1,443 dwelling units). Based on a Trip Generation Analysis prepared by Urban Crossroads (2013), the proposed Project would generate approximately 14,272 average daily traffic trips, including 1,162 AM peak hour vehicle trips and 1,491 PM peak hour vehicle trips, which corresponds to a substantial reduction compared to the average daily traffic trips that would occur under approved SP 327. Impacts associated with buildout of SP 327 were fully evaluated in EIR 439, which concluded that, with mitigation, impacts to circulation and traffic would be reduced to less-than-significant levels, with the exception of a significant and unavoidable cumulative impact to I-15. The mitigation measures identified in EIR 439 would continue to apply to the proposed Project, and although the Project would substantially reduce average daily traffic trips as compared to approved SP 327, thereby reducing the contribution of Project-related traffic to the local and regional circulation network, the proposed Project is still anticipated to conflict with California Department of Transportation's (Caltrans) standards for the effective performance of the State Highway System, and the Project would result in a significant and unavoidable cumulative impact to I-15. Accordingly, implementation of the Project would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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identified by the County's General Plan land use map. Existing Specific Plan No. 327 is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, recreational, and open space land uses on the subject property. The proposed Project seeks to eliminate a 4.4-acre commercial retail center from SP 327, while keeping residential density within the SP 327 unchanged. As described above under Response 43(a), traffic volumes generated by the Project would not exceed the traffic volumes associated with SP 327 disclosed in EIR 439. Therefore, the proposed Project would be consistent with the traffic projections within the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR 439.

c & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a waterway or active rail corridor. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would be conditioned to construct all on-site roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Project site would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses.

f) Implementation of approved SP 327 is advancing improvements to an existing public road (Temescal Canyon Road). Furthermore, development of the property either under approved SP 327 or the proposed Project would establish internal streets on the Project site that have the potential to be dedicated to the County as public roads, which would require maintenance. Although public roads require periodic maintenance, such maintenance is inherent in operational activities assumed for the Project and would not cause any new or more severe physical impacts to the environment beyond those disclosed in EIR 439.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. The proposed Project would have similar construction characteristics as analyzed by EIR 439. As such, it is concluded that the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.

i) The proposed Project would accommodate multi-use trails on the subject property and along its frontage with Temescal Canyon Road. The Project site is not served by the Riverside Transportation Agency (RTA) under existing conditions; however, pursuant to Mitigation Measure AQ-13 (see "Air Quality," above), the Project would install a bus turnout along Temescal Canyon Road as approved by RTA. Accordingly, implementation of the Project would not result in conflicts with adopted policies

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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supporting alternative transportation, and would not result in a new or more severe impact that was not previously identified in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measures CIRC-1 through CIRC-4, as specified in EIR 439, have been revised. Mitigation Measures CIRC-1 through CIRC-4 have been revised to reflect modifications to the design of SP 327 (i.e., changes to road names and proposed on-site roadway improvements) and currently applicable County of Riverside road improvement standards. Mitigation Measure CIRC-3 has been revised to reflect the currently applicable County of Riverside Development Impact Fee Ordinance (Ordinance No. 659.12) and to clarify the mitigation responsibilities of the Project. Mitigation Measure CIRC-4 has been revised to reflect current as-built conditions in the vicinity of the Project, to update the roadway improvements required of the Project, and to reflect modifications to the design of SP 327 (i.e., changes to road names). All measures identified in EIR 439 to minimize SP 327's traffic impact, including CIRC-1 through CIRC-4, as revised below, continue to apply to the proposed Project.

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

CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are described as follows:

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

(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, of a length determined by the project's traffic study. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Toscana Drive, of a length determined by the project's traffic study. The construction of through lanes may be a TUMF improvement.

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

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

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

(f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.

(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees, through the County's development impact fee (DIF) for traffic signals pursuant to County Ordinance 659.12.

(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and realign the roadway.

(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).

(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:

- Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement.
- Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange).
- The Interstate 15 / Temescal Canyon Road interchange.
- The Interstate 15 / Indian Truck Trail interchange.

(e) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify roadway improvements necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.

CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.

The following County Transportation Department conditions shall be implemented:

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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10.TRANS.3 SP - SP 327 / IMPROVEMENTS

All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS.4 SP - SP 327 / WRCOG TUMF

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS.1 SP - SP 327 / TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Temescal Canyon Road / Temescal Hills Drive
- Temescal Canyon Road / Toscana Drive
- Temescal Canyon Road / Glen Ivy Road
- Temescal Canyon Road / Indian Truck Trail
- De Palma Road / Indian Truck Trail

with no fee credit given for Traffic Signal Mitigation Fees.

- I-15 NB Ramps / Indian Truck Trail
- I-15 SB Ramps / Indian Truck Trail
- Temescal Canyon Road / Indian Truck Trail
- Temescal Canyon Road / Horsethief Canyon Road
- Temescal Canyon Road / Campbell Ranch Road
- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility.

30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS.3 SP - SP 327 / TS GEOMETRICS

The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map.

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

- Northbound: one through lanes
- Southbound: one left-turn lane, two through lanes
- Eastbound: one trap right-turn lane
- Westbound: one left-turn lane, one right-turn lane

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

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

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note – this improvement has been constructed):

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

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

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

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Northbound: N/A
 Southbound: one left-turn lane, one right-turn lane, one shared right turn lane
 Eastbound: three through lanes, one right-turn lane
 Westbound: one left-turn lane, two through lanes

30.TRANS.4 SP - SP 327 / INTERSECTION SPACING

Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.

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

44. Bike Trails

Source: EIR 439, Section VII.B, "Parks and Recreation;" Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

The proposed Project would provide a bike lane along Temescal Canyon Road in conformance with Figure 8, *Trails and Bikeway System*, of the Temescal Canyon Area Plan. Accordingly, implementation of the Project would not create an inconsistency or conflict with the planned bike trail alignment for the area and a significant impact would not occur. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: EIR 439, Section VI.F, "Water Resources;" Project Application Materials; Water Supply Assessment (Appendix I, Lee Lake Water District, 2013)

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Findings of Fact:

a) As discussed in EIR 439, the Lee Lake Water District (LLWD) would provide domestic water service for the Project, treated by existing treatment facilities that do not require expansion to service the Project. The LLWD would also provide recycled water service to the proposed Project; recycled water was not available to the Project site at the time EIR 439 was certified in 2006. Potential physical impacts associated with supplying potable water to a master-planned residential community, including the construction of on- and off-site water conveyance infrastructure and storage tanks, were evaluated as part of EIR 439, which concluded that impacts would be less than significant. On- and off-site potable water infrastructure and storage tank improvements proposed by the Project would be similar to approved SP 327. Although the Project would construct on- and off-site recycled water infrastructure not previously planned for by approved SP 327, the proposed recycled water infrastructure would occupy a similar on-site and off-site (within existing Temescal Canyon Road) physical footprint as water infrastructure improvements included as part of SP 327 and evaluated in EIR 439. Accordingly, the construction of recycled water infrastructure as part of the Project would not result in new or more severe impacts to water utilities above what was previously disclosed in EIR 439.

b) Potential water supply impacts associated with delivering domestic water to the development approved by SP 327 were evaluated as part of EIR 439, which concluded that impacts would be less than significant. As documented in the proposed Project's Water Supply Assessment issued by LLWD, the amount of water demanded by the Project would be 0.9 million gallons per day (mgd), compared to 1.9 mgd that LLWD previously estimated. This reduction of 1.0 mgd is due in part to the availability of recycled water, which was not available at the time SP 327 was approved, and also in part to the reduced development intensity associated with removal of commercial land uses previously planned on the site, and the planned use of water-efficient practices such as low water-use landscaping techniques. Furthermore, the proposed Project is required to implement the most recent version of the California Building Standards Code that requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use (which is not reflected in the potable water demand projections in the paragraph above), as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to further reduce potable water demand above levels disclosed in EIR 439. As such, the proposed Project would result in a measurable decrease in the demand for potable water as disclosed in EIR 439. Sufficient water supplies from existing entitlements or resources are available from LLWD to serve the Project, and new or expanded entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.F, "Water Resources;" California Building Standards Code; Project Application Materials;

Findings of Fact:

a & b) As discussed in EIR 439, the subject property is located within the wastewater service area of the LLWD. Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of wastewater conveyance infrastructure, were evaluated as part of EIR 439, which concluded that SP 327 would result in a significant cumulative impact to LLWD wastewater conveyance and treatment facilities due to a lack of capacity (within a wastewater pumping station along Temescal Canyon Road and at LLWD's Water Reclamation Facility). Mitigation was imposed on SP 327 by EIR 439 to ensure that the Master Developer of SP 327 provide fair share payments for the expansion of the pump station and water treatment facilities. After mitigation, EIR 439 concluded that SP 327 would result in less-than-significant impacts to LLWD wastewater conveyance and treatment facilities.

The proposed Project would modify SP 327 to replace the 4.4-acre commercial retail center with a park, which would reduce the amount of wastewater generated by the Project below the levels disclosed in EIR 439. In addition, the proposed Project would be required to comply with the most recent version of the California Building Standards Code that went into effect on January 1, 2011, and requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use, as compared standard baselines for plumbing fixtures and fittings, which would substantially reduce the amount of wastewater generated by the Project from the levels assumed in EIR 439. As such, the proposed Project would not increase the demand for wastewater services or infrastructure above what was disclosed in EIR 439 and the Project would not result in new or more severe significant impacts to wastewater utilities above what was previously disclosed in EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. Mitigation Measure WS-1, as specified in EIR 439, has been revised to reflect modifications to the SP 327 design as proposed by the Project (i.e., a reduction of building intensity and concomitant reduction for public sewer services) and to reflect the current design requirements of the Lee Lake Water District. All mitigation measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems, including WS-1 as revised below, continue to apply to the proposed Project.

WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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- (a) Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.
- (b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity to treat flows from the Toscana project.
- (c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.

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

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: EIR 439, Section VII.I, "Solid Waste;" Project Application Materials

Findings of Fact:

a & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 439, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 327 to ensure that development and long-term operation of the Project site would comply with applicable solid waste statutes and regulations. The proposed Project would modify approved SP 327 to eliminate the 4.4-acre commercial retail center and re-program residential, recreation and open space components of the SP 327 land use plan. Using the estimated solid waste generation provided in EIR 439 (refer to EIR 439, Table VII.I-2, *Estimated Solid Waste Generation*), the proposed elimination of the commercial retail center would reduce the amount of solid waste generated by the Project by approximately 275.9 tons per year. In addition, the proposed Project would be conditioned similarly to SP 327 to require compliance with applicable statutes and regulations related to solid waste. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

a-g) Impacts to utilities were evaluated and disclosed as part of EIR 439, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 439 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Although the proposed Project would modify the proposed utility plan, as compared to what was evaluated in EIR 439, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Project Application Materials

Findings of Fact:

The proposed Project would not conflict with any adopted energy conservation plans. The proposed Project would eliminate a 4.4-acre commercial retail center from approved 327 and replace it with a park. This proposed revision would reduce the energy demand of the Project below what was assumed in EIR 439. Furthermore, the proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than assumed by EIR 439. Mandatory compliance with the California Building Standards Code would further decrease the Project's energy demand below levels

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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disclosed in EIR 439. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans and impacts would be less than significant, which is consistent with the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

There are no other impacts identified.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, to a greater degree than previously disclosed in EIR 439.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in EIR 439.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project would not result in new or more severe environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly beyond those disclosed in EIR 439.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Final EIR No. 439 (SCH No. 2001121105)

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

The following documents were referred to as information sources during the preparation of this document.

Cited As:

1996 SCAG Regional Comprehensive Plan	<i>1996 Regional Comprehensive Plan and Guide.</i> Southern California Association of Governments. 1996.
1997 SCAQMD AQMP	<i>1997 Air Quality Management Plan.</i> South Coast Air Quality Management District. November 15, 1996.
2010 WMWD UWMP	<i>Final 2010 Urban Water Management Plan Update.</i> Western Municipal Water District. June 2011.
Biological Resources Assessment	<i>Toscana Property General Biological Resources Assessment Report (Technical Report A1).</i> Helix Environmental Planning. June 13, 2014.
Bridge Hydraulics Letter Update	<i>Hydraulic Review of Toscana Specific Plan Bridge Entrances (Technical Appendix G).</i> October 28, 2013.
CARB 2009	California Air Resources Board, 2009. <i>The California Almanac of Emissions and Air Quality, 2009 Edition.</i> http://www.arb.ca.gov/aqd/almanac/almanac09/almanac2009all.pdf . Accessed October 28, 2013.
CAPCOA 2013	California Pollution Control Officers Association, 2013. <i>California's Progress Toward Clean Air.</i> April 2013.
California Building Standards Code	California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2011.
California Scenic Highway Program	California Department of Transportation. "California Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes." Web. Available: < http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm >. Accessed: October 9, 2013.
Congestion Management Program	<i>2011 Riverside County Congestion Management Program.</i> Riverside County Transportation Commission. December 14, 2011.
County General Plan	<i>County of Riverside General Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.
County General Plan EIR	<i>General Plan Final Program Environmental Impact Report.</i> County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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CREED v. City of San Diego *Citizens for Responsible Equitable Environmental Development v. City of San Diego*, 196 Cal. App. 4th 515 (2011).

Cultural Resources Study *Phase I Cultural Resources Assessment* (Technical Appendix B). Drover, Christopher. September 2012.

EnviroStor Database EnviroStor Database. California Department of Toxic Substances Control. <http://www.envirostor.dtsc.ca.gov/public>

Farmland Mapping and Monitoring Program "Riverside County Important Farmland 2010." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, January 2012.

FEMA Map Viewer FEMA Mapping Information Platform. Federal Emergency Management Agency. <https://hazards.fema.gov/wps/portal/mapviewer>

Final EIR No. 439 and Final EIR No. 439 Technical Appendices *Final Environmental Impact Report No. 439 (SCH No. 2001121105) for the Toscana Specific Plan*. Certified December 2006.

Findings and Statement of Facts, Statement of Overriding Considerations for EIR No. 439 Contained within Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327(Toscana). Adopted December 2006.

Geotechnical Feasibility Letter 1 *Faulting on the Toscana Project, Temescal Canyon Area, County of Riverside* (Technical Appendix C1). Advanced Geotechnical Solutions. August 12, 2013.

Geotechnical Feasibility Letter 2 *Geotechnical Feasibility on the Toscana Project, Temescal Canyon Area, County of Riverside* (Technical Appendix C1). Advanced Geotechnical Solutions. August 21, 2013.

Greenhouse Gas Analysis *Greenhouse Gas Analysis* (Technical Appendix D). Urban Crossroads. April 10, 2014.

Groundwater Impacts Memorandum *Evaluation of Background Information and Existing Reports Related to Potential Groundwater Impacts of the Forestar Toscana Development, Temescal Canyon Road, Corona, California* (Technical Appendix K). Thomas Harder & Co. January 14, 2014.

Google Earth Google Earth. Vers. 7.1.1.1888. Computer software. Google, 2013.

Historic Refuse Scatter Assessment *A Phase II Cultural Resource Evaluation Report for RIV-8118 at the Toscana Project* (Technical Appendix L3). Brian F. Smith and Associates. June 19, 2014.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Historic Standpipe Assessment	<i>A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project (Technical Appendix L2). Brian F. Smith and Associates. June 19, 2014.</i>
Historic Structure Assessment	<i>Historic Structure Assessment 11950 El Hermano Road, Riverside County, California (Technical Appendix L1). Brian F. Smith and Associates. June 19, 2014.</i>
MSHCP Consistency Analysis	<i>Toscana (SP327A1) Multiple Species Habitat Conservation Plan Consistency Report (Technical Report A2). Helix Environmental Planning. June 13, 2014.</i>
Oak Tree Management Plan	<i>Oak Tree Impacts and Mitigation for the Toscana Project (Technical Appendix A3). Helix Environmental Planning. June 2, 2014.</i>
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations.
Ord. No. 461	Riverside County Ordinance No. 461, Road Improvement Standards & Specifications
Ord. No. 484	Riverside County Ordinance No. 484, Sand Blowing.
Ord. No. 625	Riverside County Ordinance No. 625, Agricultural Activities for Nuisance Defenses.
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.
Paleontological Resource and Monitoring Assessment	<i>Paleontological Resource and Monitoring Assessment, Toscana Specific Plan project area, Temescal Valley west of Estelle Mountain, unincorporated Riverside County, California (Technical Appendix J). Brian F. Smith and Associates. March 18, 2014.</i>
Phase I Environmental Assessment	<i>Phase I Environmental Assessment Report (Technical Appendix E). McAlister GeoScience. March 2013.</i>
Preliminary Drainage	<i>The Preliminary Drainage Study Toscana Specific Plan Amendment #1 (Technical Appendix F). Proactive Engineering Consultants. October 1, 2013.</i>
ProActive Correspondence	ProActive Engineering, 2013. E-mail Communication from Henry Lozano of ProActive Engineering to Tracy Zinn of T&B Planning. "WQMP Text," regarding water quality features of the proposed Toscana Specific Plan Amendment No. 1. October 22, 2013.

Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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Project Application Materials	SP00327A1, CZ07807, and TR36643, as on file with the Riverside County Transportation and Land Management Agency
RCLIS	Riverside County Land Information System. Riverside County Transportation and Land Management Agency. http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Resolution No. 2006-463	Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327 (Toscana). Adopted December 2006.
Rock Blasting Analysis	<i>Rock Blasting Analysis</i> (Technical Appendix C2). Revey Associates, Inc. November 12, 2013.
SCAQMD Air Quality Management Plan (AQMP)	<i>Final 2007 Air Quality Management Plan</i> . South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook</i> . South Coast Air Quality Management District. April 1993, with November 1993 Update.
SCAQMD Rule 1113	South Coast Air Quality Management District Rule 1113, Architectural Coatings, South Coast Air Quality Management District.
Trip Generation	<i>Toscana Specific Plan 327 Amendment #1 Trip Generation Analysis</i> (Technical Appendix H). Urban Crossroads. August 19, 2013.
Water Supply Assessment	<i>Water Supply Assessment SP 327, CZ 6651m GOA 603, (Temescal Hills/ Toscana</i> (Technical Appendix I). Lee Lake Water District. October 31, 2013.
Western Riverside County Growth Forecasts 2010-2035	<i>Western Riverside County Growth Forecasts 2010-2035</i> . Western Riverside Council of Governments. www.wrcog.cog.ca.us/downloads/Revised%20WRCOG20GF%20From%20SCAG%20092211.pdf
Western Riverside County MSHCP	<i>Western Riverside County Multiple Species Habitat Conservation Plan</i> . Riverside County Transportation and Land Management Agency, June 17, 2003.

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III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

III. Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) for EIR 439 included mitigation measures from the County General Plan EIR (EIR 441). Mitigation measures from the County General Plan EIR that do not require the Toscana Project Applicant or the County of Riverside to implement project-specific action(s) to avoid or lessen a unique environmental effect, references to those County General Plan EIR mitigation measures have been removed from the MMRP Table, below.

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation	
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame		Responsible Party
VI.A. Geology and Seismicity Project implementation (including grading and earth-moving of up to 9 million cubic yards of earth) will alter site topography and surface geology. Project will also result in the introduction of people and property to a region subject to seismic activity, resulting in an increased number of persons and property exposed to risk of damage, injury or loss of life in the event of an earthquake.	Measures from EIR No. 441 for the Riverside County General Plan 4.10.1A: Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or California Geologic Survey (CGS) reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist to be relevant to each development.	The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department County Geologist	Less than Significant

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the County Geologist.			
	4.10.2A: The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.2A.	Prior to issuance of building permits.	Riverside County Building and Safety Department
	4.10.2B: As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4.10.1A. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.	The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.	Prior to issuance of building permits	Riverside County Building and Safety Department County Geologist

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Mitigation Associated with the Impact		Responsible Party	Level of Significance After Mitigation		
Mitigation Measure(s)	Specific Action to be Taken			Time Frame	
<p>VI.B Soils, Slopes and Erosion Project implementation will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind).</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan 4.10.7A: Proponents of new development within Riverside County shall adhere to applicable policies and standards of the California Building Code related to the construction of structures and facilities on expansive soils.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.7A.</p>	<p>Prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department</p>	<p>Less than Significant</p>
	<p>4.10.9A: Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9A.</p>	<p>Prior to issuance of building permits.</p>	<p>Riverside County Building and Safety Department</p>	<p>Less than Significant</p>
	<p>4.10.9B: Prior to any development within the County, a Grading Plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to, the following: (a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. (b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. (c) Structures shall not be sited on or below identified landslides unless slides are stabilized.</p>	<p>The Riverside County Building and Safety Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.9B.</p>	<p>Prior to issuance of grading building permit.</p>	<p>Riverside County Building and Safety Department County Geologist</p>	<p>Less than Significant</p>

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>(d) The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.</p> <p>(e) To the extent possible, the amount of cut and fill shall be balanced.</p> <p>(f) The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices.</p> <p>(g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.</p>			
	<p>4.10.9C: Where required, drainage design measures shall be incorporated into the final design of individual projects onsite. These measures shall include, but will not be limited to:</p> <p>(a) Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.</p> <p>(b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.</p> <p>(c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.</p> <p>(d) Disturbed areas that have been identified as highly erosive shall be revegetated.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
<p>VLC Hydrology, Flooding and Drainage</p> <p>Project implementation will alter drainage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require alterations within the 100-year flood plain associated with Temescal Wash.</p>	<p>(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</p> <p>(f) The landscape scheme for projects within the project site shall utilize drought-tolerant plants.</p> <p>(g) Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.</p>				
	<p>4.9.1D: Riverside County shall generally require the 10-year flood flows to be contained within the top of curbs and the 100-year flood flows within the street rights-of-way.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>4.9.2A: Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	
	<p>4.9.2D: Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	
	<p>4.17.4A: Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the United States Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board), preparation of a project specific hydrologic study shall be required. The hydrologic study shall include (but shall not be limited to): an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of onsite hydrologic</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District U.S Army Corps of Engineers Cal. Dept. of Fish & Game-<u>Wildlife</u> Regional Water Quality Control Board</p>	

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>process.</p> <p>The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p>				
	<p>4.17.4B: The project applicant shall submit to the County for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process, will be implemented as set forth in the hydrologic study. Such evidence may take the form of (but shall not be limited to): a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p>	<p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	
	<p>4.17.4C: Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p>	<p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation	
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame		
<p>VLD Noise</p> <p>Project implementation and operation will result in increased ambient noise levels in the region and expose persons onsite and off to increased noise levels. Regional ambient noise level increases will be primarily due to increased vehicle traffic associated with the project. Project will also introduce sensitive receptors (homes) into a previously undeveloped area.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.13.1A: Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adjacent to any developed/ occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <p>(a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise impacts on adjacent noise sensitive land uses.</p> <p>(b) During all project site excavation and grading onsite, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <p>(c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.</p> <p>(d) The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>	<p>Less than Significant</p>

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>construction shall be allowed on Sundays and public holidays.</p> <p>4.13.1B: The required construction-related noise mitigation plan shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by County staff.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>	
	<p>4.13.2A: All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department Riverside County Planning Department</p>	
	<p>4.13.2B: Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA Ldn. The studies shall also satisfy the requirements set forth in Title 24, Part 2, or the California Administrative Code, Noise Insulation Standards, for multiple family attached homes, hotels, motels, etc., regulated by Title 24. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County Planning Department.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	

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	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
<p>VLE Air Quality</p> <p>Project construction will generate construction-related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project operations.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.5.1A - Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>(a) Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).</p> <p>(b) All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</p> <p>(c) Pave construction access roads at least 100 feet onto the site from main road.</p> <p>(d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</p> <p>4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust Measures:</p> <p>(a) Revegetate disturbed areas as quickly as possible.</p> <p>(b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</p> <p>(c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets</p>	<p>The project proponent shall incorporate Mitigation Measure 4.5.1A in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Construction Emissions: Less than Significant</p> <p>Operational Emissions: Significant and Unavoidable</p>
		<p>The project proponent shall incorporate Mitigation Measure 4.5.1B in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building and Safety Department</p>

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
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	<p>(recommend water sweepers with reclaimed water).</p> <p>(d) Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</p> <p>4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <p>(a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>(b) The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</p> <p>(c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <p>(d) The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <p>(e) The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.</p>	<p>The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building and Safety Department</p>

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	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>(f) The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>(g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below:</p> <ul style="list-style-type: none"> (i) During clearing, grading, earthmoving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. (ii) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph. (iii) Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. (iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (v) Trucks carrying soil, sand, cut or fill materials, and/or construction debris to or from the site shall have their payloads covered with a tarp from the point of origin during offsite transportation. 			

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>Project Specific Mitigation Measures</p> <p>AQ-1: Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.</p> <p>AQ-2: Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.</p> <p>AQ-3: Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.</p> <p>AQ-4: Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.</p>			
		The project proponent shall incorporate Mitigation Measure AQ-1 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.
		The project proponent shall incorporate Mitigation Measure AQ-2 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.
		The project proponent shall incorporate Mitigation Measure AQ-3 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.
		The project proponent shall incorporate Mitigation Measure AQ-4 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.

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	AQ-5: Perform regularly scheduled equipment maintenance to minimize equipment emissions.	The project proponent shall incorporate Mitigation Measure AQ-5 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.
	AQ-6: A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.	The project proponent shall incorporate Mitigation Measures AQ-6 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.
	AQ-7: Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.	The project proponent shall incorporate Mitigation Measure AQ-7 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.
	AQ-8: Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.	The project proponent shall incorporate Mitigation Measure AQ-8 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
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	AQ-9: Use energy-efficiency built-in appliances.	The project proponent shall incorporate Mitigation Measure AQ-9 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-10: Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.	The project proponent shall incorporate Mitigation Measure AQ-10 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-11: Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure AQ-11.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
	AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, route signs and displays , bus turnouts and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure AQ-12.	Implementing road improvement permits and tract maps project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
	AQ-13: Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25.577 MTCO ₂ e per year. This equates to a 126 MTCO ₂ e reduction compared to the GHG calculation	The Riverside County Planning Department shall review implementing projects and verify compliance with Mitigation	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

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	produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO ₂ e reduction may be met by design features, including but not limited to those that promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.	Measure AQ-13.			
VLF Water Resources					
Project implementation will result in increased demand for water supplies, increased demand on wastewater treatment facilities and decreased water quality due to an increase in pollutants entering the water supply through grading operations, urban runoff and soil erosion.	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.17.1A: Proponents of new development within unincorporated areas of Riverside County that consist of: a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel/motel development of more than 5,000 rooms; an industrial, manufacturing/processing plant, or industrial park employing more than 1,000 persons or occupying more than 650,000 square feet of floor space or 40 acres of land; a mixed-use development that includes any of the previously referenced projects; or a project with a water demand equivalent to that used by 500 residential units shall be required to submit a water supply assessment prior to approval of a project. The water supply assessment shall include the following:</p> <ul style="list-style-type: none"> (a) Project description; (b) Water resources environmental setting; (c) Conservation and water recycling measures included in the project; (d) The identification of existing water 	<p>The Riverside County Transportation & Land Management Agency (TLMA) shall review all development proposals to verify compliance with Mitigation Measure 4.17.1A.</p>	<p>[Satisfied by LLWD Water Supply Assessment for Specific Plan No. 327.]</p>	<p>Riverside County Planning Department</p> <p>Riverside County Building and Safety Department</p> <p>Applicable Water Agencies</p>	Less than Significant

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	<p>entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received pursuant to such entitlements, rights, or contracts;</p> <p>(c) Project water demand;</p> <p>(f) Water supply alternatives;</p> <p>(g) Preferred water supply alternative;</p> <p>(h) Impacts associated with use of the preferred water supply alternative;</p> <p>(i) Evaluation of compliance with the applicable Urban Water Management Plan;</p> <p>(j) Summary and conclusions; and</p> <p>(k) Technical appendices and attachment of supporting documents.</p> <p>Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits.</p>			
	<p>4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-</p>	<p>The Riverside County Planning Department shall review all development</p>	<p>Implementing project approvals and as required in</p>	<p>Riverside County Planning Department</p>

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	<p>potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.</p>	<p>proposals to verify compliance with Mitigation Measure 4.17.1C.</p>	<p>the Conditions of Approval.</p>	
	<p>4.17.1D: Riverside County shall enforce compliance with federal, State, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.</p>	<p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>
	<p>4.17.3A: New development that includes more than one acre of impervious surface area (including roofs, parking areas, streets, sidewalk, etc.), shall incorporate features to facilitate the onsite infiltration of precipitation and/or runoff into groundwater basins. Such features shall include (but not be limited to): natural drainage systems (where economically feasible), detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be</p>	<p>The Riverside County Building and Safety Department and the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.3A.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department Riverside County Flood Control and Water Conservation District</p>

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	<p>reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p>				
	<p>4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required by federal, State, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.</p>	<p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health</p>	
	<p>4.17.5C: Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the Riverside County Department of Environmental Health and/or RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include (but shall not be limited to): an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County or other responsible entity, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County and the RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p>	<p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board</p>	

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	<p>4.17.5D: The project applicant shall submit to the County and the RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, and will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to issuance of any entitlement that would result in the physical modification of the project site.</p>	<p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board</p>	
	<p>4.17.5E: For each new development project, the following principles and policies shall be considered and implemented:</p> <p>(a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.</p> <p>(b) Appropriate best management practices (BMPs) must be implemented to lessen impacts to waters of the United States and/or waters of the State of California resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the State must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by the Regional Water Quality Control Board (RWQCB).</p> <p>(c) Small drainages shall be preserved and</p>	<p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5E.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board</p>	

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	<p>incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.</p> <p>(d) Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the United States Army Corps of Engineers and a Streambed/Bank Alteration Agreement from the Calif. Department of Fish and Game.</p> <p>(e) The County shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass, permeable/porous pavement, etc., for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted rip-rap, will be discouraged.</p> <p>(f) The County shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.</p>			

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	<p>(g) The County shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.</p> <p>(h) The County shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to State and Federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.</p> <p>(i) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates.</p> <p>(j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>(k) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.</p>			

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	<p>(l) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.</p> <p>(m) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.</p>			
	<p>Project Specific Mitigation Measures</p> <p>WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:</p> <p>(a) Fund the expansion of the Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.</p> <p>(b) Fund fair share improvements of the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity by approx. 357,000-gallons per day to treat flows from the Toscana project.</p> <p>(c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.</p>	<p>The Riverside County Dept. of Environmental health shall review all development proposals to verify compliance with Mitigation Measure WS-1 during the approval process for each implementing project.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Dept. of Environmental Health <u>Lee Lake Water District</u></p>

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<p>VI.J Biological Resources</p> <p>Project implementation will result in loss or degradation of biological resources on the site and will also result in indirect impacts to biological resources onsite and in the vicinity.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan:</p>				
	<p>4.6.1A: Comply with Riverside County Planning Department Biological Report Guidelines to include an analysis of the potential for a proposed project to result in direct mortality of individuals listed, proposed or candidate species, or loss of habitat occupied by such species and sensitive habitats. (Completed in conjunction with the preparation of the Specific Plan and EIR analysis).</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.1A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	<p>Less Than Significant</p>
	<p>4.6.3A: Construct treatment wetlands outside of natural wetlands, allowing treatment of runoff from developed surfaces prior to entering natural stream systems. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made biofiltration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.3A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	
	<p>4.6.6B: Comply with the County's "Oak Tree Management Guidelines," including the use of replacement plantings with acorns or oak saplings, when it is determined to be biologically sound and appropriate to do so. (All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (<i>Quercus agrifolia</i>), or other appropriate local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks indirectly impacted by project construction due to the inability to obtain 100% avoidance of the applicable protective zones or changes to hydrology affecting oak viability, shall be mitigated with</p>	<p>See Mitigation Measure BIOL-7, below.</p>	<p>See Mitigation Measure BIOL-7, below.</p>	<p>See Mitigation Measure BIOL-7, below.</p>	

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	additional replacement oaks at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This mitigation shall be performed as outlined in Mitigation Measure BIOL-7, below).			
	4.6.7B: Avoid or minimize interruption of natural processes of local ecosystems. (The project footprint is designed to minimize these interruptions by generally avoiding Temescal Wash, preserving corridors onsite and ultimately preserving approximately 510 acres of the project site as open space).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.7B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department
	4.6.7D: Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural stream systems. Treatment facilities may be mechanical (i.e., filtration devices within storm drain systems), biological (i.e., constructed wetlands at storm drain outfalls) or a combination of the two. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made bio-filtration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department and/or Flood Control and Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department and/or Flood Control and Water Conservation District
	4.6.7E: The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:	The project proponent shall incorporate Mitigation Measure 4.6.7E in the	Prior to grading plan approval.	Riverside County Building and Safety Department

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	<p>(a) Soil exposed during construction and maintenance activities shall be landscaped utilizing seeds, cuttings and/or plant material from locally adapted species to preclude the invasion of noxious weeds. The use of site-specific materials, which are adapted to local conditions, will increase the likelihood of successful revegetation while maintaining the genetic integrity of the local ecosystem. Accordingly, arrangements will be made several months in advance of planting to ensure that site-specific plant materials are available for the scheduled planting time. In addition, a qualified botanist shall visit the project site during the appropriate season to collect the native plant material. If local propagates are not available and/or cannot be collected in sufficient quantities, materials collected or grown from other sources within Southern California will be substituted. For widespread native herbaceous species that are likely to be genetically homogenous, seed from commercial sources may be used.</p> <p>(b) Seed purity shall be certified by planting only seeds labeled under the California Food and Agriculture Code and/or seeds that have been tested within a year by a seed laboratory certified by the Association of Official Seed Analysts or by a seed technologist certified by the Society of Commercial Seed Technologists.</p> <p>(c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of spreading noxious weeds.</p> <p>(d) Vehicles with loads carrying vegetation shall be</p>	<p>Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>		

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	covered, and vegetative materials removed from the site shall be disposed of in accordance with all applicable laws and regulations.				
	<p>Project-Specific Mitigation Measures:</p> <p>BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the <u>Western Riverside County Regional Conservation Agency-Authority</u> or other acceptable entity for maintenance and management of wildlife and habitat functions and values.</p>	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	<p>BIOL-2: Project Applicant shall pay the sum of \$331,500 for the purpose of offsite open space land acquisition. The \$331,500 (and the MSHCP fees are intended to be used by the County for acquisition of real property for habitat conservation.</p>	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	<p>BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the <u>Western Riverside County Regional Conservation Authority USFWS and ACOE</u> for maintenance and management of wildlife and habitat functions and values.</p>	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	<p>BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328</p>	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-4.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	

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	<p>feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.</p> <p>Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.</p> <p>BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1, within the open-space area onsite, specifically within Temescal Wash, Drainage U, and the downstream portion of Drainage A at the confluence of Dawson Canyon Creek. Mitigation will consist of creation and restoration, as defined by the April 19, 2004 Army Corps of Engineers Final Mitigations Guidelines and Monitoring Program Requirements. Mitigation will occur by</p>			
		<p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p>

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	<p>approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County of Riverside and state and federal resource agencies with jurisdiction.</p> <p>Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats.</p> <p>Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.</p> <p>Specifically, and as depicted in Figure VI.J-11, creation of riparian woodland habitat will occur in five areas within Temeseal Wash and in one additional area within Dawson Canyon onsite, for a total of approximately 20.49 acres of creation mitigation. In addition, restoration of existing cottonwood-willow woodlands and forests will occur in two areas within Temeseal Wash, for a total of approximately 2.99 acres of restoration mitigation.</p> <p>In addition, approximately 1.78 acres within Temeseal Wash, specifically areas adjacent to the bridge spans and certain flood control improvement areas, will be temporarily impacted by construction activities. Vegetation temporarily impacted will be 100% restored through revegetation <i>in situ</i> after completion of construction activities.</p> <p>In summary, a total of approximately 23.48 acres of</p>			

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	<p>riparian-creation/restoration mitigation, will occur in eight distinct areas. This 23.48 acres of riparian creation/restoration mitigation, which offsets impacts to 2.14 acres of MSHCP riparian area; includes the project's overall mitigation program that also addresses impacts to CDFG and ACOE jurisdictional areas. Accordingly, an all-inclusive mitigation program consolidating the mitigation measures for impacts to MSHCP, CDFG and ACOE jurisdictional areas shall be prepared by the Applicant and approved by the resource agencies prior to project construction.</p> <p>The mitigation measures herein shall also be included in the final Determination of Biologically Equivalent or Superior Preservation (DBESP) conditioned by the County for the Toscana project pursuant to MSHCP Section 6.1.2. The DBESP will ensure that all of the mitigation measures herein are implemented as necessary to ensure full mitigation of biological impacts as required under the MSHCP. These measures (as outlined herein) ensure that no significant riparian impacts will occur as a result of the project and also ensure that downstream riparian resources are not affected.</p>			
	<p>BIOL-6: Impacts to the riparian habitat within drainages affected by project-related hydrological changes shall be minimized through storm drain system design provisions determined necessary and appropriate in consultation with the ACOE and Regional Water Quality Control Board. Such measures may include, but not be limited to: (1) provision of additional riparian revegetation within Temescal Wash onsite and (2) use of soft-bottomed surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.</p>	<p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-6.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District</p>

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	<p>BIOL-7: All qualifying coast live oaks permanently impacted by project development, on-site or off, shall be mitigated through replacement with saplings of coast live oak (<i>Quercus agrifolia</i>) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.</p> <p>All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.</p> <p>Prior to grading, an Oak Tree Management Plan shall be prepared and incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	
	<p>BIOL-8: Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, once</p>	<p>The Riverside County Planning Department shall require compliance with the</p>	<p>Implementing project approval and as required in</p>	

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	<p>established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.</p> <p>BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:</p> <p>(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p>(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.</p> <p>(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal</p>	<p>provisions of Mitigation Measure BIOL-8.</p> <p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-9.</p>	<p>the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p> <p>And/or Flood Control & Water Conservation District</p>

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	<p>Wash, to protect species within the habitat. Shielding shall be incorporated into all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash. Particular care will be given to any lighting associated with the north side of the commercial area (Planning Area 13) to ensure it does not create lighting problems within the adjacent portion of the wash.</p> <p>(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.</p> <p>(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.</p> <p>(f) Barriers: The north side of the commercial area (Planning Area 13) shall include a solid masonry wall in order to prevent unauthorized public access, blowing litter, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, 5-4 and 65), walls or fences will be used to enclose backyards and similarly minimize such effects in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which</p>			

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	<p>unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms.</p> <p>(g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 17-26a through 21-26h.</p>			
	<p>BIOL-10: The Toscana project shall adhere to the "Standard Best Management Practices" (BMPs) outlined in Appendix C of the MSHCP. Specifically:</p> <p>(a) A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitat, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.</p> <p>(b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements.</p> <p>(c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest</p>	<p>The Riverside County Building & Safety Dept. and/or Planning shall require compliance with the provisions of Mitigation Measure BIOL-10.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept. And/or Building & Safety Dept.</p>

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	<p>extent possible.</p> <p>(d) [For project affecting streams, drainages or rivers], the upstream and downstream limits of the project's [area of] disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</p> <p>(e) Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern.</p> <p>(f) Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.</p> <p>(g) When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal in-stream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</p> <p>(h) Equipment storage, fueling and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be</p>			

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	<p>located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p> <p>(i) Erodible fill material shall not be deposited into water courses. Brush, loose soils or other similar debris material shall not be stockpiled within a stream channel or on its banks.</p> <p>(j) The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.</p> <p>(k) The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours [or other appropriate contours] and revegetated with appropriate native species.</p> <p>(l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</p> <p>(m) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p>			

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	<p>(n) Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>(o) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p> <p>BIOL-11: To mitigate for the loss of 392 Coutler's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.</p>				
VI.K Cultural Resources	<p>Construction of the project has the potential to result in the disturbance of previously undiscovered historical and archeological and/or paleontological resources.</p>	<p>Project-Specific Mitigation Measures: CULT-1: Prior to any earth moving on the site, a project paleontologist shall be retained by the project developer. He/she will develop a storage agreement with the San Bernardino County Museum or other acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the site as a result of the mitigation and monitoring program, and for the</p>	<p>The Riverside County Planning Department and/or Riverside County Environmental Programs Department shall require compliance with the provisions of Mitigation Measure BIOL-11.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Dept. and/or Riverside County Environmental Programs Dept.</p>
		<p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Dept.</p>	<p>Less Than Significant</p>

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	<p>archiving of any associated specimen data and/or corresponding geologic or geographic site data that may be generated.</p> <p>CULT-12: Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089).</p>	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-12.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	<p>CULT-23: Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological and paleontologist-monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.</p>	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-23.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	<p>CULT-34: The archeological and paleontologist resource monitors and the Tribal monitors shall have the authority to temporarily halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to</p>	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-34.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

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	meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.				
	CULT-45: In the event that a cultural artifact is encountered when an archeological or Pechanga Tribal monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-45.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-56: If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-56.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-76: The known archeological site (CA-RIV-1089) is located within a portion of the project site that shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints Sheet (ECS) for the parcel in which the site is located. The Pechanga	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-67.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

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	Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.				
	CULT-78: The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga, then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-78.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-89: The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-89.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
VII.L Aesthetic Resources	Measures from EIR No. 441 for the Riverside County General Plan:				Less Than Significant
Project implementation will result in the conversion of undeveloped land to urban/ suburban uses, alter the region's	4.4.2A: Riverside County shall require that sources of lighting within the General Plan area be limited to the minimum standard required to ensure safe circulation and visibility.	The Riverside County Building and Safety Department shall verify compliance with the provisions of Mitigation	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	

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<p>Impact</p> <p>viewshed and introduce sources of light and glare into a previously undeveloped area.</p>	<p>Measure 4.4.2A during the plan review of development projects.</p>			
	<p>4.4.2CB: Riverside County shall require exterior lighting for buildings to be of a low profile and intensity.</p>	<p>The Riverside County Transportation Department shall verify compliance with the provisions of Mitigation Measure 4.4.2B during the plan review of development projects.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	
	<p>4.4.2E: The County shall participate in Palomar Observatory's "dark sky" conservation area.</p>	<p>The Riverside County Planning Department shall verify compliance with the provisions of Mitigation Measure 4.4.2E via implementation of the Specific Plan's Design Guidelines relating to night lighting, during the plan review of development projects.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>
<p>VII.A Circulation and Traffic</p>				
<p>Project implementation will result in increased traffic on the roads in the area.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan:</p>			
	<p>4.16.1A As part of its review of land development proposals, the County shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D within Community Development Areas designated by the 2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share</p>	<p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Department</p>

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	contribution shall be based on the percentage of project-related traffic to the total future traffic.			
	4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department
	Project-Specific Mitigation Measures:			
	CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive North and Temescal Hills Toscana Drive South. Traffic signals shall be provided at the two project access points.	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-1 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.
	CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are illustrated in Figure VII-A-21 and are described as follows:	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.
	(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive North and at Temescal Hills Toscana Drive South) along Temescal Canyon Road. (b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a 375-foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, North of a length			

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	<p>determined by the project's traffic study. Construct a 200-foot (minimum) southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Toscana Drive South of a length determined by the project's traffic study. This construction of through lanes may be a TUMF improvement.</p> <p>(c) Construct Temescal Hills Drive North within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.</p> <p>(d) Construct Temescal Hills Toscana Drive South within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.</p> <p>(e) Construct Spanish Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.</p> <p>(f) Construct "A" Street within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.</p> <p>(g) Construct Northern Loop Road within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.</p> <p>(h) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.</p>			

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	<p>(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p>CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.</p> <p>(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees. The, through the County's development impact fee (DIF) for traffic signals (pursuant to County Ordinance 659.126.) in the Temescal Canyon area is \$354 per single-family (detached) dwelling unit and \$319 per multiple-family (attached) dwelling unit. The portion of the DIF for traffic signals for non-residential property is \$5,881 per acre for commercial and \$4,115 per acre for industrial uses.</p> <p>(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway.</p> <p>(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>

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	<p>through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).</p> <p>(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:</p> <ul style="list-style-type: none"> - Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement. - Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange). - The Interstate 15 / Temescal Canyon Road interchange. - The Interstate 15 / Indian Truck Trail interchange. <p>TUMF program fees include \$6,650 per single-family dwelling unit and \$4,607 per multiple-family (attached) dwelling unit. The TUMF program also includes a fee of \$2.60 per square foot commercial (retail) development, \$1.61 per square foot for office development and \$0.48 per square foot for industrial development. The non-residential fees are subject to periodic adjustment to reflect adjusted costs and needs.</p> <p>(e) The project shall pay Development Impact Fees (DIF), as established by Ordinance 659.6, to bear the project's fair share cost of providing public facilities, open space and habitat reasonably needed to serve the project. The component of the DIF for</p>				

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	<p>transportation improvements (other than traffic signals) is \$1,809 per unit for single-family dwelling units, \$1,429 per unit for multiple-family (attached) dwelling units, \$6,734 per acre for commercial development and \$3,518 per acre for industrial development. The DIF is subject to periodic adjustment to reflect adjusted costs and needs.</p> <p>(ef) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify the roadway improvements identified in Table VII-A-8 and necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.</p>			
	<p>CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.</p> <p>The following County Transportation Department conditions shall be implemented:</p> <p>10. GENERAL CONDITIONS</p> <p>10. TRANS-1 MAP-SP 327-CONDITIONS The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County approved guidelines. We generally concur with the findings relative to traffic impacts.</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
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	<p>The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C,' except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterial, expressways or state highways and ramp intersections.</p> <p>The study indicates that it is possible to achieve adequate levels of service for the following intersection with circulation elements roads based on the traffic study assumptions:</p> <ul style="list-style-type: none"> _____ Temescal Canyon Road (NS) at: <ul style="list-style-type: none"> Dawson Canyon Road (EW) Lawson Drive (EW) Trilogy Parkway (EW) Glen Ivy Road (EW) Temescal Hills Drive North (EW) Temescal Hills Drive South (EW) Indian Truck Trail (EW) Campbell Ranch Road Future Arterial Road - north Future Arterial Road - south _____ I-15 Freeway NB Ramps (NS) at: <ul style="list-style-type: none"> Temescal Canyon Road (EW) Indian Truck Trail (EW) _____ I-15 Freeway SB Ramps (NS) at: <ul style="list-style-type: none"> Temescal Canyon Road (EW) Indian Truck Trail (EW) _____ De Palma Road (NS) at: <ul style="list-style-type: none"> Indian Truck Trail (EW) _____ Horsethief Canyon Road (NS) at: <ul style="list-style-type: none"> Temescal Canyon Road (EW) 			

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>As such, the proposed project is consistent with this General Plan policy.</p> <p>The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.</p> <p>10. TRANS.3 SP - SP 327 / IMPROVEMENTS All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.</p> <p>10. TRANS.4 SP - SP 327 / WRCOG TUMF The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.</p> <p>30. PRIOR TO ANY PROJECT APPROVAL</p> <p>30. TRANS.1 SP - SP 327 / TS INSTALLATION The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:</p> <ul style="list-style-type: none"> - Temescal Canyon Road / Temescal Hills Drive North - Temescal Canyon Road / Temescal Hills Toscana Drive South - Temescal Canyon Road / Glen Ivy Road - Temescal Canyon Road / Indian Truck Trail 				

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<ul style="list-style-type: none"> - De Palma Road / Indian Truck Trail <p>with no fee credit given for Traffic Signal Mitigation Fees.</p> <ul style="list-style-type: none"> - I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road - Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South <p>with fee credit eligibility.</p> <p>30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF</p> <p>The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.</p> <p>30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ</p> <p>Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation</p>			

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.</p> <p>30. TRANS.3 SP - SP 327 / TS GEOMETRICS</p> <p>The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map. Prior to Occupancy of Lot Dwelling Unit:</p> <p>The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive North (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: two one through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A one trap right-turn lane Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Temescal Hills-Ioscana Drive South (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: two through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note - this improvement has been constructed):</p> <p>Northbound: one left-turn lane, two through lanes</p>			

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>Southbound: two through lanes one through lane, one right turn lane</p> <p>Eastbound: one two left-turn lanes, one right-turn lane</p> <p>Westbound: N/A</p> <p>The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane</p> <p>Southbound: N/A</p> <p>Eastbound: two left-turn lanes, two through lanes</p> <p>Westbound: two through lanes, one right turn lane</p> <p>The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A</p> <p>Southbound: one left-turn lane, one right-turn lane, one shared right turn lane</p> <p>Eastbound: two three through lanes, one right-turn lane</p> <p>Westbound: one left-turn lane, two through lanes</p> <p>30. TRANS.4 SP - SP 327 / INTERSECTION SPACING</p> <p>Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.</p>			

Toscana

III. Mitigation Monitoring and Reporting Program

SP327A1, TR36643, CZ7807

Mitigation Associated with the Impact				Level of Significance After Mitigation
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party
VII.D Law Enforcement Services				
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.15.2B: The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.</p>	<p>The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department Riverside County Sheriff's Department</p>
	<p>4.15.2D: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.</p>	<p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>
VII.H Utilities				
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.8.1A: The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>
	<p>4.8.1B: The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>

SP327A1, TR36643, CZ7807

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
VII.I Solid Waste Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.	Measures from EIR No. 441 for the Riverside County General Plan 4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.	The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Waste Management Department	Less Than Significant
	4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

As determined by EIR No. 441 for the Riverside County General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

This Specific Plan Amendment:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous (cont.)

RECOMMND

conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices
7. All Addenda.

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No. 3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.)

RECOMMND

limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED

RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED

RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT

RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2

SP-#86-WATER MAINS

RECOMM

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of 2013 Ccalifonia Fire Code, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4

SP-#95-HAZ FIRE AREA

RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 5

SP-#96-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 6 SP-#97-OPEN SPACE

RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 7 SP-#85-FINAL FIRE REQUIRE

RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 8 SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

RECOMMND

Specific Plan 327, Amendment No. 1 (Toscana Specific Plan) is a proposal to modify the approved specific plan which reconfigures the planning areas and design layout of the plan. This amendment will eliminate a commercial lot and increases open space and park areas. The amended specific plan will develop approximately 300-acres of the 960-acre site for residential development. Other amenities of the specific plan include parks and recreational open space. Over half of the project site (540-acres) is preserved as natural open space. The project is located on the east side of Interstate 15, on the northerly side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. Tract 36643 is Phase 1 of the specific plan and is being processed concurrently with the specific plan.

Temescal Wash, which drains a several square mile local watershed, traverses the westerly portion of the property. It also serves as the overflow outlet for Lake Elsinore, which receives flows from the entire 770-square mile San

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

Jacinto River watershed. The wash's 100-year Zone A floodplain limits are delineated on Panel No. 06065C 1390G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash as it enters the site is estimated to be 12,500 cfs. Additional flows from Mayhew Canyon combine with Temescal Wash for a 100-year flow rate of 15,900 cfs exiting the project site.

The topography of the remainder of the project site is hilly terrain that drains primarily in a westerly direction toward Temescal Wash which flows northwesterly along the westerly portion of the site adjacent to Temescal Canyon Road. All of the residential development will be located in these hills and away from the Temescal Wash flood plain. Two points of entry/exit will cross this flood plain and provide access to/from the development and connect to Temescal Canyon Road.

All of the residential development is outside of the FEMA flood plain with two (2) access points (Temescal Hills Drive and Toscana Drive) proposed which cross the floodplain to provide vehicular access from Temescal Canyon Road to the development. Additionally, it is proposed to elevate Temescal Canyon Road to remove any Temescal Canyon Road street improvements out of and above the flood plain. This encroachment into the floodplain/floodway for the construction of crossings and road improvements shall require the applicant to process a Letter of Map Revision (LOMR). Grading and building permits for development of the site can be issued while the Conditional Letter of Map Revision (CLOMR) and LOMR are being processed but occupancy will not be permitted until the LOMR is approved.

A flood plain study for this reach of Temescal Wash has been submitted to the District by Albert A. Webb Associates to initiate the CLOMR process. The study analyzes changes in the flood plain due to the proposed improvements. Structural improvements proposed with the study include the two bridge crossings and associated abutments, drop structures, channelization due to Temescal Canyon Road improvements, possible slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and the Park/Water Quality basin (Planning Area 17) downstream of Temescal Hills Drive and the construction of grade

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

stabilizers between the two bridges. In order for FEMA to approve and issue a LOMR, the aforementioned structural improvements within the flood plain proposed in the study must be maintained by a public entity. If no public entity is found, alternative studies with no structural improvements must be completed and reviewed. The District will not maintain any improvements associated with the Temescal Wash flood plain.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway along with the associated drop structures and rip rap to protect the bridges. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. For other drainage facilities which are not maintained by the District, the HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to the Spanish Hills community will be reduced to no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible as development occurs.

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Planning Area 26C. These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.RECOMMND

will continue southwesterly and discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain.

Water quality mitigation is provided at several locations within the development. Planning Area 17 at the southwest corner of the site serves as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Planning Area 25 is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide appropriate mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As development of the project site is submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

In general, the Drainage Plan as proposed for the specific plan allows offsite runoff to either continue to flow naturally through the site or it is collected and conveyed in storm drain facilities through the development and discharged back to a natural watercourse. Onsite runoff is collected and conveyed in storm drains where lower flows are taken for mitigation in a water quality BMP while larger storm events are discharged into Temescal Wash. The Drainage Plan as presented in the document is acceptable to the District.

10.FLOOD RI. 2 SP PUB MAINT OF TEMESCAL WASH

RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash must be maintained by a public entity. The District will not maintain these components since they are considered non-structural.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP TEMESCAL WASH FP ANALYSIS

RECOMMND

The current (June 2014) flood plain analysis for Temescal Wash submitted for the CLOMR requires a rip rap grade control structure at the downstream side of Temescal Hills Drive bridge crossing, a rip rap drop structure at the upstream side of the Toscana Drive bridge, rip rap grade control structures between the two bridges and any necessary slope protection along the embankment for Temescal Canyon Road, Planning Area 5 and Planning Area 17.

The District will not provide any maintenance support for any of these improvements or in maintaining the Temescal Wash flood plain. The Transportation Department should be responsible for maintaining improvements associated with the bridges and slopes along Temescal Canyon Road. The slope protection measures along the embankment slopes by Planning Area 5 and the grade control structures will be maintained by the Western Riverside County Regional Conservation Authority (RCA). An additional flood plain analysis is being prepared which demonstrates that the grade control structures are not required as a flood control improvement to maintain the flood plain. These structures are in place for environmental purposes to stabilize the wash to assist in developing habitat.

10.FLOOD RI. 4 SP SPANISH HILLS FLOW MIT

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" community to the west of the project have constructed improvements within the existing watercourses downstream of this development and these downstream properties are sensitive even to minor flows. The 100-year flow rates shall be attenuated to no more than 50-percent of the pre-developed flow rate (based on the governing 100-year event) at all specific plan outfall locations tributary to Spanish Hills.

10.FLOOD RI. 5 SP GROUNDWATER RECHARGE

RECOMMND

The potential for flood damage to the Spanish Hills area is a major concern but recharging the groundwater table is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP GROUNDWATER RECHARGE (cont.) RECOMMND
feasible as development occurs.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEO02349 RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.
2. The potential for surface rupture is low.
3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.
4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.
5. The potential for seismically induced landsliding is considered to be very low at the site.
6. Some boulders may be dislodged on natural slopes during ground shaking events.
7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.
8. The potential for sieche impacting the property is considered to be non-existent.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.
2. Removal and/or catchment devices may be required in areas

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02349 (cont.)

RECOMMND

where boulders may be dislodged on natural slopes during ground shaking events.

3.Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a).All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 9 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 11 SP - PDP01460 RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

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10. GENERAL CONDITIONS

10.PLANNING. 12

SP - LOW PALEO

RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen

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10. GENERAL CONDITIONS

10.PLANNING. 12

SP - LOW PALEO (cont.)

RECOMMND

data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 13

SP - GEO02349 UPDATE

RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis

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10. GENERAL CONDITIONS

10.PLANNING. 13 SP - GEO02349 UPDATE (cont.)

RECOMMND

1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 15 SP - PDA04837,4862-4864

RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - PDA04837,4862-4864 (cont.) RECOMMND

CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 16 SP - IF HUMAN REMAINS FOUND RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

TRANS DEPARTMENT

10.TRANS. 1 SP - LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - LANDSCAPING PLANS (cont.)

RECOMMND

SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

10.TRANS. 2 SP - SP327A1/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:

Dawson Canyon Road (EW)
Lawson Drive (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive-North (EW)
Temescal Hills Drive-South (EW)
Indian Truck Trail (EW)
Campbell Ranch Road (EW)
Future Arterial Road-north
Future Arterial Road-south

I-15 Freeway NB Ramps (NS) at:

Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway SB Ramps (NS) at:

Temescal Canyon Road (EW)
Indian Truck Trail (EW)

De Palma Road (NS) at:

Indian Truck Trail (EW)

Horsethief Canyon Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP327A1/CONDITIONS (cont.)

RECOMMND

Temescal Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate recommendations and mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3 SP - SP327A1/IMPROVEMENTS

RECOMM

All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan Designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Temescal Hills Drive shall be improved with 44' AC pavement within 66'-75' of road right-of-way. This includes

Toscana Drive shall be improved with 44' AC pavement within 66'-76' of road right-of-way.

Street A (bounded by PA7, PA8, PA13, PA14, and PA15) shall be improved with 40' AC pavement within 60' (min.) road right-of-way.

All interior streets shall be improved with 36' AC pavement within 56' road right-of-way.

10.TRANS. 4 SP - SP327A1/WRCOG TUMF

RECOMMND

Prior to the issuance of the certificates of occupancy or final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building

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10. GENERAL CONDITIONS

10.TRANS. 4 SP - SP327A1/WRCOG TUMF (cont.)

RECOMMND

permit pursuant to Ord. 824.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP-SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy
Transportation Department: 1 copy
County Planning Department in Riverside: 1 copy
Clerk of the Board of Supervisors: 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 WATER AND SEWER WILL SERVE LTR RECOMMND

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH) for review and approval an original copy of a water and sewer "will-serve" letter from the appropriate purveyor(s).

Any existing onsite wastewater treatment system (OWTS) and/or existing onsite water well shall be properly removed or abandoned under permit with DEH.

30.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Prior to the approval of any project, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval, an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 ENVIRONMENTAL CLEANUP PROGRAMS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval, an original copy of an Environmental Site Assessment, Phase I study (ESA Phase 1). Applicable review fees shall apply.

For any implementing projects that include Assessor Parcel Number 290-070-026 and 290-070-030, a Phase II Environmental Site Assessment shall be required. Applicable review fees shall apply.

EPD DEPARTMENT

30.EPD. 1 SP-PHASE DEDICATION RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP-PHASE DEDICATION (cont.)

RECOMMND

on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE. The condition shall be modified to specifically address the relevant project phase:

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

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

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

Phase 1 Dedication

Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

oAn existing 60-foot access easement over the existing dirt

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP-PHASE DEDICATION (cont.) (cont.)

RECOMMND

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

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

Phase 2 Dedication

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

Phase 3 Dedication

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

oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;

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

30.EPD. 2 SP- GENERAL LANDSCAPING

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP- GENERAL LANDSCAPING (cont.)

RECOMMND

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

30.EPD. 3 SP-FEE

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as Prior to Building Permit Issuance:

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside".

30.EPD. 4 SP-NESTING BIRDS

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 5

SP-CONSTRUCTION MONITORING

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

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

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

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

30.EPD. 6

SP-RIP/RIV PLAN

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

Prior to the issuance of a grading permit, a biologist who

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6

SP-RIP/RIV PLAN (cont.)

RECOMMND

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

- Use of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
- oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
- oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).
- oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
- oEmployees shall strictly limit their activities, vehicles,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP-RIP/RIV PLAN (cont.) (cont.)

RECOMMND

equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel. Construction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

30.EPD. 7 SP-RIP/RIV INSTALL REPORT

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO BUILDING PERMIT ISSUANCE:

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

30.EPD. 8 SP-MSHCP CONSISTENCY

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the project shall be evaluated for consistency with the MSHCP.

The "Prior to Project Approval" conditions associated with SP00327A1 are not comprehensive, and do not guarantee consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each implementing project shall be individually evaluated for MSHCP Consistency. This may require additional biological surveys and/or conditions of approval.

Project specific conditions may include avoidance measures and fencing for conserved habitats, Burrowing owl Preconstruction Surveys, MBTA Nesting Bird Avoidance, or any other conditions specific to a particular portion of SP.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 9

SP-30 DAY BURROWING OWL

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

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

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

PARKS DEPARTMENT

30.PARKS. 1

SP - TRAIL PLAN

RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

RECOMMND

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

30.PLANNING. 3 SP - NATIVE MONITOR

RECOMMND

Native American Monitor

Prior to applying the Conditions of Approval, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NATIVE MONITOR (cont.)

RECOMMND

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

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN shall be valid for a period of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, at which time the County may elect to begin revocation hearings. Should the County not elect to revoke the SPECIFIC PLAN after 20 years the plan shall remain valid until such time that the County revokes the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,154th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) RECOMMND

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 10 SP *- ADDENDUM EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP *- ADDENDUM EIR (cont.)

RECOMMND

shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 11 SP *- EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR (cont.) RECOMMND

shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 13 SP *- SUBSEQUENT EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 16 SP - PARK AGENCY REQUIRED

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP *- PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19

SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization or HOA shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) RECOMMND

association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM (cont.)

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Area _____ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

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

30.PLANNING. 26 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1-22 the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ACOE CLEARANCE (cont.)

RECOMMND

Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 27 SP *- SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT INSPECTION within the entire SPECIFIC PLAN, all entry monumentation at primary SPECIFIC PLAN entry points shall be constructed in accordance with the SPECIFIC PLAN."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - PA19 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Planning Area 4:

"PRIOR TO THE ISSUANCE OF THE 50th building permit(Phase I Development) within Planning Area 4 (PA4) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 19 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 4."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - PA19 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 4:

"The Park within Planning Area 19 shall be completed and operational prior to the issuance of the 100th residential building permit within Planning Area 4.

This condition shall only apply to development in Planning Area 4."

30.PLANNING. 36 SP - PA20 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 7:

"PRIOR TO THE ISSUANCE OF THE 30th building permit(Phase II Development) within Planning Area 7 (PA7) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 20 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 37 SP - PA20 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 7:

"The Park within Planning Area 20 shall be completed and operational prior to the issuance of the 60th residential building permit within Planning Area 7.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - PA20 P.P. CONSTRUCTION (cont.) RECOMMND

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 38 SP - PA21 POCKET PARK PLANS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 9:

"PRIOR TO THE ISSUANCE OF THE 40th building permit (Phase II Development) within Planning Area 9 (PA9) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 21 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 39 SP - PA21 P.P. CONSTRUCTION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 9:

"The Park within Planning Area 21 shall be completed and operational prior to the issuance of the 80th residential building permit within Planning Area 9.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 40 SP - PA22 POCKET PARK PLANS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Plannig Area 10:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - PA22 POCKET PARK PLANS (cont.)

RECOMMND

"PRIOR TO THE ISSUANCE OF THE 35th building permit (Phase II Development) within Planning Area 10 (PA10) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 10 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 41 SP - PA22 P.P. CONSTRUCTION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 10:

"The Park within Planning Area 22 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 10.

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 42 SP - PA23 POCKET PARK PLANS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project in Planning Area 14:

"PRIOR TO THE ISSUANCE OF THE 35th building permit (Phase III Development) within Planning Area 14 (PA14) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 23 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 23, and the Riverside County Guide to California Friendly Landscaping. The park plans need not

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - PA23 POCKET PARK PLANS (cont.) RECOMMND

be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 43 SP - P.P. CONSTRUCTION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on any implementing project within Planning Area 14:

"The Park within Planning Area 23 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 14.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL (cont.)

RECOMMND

clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 45 SP - ARCHAEO AVOIDANCE #1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

30.PLANNING. 46 SP - CONST. CULT. TRAINING

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - CURATION OF COLLECTIONS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid".

30.PLANNING. 48 SP - PHASE IV REPORT

RECOMMND

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

30.PLANNING. 49 SP - PRESERVATION PLAN

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - PRESERVATION PLAN (cont.)

RECOMMND

grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval".

TRANS DEPARTMENT

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) RECOMMND

features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2 SP - LC LNDSCP CMN AREA MNTNNC RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - LC LNDSCP CMN AREA MNTNNC (cont.)

RECOMMND

maintenance organization as implementing development is approved or any subdivision as recorded.

- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: ALL Planning Areas.

30.TRANS. 3

SP - SP327A1/TS INSTALLATION

RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Temescal Canyon Road/Temescal Hills Drive
- Temescal Canyon Road/Toscana Drive
- Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation Fees;

- I-15 NB Ramps/Indian Truck Trail
- Temescal Canyon Road/Indian Truck Trail

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP327A1/TS INSTALLATION (cont.) RECOMMND

- I-15 SB Ramps/Indian Truck Trail
- Temescal Canyon Road/Horsethief Canyon Road
- Temescal Canyon Road/Campbell Ranch Road
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility if constructed in the ultimate location.

30.TRANS. 4 SP - SP327A1/TCR BYPASS RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS RECOMMND

Prior to Occupancy of 1st Dwelling Unit

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

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

NOTE: The project may elect to improve the northbound

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP327A1/TS GEOMETRICS (cont.)

RECOMMND

approach with one through lane and one right-turn lane as an interim improvement until such time the Temescal Canyon Road bypass is constructed. At that time, two northbound lanes will be needed, eliminating the right-turn lane.

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

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

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

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

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

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

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

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

30.TRANS. 7

SP - SP327A1/INT SPACING

RECOMMND

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP327A1/INT SPACING (cont.)

RECOMMND

the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 8 SP - PA15 REC CENTER CONSTRUCT

RECOMMND

Construction of PA 15(Phase II Development) shall be completed prior to issuance of the 650th residential building permit within the SP.

100.PLANNING. 9 SP - PA15 REC CENTER PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit(Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 15, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 10 SP - PA16 N.P. PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 650th building permit(Phase II Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 16 and with the requirements of Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA16 N.P. PLANS (cont.)

RECOMMND

of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - PA16 N.P. CONSTRUCTION

RECOMMND

Park construction (Phase II Development) shall be completed prior to the issuance of the 1,122nd residential building permit within the SPECIFIC PLAN.

100.PLANNING. 13 SP - PA17 P.P. CONSTRUCTION

RECOMMND

Construction of the Park in Planning Area 17 shall commence prior to the issuance of the 1st residential building permit within the SPECIFIC PLAN. The park shall be completed within 12 months. The applicant shall provide a bond or cash deposit to the County (or as deemed appropriate by the County Fee Administrator) in an amount sufficient to cover the total construction cost of the park should the applicant or successor in interest not complete the park within the 12 month period or if construction activity ceases for a period of more than one month. The applicant or successor in interest is responsible for demonstrating that the amount of the deposit is adequate for construction of the park, to the satisfaction of the County Fee Administrator.

100.PLANNING. 14 SP - PA18 N.P. PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 300th building permit (Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA18 N.P. PLANS (cont.)

RECOMMND

permanent maintenance mechanism for the park and its
facilities.

100.PLANNING. 15 SP - PA18 N.P. CONSTRUCTION

RECOMMND

Park construction (Phase I Development) shall be completed
prior to the issuance of the 601st residential building
permit within the SPECIFIC PLAN.

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CT MAP Tract #: TR36643

Parcel: 283-210-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

TRACT MAP Tract #: TR36643

Parcel: 283-210-002

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36643 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36643, Amended No. 1, dated February 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 20 MAP - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 21 MAP - SPECIAL INSPECTIONS RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: cribwall.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD WATER AND SEWER SERVICE

RECOMMND

Tract Map 36643 is proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 IND HYGIENE-NO NOISE REPORTS

RECOMMND

Based upon the information provided, a noise study is not required for Tract Map 36643. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36643 is a proposal to subdivide an approximately 330-acres site into multiple parcels (both numbered and lettered) for various uses including residential housing, open space, roads, parks, and basins (both detention and water quality). The site is located in the Temescal Canyon area east of Interstate 15, on the east side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. The area to be developed is Phase 1 of Specific Plan 327 (Toscana Specific Plan), Amendment No. 1. Tract 36593, which is primarily a residential development proposal within Tract 36643, is being processed concurrently with this proposal. The District's understanding is Tract 36643 will construct a majority of the infrastructure (roads, storm drains, sewer, water, etc.) plus some of the development's amenities and provide large mass graded residential lots for development under Tract 36593. Unless otherwise approved by the District, the final approval of any development within Tract 36593 will require completion of the drainage improvements of Tract 36643.

Temescal Wash, a FEMA mapped flood plain, flows northwesterly along the westerly portion of the property adjacent to Temescal Canyon Road. Two arched culvert bridges at Temescal Hills Drive and Toscana Drive will cross this flood plain to provide access to the site from Temescal Canyon Road. In addition, there are grade stabilizers, embankment protection, drop structures and rip rap where erosive velocities are anticipated. A CLOMR/LOMR for this flood plain is being processed. Grading and building permits can be issued while the CLOMR and LOMR are being processed but occupancy will not be permitted until the LOMR is approved. All improvements constructed within the flood plain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash flood plain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

Another significant watercourse enters along the easterly boundary of the site and flows southwesterly within Lot G (Planning Area 26C of the Specific Plan). These flows will be conveyed under Toscana Drive in a large arch pipe culvert. These flows will continue southwesterly and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

discharge into Temescal Wash. It is proposed that the culvert under Toscana Drive will be large enough to convey not only storm runoff but also accommodate hiking trail access and a corridor for wildlife. A flood plain study for this watercourse shall be provided from the property boundary to the Temescal Wash flood plain. This flood plain shall also be delineated on an ECS. Slope protection around the upstream/downstream ends of this culvert may be necessary if it is found that flows are erosive. Maintenance of the arch pipe culvert and any slope protection will be the responsibility of the HOA.

The two bridges that cross Temescal Wash are within public right of way and the Transportation Department will be responsible for the operation and maintenance of these portions of roadway. The Toscana development is a gated community and the Home Owners Association (HOA) will be responsible for maintenance of the streets within the development. Inside the gated community, if access within the development is provided to the District, the District will operate and maintain the larger (greater than 36-inches) storm drains within the development. The HOA shall have the maintenance responsibility of storm drain inlets, catch basin, connector pipes and smaller storm drains (36-inches or less) within the development.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327, Amended No. 1 document, the post-developed discharge flow rates tributary to the Spanish Hills community will be reduced by no more than 50% of the pre-developed peak flow rates for the governing 100-year storm event in order to reduce the flood risk. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements.

Water quality mitigation is provided at several locations within the development. Lot 10 (Planning Area 17 of the Specific Plan) at the southwest corner of the site serves

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10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

as the primary BMP feature for the development. This lot will also be used as an open space/recreational lot. Lot I (Planning Area 25 of the Specific Plan) is a water quality basin for the easterly portion of the development. All water quality mitigation will comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide the required mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As future developments (Tract 36593 and future phases of SP 327A1) are submitted and processed, if it is determined that the ultimate capacity of the BMP's are reached, then additional mitigation will be required.

10.FLOOD RI. 2 MAP PUB MAINT OF TEMESCAL WASH RECOMMND

In accordance with FEMA regulations, all improvements associated with this project which 'channelize' the Temescal Wash flood plain must be maintained by a public entity. The District will not maintain any improvements within the limits of the Temescal Wash flood plain.

10.FLOOD RI. 3 MAP COLLECTOR CHANNEL/BASIN RECOMMND

The storm drain inlet located in the collector channel/basin in the vicinity of Lot 7 shall be designed to accept 150% of the tributary 100-year flow rate to account for potential debris. The collector channel/basin area should capture and convey storm runoff with a minimal attenuation of flows. The District will maintain this inlet and the downstream storm drain if vehicular access to the inlet is provided. The maintenance of the collector channel/basin area will be the responsibility of the applicant, the Home Owners Association or another maintenance entity. The collector channel/basin area shall be located within a dedicated easement until such time as the upstream development requires extending the storm drain and the inlet and the collector channel/basin can be removed.

10.FLOOD RI. 4 MAP SPANISH HILLS MITIGATION RECOMMND

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills"

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP SPANISH HILLS MITIGATION (cont.)

RECOMMND

community to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to Spanish Hills area will be reduced to no more than 50% of the pre-developed flow rates in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Select materials located at the outfall of storm drains which discharge flows toward Spanish Hills area shall be placed when possible and feasible.

10.FLOOD RI. 5

MAP GRNDWATER RECHRG (PHASE 1)

RECOMMND

The potential flood damage to the Spanish Hills community is a major concern but recharging the groundwater table is also important and necessary for these residents to maintain the use of their wells. The storm drain which conveys runoff captured in the collector channel/basin eventually discharges these flows on the north side of Temescal Hills Drive near Planning Area 16 of the Specific Plan. In order to promote recharging the groundwater table for the wells of the residents of the Spanish Hills community, the outlet for this storm drain (typically constructed with rock rip rap) will be placed on a minimum 4-foot thick bed of sand/small rock. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to infiltrate into the ground. No water quality mitigation is associated with this outlet. Should the applicant's geologist determine that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, an alternative method of groundwater recharge acceptable to the District and the County Geologist shall be submitted to the District.

The District recognizes that both the collector channel/basin and the storm drain outlet structure are 'temporary' improvements and will be removed during construction of Phase 2 of the specific plan. When Phase 2

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10.FLOOD RI. 5 MAP GRNDWATER RECHARGE(PHASE 1) (cont.) RECOMMND

application proposals are submitted, a proposal for recharging the groundwater table will also be necessary prior to issuance of conditions of approval.

10.FLOOD RI. 8 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 9 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 12 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 14 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 23 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10.FLOOD RI. 24 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA)

RECOMMND

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval

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10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA) (cont.)

RECOMMND

is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Wildlife 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING

RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall

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10.PLANNING. 3 MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8 MAP - GEO02349

RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices". This document is herein incorporated as a part of GEO02349.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.
2. The potential for surface rupture is low.
3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.
4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.
5. The potential for seismically induced landsliding is considered to be very low at the site.
6. Some boulders may be dislodged on natural slopes during ground shaking events.

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10.PLANNING. 8

MAP - GEO02349 (cont.)

RECOMMND

7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

8. The potential for sieche impacting the property is considered to be non-existent.

9. Blasting will have little to no impact on domestic or wild animals near the site or on neighboring properties.

10. Rock blasting can be done without damaging offsite structures.

11. It is extremely unlikely that blast-induced motion would have any impact whatsoever on well casings, pumps, water supply pipes or any other buried utilities.

12. It is extremely unlikely that blasting will have any impact on the stability of the proposed slopes built in hard rock formations.

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2. Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.

3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

4. Specific blasting controls to protect existing and future structures and utilities, and minimize annoyance, from blasting operations pursuant to the November 12, 2013 Revey Associates, Inc. report referenced above.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 is hereby

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10.PLANNING. 8 MAP - GEO02349 (cont.) (cont.) RECOMMND

accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 10 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 11 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10.PLANNING. 18 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 22 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall prevent all off-highway vehicles from using the property.

10.PLANNING. 23 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 25 MAP - PDA04862 RECOMMND

County Archaeological Report (PDA) No 4862, submitted for this project (TR36643) was prepared by Brian F. Smith and

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - PDA04862 (cont.)

RECOMMND

Associates, Inc. and is entitled: "Historic Structure Assessment 11950 Hermano Road, Riverside County, California," dated June 19, 2014.

(PDA) No 4862 concluded that the removal of the structure will not pose a negative impact on the history, or the overall character, of the Temescal Valley region. The structure located at 11950 El Hermano Road is not historically significant, as defined by CEQA significance criteria.

(PDA) No 4862 recommends no further historical resources consideration is necessary for this resource. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 26 MAP - LOW PALEO

RECOMMND

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - LOW PALEO (cont.)

RECOMMND

dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 27 MAP - PDP01460

RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

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10.PLANNING. 27 MAP - PDP01460 (cont.)

RECOMMND

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

10.PLANNING. 28 MAP - GEO02349 UPDATE

RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit

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10.PLANNING. 28 MAP - GEO02349 UPDATE (cont.) RECOMMND

adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 29 MAP - PDA04837, 4863, 4864 RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates (PDA) No. 4864, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and (PDA) No. 4863, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

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10.PLANNING. 30 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 31 MAP - NO RESIDENTIAL GRADING

RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMM

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT

RECOMMND

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

10.TRANS. 7 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 8 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:

- Dos Lagos Drive (EW)
- Temescal Canyon Road (north) (EW) - future intersection
- Temescal Canyon Road (south) (EW) - future intersection
- Lawson Road (EW)
- Trilogy Parkway (EW)
- Glen Ivy Road (EW)
- Temescal Hills Drive (EW) - future intersection
- Toscana Drive (EW) - future intersection
- Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:

- Temescal Canyon Road (EW)
- Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:

- Temescal Canyon Road (EW)
- Indian Truck Trail (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP - AMD PER CONDITIONS MAP

RECOMMND

Within 30 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall incorporate the following changes:

- Lot T and Lot N shall be removed from the map, thus reducing the map boundary.

-The improvements previously shown on Lot T and N shall be shown on the final map as easements.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

he 100-year floodplain limits of the Temescal Wash and the unnamed watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions".

50.FLOOD RI. 13 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

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50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 3 MAP - TRAIL MAINTENANCE LOCAL RECOMMND

The applicant, or successors-in-interest or assignees (HOA) shall be responsible for the maintenance of all local trail(s) and easement areas identified in the Toscana Specific Plan until such time as the maintenance is taken over by the appropriate maintenance District or entity. If the maintenance is taken over, the applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trail(s) identified in the Toscana Specific Plan. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

This map is intended for financing purposes only.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Specific Plan No. 327A1 has been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 21 MAP - ECS NOTE SURFACE MINING RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lots on this map are located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lot may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 600 feet of a surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS SHEET RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-1089.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Residential lot access shall be restricted on Temescal Canyon Road and so noted on the final map.

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated Temescal Valley Design Guidelines.

50.TRANS. 5 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LIGHTING PLAN

RECOMMND

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

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

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

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

- (1) Completed Transportation Department application.

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

50.TRANS. 9 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 10 MAP - LANDSCAPING/TRAILS

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 USE - TUMF CREDIT AGREEMENT RECOMMND

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

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

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

50.TRANS. 13 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 14 MAP - CONSTRUCT RAMP RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16

MAP - DEDICATIONS

RECOMMND

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

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

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

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

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

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

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

2. Toscana Drive may be allowed to have rolled

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - DEDICATIONS (cont.)

RECOMMND

curbs.

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

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

50.TRANS. 17 MAP - PART-WIDTH

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - PART-WIDTH (cont.)

RECOMMND

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

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

50.TRANS. 18

MAP - VACATION/SUR

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - VACATION/SUR (cont.)

RECOMMND

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

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

50.TRANS. 19 MAP - TS/GEOMETRICS

RECOMM

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

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

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

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

or as approved by the Transportation Department.

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

50.TRANS. 20 MAP - TS/DESIGN

RECOMMND

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

Signals not eligible for fee credit:

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

or as approved by the Transportation Department.

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

SWRCB at www.swrcb.ca.gov .

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

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

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

- 1.Grading Security for grading in excess of 199 cubic yards.
- 2.Erosion control security.

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 PHASE II ENV SITE ASSESMENT

RECOMMND

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

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

RECOMMND

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

EPD DEPARTMENT

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

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD-PHASE DEDICATION

RECOMMND

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

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

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

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

Phase 1 Dedication

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD-PHASE DEDICATION (cont.)

RECOMMND

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

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

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

Phase 2 Dedication

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

Phase 3 Dedication

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

EPD-GENERAL LANDSCAPING

RECOMMND

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

60.EPD. 5

EPD-NESTING BIRDS

RECOMMND

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

60.EPD. 6

EPD-CONSTRUCTION MONITORING

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 EPD-CONSTRUCTION MONITORING (cont.)

RECOMMND

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

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

60.EPD. 7 EPD-RIP/RIV PLAN

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 EPD-RIP/RIV PLAN (cont.)

RECOMMND

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

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

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP GROUNDWATER RECHARGE

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

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

60.FLOOD RI. 9 MAP SUBMIT FINAL WQMP

RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPV REGIONAL

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - CULTURAL PROFESSIONAL RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.PLANNING. 13 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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

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

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

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

60.PLANNING. 19 MAP - SECTION 404 PERMIT RECOMMND

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

60.PLANNING. 21 MAP - SKR FEE CONDITION RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 23 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 29 MAP - ARCHAEO AVOIDANCE #1

RECOMMND

ARCHAEO AVOIDANCE #1 (CA-RIV-1089)
Site CA-RIV-1089 shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-1089, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

60.PLANNING. 32 MAP - CONST. CULT TRAINING

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 33 MAP - NATIVE AMERICAN MONITOR RECOMMND

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

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

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

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33 MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

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

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

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

60.PLANNING. 34 MAP - NO RESIDENTIAL GRADING

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

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

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

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - MASS GRADE APPROVAL (cont.)

RECOMMND

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

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

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE INSPECTION

RECOMMND

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

70.PARKS. 2 MAP - TRAIL GRADE

RECOMMND

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

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS

RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

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

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

70.PLANNING. 3 MAP - PHASE IV REPORT RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

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

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

80.EPD. 2 MAP - MITIGATION FEE RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP- SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

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

90.FLOOD RI. 5 MAP SUBMIT LOMR

RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCT INSPECT

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

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

PLANNING DEPARTMENT

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

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

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 MAP - STREETLIGHTS INSTALL

RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Written confirmation of acceptance from sewer purveyor is required.

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

90.TRANS. 5 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Temescal Canyon Road.

90.TRANS. 6 MAP - TS/INSTALLATION

RECOMMND

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

Signals not eligible for fee credit:

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

or as approved by the Transportation Department.

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

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

90.TRANS. 7 MAP - TS/INTERCONNECT

RECOMMND

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

or as approved by the Transportation Department.



MEMORANDUM

To: Matt Straite
Riverside County Planning Department

From: Tracy Zinn, Principal

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

Date: January 24, 2014

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

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

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



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

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

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

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

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

Cc: Kevin Tsang, Riverside County Transportation Department

Toscana Specific Plan No. 327: EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Master Circulation Plan Development Standards

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

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

3. PROJECT IMPACTS

a. Project Impacts to Vegetation Communities

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

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

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

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

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

b. Project Impacts to Sensitive Plants

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

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

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

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

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

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

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

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

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

c. Project Impacts to Oaks

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

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

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

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

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

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

d. EIR-Specific Mitigation

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

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

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

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

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

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

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

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



MEMORANDUM

To: Kevin Tsang and Matt Straite
Riverside County TLMA

From: Tracy Zinn/Joel Morse, Principals

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

Date: March 26, 2014

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

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

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



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

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

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

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

C. PROJECT INFORMATION

1. PROJECT LOCATION AND SURROUNDINGS

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

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

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

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

2. PHYSICAL SITE CONDITIONS

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

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

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

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

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

a. Plant Communities / Vegetation

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

The plant communities are defined as follows:

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

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

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

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

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

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

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

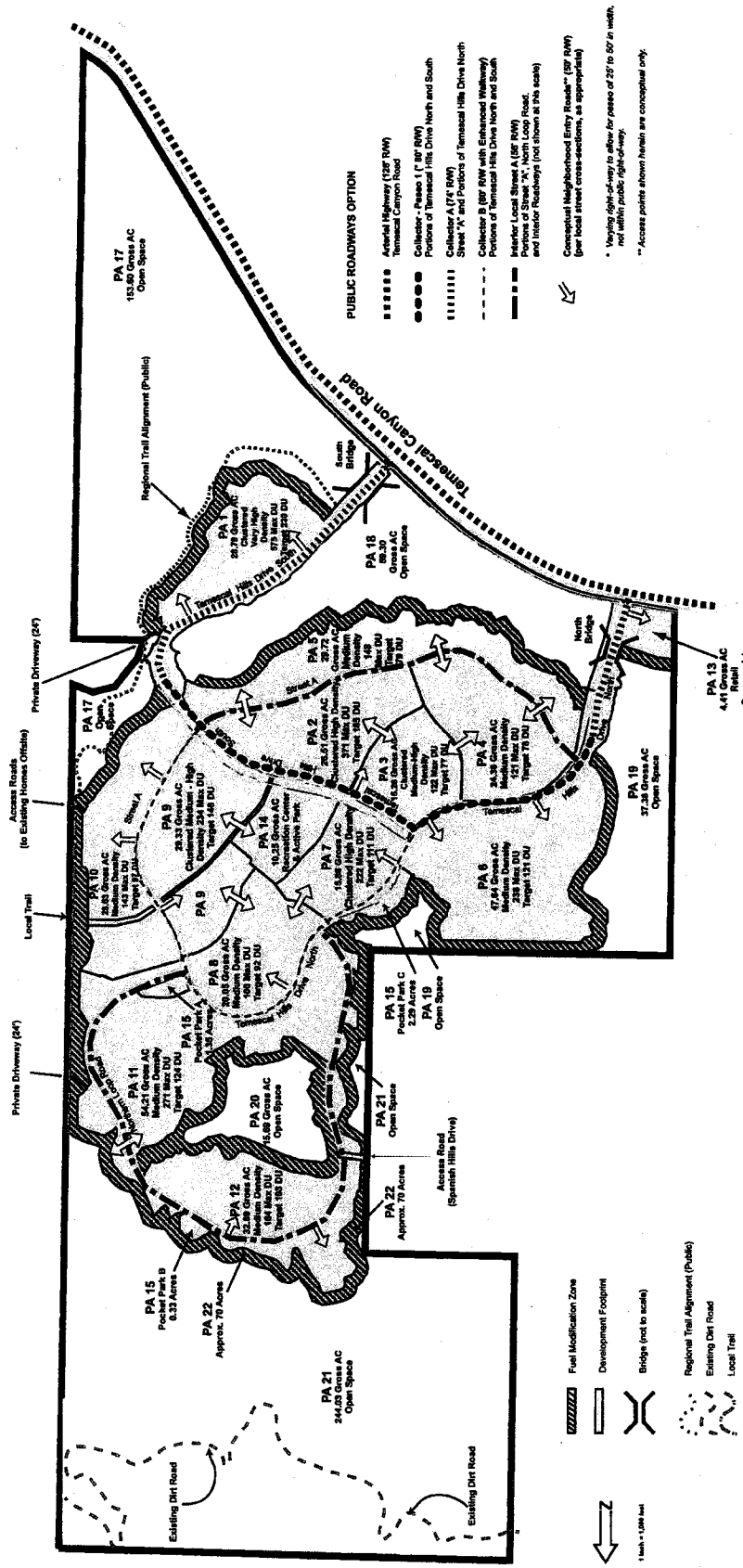


Figure VII.A-4
PROJECT MASTER CIRCULATION PLAN - PUBLIC OPTION
Page VII.A-7

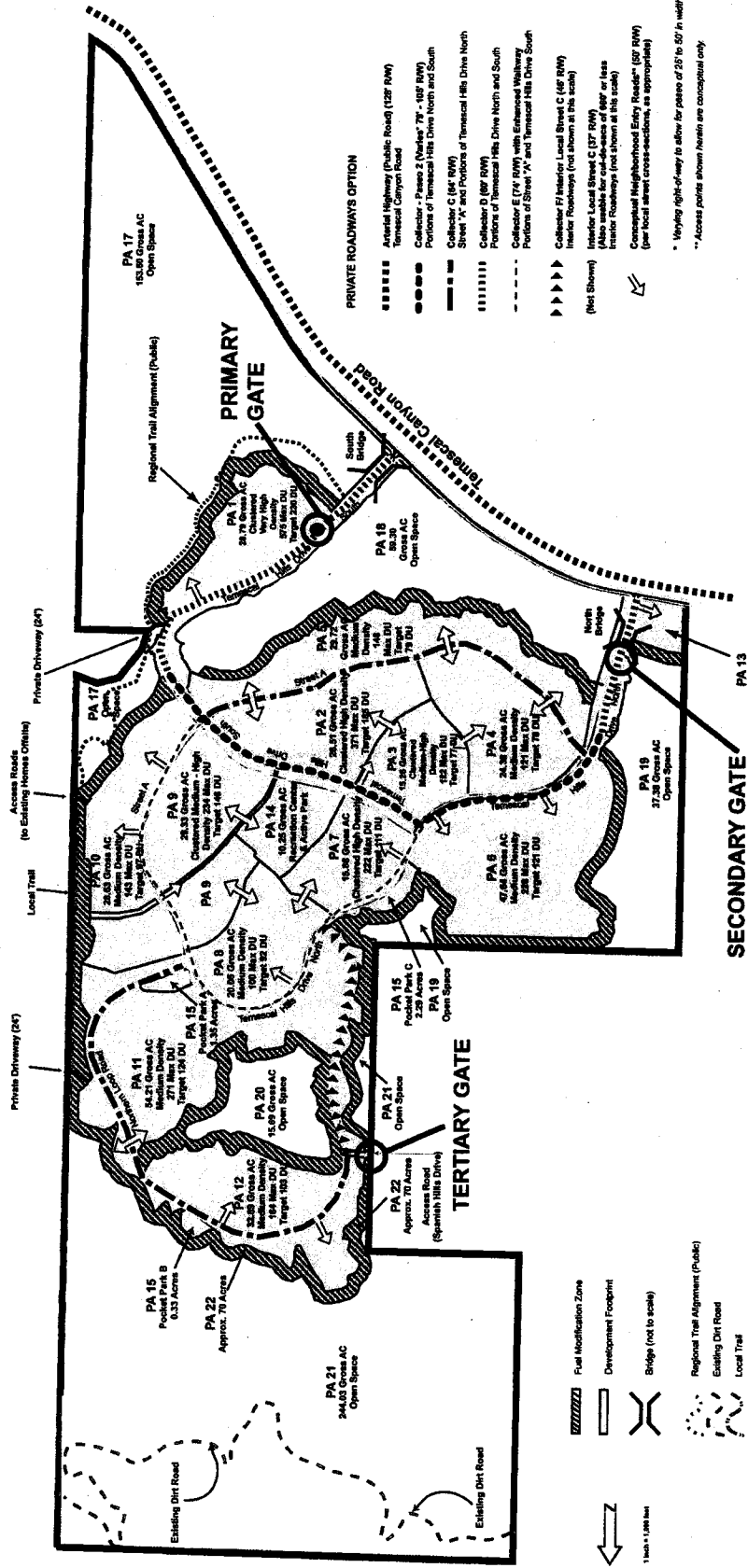


Figure VII.A-5
 PROJECT MASTER CIRCULATION PLAN - PRIVATE OPTION
 Page VII.A-8

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

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

d. EIR-Specific Mitigation

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

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

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

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

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

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

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

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

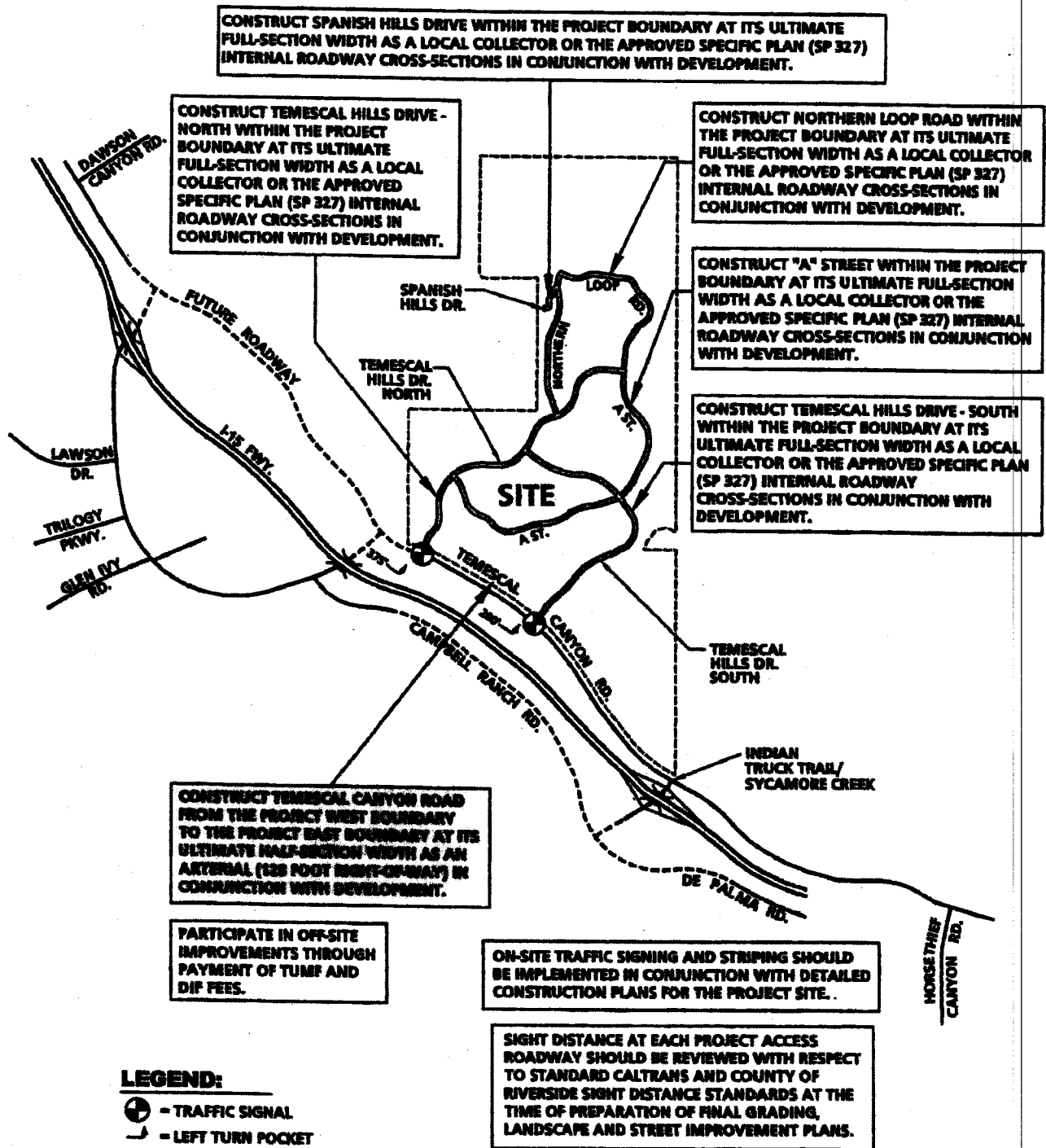


Figure VII.A-21

TRAFFIC STUDY CIRCULATION RECOMMENDATIONS



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Steve Van Stockum, Director

January 16, 2014

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

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

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

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

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

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

Sincerely,

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

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

Matt Strait, Riverside County Planning Department, MSTRAITE@rctlma.org

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •

Phone: (888)722-4234
www.rivcoeh.org

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

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

Section 1. PURPOSE, AUTHORITY AND IMPLEMENTATION. ~~The purpose of this ordinance is to provide minimum standards for construction, reconstruction, abandonment, and destruction of all wells in order to: (a) protect underground water resources, and (b) provide safe water to persons within Riverside County. Pursuant to the authority cited in Chapter 18891(c) of the California Water Code, the Riverside County Department of Environmental Health shall enforce the provisions of this ordinance within its jurisdiction.~~

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

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

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

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

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

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

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

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

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

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

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

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

Southern District

Water Well Standards

CHAPTER II. STANDARDS

Part III. Destruction of Wells

Section 20. Purpose of Destruction.

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

Section 21. Definition of "Abandoned" Well.

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

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

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

Southern District

Water Well Standards

Section 22. General Requirement.

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

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

Section 23. Requirements for Destroying Wells.

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

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

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

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

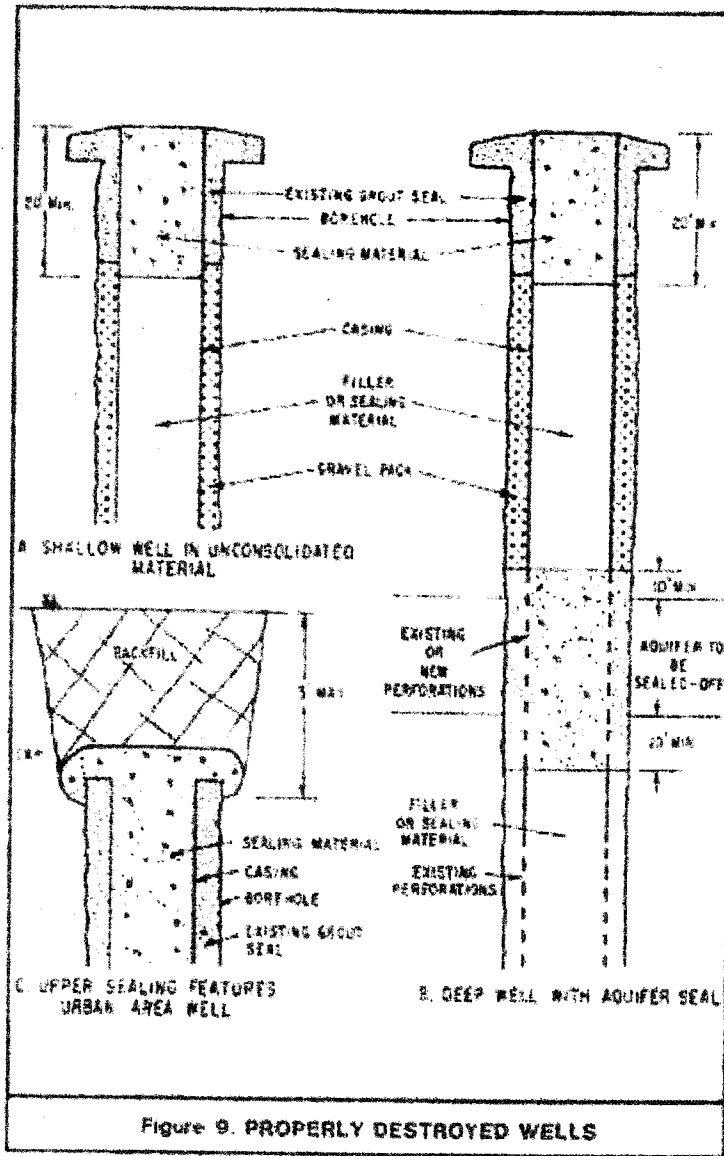
2. Where necessary, to ensure that sealing material fills not only the well casing but also any annular space or nearby voids within the zone(s) to be sealed, the casing should be perforated or otherwise punctured.
3. In some wells, it may be necessary or desirable to remove a part of the casing. However,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

Southern District

Water Well Standards

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

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



Southern District

Water Well Standards

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

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

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

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

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

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

Southern District

Water Well Standards

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

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

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

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

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

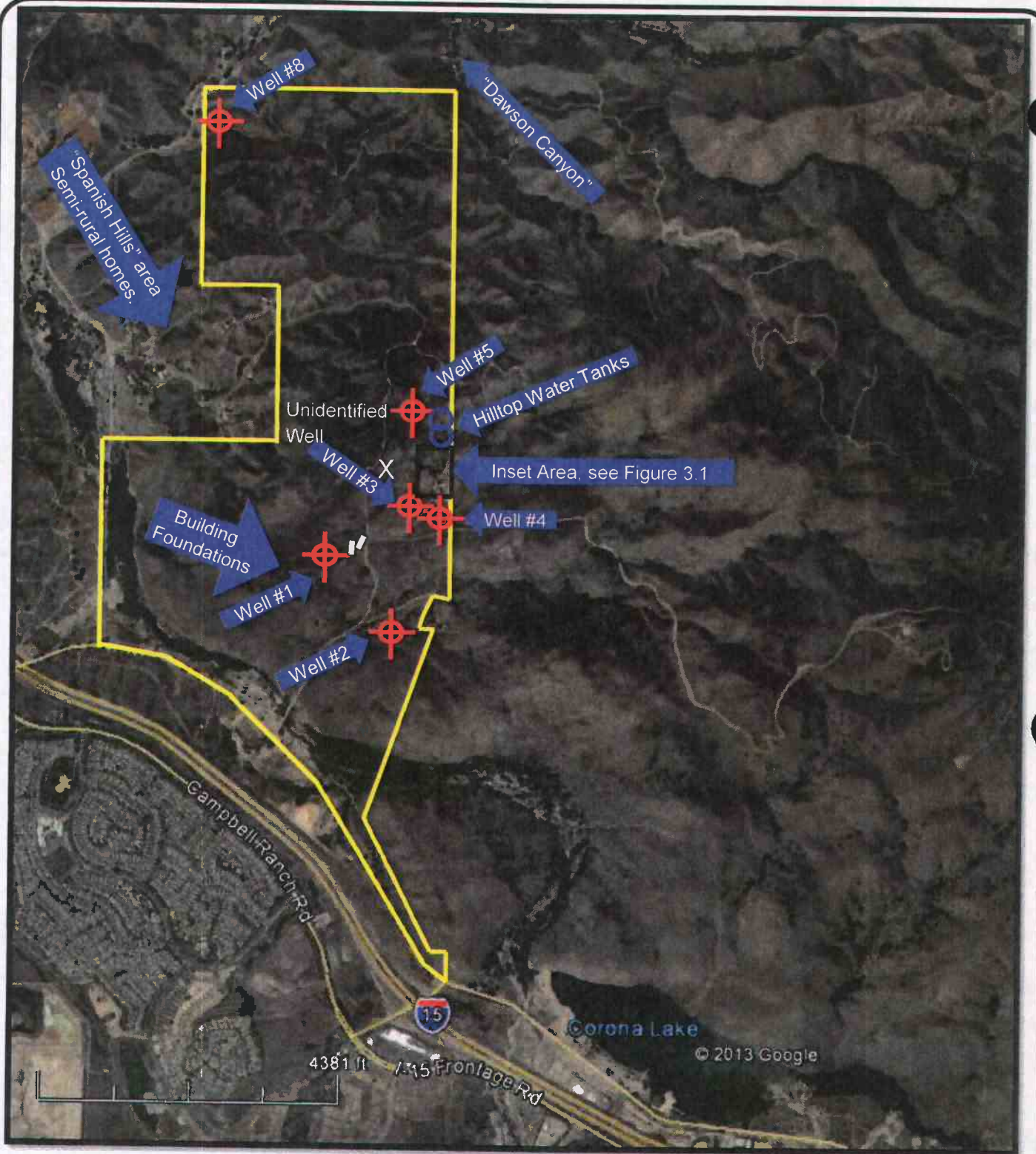
Water Well Standards

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

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




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

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



SOURCE: Google Earth, 2013

Legend:





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

TITLE:	Site Plan	
LOCATION:	Toscana 960 Acres of Undeveloped Land Unincorporated Riverside County, California	
CHECKED:	D McAlister	FIGURE: 3
DRAFTED:		
FILE:		
DATE:	03-20-2013	



SOURCE: Google Earth, 2013

Legend:

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



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

March 5, 2014

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

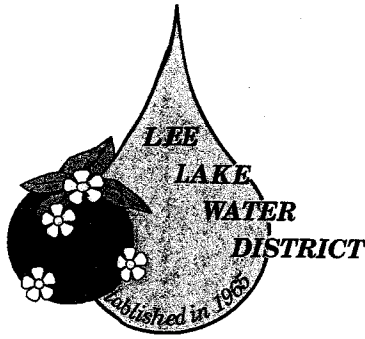


Re: Specific Plan No. 327 Amendment No. 1

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

Sincerely,

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



- 7236643

LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS

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

GENERAL MANAGER

Jeff R. Pape

September 26, 2013

RECEIVED
SEP 30 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

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

Dear Ms. Luna:

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

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

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

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

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

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

Sincerely,

Jeff R. Pape
General Manager

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

FILE COPY

DATE: October 31, 2013

TO:

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

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

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

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593 – EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

Public Hearing Path: DH: PC: BOS:

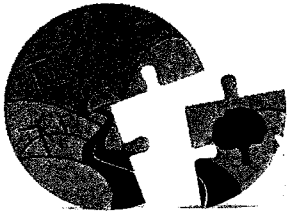
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SPAC327A1

DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC.

E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250

Irvine Street 92612
CA
City State ZIP

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

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

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin Street 92870
CA
City State ZIP

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

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

Mailing Address: _____

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

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

"Planning Our Future... Preserving Our Past"

Attachment: Property Owners

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

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

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

APPLICATION FOR SPECIFIC PLAN LAND USE

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

SPECIFIC PLAN AMENDMENT

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

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

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

APPLICATION FOR SPECIFIC PLAN LAND USE

2007 Ed. San Bernardino and Riverside Counties:

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

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

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

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

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

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

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

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

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

APPLICATION FOR SPECIFIC PLAN LAND USE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Stephen C. Cameron, Forestar Toscana LLC
PRINTED NAME OF APPLICANT

Stephen C. Cameron, President
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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Won S. Yoo, Sunny Sage, LLC
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S)

Janice M. Morger
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010;
283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;
Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

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

Approximate Gross Acreage: 960.0 acres

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

APPLICATION FOR SPECIFIC PLAN LAND USE

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Stephen C. Cameron, Forestar Toscana LLC _____
PRINTED NAME OF APPLICANT *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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Won S. Yoo, Sunny Sage, LLC _____
PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

Janice M. Morger _____
PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

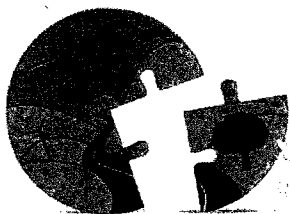
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Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

APPLICATION INFORMATION

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

Mailing Address: 2151 Michelson Drive, Suite 250

Irvine Irvine 92612
City State ZIP

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

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

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin Tustin 92870
City State ZIP

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

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

Mailing Address: _____

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Attachment: Property Owners

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

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

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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Stephen C. Cameron (Forestar Toscana, LLC.)
PRINTED NAME OF APPLICANT

SA Cameron, President
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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Won S. Yoo (Sunny Sage, LLC)
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S)

Janice M. Morger
SIGNATURE OF PROPERTY OWNER(S)

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

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

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

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

Approximate Gross Acreage: 960.0 acres

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

APPLICATION FOR CHANGE OF ZONE

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Stephen C. Cameron (Forestar Toscana, LLC.)

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

Won S. Yoo (Sunny Sage, LLC)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010;
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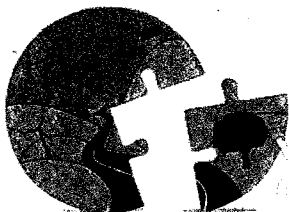
Section: 36 and 1&12

Township: 4S and 5S

Range: 6W

Approximate Gross Acreage: 960.0 acres

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 310643 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

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

"Planning Our Future... Preserving Our Past"

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Janice M. Morger

Phone No.: _____

Firm Name: _____

Email: _____

Address: 17745 Lomita Lane

Yorba Linda CA 92886

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant:  Date: 9-20-13

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

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

Print Name and Title: Janice M. Morger

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo

Phone No.: 951-676-7000 x224

Firm Name: Sunny Sage LLC

Email: won.yoo@ranpac.net

Address: 27431 Enterprise Circle West

Temecula CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

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

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

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

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo

Phone No.: _____

Firm Name: Sunny Sage LLC

Email: _____

Address: 27431 Enterprise Circle West

Temecula CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: *SA Cameron* Date: 9-20-13

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

Signature of Property Owner: _____ Date: _____

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

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Forestar Toscana LLC- Stephen C. Cameron
PRINTED NAME OF APPLICANT S. C. Cameron, President
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Sunny Sage LLC- Won S. Yoo
PRINTED NAME OF PROPERTY OWNER(S) Won S. Yoo
SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S) Janice M. Morger
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

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

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

Approximate Gross Acreage: 332

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Forestar Toscana LLC- Stephen C. Cameron

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Sunny Sage LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

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

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

Approximate Gross Acreage: 332

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Thomas Brothers map, edition year, page number, and coordinates: _____

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

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

Related cases filed in conjunction with this request:

Tentative Tract 36593, SP 327 (Amendment #1)

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

Import _____ Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material?
_____ NA

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Varies sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) A. Camlin, President, Forestar Toscom Date 9-20-13

Owner/Representative (2) _____ Date _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Forestar Toscana, LLC. hereafter "Applicant" and Sunny Sage LLC/Janice Morger "Property Owner".

Description of application/permit use:
Specific Plan of Land Use, Change of Zone

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; Assessors Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Property Location or Address:

960 Acre site, north side of Temescal Canyon Road, west of Indian Truck Trail in the Temescal Canyon area of Riverside County


2. PROPERTY OWNER INFORMATION:

Property Owner Name: *See attached page Phone No.: _____
Firm Name: _____ Email: _____
Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Stephen C. Cameron Phone No.: (949) 748-6714 x200
Firm Name: Forestar Toscana, LLC. Email: andyp@foremostcommunities.com
Address (if different from property owner)
2151 Michelson Drive, Suite 250
Irvine, CA 92612

4. SIGNATURES:

Signature of Applicant:  Date: 9-20-13
Print Name and Title: Stephen C. Cameron, President

Signature of Property Owner: *See attached page Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____ Application Date: _____

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner: _____ Date: _____

Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: *Janice M. Morger* Date: 9/23/13

Print Name and Title: Janice M. Morger

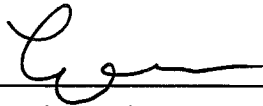
Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner:  Date: 9/16/13
Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: _____ Date: _____
Print Name and Title: Janice M. Morger

PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 8/8/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers SP00327A1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: MATT STRAITE

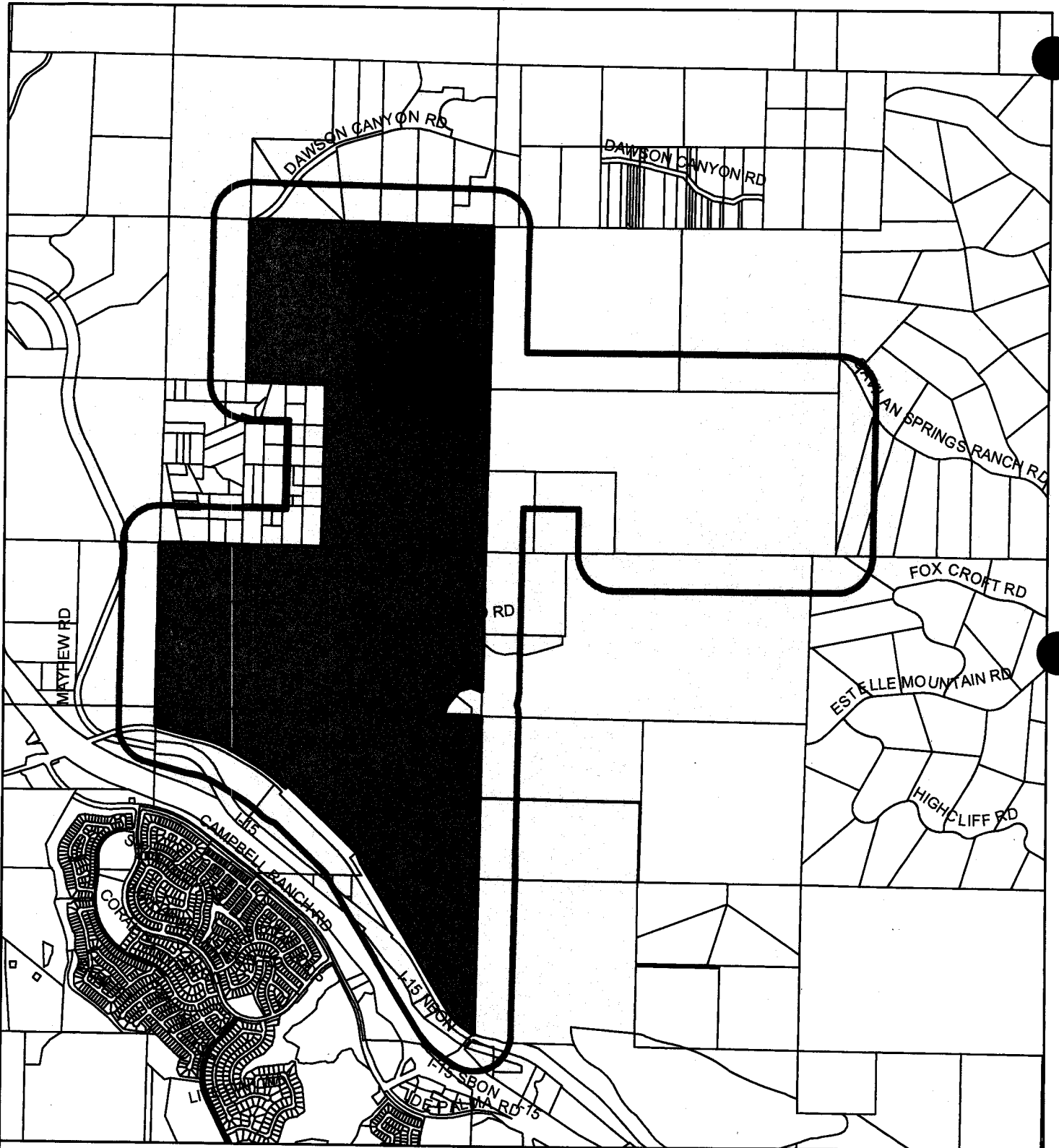
TITLE: PROJECT PLANNER





ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

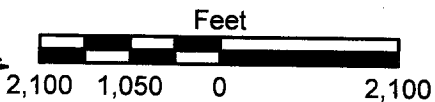
TELEPHONE: 951-955-8631

*Checked by Matt
8/8/15*

SP00327A1 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 7/30/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

JEREMY J ASBRA
19835 GAVILON RD
PERRIS, CA. 92570

ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA, CA. 92701

KHALIL URRAHMAN AZMI
214 E LA PALMA AVE
ANAHEIM, CA. 92805

GUEN J BALLEW
P O BOX 2296
TRINITY, TX. 75862

MARIA E BANUELOS
1605 W 9TH ST
POMONA, CA. 91766

JACK L BLACKBURN
11310 DAWSON CANYON RD
CORONA, CA. 92883

RONALD C BLACKMON
11581 DAWSON CANYON RD
CORONA, CA. 92883

MARK S BOTHERAS
932 PENINSULA AVE NO 409
SAN MATEO, CA. 94401

THOMAS M BUSH
11201 VIEW LN
CORONA, CA. 92883

PHILLIP E CHIPMAN
2612 WESTMINSTER PL
COSTA MESA, CA. 92627

MICHAEL F COOK
11425 DAWSON CANYON RD
CORONA, CA. 92883

CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

DAWSON CREEK PROP
C/O KEITH O UTLEY
20346 TULSA ST
CHATSWORTH, CA. 91311

GERALD K DELEO
628 LANCER LN
CORONA, CA. 92879

EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO, CA. 94129

DORIS I FOX
721 LA MORENA DR
HEMET, CA. 92545

JOSE GARCIA
182 W WINSTON RD
ANAHEIM, CA. 92805

CHARLES F GARVIN
11351 SIESTA LN
CORONA, CA. 92883

TOM GEIDEMAN
3185 SONRISA DR
CORONA, CA. 92881

CHET ALLEN GROOMAN
920 HOLLYTREE LN
WASCO, CA. 93280

MICHAEL S HART
11201 DAWSON CANYON RD
CORONA, CA. 92883

INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA, CA. 92590

INDUSI
1609 N BUSH ST STE 1
SANTA ANA, CA. 92701

TIMOTHY KEARNS
20050 CASE ST
CORONA, CA. 92881

JONATHAN D KINNE
11775 DAWSON CANYON RD
CORONA, CA. 92883

JONATHAN D KINNE
1225 OLD HICKORY RD
CORONA, CA. 92882

JENNY LEE KRAMER
11480 SIESTA DR
CORONA, CA. 92883

MARTIN LANGE
11081 VIEW LN
CORONA, CA. 92883

MICHAEL J MELATTI
11985 DAWSON CANYON RD
CORONA, CA. 92883

CASEY J MENDOZA
PMB 158
750 S LINCOLN AVE STE 104
CORONA, CA. 92882

GLENN MILLIGAN
12125 DAWSON CANYON RD
CORONA, CA. 92883

JOHN MOODY
11353 SIESTA LN
CORONA, CA. 92883

JANICE M MORGER
3325 W LINCOLN
ANAHEIM, CA. 92801

RONALD MUGAR
3241 KIPS CORNER RD
NORCO, CA. 92860

RONALD T MUGAR
3241 KIPS CORNER
NORCO, CA. 92860

NEVILLE MARY GRACE ESTATE OF
C/O SYMBOLIC FINANCE CORP
P O BOX 5875
BALBOA ISLAND, CA. 92662

QUOC KIM NGUYEN
12872 HAZEL AVE
GARDEN GROVE, CA. 92840

QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA, CA. 92882

ROBERT LEO PAUL
12035 SPANISH HILLS DR
CORONA, CA. 92883

BETTY J PFEIL
4731 LIBRA PL
YORBA LINDA, CA. 92886

RONALD W PHARRIS
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
C/O C L PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

BRIAN JAMES PORTEOUS
P O BOX 78327
CORONA, CA. 92877

IRMA F RIVERA
PO BOX 630
MIRA LOMA, CA. 91752

RIVERSIDE COUNTY HABITAT CONSERV AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE, CA. 92501

TERESINA A SALOMONE
15344 MANZANARES RD
LA MIRADA, CA. 90638

MARTIN SAMSTAG
11241 DAWSON CANYON RD
CORONA, CA. 92883

SPANISH MILLS MOBILE HOME ESTATES
C/O LELAND ROBERTSON
3064 LA HABRA AVE
HEMET, CA. 92545

SPEEDWAY DEV
15350 FAIRCHILD RANCH
CHINO HILLS, CA. 91709

SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS, CA. 91709

SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS, CA. 91709

ROGER B STEPPE
11762 DE PALMA RD NO 1C39
CORONA, CA. 92883

ROGER B STEPPE
P O BOX 77331
CORONA, CA. 92877

SUNNY SAGE
C/O RANPAC
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Waste Resources Management,
Riverside County
Mail Stop 5950

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309130

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: FORESTAR TOSCANA LLC \$50.00
paid by: CK 1050
paid towards: CFG05999 CALIF FISH & GAME: DOC FEE
CFG for SP327A1, CZ7807, TR36643
at parcel #:
appl type: CFG3

By _____ Sep 24, 2013 14:32
MGARDNER posting date Sep 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 12, 2014

THE PRP'S ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 327 AMD.1; ZC 7807; TTM 36643 EIR 439

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, November 15, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

www.avery.com
1-800-GO-AVERY

8/17/2014 10:17:26 AM
Sens à la hauteur afin de
révéler le rebord pour un
chargement

titillez le gabarit AVERY® 5160

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

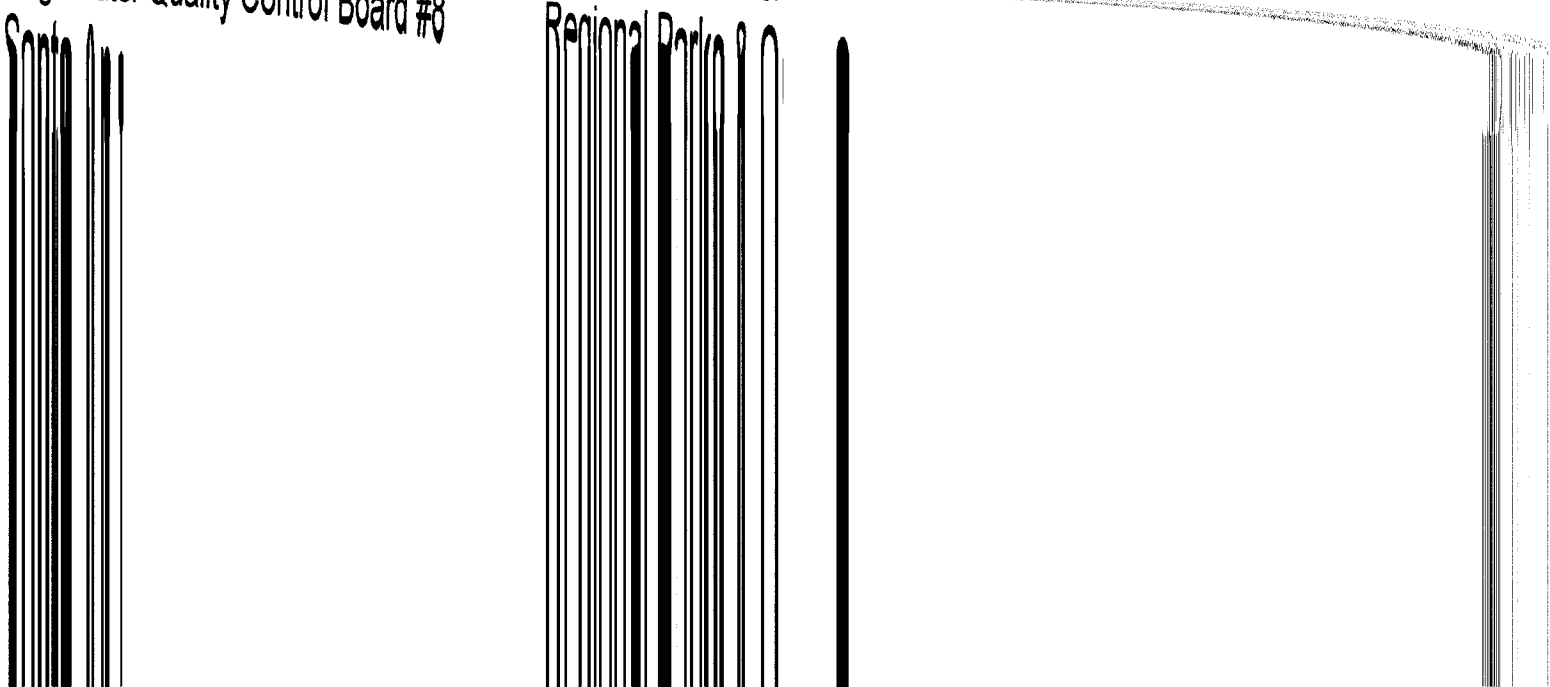
ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Executive Officer
Reg. Water Quality Control Board #8

ATTN: Marc Brewer



Southern District

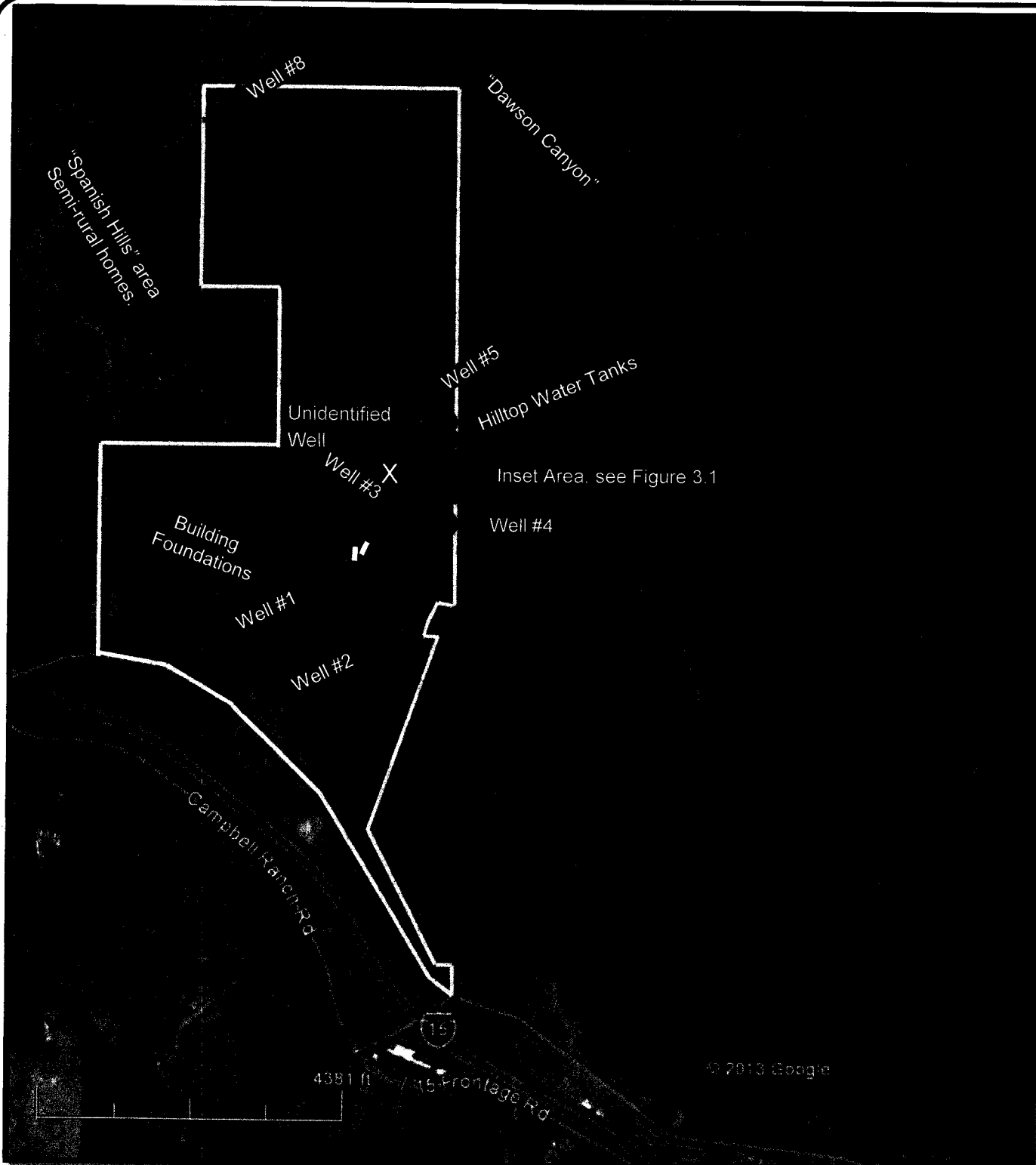
Water Well Standards

E. Additional Requirements for Wells in Urban Areas.

In incorporated areas or unincorporated areas developed for multiple habitation, to make further use of the well site, the following additional requirements must be met (see Figure 9C):




1. A hole shall be excavated around the well casing to a depth of 5 feet below the ground surface and the well casing removed to the bottom of the excavation.
2. The sealing material used for the upper portion of the well shall be allowed to spill over into the excavation to form a cap.
3. After the well has been properly filled, including sufficient time for sealing material in the excavation to set, the excavation shall be filled with native soil.

F. Temporary Cover. During periods when no work is being done on the well, such as overnight or while waiting for sealing material to set, the well and surrounding excavation, if any, shall be covered. The cover shall be sufficiently strong and well enough anchored to prevent the introduction of foreign material into the well and to protect the public from a potentially hazardous situation.

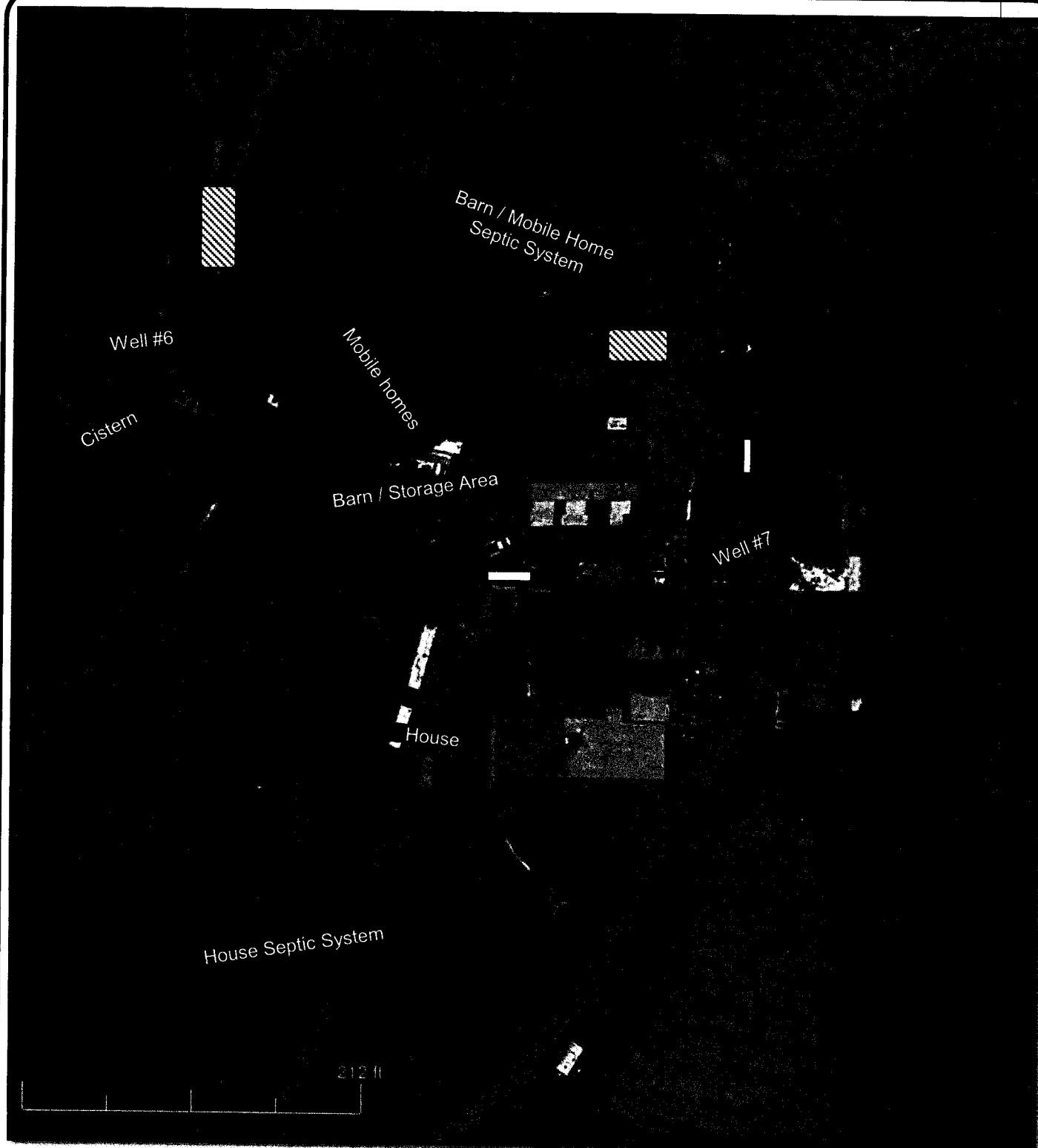


SOURCE: Google Earth, 2013

Legend:





-  Abandoned Storage Tank
 -  Groundwater Supply Well
 -  Aboveground Storage Tanks
- N -

TITLE:		Site Plan	
LOCATION:		Toscana 960 Acres of Undeveloped Land Unincorporated Riverside County, California	
CHECKED:	D. McAlister	FIGURE: 3	
DRAFTED:			
FILE:			
DATE:	03-20-2013		



SOURCE: Google Earth, 2013

Legend:

-  Propane Tank
-  Groundwater Supply Well
-  Approximate Septic Tank Area
-  Approximate Former UST Area



TITLE:		Site Plan, Inset Area	
LOCATION:		Toscana 960 Acres of Undeveloped Land Unincorporated Riverside County, California	
CHECKED:	D. McAlister	FIGURE: 3.1	
DRAFTED:			
FILE:			
DATE:	03-20-2013		

March 5, 2014

Attn: Matt Straite, project Planner
County of Riverside
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

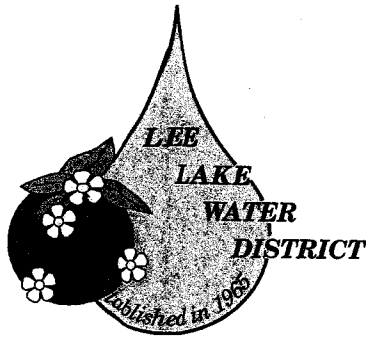


Re: Specific Plan No. 327 Amendment No. 1

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. The Soboba Band does not have any concerns regarding the Specific Plan Amendment No. 1, which pertains to reducing the residential acreage and eliminating the commercial land uses to increase open space and park land uses in the project area, as well as the creation of a new 2.1 acre Public Facilities Planning Area which would accommodate the new design. The concerns of the Soboba Band lie with the possibility of encountering subsurface cultural deposits during the future ground-disturbing activities. The Soboba Band is requesting **government-to-government** consultation to address specific concerns. Please contact me with some available dates that you would be able to meet.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov



- 7236643

LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS
C.W. Colladay
Paul Rodriguez
Grant E. Destache
Owen Garrett
John Butler

GENERAL MANAGER
Jeff R. Pape

September 26, 2013

RECEIVED
SEP 30 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Ms. Carolyn Sims Luna, Department of Planning & Land Use
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: Sewer Availability for APNs 290-070-029, 290-080-037, 290-130-020 and 290-130-081

Dear Ms. Luna:

It is the intention of this District to provide sanitary sewer service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site facilities which may be required to serve this project.

Sanitary sewer service will be made available to the subject property provided:

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by March 2014.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape
General Manager

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: October 31, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
Riv. County Surveyor
Riv. Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
CSA - Bill Brown
1st District Supervisor
1st District Planning Commissioner
City of Corona
Corona-Norco Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS Dist. #8
Santa Ana RWQCB
South Coast Air Quality Mgmt. Dist.
CA Dept. of Fish & Game
U.S. Fish & Wildlife Svc.
Pechanga Band of Indians

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593 - EA42621 - Applicant/Engineer/Representative: T&B Planning - First/First Supervisorial District - Temescal Zoning Area - Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327- Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road- 960.0 Acres (for entire Specific Plan) - Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

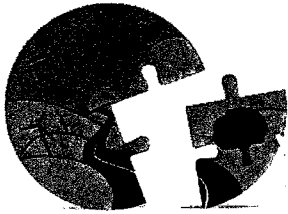
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SPA0327A1

DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC.

E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250

Irvine Street 92612
City CA ZIP
State

Daytime Phone No: (949) 748-6714 x200 Fax No: (949) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin Street 92870
City CA ZIP
State

Daytime Phone No: (714) 505- 6360 ext.105 Fax No: (714) 505-6361

Property Owner's Name: *See Attached Page E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

APPLICATION FOR SPECIFIC PLAN LAND USE

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.

APPLICATION FOR SPECIFIC PLAN LAND USE

2007 Ed. San Bernardino and Riverside Counties:

Thomas Brothers map, edition year, page number, and coordinates: Page 804: G3-7; H3-7; J3-7; Page 834 H1 and J1

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
Medium Density Residential	220.4	902
Medium-High Density Residential	58.9	337
High Density Residential	21.4	204
Parks	22.5	
Manufactured Slopes/Fuel Modification	66.9	
Open Space-Conservation Habitat	539.5	
Water Quality Feature	0.7	
Recycled Water and Potable Tank Site	2.1	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.

APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Stephen C. Cameron, Forestar Toscana LLC
PRINTED NAME OF APPLICANT

Stephen C. Cameron, President
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Won S. Yoo, Sunny Sage, LLC
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S)

Janice M. Morger
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;
Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail

APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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Stephen C. Cameron, Forestar Toscana LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Won S. Yoo, Sunny Sage, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028;

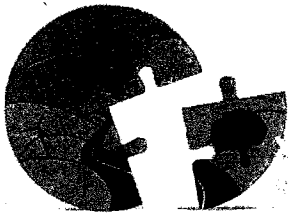
Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of

Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0707807 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC. E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Drive, Suite 250
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 x200 Fax No: (949) 861-3333

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100
Tustin CA 92870
City State ZIP

Daytime Phone No: (714) 505-6360 ext.105 Fax No: (714) 505-6361

Property Owner's Name: *See attached page E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Stephen C. Cameron (Forestar Toscana, LLC.)
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Won S. Yoo (Sunny Sage, LLC)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

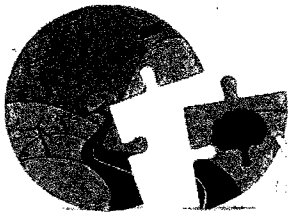
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; Assessor's Parcel Number(s): 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Section: 36 and 1&12 Township: 4S and 5S Range: 6W

Approximate Gross Acreage: 960.0 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
 Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP 36643 MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 310643 DATE SUBMITTED: 9-24-13

APPLICATION INFORMATION

Applicant's Name: Andrew Petitjean E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Dr. Suite 250
 Irvine CA 92612
 City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Proactive Engineering Consultants West E-Mail: henry1@pecwest.com

Mailing Address: 25109 Jefferson Ave Suite 200
 Murrieta CA 92562
 City State ZIP

Daytime Phone No: (951) 200-6846 Fax No: (866) 454-4478

Property Owner's Name: Sunny Sage LLC/ Janice M. Morger E-Mail: _____

Mailing Address: 27431 Enterprise Circle West / 17745 Lomita Lane
 Temecula / Yorba Linda CA / CA 92590 / 92886
 City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Janice M. Morger

Phone No.: _____

Firm Name: _____

Email: _____

Address: 17745 Lomita Lane

Yorba Linda CA 92886

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant:  Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron, President

Signature of Property Owner:  Date: 9/23/13

Print Name and Title: Janice M. Morger

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo

Phone No.: 951-676-7000 x224

Firm Name: Sunny Sage LLC

Email: won.yoo@ranpac.net

Address: 27431 Enterprise Circle West

Temecula CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

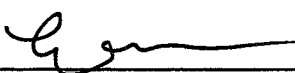
2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron

Signature of Property Owner:  Date: 9/18/13

Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Property Location or Address:

N/W I-15 Freeway & Indian Truck Trail

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won S. Yoo

Phone No.: _____

Firm Name: Sunny Sage LLC

Email: _____

Address: 27431 Enterprise Circle West

Temecula CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Andrew Petitjean

Phone No.: 949-748-6714

Firm Name: Forestar Toscana LLC

Email: andyp@foremostcommunities.com

Address (if different from property owner)

2151 Michelson Dr, Suite 250

Irvine, Ca 92612

4. SIGNATURES:

Signature of Applicant: SA Cameron Date: 9-20-13

Print Name and Title: Forestar Toscana LLC- Stephen C. Cameron, President

Signature of Property Owner: _____ Date: _____

Print Name and Title: Sunny Sage LLC-Won S. Yoo

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Forestar Toscana LLC- Stephen C. Cameron

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Sunny Sage LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 332

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of I-15 Freeway, South of Spanish Hills, East of Mayhew Road, West of Indian Truck Trail.

Thomas Brothers map, edition year, page number, and coordinates: _____

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Tentative Tract 36643 (Sch. A) is a proposal to subdivide planning areas 1,2,3,4,5,17 & 18 of Sp 327 (amend #1) into individual lots for conveyance purposes along with these lots, additional area will be dedicated for public roadway, parks and open space purposes.

Related cases filed in conjunction with this request:

Tentative Tract 36593, SP 327 (Amendment #1)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SPA (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: To be submitted by separate cover

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) +/- 2,500 LF

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) +/- 6,000 LF

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,519,328

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 2,133,147

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
NA

What is the anticipated route of travel for transport of the soil material?
NA

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Varies sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

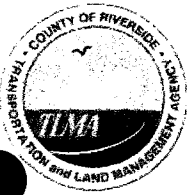
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) A. Cameron, President, Forestar Tascom Date 9-20-13

Owner/Representative (2) _____ Date _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Forestar Toscana, LLC. hereafter "Applicant" and Sunny Sage LLC/Janice Morger "Property Owner".

Description of application/permit use:

Specific Plan of Land Use, Change of Zone

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION: 283-210-002; 283-240-001; 283-240-002; 283-240-003; 283-240-004; 283-240-010; 283-240-009; 290-070-024; 290-070-026; 290-070-030; 290-070-029; 290-070-028; 290-080-037; 290-080-038; 290-130-020; 290-130-081; 290-130-082

Assessors Parcel Number(s): _____

Property Location or Address:

960 Acre site, north side of Temescal Canyon Road, west of Indian Truck Trail in the Temescal Canyon area of Riverside County


2. PROPERTY OWNER INFORMATION:

Property Owner Name: *See attached page Phone No.: _____
Firm Name: _____ Email: _____
Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Stephen C. Cameron Phone No.: (949) 748-6714 x200
Firm Name: Forestar Toscana, LLC. Email: andyp@foremostcommunities.com
Address (if different from property owner)
2151 Michelson Drive, Suite 250
Irvine, CA 92612

4. SIGNATURES:

Signature of Applicant:  Date: 9-20-13
Print Name and Title: Stephen C. Cameron, President

Signature of Property Owner: *See attached page Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____ Application Date: _____

Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner: _____ Date: _____

Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: Janice M. Morger Date: 9/23/13

Print Name and Title: Janice M. Morger


Attachment: Property Owners

Sunny Sage, LLC
Attn: Won S. Yoo
27431 Enterprise Circle West, Suite 201
Temecula, CA 92590

Phone: (951) 676-7000
Fax: (951) 699-7324
E-mail: won.yoo@ranpac.net

Janice M. Morger
17745 Lomita Lane
Yorba Linda, CA 92886

4. Signatures

Signature of Property Owner:  Date: 9/18/13
Print Name and Title: Won S. Yoo, Sunny Sage LLC.

Signature of Property Owner: _____ Date: _____
Print Name and Title: Janice M. Morger

PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 8/8/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers SP00327A1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: MATT STRAITE

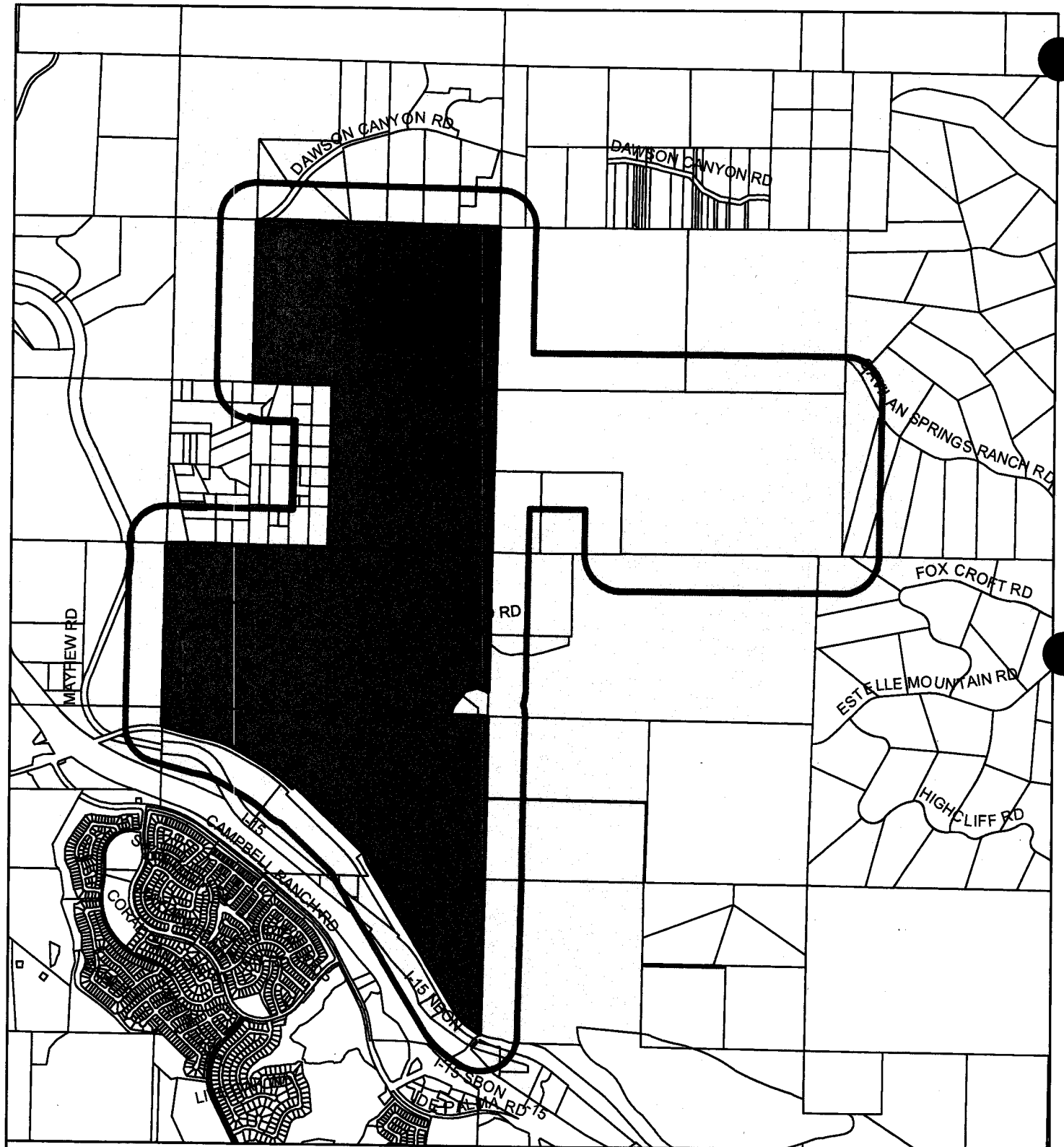
TITLE: PROJECT PLANNER





ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

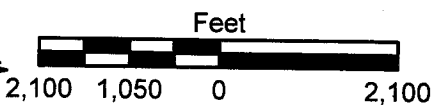
TELEPHONE: 951-955-8631

*Checked by Matt
8/8/15*

SP00327A1 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraita on 7/30/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

JEREMY J ASBRA
19835 GAVILON RD
PERRIS, CA. 92570

ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA, CA. 92701

KHALIL URRAHMAN AZMI
214 E LA PALMA AVE
ANAHEIM, CA. 92805

GUEN J BALLEW
P O BOX 2296
TRINITY, TX. 75862

MARIA E BANUELOS
1605 W 9TH ST
POMONA, CA. 91766

JACK L BLACKBURN
11310 DAWSON CANYON RD
CORONA, CA. 92883

RONALD C BLACKMON
11581 DAWSON CANYON RD
CORONA, CA. 92883

MARK S BOTHERAS
932 PENINSULA AVE NO 409
SAN MATEO, CA. 94401

THOMAS M BUSH
11201 VIEW LN
CORONA, CA. 92883

PHILLIP E CHIPMAN
2612 WESTMINSTER PL
COSTA MESA, CA. 92627

MICHAEL F COOK
11425 DAWSON CANYON RD
CORONA, CA. 92883

CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

DAWSON CREEK PROP
C/O KEITH O UTLEY
20346 TULSA ST
CHATSWORTH, CA. 91311

GERALD K DELEO
628 LANCER LN
CORONA, CA. 92879

EHOFF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO, CA. 94129

DORIS I FOX
721 LA MORENA DR
HEMET, CA. 92545

JOSE GARCIA
182 W WINSTON RD
ANAHEIM, CA. 92805

CHARLES F GARVIN
11351 SIESTA LN
CORONA, CA. 92883

TOM GEIDEMAN
3185 SONRISA DR
CORONA, CA. 92881

CHET ALLEN GROOMAN
920 HOLLYTREE LN
WASCO, CA. 93280

MICHAEL S HART
11201 DAWSON CANYON RD
CORONA, CA. 92883

INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA, CA. 92590

INDUSI
1609 N BUSH ST STE 1
SANTA ANA, CA. 92701

TIMOTHY KEARNS
20050 CASE ST
CORONA, CA. 92881

JONATHAN D KINNE
11775 DAWSON CANYON RD
CORONA, CA. 92883

JONATHAN D KINNE
1225 OLD HICKORY RD
CORONA, CA. 92882

JENNY LEE KRAMER
11480 SIESTA DR
CORONA, CA. 92883

MARTIN LANGE
11081 VIEW LN
CORONA, CA. 92883

MICHAEL J MELATTI
11985 DAWSON CANYON RD
CORONA, CA. 92883

CASEY J MENDOZA
PMB 158
750 S LINCOLN AVE STE 104
CORONA, CA. 92882

GLENN MILLIGAN
12125 DAWSON CANYON RD
CORONA, CA. 92883

JOHN MOODY
11353 SIESTA LN
CORONA, CA. 92883

JANICE M MORGER
3325 W LINCOLN
ANAHEIM, CA. 92801

RONALD MUGAR
3241 KIPS CORNER RD
NORCO, CA. 92860

RONALD T MUGAR
3241 KIPS CORNER
NORCO, CA. 92860

NEVILLE MARY GRACE ESTATE OF
C/O SYMBOLIC FINANCE CORP
P O BOX 5875
BALBOA ISLAND, CA. 92662

QUOC KIM NGUYEN
12872 HAZEL AVE
GARDEN GROVE, CA. 92840

QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA, CA. 92882

ROBERT LEO PAUL
12035 SPANISH HILLS DR
CORONA, CA. 92883

BETTY J PFEIL
4731 LIBRA PL
YORBA LINDA, CA. 92886

RONALD W PHARRIS
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
C/O C L PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

BRIAN JAMES PORTEOUS
P O BOX 78327
CORONA, CA. 92877

IRMA F RIVERA
PO BOX 630
MIRA LOMA, CA. 91752

RIVERSIDE COUNTY HABITAT CONSERV AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE, CA. 92501

TERESINA A SALOMONE
15344 MANZANARES RD
LA MIRADA, CA. 90638

MARTIN SAMSTAG
11241 DAWSON CANYON RD
CORONA, CA. 92883

SPANISH MILLS MOBILE HOME ESTATES
C/O LELAND ROBERTSON
3064 LA HABRA AVE
HEMET, CA. 92545

SPEEDWAY DEV
15350 FAIRCHILD RANCH
CHINO HILLS, CA. 91709

SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS, CA. 91709

SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS, CA. 91709

ROGER B STEPPE
11762 DE PALMA RD NO 1C39
CORONA, CA. 92883

ROGER B STEPPE
P O BOX 77331
CORONA, CA. 92877

SUNNY SAGE
C/O RANPAC
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Waste Resources Management,
Riverside County
Mail Stop 5950

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309130

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: FORESTAR TOSCANA LLC \$50.00
paid by: CK 1050
paid towards: CFG05999 CALIF FISH & GAME: DOC FEE
CFG for SP327A1, CZ7807, TR36643
at parcel #:
appl type: CFG3

By _____ Sep 24, 2013 14:32
MGARDNER posting date Sep 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by T&B Planning, on **Specific Plan No. 327, Amendment No. 1**, which proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint; **Change of Zone No. 7807**, which proposes to revise the Specific Plan Zoning Ordinance, and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36643, Schedule A**, which proposes to subdivide a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots ("the project"). The project is located northerly of Temescal Canyon Road and I-15 and southerly of Skyline Road in the Temescal Zoning Area – Temescal Canyon/Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 1 to EIR No. 439.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL MSTRAITE@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 11/25/14

JVI-RMB 925423 @3963
BC: 55423396399 *2808-0879

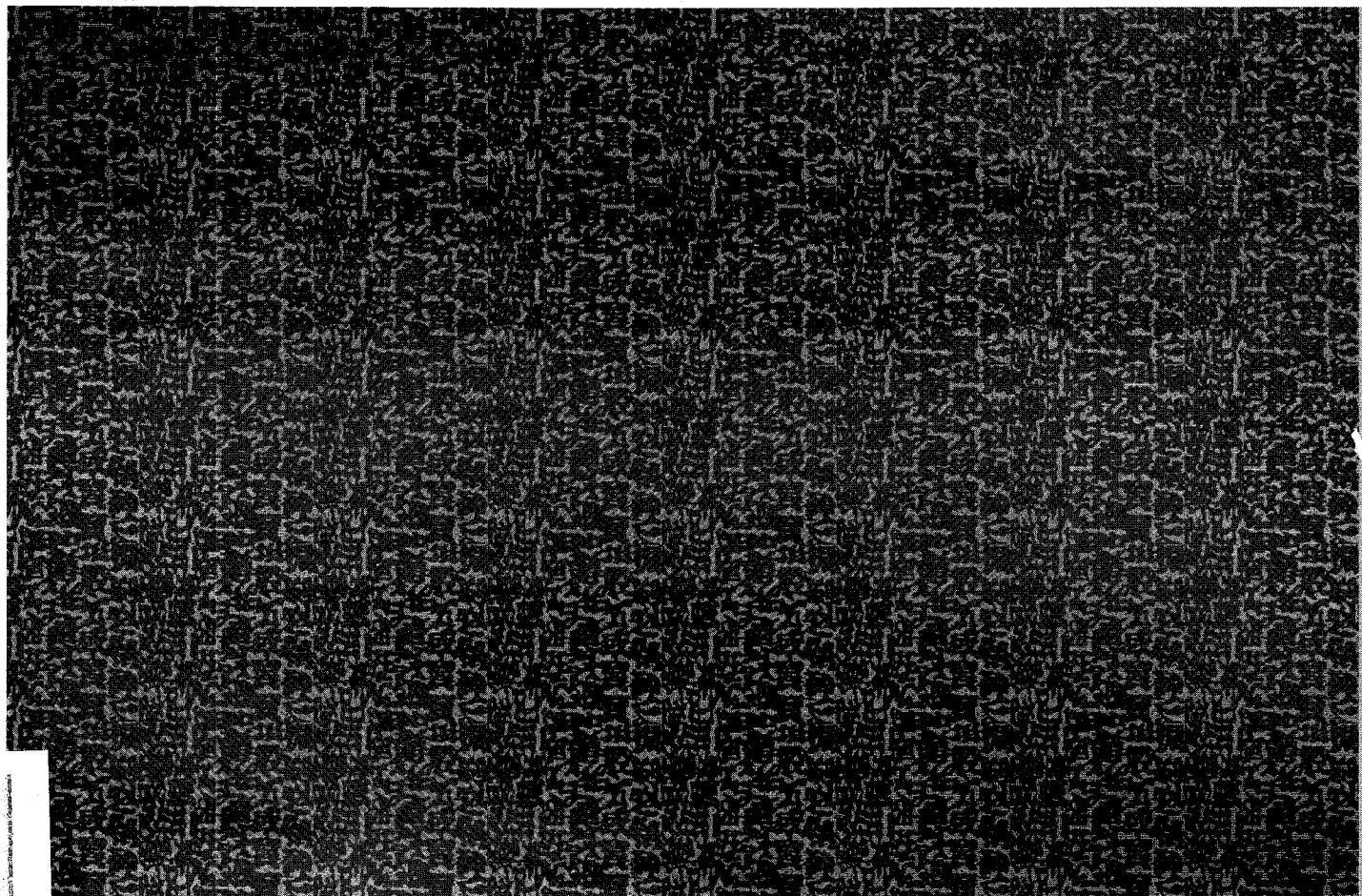
UNABLE TO FORWARD
NOT DELIVERABLE AS ADDRESS
RETURN TO SENDER
NIXIE 918 DE 1270 001

2014 DEC -3 AM 11:00
AGENCY BOARD OF SUPERVISORS
RIVERSIDE COUNTY

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 12, 2014

THE PEPPER ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 327 AMD.1; ZC 7807; TTM 36643 EIR 439

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, November 15, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, November 12, 2014 8:16 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 327 AMD 1 ZC 7807 TTM 36643 EIR 439

Received for publication on Nov. 15. Proof with cost to follow.
Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, November 12, 2014 7:48 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: SP 327 AMD 1 ZC 7807 TTM 36643 EIR 439

Good morning! Attached is a Notice of Public Hearing, for publication on Saturday, Nov. 15, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 12, 2014

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

FAX: (951) 368-9018
E-MAIL: Legals@SWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: SP 327 AMD. 1; ZC 7807; TTM 36643 EIR 439

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, November 15, 2014.**

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Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: cathy.viars@utsandiego.com
Sent: Wednesday, November 12, 2014 10:16 AM
To: Gil, Cecilia
Subject: 1219291 10883201 SP327 AMD 1; AC7807 TTM36643
Attachments: M:\OrderConf.pdf

Hi Cecilia
Have a great afternoon!

Please print attached Order Confirmation for Ad Copy and Account Information for your records.

YOUR ACCOUNT# 1219291 AD# 10883201 PO# SP327 AMD 1; AC7807 TTM36643

NET \$ 304.36

**U-T San Diego TEMECULA "U~T Californian"
Covers SouthWest RIVERSIDE**

AD will be Published on the following date(s):

**11/15/14
NO OTHER PUBLICATIONS**

Thank you
Cathy Viars
951-251-0329

To ensure your ad to be published as requested, send all advertising to:

LegalsSWRiverside@UTSanDiego.com



Cathy Viars | Multi-Media Account Representative

O: 951-251-0329
cathy.viars@utsandiego.com
UTSanDiego.com

28441 Rancho California Rd, Ste 103, Temecula, CA 92590

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL MSTRAITE@rctlma.org.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 12, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 327 AMD. 1; CZ 7807; TTM 36643

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 25, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: November 12, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, November 12, 2014 10:15 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: SP 327 AMD 1 ZC 7807 TTM 36643 EIR 439

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, November 12, 2014 7:50 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: SP 327 AMD 1 ZC 7807 TTM 36643 EIR 439

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 12, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 327 AMD. 1; CZ 7807; TTM 36643

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 25, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: November 12, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 8/8/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers SP00327A1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: MATT STRAITE

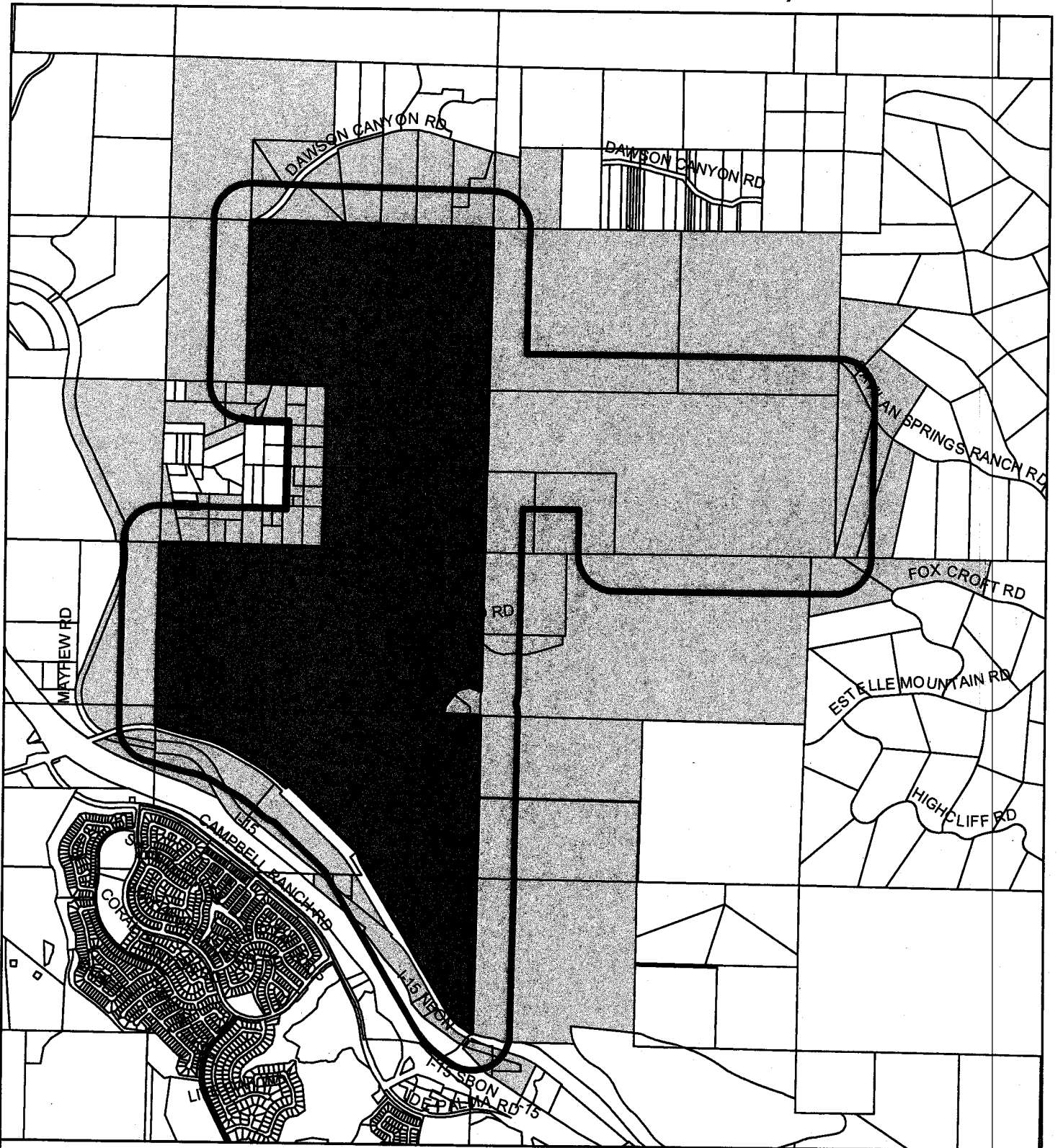
TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

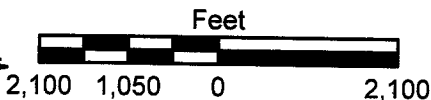
TELEPHONE: 951-955-8631

*Checked by Matt
8/8/15*

SP00327A1 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 7/30/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

SP00327A1

JEREMY J ASBRA
19835 GAVILON RD
PERRIS, CA. 92570

ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA, CA. 92701

KHALIL URRAHMAN AZMI
214 E LA PALMA AVE
ANAHEIM, CA. 92805

GUEN J BALLEW
P O BOX 2296
TRINITY, TX. 75862

MARIA E BANUELOS
1605 W 9TH ST
POMONA, CA. 91766

JACK L BLACKBURN
11310 DAWSON CANYON RD
CORONA, CA. 92883

RONALD C BLACKMON
11581 DAWSON CANYON RD
CORONA, CA. 92883

MARK S BOTHERAS
932 PENINSULA AVE NO 409
SAN MATEO, CA. 94401

THOMAS M BUSH
11201 VIEW LN
CORONA, CA. 92883

PHILLIP E CHIPMAN
2612 WESTMINSTER PL
COSTA MESA, CA. 92627

MICHAEL F COOK
11425 DAWSON CANYON RD
CORONA, CA. 92883

CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

DAWSON CREEK PROP
C/O KEITH O UTLEY
20346 TULSA ST
CHATSWORTH, CA. 91311

GERALD K DELEO
628 LANCER LN
CORONA, CA. 92879

SP327
207807

①

SP00327A1

EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO, CA. 94129

DORIS I FOX
721 LA MORENA DR
HEMET, CA. 92545

JOSE GARCIA
182 W WINSTON RD
ANAHEIM, CA. 92805

CHARLES F GARVIN
11351 SIESTA LN
CORONA, CA. 92883

TOM GEIDEMAN
3185 SONRISA DR
CORONA, CA. 92881

CHET ALLEN GROOMAN
920 HOLLYTREE LN
WASCO, CA. 93280

MICHAEL S HART
11201 DAWSON CANYON RD
CORONA, CA. 92883

INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA, CA. 92590

INDUSI
1609 N BUSH ST STE 1
SANTA ANA, CA. 92701

TIMOTHY KEARNS
20050 CASE ST
CORONA, CA. 92881

JONATHAN D KINNE
11775 DAWSON CANYON RD
CORONA, CA. 92883

JONATHAN D KINNE
1225 OLD HICKORY RD
CORONA, CA. 92882

JENNY LEE KRAMER
11480 SIESTA DR
CORONA, CA. 92883

MARTIN LANGE
11081 VIEW LN
CORONA, CA. 92883



SP00327A1

MICHAEL J MELATTI
11985 DAWSON CANYON RD
CORONA, CA. 92883

CASEY J MENDOZA
PMB 158
750 S LINCOLN AVE STE 104
CORONA, CA. 92882

GLENN MILLIGAN
12125 DAWSON CANYON RD
CORONA, CA. 92883

JOHN MOODY
11353 SIESTA LN
CORONA, CA. 92883

JANICE M MORGER
3325 W LINCOLN
ANAHEIM, CA. 92801

RONALD MUGAR
3241 KIPS CORNER RD
NORCO, CA. 92860

RONALD T MUGAR
3241 KIPS CORNER
NORCO, CA. 92860

NEVILLE MARY GRACE ESTATE OF
C/O SYMBOLIC FINANCE CORP
P O BOX 5875
BALBOA ISLAND, CA. 92662

QUOC KIM NGUYEN
12872 HAZEL AVE
GARDEN GROVE, CA. 92840

QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA, CA. 92882

ROBERT LEO PAUL
12035 SPANISH HILLS DR
CORONA, CA. 92883

BETTY J PFEIL
4731 LIBRA PL
YORBA LINDA, CA. 92886

RONALD W PHARRIS
2050 MAIN ST STE 250
IRVINE, CA. 92614

PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614



SP00.27A1

PHARRIS GROUP
C/O C L PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

BRIAN JAMES PORTEOUS
P O BOX 78327
CORONA, CA. 92877

IRMA F RIVERA
PO BOX 630
MIRA LOMA, CA. 91752

RIVERSIDE COUNTY HABITAT CONSERV AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE, CA. 92501

TERESINA A SALOMONE
15344 MANZANARES RD
LA MIRADA, CA. 90638

MARTIN SAMSTAG
11241 DAWSON CANYON RD
CORONA, CA. 92883

SPANISH MILLS MOBILE HOME ESTATES
C/O LELAND ROBERTSON
3064 LA HABRA AVE
HEMET, CA. 92545

SPEEDWAY DEV
15350 FAIRCHILD RANCH
CHINO HILLS, CA. 91709

SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS, CA. 91709

SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS, CA. 91709

ROGER B STEPPE
11762 DE PALMA RD NO 1C39
CORONA, CA. 92883

ROGER B STEPPE
P O BOX 77331
CORONA, CA. 92877

SUNNY SAGE
C/O RANPAC
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA, CA. 92590

SP00027A1

SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA, CA. 92707

GREG TONKINSON
16376 SLOVER AVE
FONTANA, CA. 92337

USA BLM
6221 BOX SPRINGS BL
RIVERSIDE, CA. 92507

USA WASTE OF CALIF INC
P O BOX 1450
CHICAGO, IL. 60690

PETER VANDENBERG
11231 VIEW LN
CORONA, CA. 92883

GEORGE L WARREN
935 N CORONA AVE
CORONA, CA. 92879

WESTERN RIVERSIDE COUNTY REGIONAL CONS AUTH
P O BOX 1667
RIVERSIDE, CA. 92502

WESTERN RIVERSIDE COUNTY REGIONAL CONS AUTH
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE, CA. 92502

~~ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035~~

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

~~ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715~~

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

~~ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348~~

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Waste Resources Management,
Riverside County
Mail Stop 5950

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Barbara Paul

Address: 12035 Spanish Hills Drive
(only if follow-up mail response requested)

City: Corona (Temescal Valley) **Zip:** 92883

Phone #: (951) 818-2580

Date: 11/25/2014 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: JANNLEE WATSON

Address: 23043 SUNROSE ST.
(only if follow-up mail response requested)

City: JAMESCA VALLEY **Zip:** 92883

Phone #: 951-277-0383

Date: 11.25.14 **Agenda #** 1107

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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Request to Speak**

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SPEAKER'S NAME: Tracy Davis

Address: 8826 Flintbridge Lane
(only if follow-up mail response requested)

City: Temescal Valley **zip:** 92883

Phone #: 951-277-3253

Date: 11/25/14 **Agenda #** 16-1

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Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Michelle Randall

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 16-1

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SPEAKER'S NAME: DAVE DAVIS

Address: 11021 Sunway Ct
(only if follow-up mail response requested)

City: Temescal Valley **zip:** 92883

Phone #: _____

Date: 11-25-14 **Agenda #** 16-1

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SPEAKER'S NAME: JOEL MORSE

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/24/2014 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

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✓ **Support** _____ **Oppose** _____ **Neutral**

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11/15/14

Order Confirmation

<u>Ad Order Number</u> 0010883201	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payor Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> SP327 AMD 1; AC7807 TTM366
<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payor Account</u> 1219291	<u>Ordered By</u> CECILIA GIL
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payor Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payor Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rcbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
0	0	0		Invoice	\$0.00	304.36
<u>Net Amount</u>		<u>Total Amount</u>				
\$304.36		\$304.36				

Planning
16-1 of 11/25/14
2 @ 7807

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN
An Edition of the UT San Diego

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

November 15TH, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
17TH day of November, 2014

Cathy Viars
Legal Advertising
The Californian

Proof of Publication of

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by T&B Planning, on **Specific Plan No. 327, Amendment No. 1, which proposes to maintain the maximum unit count of 1, 443 as previously approved for the SP, but modifies the design with a smaller footprint; Change of Zone No. 7807, which proposes to revise the Specific Plan Zoning Ordinance, and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project, or such other zones as the Board may find appropriate; and, Tentative Tract Map No. 36643, Schedule A, which proposes to subdivide a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots ("the project").** The project is located northerly of Temescal Canyon Road and I-15 and southerly of Skyline Road in the Temescal Zoning Area - Temescal Canyon/Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 1 to EIR No. 439.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

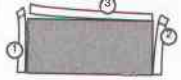
FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT MANAGER, AT (951) 955-8631 OR EMAIL MSTRATE@rcclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

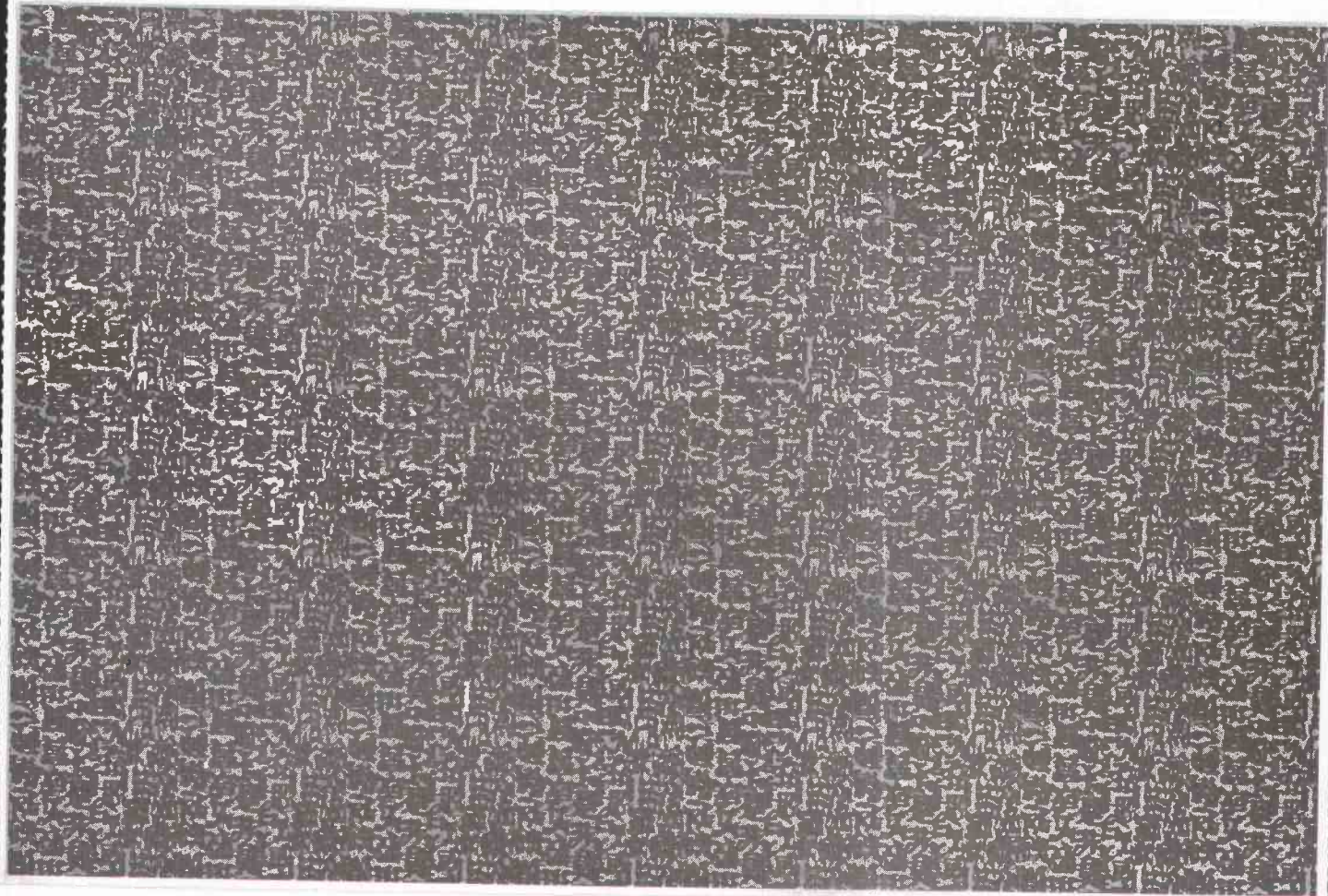
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 12, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant Pub: 11/15/14 10883201C



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



BC: 92502114747 *0618-07948-14-15
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
NIXIE 917 FE 1260 0003/14/15

92502@1147

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FITNEY BOWES
02 1M \$ 00.43
0004283389 NOV 12 2011
MAILED FROM ZIP CODE 9820

This may affect your property

ARMY AND RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2015 MAR 19 AM 10:47

TIMOTHY KEARNS
20050 CASE ST
CORONA, CA. 92881

J41-LMB 92881

