

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

509 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
March 19, 2015

**SUBJECT:** TENTATIVE TRACT MAP NO. 36593 – Consider Addendum to EIR – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and the I-15, southerly of Skyline Road – 960.0 Acres (for the entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres into 602 residential lots and 31 lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between approximately 3,600 and 5,850 square feet. **REQUEST:** Receive and file the Notice of Decision by the Planning Commission.

**RECOMMENDED MOTION:** That the Board of Supervisors:

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

*Steve Weiss*

Steve Weiss AICP  
Planning Director

*Juan C. Perez*

Juan C. Perez  
TLMA Director

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

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**  
For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 7, 2015  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.:

District: 1

Agenda Number:

1-2

Departmental Concurrence

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

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

**DATE:** March 19, 2015

**PAGE:** Page 2 of 3

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

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

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

**BACKGROUND:**

**Summary**

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

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

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

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

**Project Information**

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

**Impact on Citizens and Businesses**

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

**ATTACHMENTS (if needed, in this order):**

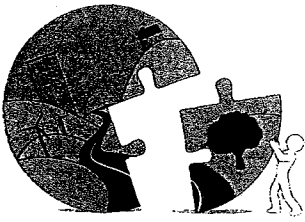
**A. PLANNING COMMISSION MINUTES**

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

**DATE:** March 19, 2015

**PAGE:** Page 3 of 3

**B. PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Final Negative Declaration/Notice of Determination was routed to County Clerk for posting on.

4/13/15 Date kb Initial

Steve Weiss AICP  
Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

TR36593  
Project Title/Case Numbers

Matt Straite  
County Contact Person 951-955-8631  
Phone Number

2001121105  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Andrew Petitjean  
Project Applicant 2151 Michelson Drive Suite No. 250 Irvine CA 92612  
Address

The proposed project is located northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.  
Project Location

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

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 4/7/15, and made the following determinations regarding that project:

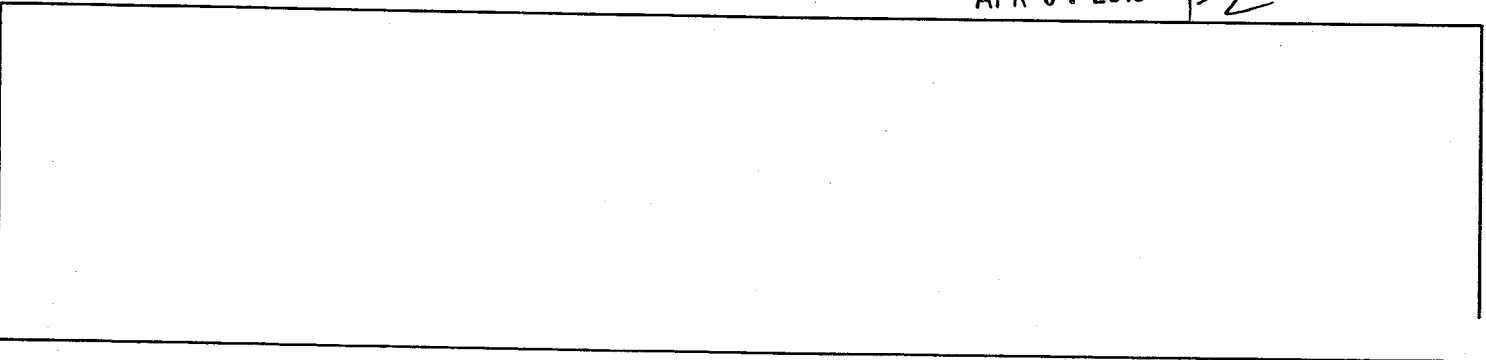
1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature: [Handwritten Signature] Title: Project Planner Date: 4/7/15

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

APR 07 2015 | -2



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309618

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: PETITJEAN ANDREW \$50.00  
paid by: CK 1038  
paid towards: CFG06002 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42624  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 08, 2013 14:05  
MGARDNER posting date Oct 08, 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](http://www.rctlma.org)

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/7/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR36593 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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: Vinnie Nguyen

TITLE GIS Analyst

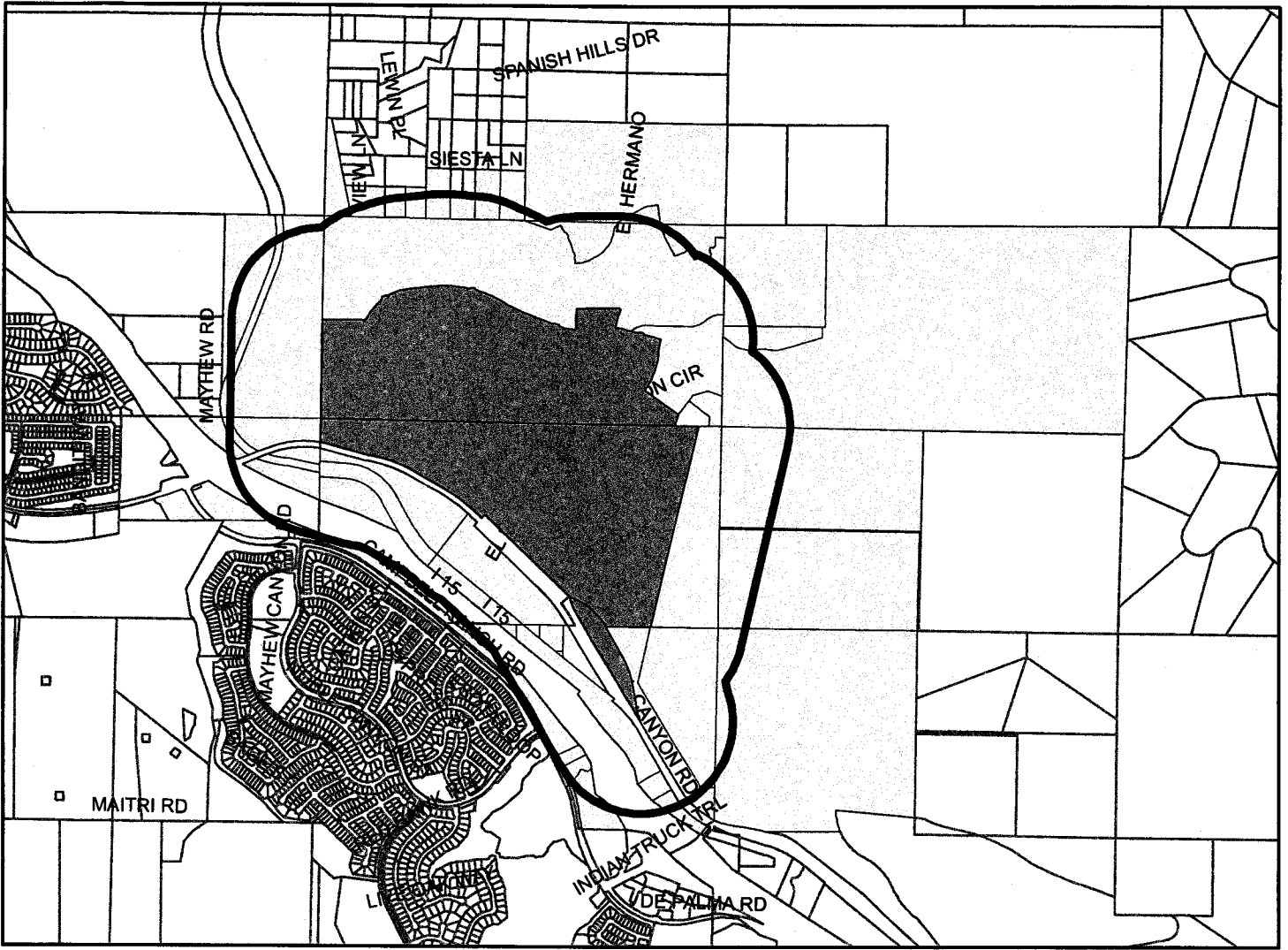
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*Charisley  
with  
ep  
6/7/15*

**TR36593 (1200 feet buffer)**



**Selected Parcels**

290-080-016	290-080-017	391-020-002	283-230-001	290-130-067	391-040-003	391-050-007	290-130-021	283-230-007	283-230-022
290-130-054	290-130-055	290-060-007	290-060-017	290-060-019	290-080-012	290-080-014	290-080-015	391-040-002	283-240-009
283-240-010	290-070-024	290-070-026	290-070-028	290-070-030	283-230-017	283-230-011	290-050-003	290-060-006	290-060-071
283-230-013	290-070-018	290-070-019	290-060-016	290-050-002	290-050-012	290-130-003	290-130-004	290-130-006	290-130-052
290-130-053	290-130-005	290-130-066	290-070-029	290-080-037	290-130-020	290-130-081	290-060-067	290-080-025	290-130-032
290-130-044	283-230-023	283-230-009	290-060-034	391-020-001	391-020-003	391-040-001	290-080-038	290-130-082	



1,900 950 0 1,900 Feet

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.

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



ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230023, APN: 283230023  
LARRY SEVIN, ETAL  
15344 MANZANARES RD  
LA MIRADA CA 90638

ASMT: 283230007, APN: 283230007  
MELISSA STRIPLING, ETAL  
1015 PARK AVE  
LAGUNA BEACH CA 92651

ASMT: 290050002, APN: 290050002  
NANCY PHARRIS, ETAL  
2050 MAIN STE STE 250  
IRVINE CA 92614

ASMT: 283230009, APN: 283230009  
REBECCA BUSH, ETAL  
11201 VIEW LN  
CORONA, CA. 92883

ASMT: 290060034, APN: 290060034  
VICKI CUTHERS, ETAL  
P O BOX 3766  
ORANGE CA 92857

ASMT: 283230011, APN: 283230011  
SUSAN VANDENBERG, ETAL  
11231 VIEW LN  
CORONA, CA. 92883

ASMT: 290060067, APN: 290060067  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

ASMT: 283230013, APN: 283230013  
PHILLIP CHIPMAN  
2612 WESTMINSTER PL  
COSTA MESA CA 92627

ASMT: 290060071, APN: 290060071  
PHARRIS GROUP  
C/O CHRISTINA HOLLIDAY  
2050 MAIN ST STE 250  
IRVINE CA 92614

ASMT: 283230017, APN: 283230017  
MARTHA GARCIA, ETAL  
182 W WINSTON RD  
ANAHEIM CA 92805

ASMT: 290070019, APN: 290070019  
LOUISE STEPPE, ETAL  
11762 DE PALMA RD NO 1C39  
CORONA CA 92883

ASMT: 283230022, APN: 283230022  
GUEN BALLEW  
P O BOX 2296  
TRINITY TX 75862

ASMT: 290070030, APN: 290070030  
JANICE MORGER  
3325 W LINCOLN  
ANAHEIM CA 92801

ASMT: 290080015, APN: 290080015  
INDUSI  
1609 N BUSH ST STE 1  
SANTA ANA CA 92701

ASMT: 290130055, APN: 290130055  
INDIAN TRUCK TRAIL DEV CO  
44915 PALLADIAN CT  
TEMECULA CA 92590

ASMT: 290080017, APN: 290080017  
ASGARD  
C/O FERRO MANAGEMENT CO  
1609 N BUSH ST STE 6  
SANTA ANA CA 92701

ASMT: 290130066, APN: 290130066  
STARFIELD SYCAMORE INV  
C/O STEVEN CAMERON  
14 CORPORATE PLZ  
NEWPORT BEACH CA 92660

ASMT: 290130005, APN: 290130005  
SPEEDWAY DEVELOPMENTS  
15350 FAIRFIELD RANCH K  
CHINO HILLS CA 91709

ASMT: 290130067, APN: 290130067  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 290130021, APN: 290130021  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 290130081, APN: 290130081  
SUNNY SAGE  
C/O WON S YOO  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 290130044, APN: 290130044  
SYCAMORE CREEK COMMUNITY ASSN  
C/O BRIAN WOODS  
2151 MICHELSON DR STE 250  
IRVINE CA 92612

ASMT: 290130082, APN: 290130082  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

ASMT: 290130052, APN: 290130052  
SPEEDWAY DEV  
15350 FAIRCHILD RANCH K  
CHINO HILLS CA 91709

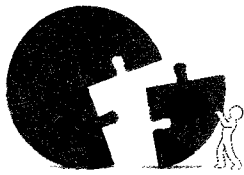
ASMT: 391020002, APN: 391020002  
LAURIE PORTEOUS, ETAL  
P O BOX 78327  
CORONA CA 92877

ASMT: 290130053, APN: 290130053  
INDIAN TRUCK TRAIL DEV CO, ETAL  
15350 FAIRCHILD RANCH  
CHINO HILLS CA 91709

ASMT: 391040001, APN: 391040001  
USA BLM  
6221 BOX SPRINGS BL  
RIVERSIDE CA 92507

ASMT: 391040002, APN: 391040002  
FRANCISCO OLIVA, ETAL  
PO BOX 630  
MIRA LOMA CA 91752

ASMT: 391050007, APN: 391050007  
EHOF II LAKESIDE  
C/O HECTOR CALDERON  
1 LETTERMAN DR BLD C 3800  
SAN FRANCISCO CA 94129



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 3.2**

**TENTATIVE TRACT MAP NO. 36593** – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 201.94 acres) – Zoning: Specific Plan (SP). Item continued from February 18, 2015.

**II. PROJECT DESCRIPTION:**

Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into 602 residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 sq. ft.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

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

No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

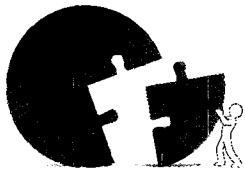
Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Hake

A vote of 4-0 (Commissioner Leach Absent)

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

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

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

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

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

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

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

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

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

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

### ISSUES OF POTENTIAL CONCERN:

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

### SUMMARY OF FINDINGS:

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

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

**RECOMMENDATIONS:**

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

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

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

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

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



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

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

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

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

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

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

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

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

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

Agenda Item No.: 4.3  
Area Plan: Temescal Canyon/Elsinore  
Zoning Area: Temescal  
Supervisory District: First  
Project Planner: Matt Straite  
Planning Commission: February 18, 2015

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

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

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

### ISSUES OF POTENTIAL CONCERN:

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

### SUMMARY OF FINDINGS:

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

D.M.

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

**RECOMMENDATIONS:**

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

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

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

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

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

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

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

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

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

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

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

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

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



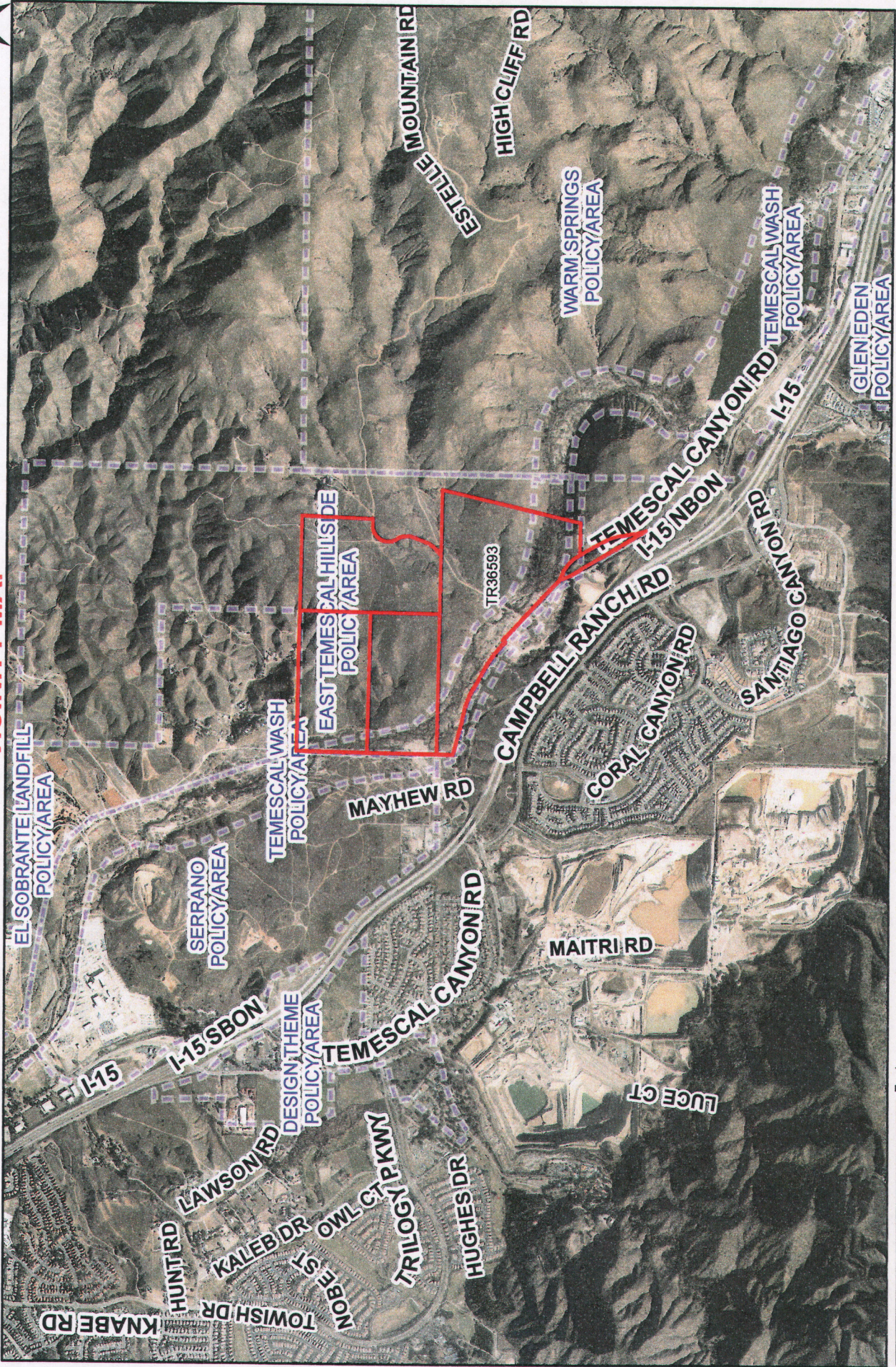
Date Prepared: 01/01/01  
Date Revised: 01/26/15

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36593

### VICINITY MAP

Supervisor Jeffries  
District 1



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

0 1,250 2,500 5,000 Feet  
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraitte on 11/10/2014

# RIVERSIDE COUNTY PLANNING DEPARTMENT

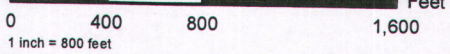
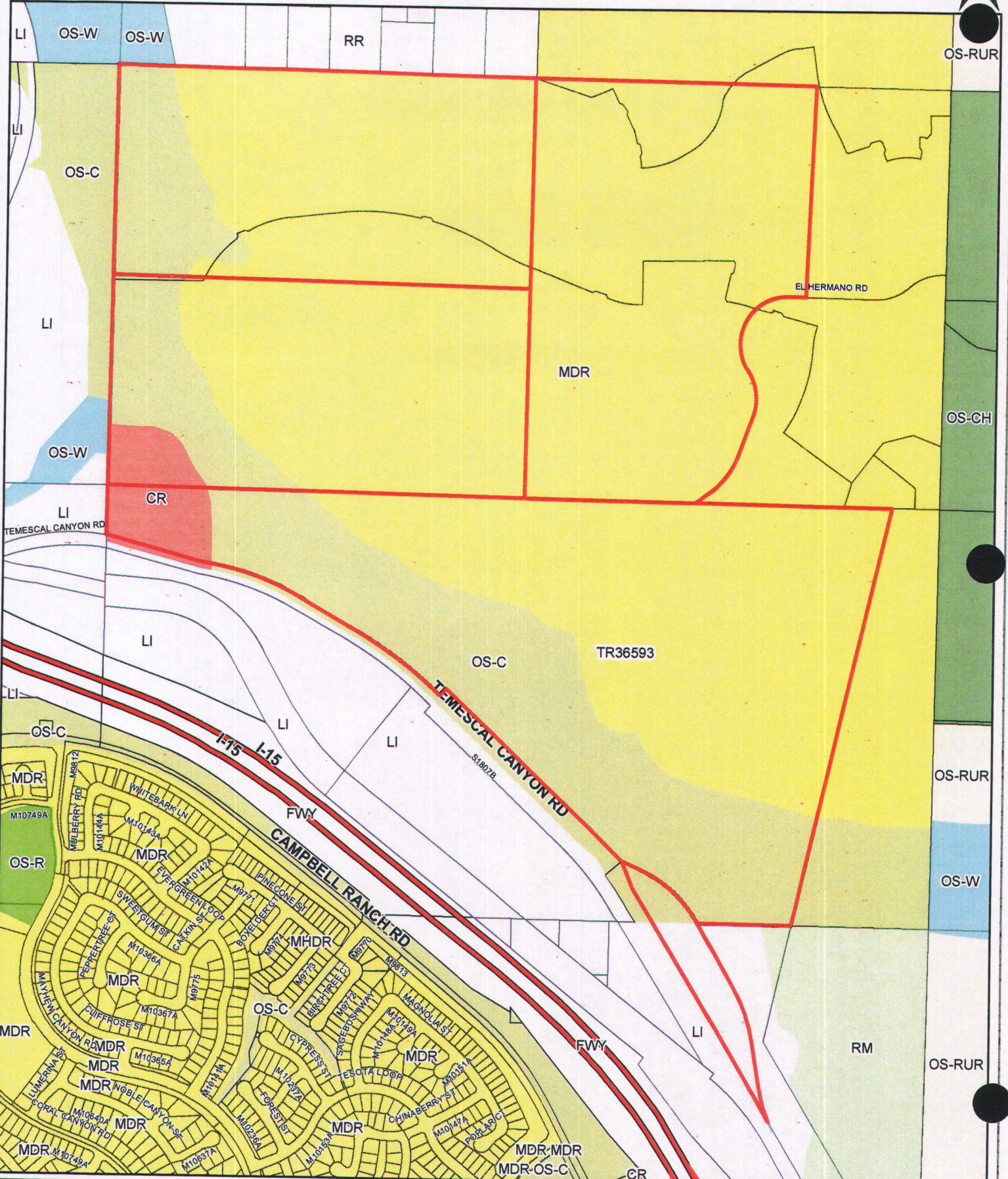
Supervisor Jeffries

## TR36593

District 1

# GENERAL PLAN DESIGNATION

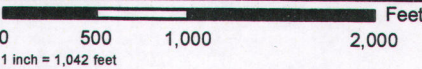
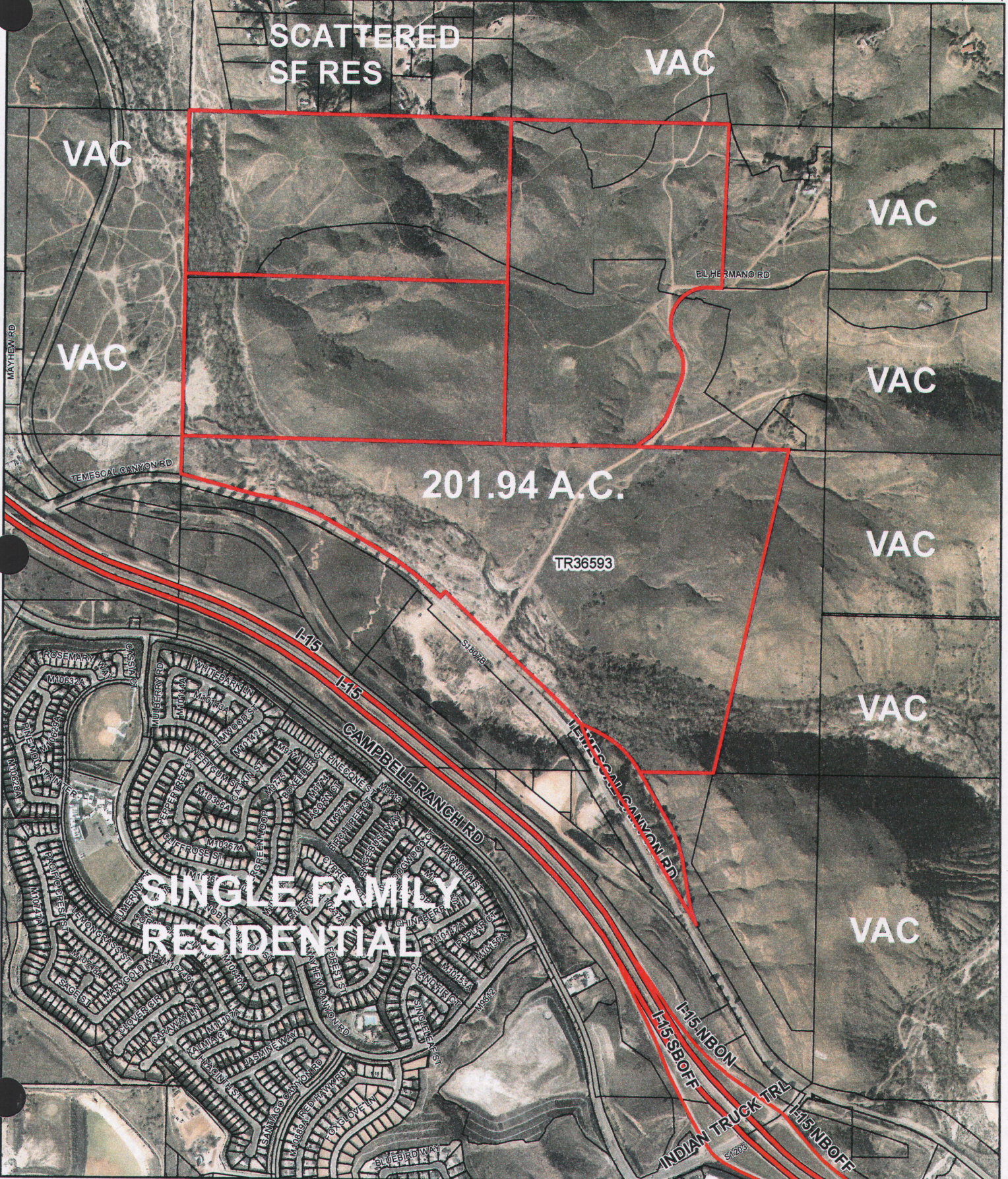
N



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



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



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

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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

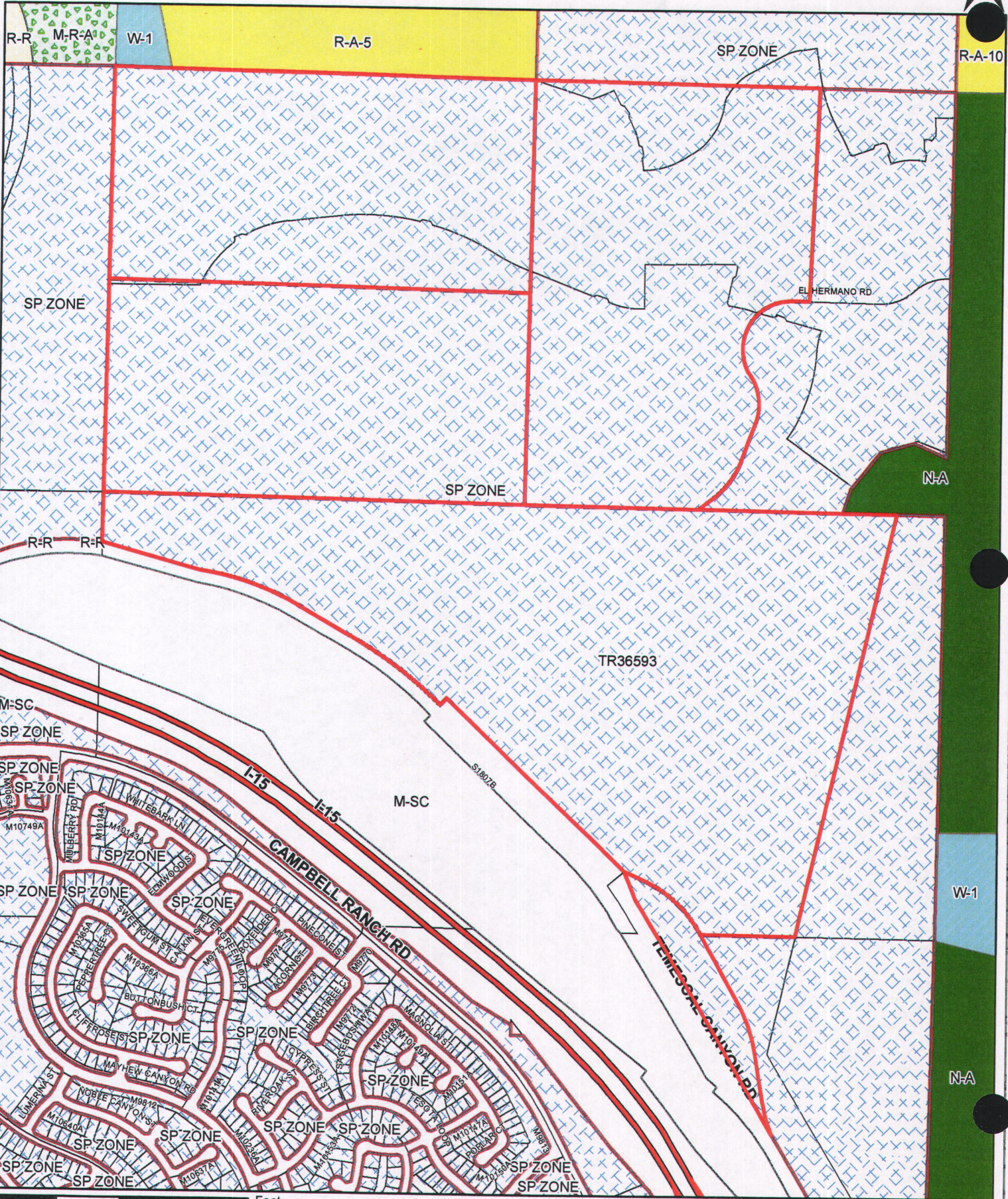
## TR36593

### ZONING DESIGNATION

Supervisor Jeffries

District 1

N



0 400 800 1,600 Feet  
 1 inch = 800 feet

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



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

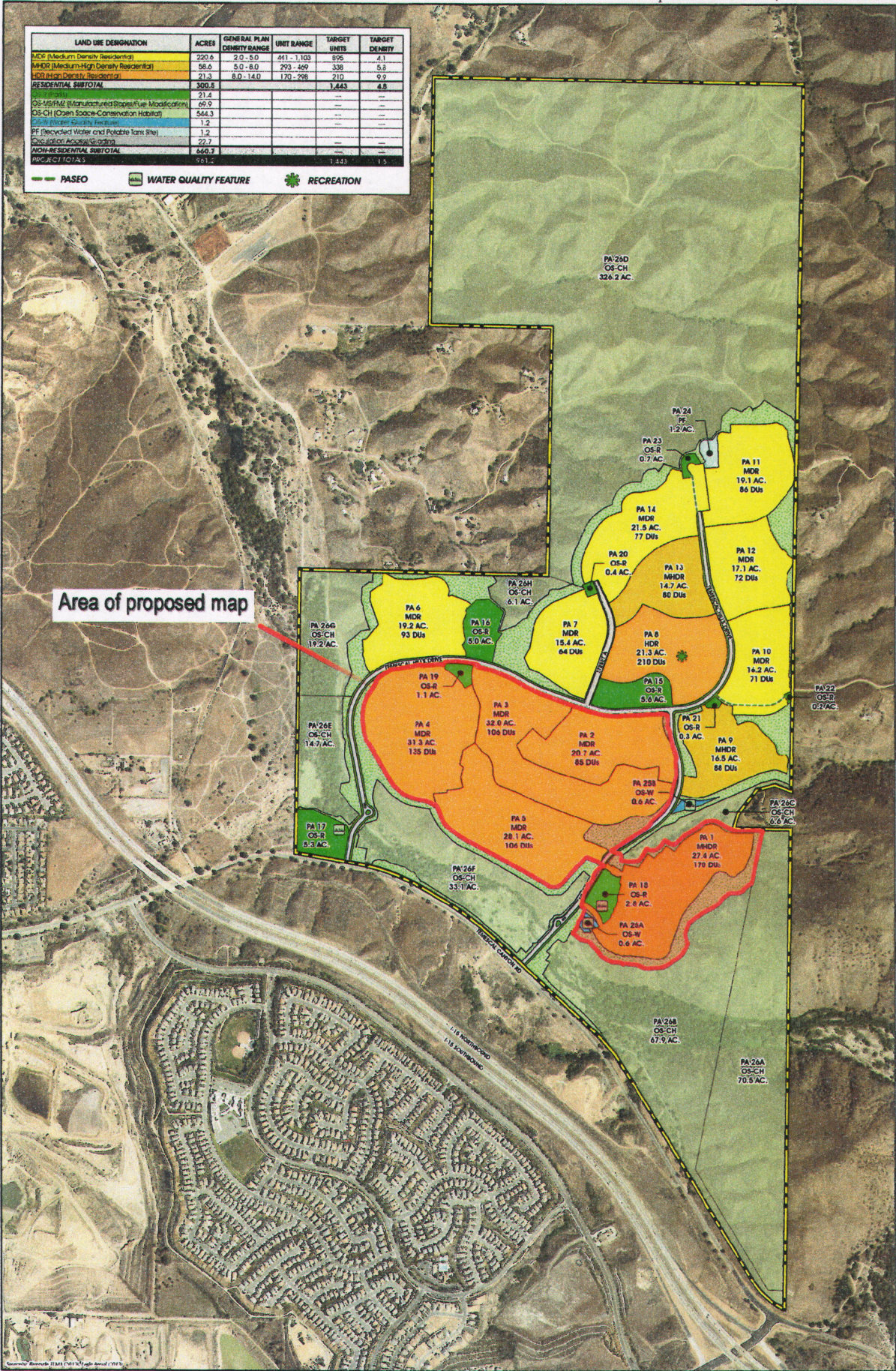


Figure III.A-1

SPECIFIC PLAN LAND USE PLAN



# COUNTY OF RIVERSIDE

## TOSCANA - 36593

### PRELIMINARY LANDSCAPE PLANS

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

#### SHEET INDEX

- L.000 TITLE SHEET
- L.0.01 MAWA/EAWJ CALCULATIONS AND GENERAL NOTES
- L.0.02 PLANTING LEGEND AND SPACING STANDARDS
- L.0.03 SITE PLAN
- L.1.01 PRIMARY ENTRY - TREE PLAN
- L.1.02 PRIMARY ENTRY - SHRUB PLAN
- L.1.03 PRIMARY GATE - TREE PLAN
- L.1.04 PRIMARY GATE - SHRUB PLAN
- L.1.05 NEIGHBORHOOD PARK PA18 - TREE PLAN
- L.1.06 NEIGHBORHOOD PARK PA18 - SHRUB PLAN
- L.1.07 COLLECTOR ROAD [UPLAND] - TREE PLAN
- L.1.08 COLLECTOR ROAD [UPLAND] - SHRUB PLAN
- L.1.09 RESIDENTIAL / OFFSITE CONDITION - TREE AND SHRUB PLAN
- L.1.10 INTERIOR SLOPE - TREE PLAN
- L.1.11 INTERIOR SLOPE - SHRUB PLAN
- L.1.12 COLLECTOR ROAD [UPLAND] - TREE PLAN
- L.1.13 COLLECTOR ROAD [UPLAND] - SHRUB PLAN
- L.1.14 REC. CENTER PA 15 - TREE PLAN
- L.1.15 REC. CENTER PA 15 - SHRUB PLAN
- L.1.16 POCKET PARK PA 19 - TREE PLAN
- L.1.17 POCKET PARK PA 19 - SHRUB PLAN
- L.1.18 PUBLIC PARK PA 17 - TREE PLAN
- L.1.19 PUBLIC PARK PA 17 - SHRUB PLAN
- L.1.20 SECONDARY ENTRY - TREE PLAN
- L.1.21 SECONDARY ENTRY - SHRUB PLAN

#### TOSCANA LANDSCAPE CONCEPT

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

#### COUNTY OF RIVERSIDE NOTES

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

PHONE: (951) 955-6790 FOR PERMIT CASES (CU, P.U., OR VOLUNTARY), CABAZON AND AREA WEST  
 PHONE: (951) 955-6885 FOR PERMIT CASES EAST OF CABAZON  
 PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON

#### ASSESSOR'S PARCEL NO.

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

#### PROJECT DIRECTORY

OWNER:  
 TOSCANA, LLC  
 4580 FOREMOST COMMUNITIES, SUITE 600  
 NEWPORT BEACH, CA 92660  
 (949) 748-6714  
 ANDY PETITJEAN

LANDSCAPE ARCHITECT:  
 SWA GROUP  
 2109 JEFFERSON AVE., SUITE 200  
 MURRETTA, CA 92562  
 (949) 497-5471  
 SEAN O'MALLEY

CIVIL ENGINEER:  
 PROACTIVE ENGINEERING CONSULTANTS WEST, INC.  
 25109 JEFFERSON AVE., SUITE 200  
 MURRETTA, CA 92562  
 (949) 497-5471  
 GEORGE LANESEY

#### VICINITY MAP

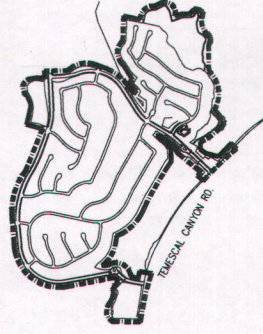


VICINITY MAP NO SCALE

#### LANDSCAPE AREA -

8,999,345 SQ. FT.

206.6 ACRES



LANDSCAPE AREA - FULL PROJECT BOUNDARY



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.  
 NOTES:  
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL NOT COMMENCE WORK UNTIL ALL NECESSARY PERMITS AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
 2. THE PERMITS ARE VALID FOR 90 DAYS FROM THE DATE OF ISSUANCE. IF THE PERMIT IS NOT USED WITHIN THE 90-DAY PERIOD, THE PERMIT WILL BE VOID. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING A NEW PERMIT IF THE PERMIT IS NOT USED WITHIN THE 90-DAY PERIOD.



PREPARED BY:

SWA GROUP  
 570 GLENNEYRE STREET  
 NEWPORT BEACH, CA 92660  
 PHONE: 949.497.5471  
 FAX: 949.494.7861  
 CERT. NO. 32868, EXP. 12/2015, 10/06/2014

S IV A

BENCHMARK:

TRACT NO. 36593  
 COUNTY OF RIVERSIDE  
 TOSCANA  
 TITLE SHEET  
 SHEET NO. L. 025SH15  
 FOR: FORESTAL TOSCANA, LLC  
 COUNTY FILE NO. \_\_\_\_\_

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

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW / OFFSITE).			
PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER		DATE SIGNED	TENTATIVE APP PP#

**ABBREVIATIONS**

ADA AMERICANS WITH DISABILITIES ACT  
 ARCH ARCHITECT  
 BS BOTTOM OF STEP  
 BW BOTTOM OF WALL  
 CL CENTERLINE (LAYOUT, MEASUREMENT)  
 DA DIAMETER (LAYOUT, MEASUREMENT)  
 EQ EQUAL (LAYOUT, MEASUREMENT)  
 EXL EXTERIOR BUILDING  
 FS OR F.G. FINISHED GRADE (TOP SOIL GRADE)  
 FS OR F.S. FINISHED SURFACE (HARD SURFACES)  
 GEOTECH GEOTECHNICAL ENGINEER  
 HP OR L.A. HIGH POINT (GRADE/HEIGHT)  
 LP OR L.O.W. LOW POINT (GRADE/HEIGHT)  
 GALV. GALVANIZED  
 MAX OR N.A.P. NOT A PART  
 NTS NOT TO SCALE  
 OC OR O.C. ON-CENTER (LAYOUT, MEASUREMENT)  
 OR OR P.A. OFF OR P.A.  
 P.P. PROPERTY LINE  
 R RADIUS (LAYOUT, MEASUREMENT)  
 REF REFERENCE OR REFER TO  
 TO BE DETERMINED  
 TD TOP OF DRIVE (GRADE/ELEVATION)  
 TW TOP OF WALL (GRADE/ELEVATION)  
 TYP TYPICAL  
 W/ WITH

**PLANTING NOTES**

- PROVIDE 3" LAYER MULCH (MIN) IN SHRUB BEDS AND UNPLANTED AREAS. PROVIDE 4" LAYER OF MULCH IN OTHER AREAS. 3" LAYER OF SHREDED STABILIZED MULCH FOR SLOPES.
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER STAKE IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN) OF THE TREE TRUNK. BARRIERS SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD
- PLANTER BELONGS ADJACENT TO PARKING SPACES SHALL HAVE 17" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTERNAL WITH OR DOWNELD INTO THE 6" WIDE CURB.

**IRRIGATION NOTES**

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
- RAIN SENSING DEVICE
- ANTI-DRAIN CHECK VALVES
- PRESSURE REGULATOR (IF NEEDED)
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PENETRABLE SURFACES. (NO RESTRICTIONS METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
- SUBSURFACE OR LOW VOLUME IRRIGATION WILL BE USED FOR REGULARLY SHARPED AREAS, OR AREAS LESS THAN 6 FEET IN WIDTH

**MAWA AND EAWU CALCULATIONS**

Water Source: Recycled water from Lake Laha Water District

Hydrozone Area	Group	Area (sq ft)	ET (inches per year)	ET x Area (gallons per year)	ET x Area (gallons per year) x (0.7 x 1.4) + (0.3 x SLA)
Hydrozone Area 1	Group 1 - M*	150,061	0.50	75,030.5	52,521.35
Hydrozone Area 2	Group 1 - M*	100,041	0.20	20,008.2	14,005.74
Hydrozone Area 3	Group 2 - L	241,376	0.20	48,275.2	33,792.64
Hydrozone Area 4	Group 3 - M	29,122	0.50	14,561.0	10,192.70
Hydrozone Area 5	Group 3 - M	43,684	0.20	8,736.8	6,115.76
Hydrozone Area 6	Group 4 - L	7,320	0.50	3,660.0	2,562.00
Hydrozone Area 7	Group 4 - L	349,430	0.20	69,886.0	49,920.20
Hydrozone Area 8	Group 4 - L	1,242,712	0.50	621,356.0	434,949.20
Hydrozone Area 9	Group 4 - L	15,543	0.20	3,108.6	2,177.02
Hydrozone Area 10	Group 4 - L	149,552	0.20	29,910.4	20,937.28
Hydrozone Area 11	Group 4 - L	2,336,161	0.20	467,232.2	327,062.54
<b>Total</b>				<b>1,404,518.1</b>	<b>988,133.27</b>

\*Water: M indicates the area of medium water use plants and L indicates the area of low water use plants per MCDSS 3.33.

**MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)**

MAWA = (ET) x (0.63) x [(0.7 x LA) + (0.3 x SLA)]

MAWA = 56.37 x 0.63 x [(0.7 x 2,336,161) + (0.3 x 2,336,161)]

MAWA = 81,647,435 Gallons per Year

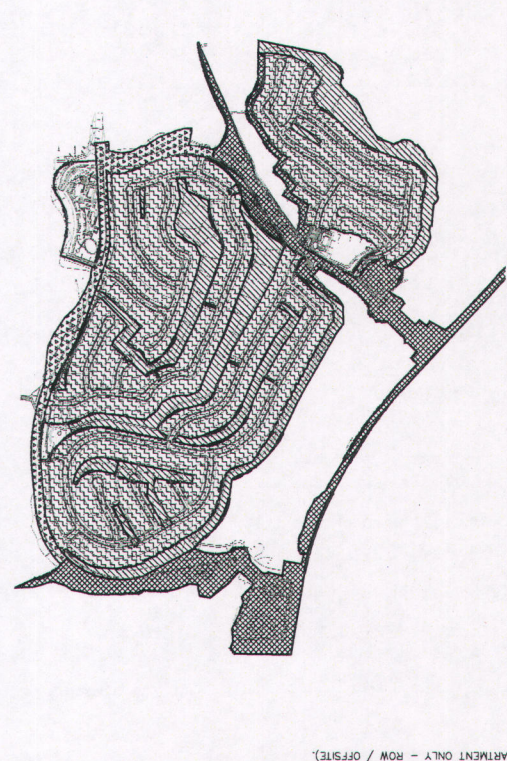
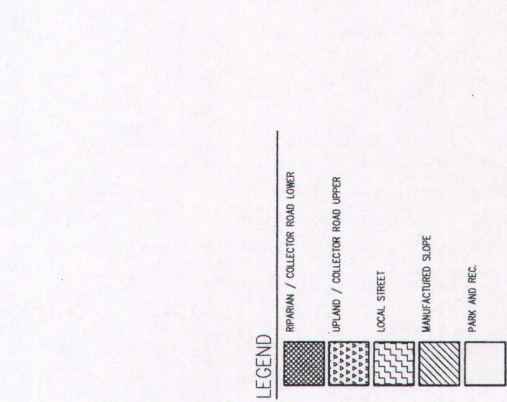
**ESTIMATED ANNUAL WATER USE (EAWU)**

EAWU = (ET) x (0.62) x [(PF x HA) / (E + SLA)]

Where:

- ET = Estimated Annual Water Use in gallons per year
- ET = Evapotranspiration in inches per year
- 0.62 = Conversion factor to gallons
- PF = Plant Factor from WUCOLS III
- HA = Hydrozone area in square feet
- E = Irrigation efficiency
- SLA = Special Landscape Area in square feet

Hydrozone Area	ET (inches per year)	PF	HA (sq ft)	EAWU (gallons per year)
Hydrozone Area 1	0.50	0.71	150,061	5,241,549
Hydrozone Area 2	0.20	0.71	100,041	3,496,366
Hydrozone Area 3	0.20	0.71	241,376	8,435,946
Hydrozone Area 4	0.50	0.71	29,122	1,017,810
Hydrozone Area 5	0.20	0.71	43,684	1,576,716
Hydrozone Area 6	0.50	0.71	7,320	259,890
Hydrozone Area 7	0.20	0.71	349,430	12,215,369
Hydrozone Area 8	0.50	0.71	1,242,712	43,432,059
Hydrozone Area 9	0.20	0.71	15,543	543,219
Hydrozone Area 10	0.20	0.71	149,552	5,236,753
Hydrozone Area 11	0.20	0.71	2,336,161	81,647,435
<b>Total EAWU</b>				<b>81,647,435 Gallons per Year</b>



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

**SWA**

TRACT NO. 36693  
 COUNTY OF RIVERSIDE  
 TOSCAN

MAWA, EAWU CALCULATIONS AND GENERAL NOTES 2. 09/25/18

FOR: FOREMAN TOSCAN, LLC

SCALE: 1" = 10' - 0"

DATE: 10/09/2014

PREPARED BY: SVIA GROUP  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92653  
 PHONE: 949.484.7661  
 FAX: 949.484.7661  
 CERT. NO. 5286, EXPI. 12/2015

SHEET NO. 10.01

**DIG AHEAD**

NO WORK WITHIN THIS ZONE WITHOUT A GRADING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

FOR MORE INFORMATION, CONTACT THE PUBLIC WORKS DEPARTMENT AT (949) 484-7661.

1-800-327-3800

WWW.RIVERSIDE.CA.GOV

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



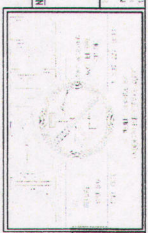
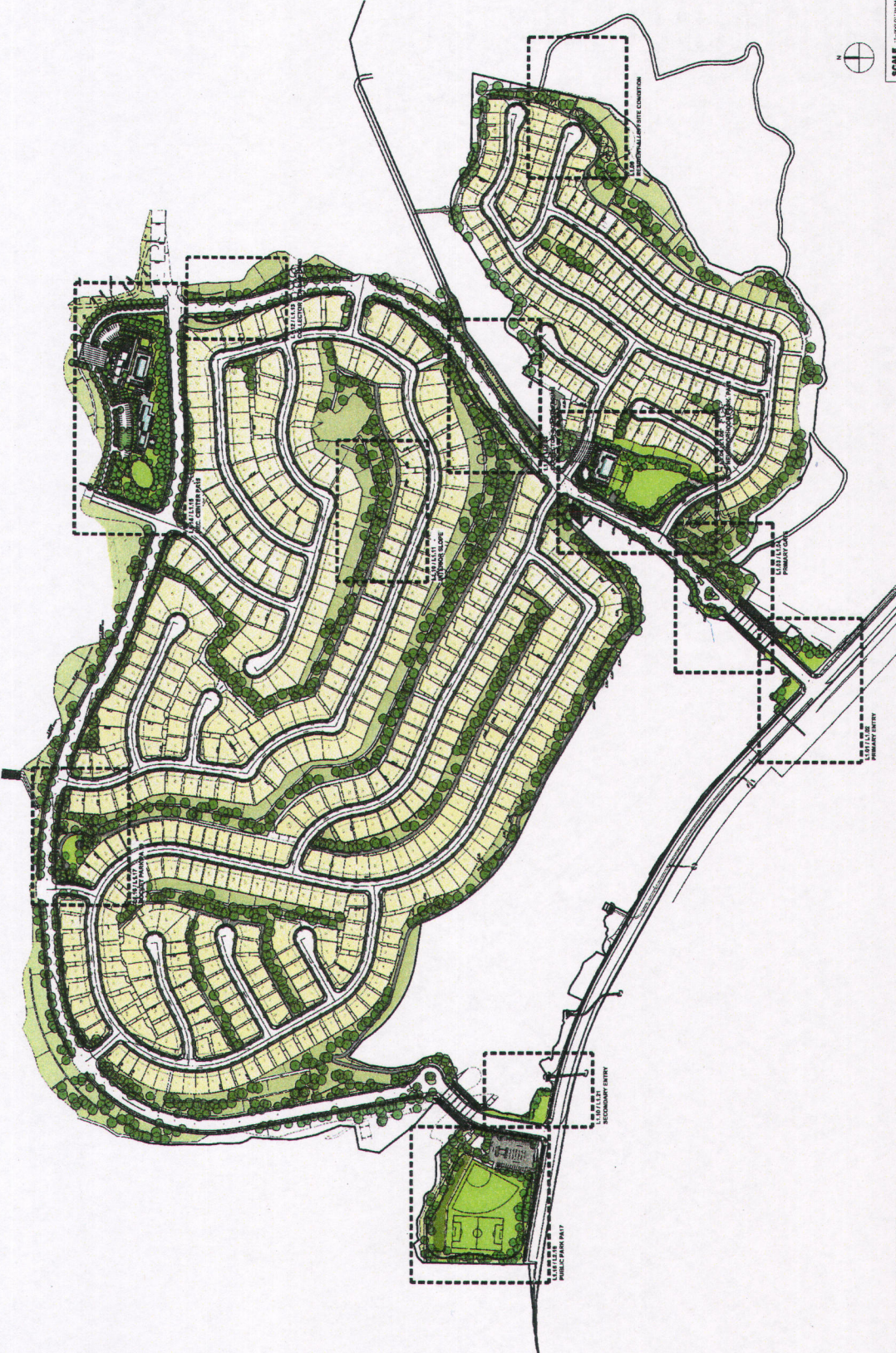


PLAN CHECK OVERSIGHT NUMBER	DATE SIGNED	TENTATIVE APP. P.F.#

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

PLAN CHECK OVERSIGHT NUMBER	DATE SIGNED	ORD. #59 VERSION

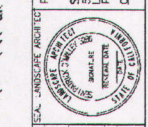
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)



NOTES:  
 1. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).  
 2. WORK SHALL COMMENCE ONLY AFTER ALL NECESSARY PERMITS HAVE BEEN OBTAINED.  
 3. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 4. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 5. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 6. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 7. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 8. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 9. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.  
 10. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS SHOWN ON SEPARATE UTILITY PLANS.

DATE	BY	CHKD	APP

PREPARED BY:  
**SWA GROUP**  
 1400 N. BEACH CA 93651  
 PHONE 949.487.5071 / FAX 949.484.7851  
 CERT. NO. 3286... EXPI. 12/2015... 10/08/2014



SCALE: 1" = 200'  
 SHEET NO. 36593  
 COUNTY OF RIVERSIDE  
 TOSCANA

**SWA**

TRACT NO. 36593  
 COUNTY OF RIVERSIDE  
 TOSCANA

NOT FOR CONSTRUCTION  
 SHEET NO. LC.03  
 COUNTY FILE NO. 4-322818

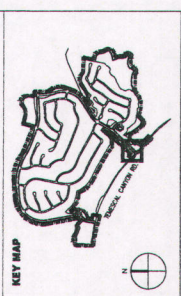
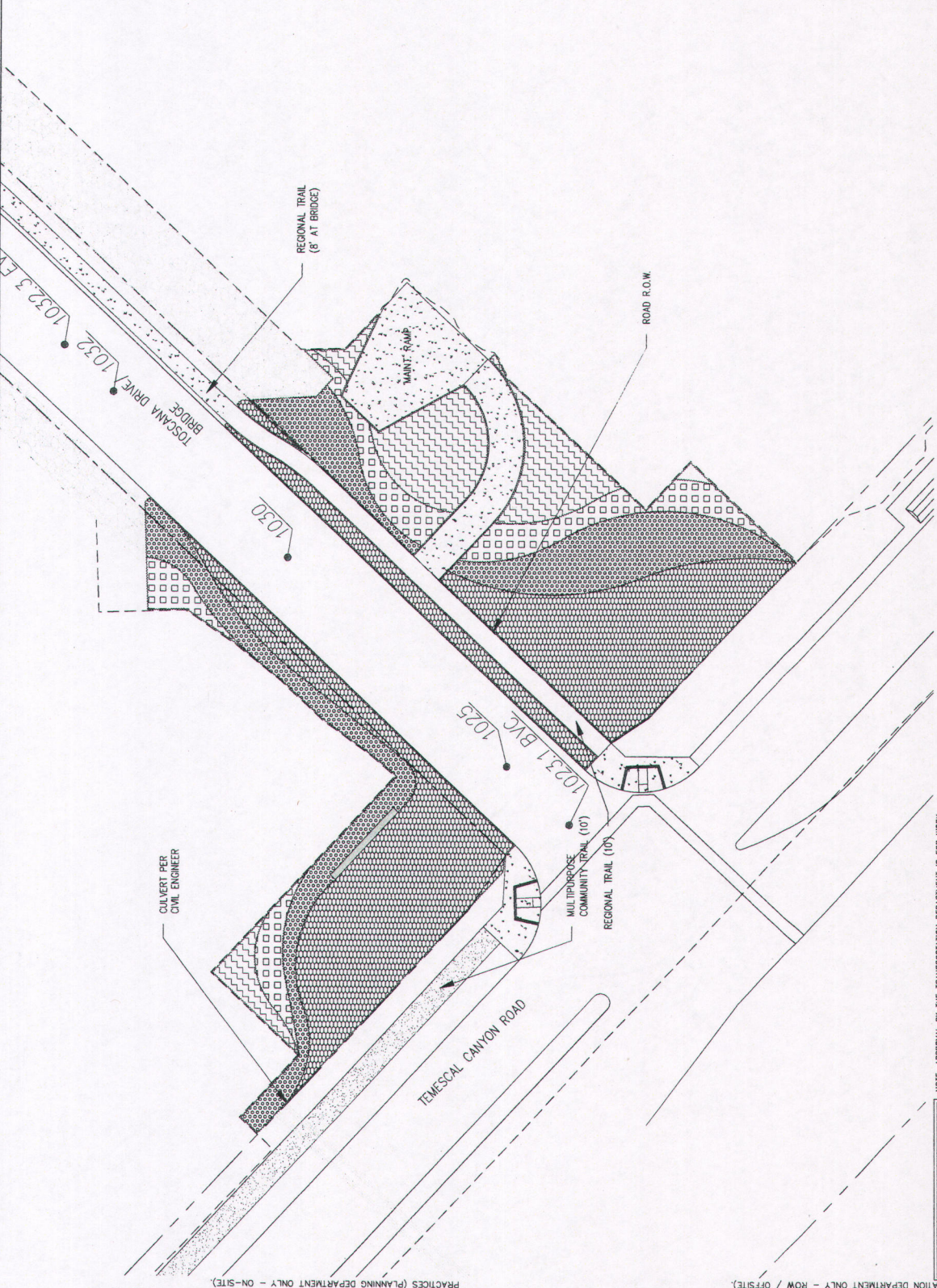


**SHRUBS AND GROUND COVER**

GROUP 1 - GRASS/COVER	AREA 1.272.71.85 / 24.2 ACRES
GROUP 2 - LOW SHRUBS	COMMON NAME
GROUP 3 - MEDIUM SHRUBS	MODEL SPECIES
GROUP 4 - TALL SHRUBS	MODEL SPECIES
GROUP 5 - TALL SHRUBS	MODEL SPECIES

**HYDROSEED MIX**

MIX-A GRASS/AND	AREA 1.272.71.85 / 24.2 ACRES
MIX-B GRASS/AND	COMMON NAME
MIX-C GRASS/AND	MODEL SPECIES
MIX-D GRASS/AND	MODEL SPECIES
MIX-E GRASS/AND	MODEL SPECIES
MIX-F GRASS/AND	MODEL SPECIES
MIX-G GRASS/AND	MODEL SPECIES
MIX-H GRASS/AND	MODEL SPECIES
MIX-I GRASS/AND	MODEL SPECIES
MIX-J GRASS/AND	MODEL SPECIES
MIX-K GRASS/AND	MODEL SPECIES
MIX-L GRASS/AND	MODEL SPECIES
MIX-M GRASS/AND	MODEL SPECIES
MIX-N GRASS/AND	MODEL SPECIES
MIX-O GRASS/AND	MODEL SPECIES
MIX-P GRASS/AND	MODEL SPECIES
MIX-Q GRASS/AND	MODEL SPECIES
MIX-R GRASS/AND	MODEL SPECIES
MIX-S GRASS/AND	MODEL SPECIES
MIX-T GRASS/AND	MODEL SPECIES
MIX-U GRASS/AND	MODEL SPECIES
MIX-V GRASS/AND	MODEL SPECIES
MIX-W GRASS/AND	MODEL SPECIES
MIX-X GRASS/AND	MODEL SPECIES
MIX-Y GRASS/AND	MODEL SPECIES
MIX-Z GRASS/AND	MODEL SPECIES



**SCALE** 1" = 40' (OR 1" = 80')

**NOT FOR CONSTRUCTION**

TRACT NO. 36593  
COUNTY OF RIVERSIDE  
TOSCA

PRIMARY ENTRY: SHRUB PLAN  
COUNTY FILE NO.

SHEET NO. L1.02  
DATE: 09/25/2014

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).			
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#

**BENCHMARK:**

**SCALE:** \_\_\_\_\_

**PREPARED BY:**  
SWA GROUP  
3000 S. MICHIGAN STREET  
LAGUNA BEACH, CA 92651  
PHONE 949.497.5477 / FAX 949.494.7861  
CERT. NO. 32286, EXPI. 12/2015, 10/05/2014



**SEAL - LANDSCAPE ARCHITECT**

STATE OF CALIFORNIA  
LANDSCAPE ARCHITECT  
NO. 10000  
EXPIRES 12/31/2015

DATE	BY	DATE	BY	DATE	BY

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

**WORKS CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN APPLICABLE COUNTY GRADING PERMIT HAS BEEN ISSUED.**

The owner hereby certifies that the plans are prepared by a duly licensed professional engineer or architect, and that the same comply with all applicable laws, rules and regulations, and that the same are true and correct to the best of his knowledge and belief.

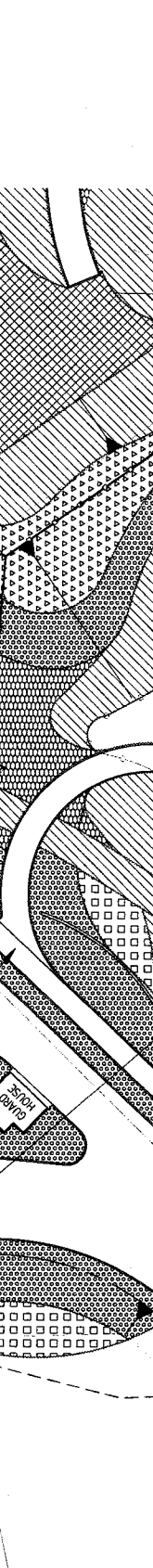
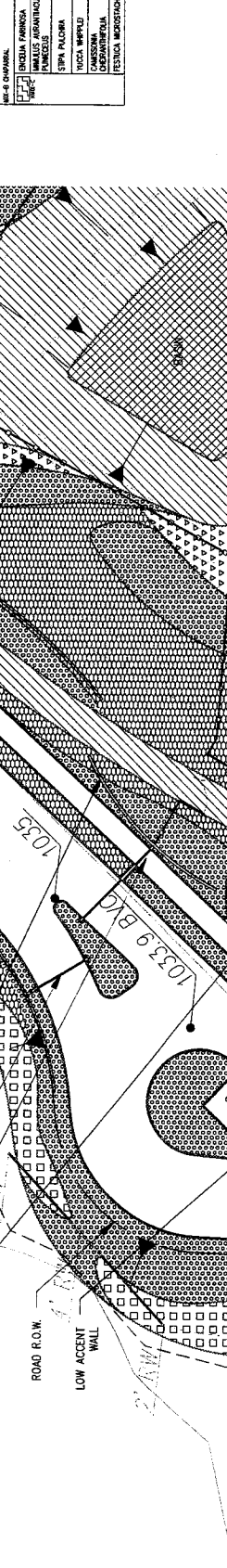
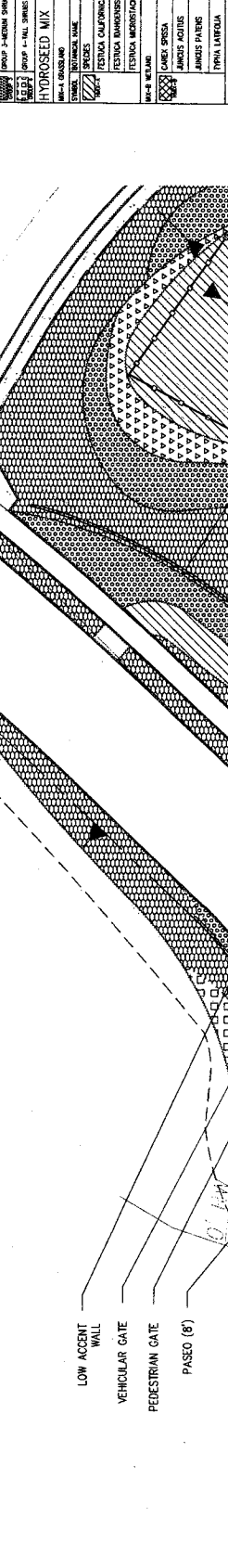
**DIG ALERT**

CALL BEFORE YOU DIG  
1-800-487-3400  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT



SHRUBS AND GROUNDCOVER

GROUP	COMMON NAME	HEIGHT	MOISTURE	USDA HARDINESS
GROUP 1 - LOW SHRUBS	...	...	...	...
GROUP 2 - MEDIUM SHRUBS	...	...	...	...
GROUP 3 - TALL SHRUBS	...	...	...	...
HYDRASEED MIX				
IN-1 GRASSHAWK	...	...	...	...
IN-2	...	...	...	...
IN-3	...	...	...	...
IN-4	...	...	...	...
IN-5	...	...	...	...
IN-6	...	...	...	...
IN-7	...	...	...	...
IN-8	...	...	...	...
IN-9	...	...	...	...
IN-10	...	...	...	...
IN-11	...	...	...	...
IN-12	...	...	...	...
IN-13	...	...	...	...
IN-14	...	...	...	...
IN-15	...	...	...	...
IN-16	...	...	...	...
IN-17	...	...	...	...
IN-18	...	...	...	...
IN-19	...	...	...	...
IN-20	...	...	...	...
IN-21	...	...	...	...
IN-22	...	...	...	...
IN-23	...	...	...	...
IN-24	...	...	...	...
IN-25	...	...	...	...
IN-26	...	...	...	...
IN-27	...	...	...	...
IN-28	...	...	...	...
IN-29	...	...	...	...
IN-30	...	...	...	...
IN-31	...	...	...	...
IN-32	...	...	...	...
IN-33	...	...	...	...
IN-34	...	...	...	...
IN-35	...	...	...	...
IN-36	...	...	...	...
IN-37	...	...	...	...
IN-38	...	...	...	...
IN-39	...	...	...	...
IN-40	...	...	...	...
IN-41	...	...	...	...
IN-42	...	...	...	...
IN-43	...	...	...	...
IN-44	...	...	...	...
IN-45	...	...	...	...
IN-46	...	...	...	...
IN-47	...	...	...	...
IN-48	...	...	...	...
IN-49	...	...	...	...
IN-50	...	...	...	...
IN-51	...	...	...	...
IN-52	...	...	...	...
IN-53	...	...	...	...
IN-54	...	...	...	...
IN-55	...	...	...	...
IN-56	...	...	...	...
IN-57	...	...	...	...
IN-58	...	...	...	...
IN-59	...	...	...	...
IN-60	...	...	...	...
IN-61	...	...	...	...
IN-62	...	...	...	...
IN-63	...	...	...	...
IN-64	...	...	...	...
IN-65	...	...	...	...
IN-66	...	...	...	...
IN-67	...	...	...	...
IN-68	...	...	...	...
IN-69	...	...	...	...
IN-70	...	...	...	...
IN-71	...	...	...	...
IN-72	...	...	...	...
IN-73	...	...	...	...
IN-74	...	...	...	...
IN-75	...	...	...	...
IN-76	...	...	...	...
IN-77	...	...	...	...
IN-78	...	...	...	...
IN-79	...	...	...	...
IN-80	...	...	...	...
IN-81	...	...	...	...
IN-82	...	...	...	...
IN-83	...	...	...	...
IN-84	...	...	...	...
IN-85	...	...	...	...
IN-86	...	...	...	...
IN-87	...	...	...	...
IN-88	...	...	...	...
IN-89	...	...	...	...
IN-90	...	...	...	...
IN-91	...	...	...	...
IN-92	...	...	...	...
IN-93	...	...	...	...
IN-94	...	...	...	...
IN-95	...	...	...	...
IN-96	...	...	...	...
IN-97	...	...	...	...
IN-98	...	...	...	...
IN-99	...	...	...	...
IN-100	...	...	...	...



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

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

PLAN CHECK OVERTSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED OMD: 859 VERSION

PLAN CHECK OVERTSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED TENTATIVE APP PP#

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

NOTE: APPROVAL BY THE PLANNING DEPARTMENT IS FOR WORK ON-SITE.

NOTE: CONTAINED WITHIN THESE PLANS SHALL NOT CONSIDERED UNTIL AN ENGINEERING PERMITS HAS BEEN OBTAINED.

NOTE: THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AGENCIES AND THE LOCAL ORDINANCES.

NOTE: THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE LOCAL ORDINANCES.

NOTE: THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE LOCAL ORDINANCES.

PREPARED BY:  
**SWA GROUP**  
 570 GLENVIEW STREET  
 HUNTSVILLE, AL 35895  
 PHONE 949.497.5471 / FAX 949.494.7861  
 CERT. NO. 3286, EXP. 12/2015, 10/06/2014.

REGISTRATION NUMBER DATE SIGNED COUNTY

DATE SIGNED COUNTY

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

SCALE: 1/4" = 1'-0"

FOR: FORESTW, TOSCAN, LLC

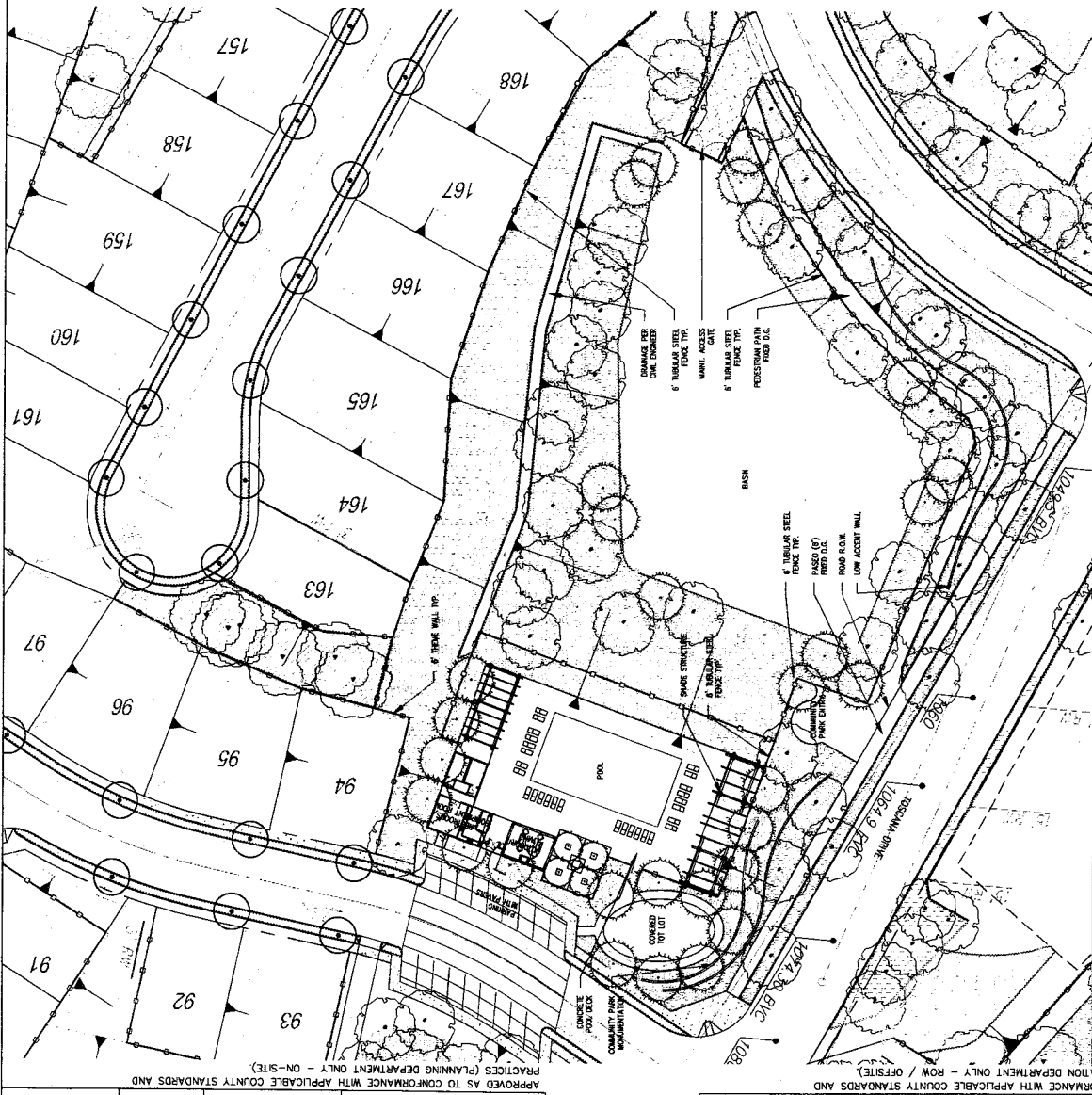
BENCHMARK: **S W A**

TRACT NO. 36393  
 COUNTY OF RIVERSIDE  
 TOSCANA

KEY MAP

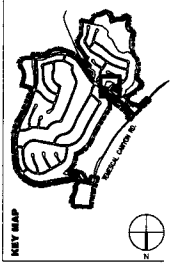


PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)			
PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER		DATE SIGNED	TENTATIVE APP P.P.#



PLANTING LEGEND	COMMON NAME	TRADE SYMBOL
CLARK	CLARK	
COLLETT	COLLETT	
...	...	...

NOTES  
 1. FOR PLAN ILLUSTRATING REFER TO SPECIFIC PLAN NO.327 DATED AUG. 2014 - FIGURE III.A.16



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

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

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

NOTE: DRAWINGS WHICH USE PLANS SHALL NOT BE CONSIDERED VALID UNLESS AN ENCLOSURE PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DATE: 10/08/2014

SCALE: 1" = 40'

BENCHMARK: S W A

PREPARED BY: SWA GROUP, 570 CLOUENNE STREET, TUCSON, AZ 85710, PHONE: 520.949.4777, FAX: 520.949.7861, CEECL NO. 2268, EXP. 12/2015, 10/08/2014.

SHEET NO. L1.05

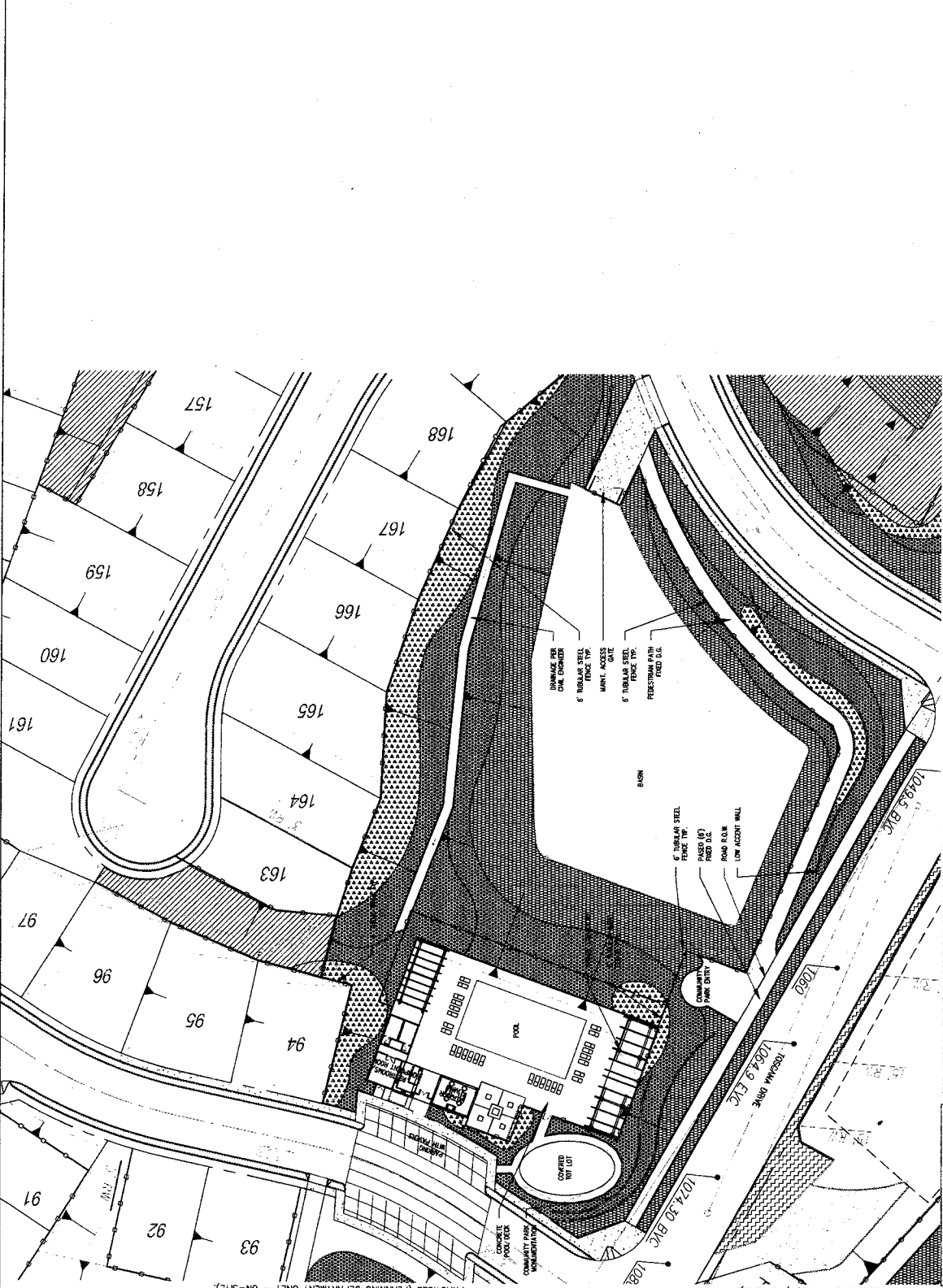
PROJECT NO. NEIGHBORHOOD PARK PA18 - TREE PLANTING

CLIENT: COUNTY OF RIVERBRIDGE, TUCSON, AZ

DATE: 10/08/2014

FILE NO. J. 0223815

SHRUBS AND GROUNDCOVER	
GROUP 1 - SHRUBS	AREA: 1,272.71 SQ FT / 29.2 ACRES
GROUP 2 - LOW SHRUBS	COMMON NAME: N/A
GROUP 3 - MEDIUM SHRUBS	COMMON NAME: N/A
GROUP 4 - TALL SHRUBS	COMMON NAME: N/A
HYDROSEED MIX	
MIX #1	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #2	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #3	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #4	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #5	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #6	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #7	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #8	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #9	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #10	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #11	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #12	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #13	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #14	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #15	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #16	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #17	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #18	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #19	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #20	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #21	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #22	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #23	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #24	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #25	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #26	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #27	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #28	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #29	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #30	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #31	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #32	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #33	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #34	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #35	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #36	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #37	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #38	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #39	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #40	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #41	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #42	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #43	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #44	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #45	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #46	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #47	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #48	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #49	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #50	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #51	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #52	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #53	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #54	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #55	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #56	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #57	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #58	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #59	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #60	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #61	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #62	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #63	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #64	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #65	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #66	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #67	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #68	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #69	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #70	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #71	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #72	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #73	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #74	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #75	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #76	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #77	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #78	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #79	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #80	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #81	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #82	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #83	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #84	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #85	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #86	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #87	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #88	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #89	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #90	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #91	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #92	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #93	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #94	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #95	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #96	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #97	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #98	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #99	AREA: 1,272.71 SQ FT / 29.2 ACRES
MIX #100	AREA: 1,272.71 SQ FT / 29.2 ACRES



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

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

PLAN CHECK OVERSIGHT ENGINEER: [Signature]

REGISTRATION NUMBER: [Blank]

DATE SIGNED: [Blank]

ORD. 899 VERSION: [Blank]

PLAN CHECK OVERSIGHT ENGINEER: [Signature]

REGISTRATION NUMBER: [Blank]

DATE SIGNED: [Blank]

ORD. 899 VERSION: [Blank]

CONTRACT NO. 26593

TRACT NO. 26593

COUNTY OF RIVERSIDE

TOSCANA

NEIGHBORHOOD PARK PA18 - SHRUBS PLAN

FILE NO. 10/06/2014

SCALE: 1" = 40' (AS SHOWN)

BENCHMARK: [Blank]

S.W.A.

PREPARED BY: SVA GROUP

570 GLENVIEW STREET

PHONE 951 547 7551 FAX 949 484 7861

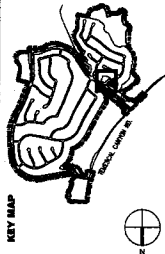
CERT. NO. 3286 EXP. 12/2015 10/06/2014

NOT FOR CONSTRUCTION

SHEET NO. L1.06

DATE: 10/06/2014

FILE NO. 10/06/2014



NOTES

1. FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO.327 DATED AUG. 2014 - FIGURE III.A.16

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

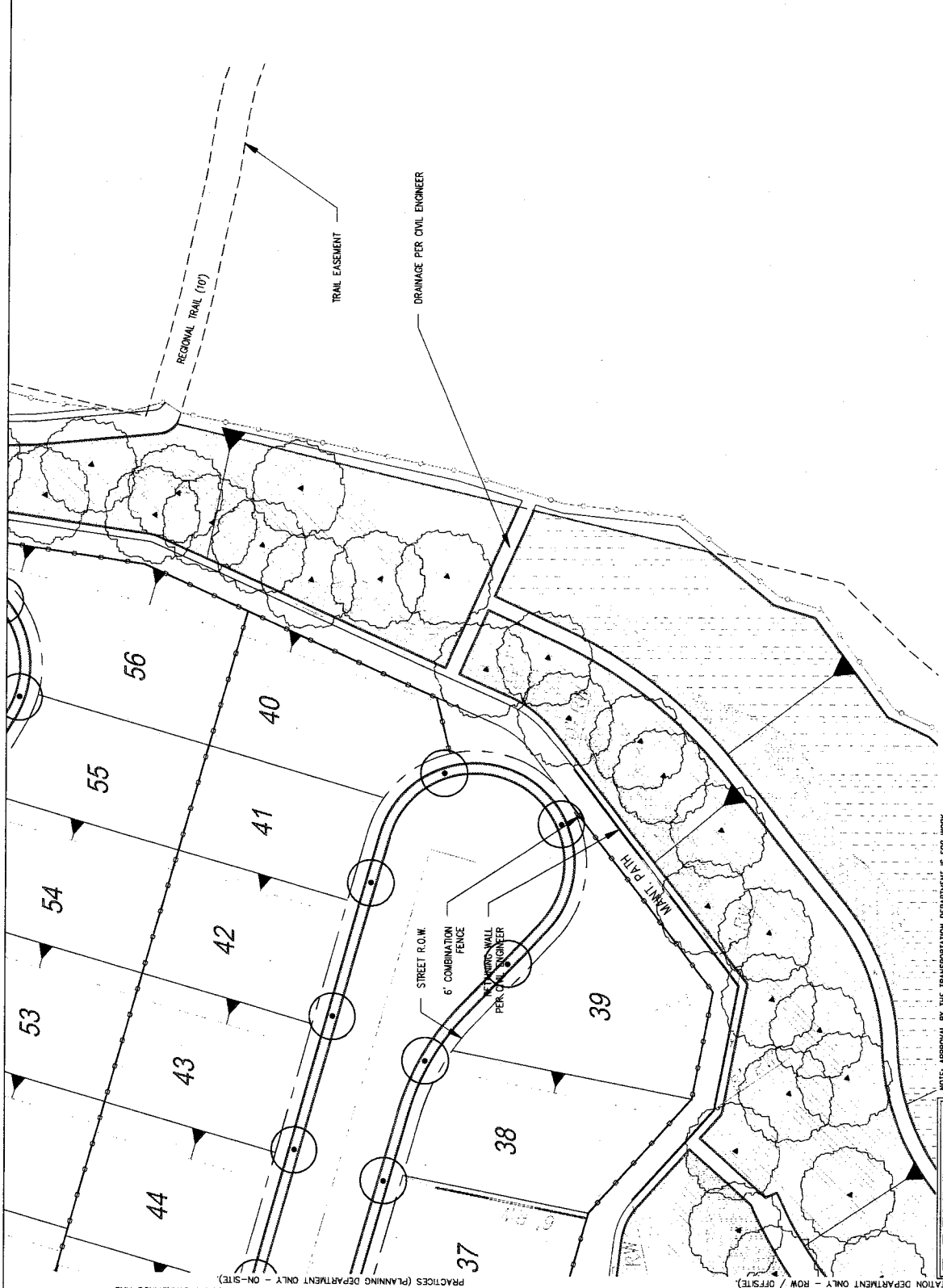
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).



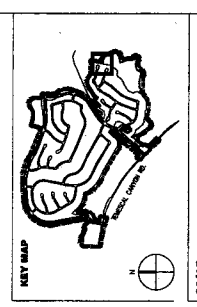




PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			
PLAN CHECK OVERSIGHT LIA / CD / REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. PPA	



SHRUBS AND GROUND COVER	
GROUP 1 - DOMINOOR	GROUP 2 - 1-4\"/>
GROUP 3 - 4\"/>	GROUP 4 - 1\"/>
GROUP 5 - 1\"/>	GROUP 6 - 1\"/>
HYDROSEED MIX	
GROUP 1 - 1\"/>	GROUP 2 - 1\"/>
GROUP 3 - 1\"/>	GROUP 4 - 1\"/>
GROUP 5 - 1\"/>	GROUP 6 - 1\"/>



**NOT FOR CONSTRUCTION**

SCALE: 1" = 40' (AS SHOWN)

TRACT NO. 35583  
COUNTY: YUBA  
TOWN: TUSONA

SHEET NO. L1.09

RESIDENTIAL OFF-SITE CONDITION - PLANTING PLAN 11.05.2015

DATE: 10/06/2014

S W A

PREPARED BY:  
SMA GROUP  
570 GLENVIEW STREET  
PACIFIC PALMS, CA 92651  
PHONE: 949.481.9877  
FAX: 949.484.7881  
SHEET NO. 2286, ERL. 12/2015, 10/06/2014.



NO.	DATE	REVISIONS

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

NOTE: APPROVAL BY THE PLANNING DEPARTMENT ONLY - ON-SITE.

SMALL CONTRACTORS WITH THESE PLANS SHALL OBTAIN A PERMIT FROM THE TRANSPORTATION DEPARTMENT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**DIGIPLAN**

DATE: 10/06/2014  
TIME: 10:00 AM  
TAXI FEE: \$100.00  
AERIAL SERVICE BY: 530-277-2800  
UNDEVELOPED SERVICE AREA

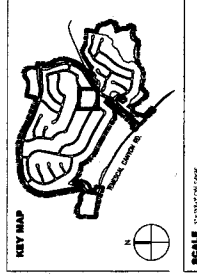


PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORATION DEPARTMENT ONLY - ROW / OFFSITE)	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)	REGISTRATION NUMBER	DATE SIGNED
PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#



### SHRUBS AND GROUNDCOVER

SYMBOL	GROUP	DESCRIPTION
[Symbol]	GROUP 1 - SHRUBS	...
[Symbol]	GROUP 2 - SHRUBS	...
[Symbol]	GROUP 3 - SHRUBS	...
[Symbol]	GROUP 4 - SHRUBS	...
[Symbol]	GROUP 5 - SHRUBS	...
[Symbol]	GROUP 6 - SHRUBS	...
[Symbol]	GROUP 7 - SHRUBS	...
[Symbol]	GROUP 8 - SHRUBS	...
[Symbol]	GROUP 9 - SHRUBS	...
[Symbol]	GROUP 10 - SHRUBS	...
[Symbol]	GROUP 11 - SHRUBS	...
[Symbol]	GROUP 12 - SHRUBS	...
[Symbol]	GROUP 13 - SHRUBS	...
[Symbol]	GROUP 14 - SHRUBS	...
[Symbol]	GROUP 15 - SHRUBS	...
[Symbol]	GROUP 16 - SHRUBS	...
[Symbol]	GROUP 17 - SHRUBS	...
[Symbol]	GROUP 18 - SHRUBS	...
[Symbol]	GROUP 19 - SHRUBS	...
[Symbol]	GROUP 20 - SHRUBS	...
[Symbol]	GROUP 21 - SHRUBS	...
[Symbol]	GROUP 22 - SHRUBS	...
[Symbol]	GROUP 23 - SHRUBS	...
[Symbol]	GROUP 24 - SHRUBS	...
[Symbol]	GROUP 25 - SHRUBS	...
[Symbol]	GROUP 26 - SHRUBS	...
[Symbol]	GROUP 27 - SHRUBS	...
[Symbol]	GROUP 28 - SHRUBS	...
[Symbol]	GROUP 29 - SHRUBS	...
[Symbol]	GROUP 30 - SHRUBS	...
[Symbol]	GROUP 31 - SHRUBS	...
[Symbol]	GROUP 32 - SHRUBS	...
[Symbol]	GROUP 33 - SHRUBS	...
[Symbol]	GROUP 34 - SHRUBS	...
[Symbol]	GROUP 35 - SHRUBS	...
[Symbol]	GROUP 36 - SHRUBS	...
[Symbol]	GROUP 37 - SHRUBS	...
[Symbol]	GROUP 38 - SHRUBS	...
[Symbol]	GROUP 39 - SHRUBS	...
[Symbol]	GROUP 40 - SHRUBS	...
[Symbol]	GROUP 41 - SHRUBS	...
[Symbol]	GROUP 42 - SHRUBS	...
[Symbol]	GROUP 43 - SHRUBS	...
[Symbol]	GROUP 44 - SHRUBS	...
[Symbol]	GROUP 45 - SHRUBS	...
[Symbol]	GROUP 46 - SHRUBS	...
[Symbol]	GROUP 47 - SHRUBS	...
[Symbol]	GROUP 48 - SHRUBS	...
[Symbol]	GROUP 49 - SHRUBS	...
[Symbol]	GROUP 50 - SHRUBS	...
[Symbol]	GROUP 51 - SHRUBS	...
[Symbol]	GROUP 52 - SHRUBS	...
[Symbol]	GROUP 53 - SHRUBS	...
[Symbol]	GROUP 54 - SHRUBS	...
[Symbol]	GROUP 55 - SHRUBS	...
[Symbol]	GROUP 56 - SHRUBS	...
[Symbol]	GROUP 57 - SHRUBS	...
[Symbol]	GROUP 58 - SHRUBS	...
[Symbol]	GROUP 59 - SHRUBS	...
[Symbol]	GROUP 60 - SHRUBS	...



**NOT FOR CONSTRUCTION**

SHEET NO. **L1.11**

PROJECT NO. **3559J**

COUNTY OF RIVERSIDE

CITY OF **TOSCANA**

FOR: **INTERIOR SLOPE - SHRUB PLAN**

SCALE: **N/A**

BENCHMARK: **N/A**

PREPARED BY:

SWA GROUP

4500 MAIN STREET

LAGUNA BEACH, CA 92653

PHONE 949.497.6717 / FAX 949.494.7861

QEL# NO.3226L, ENE. 12/2013, 10/08/2014



NO.	DATE	DESCRIPTION

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

WORK CONTAINED WITHIN THESE PLANS REQUIRES THE OBTAINING OF AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The owner shall be responsible for the proper installation and maintenance of any utility structures located within the project limits.

**DIG AHEAD**

CALL BEFORE YOU DIG

1-800-487-3800

WWW.CALLBEFOREYOU.DIG.CA.GOV

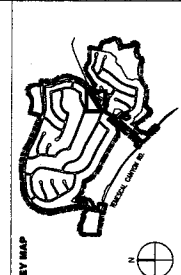
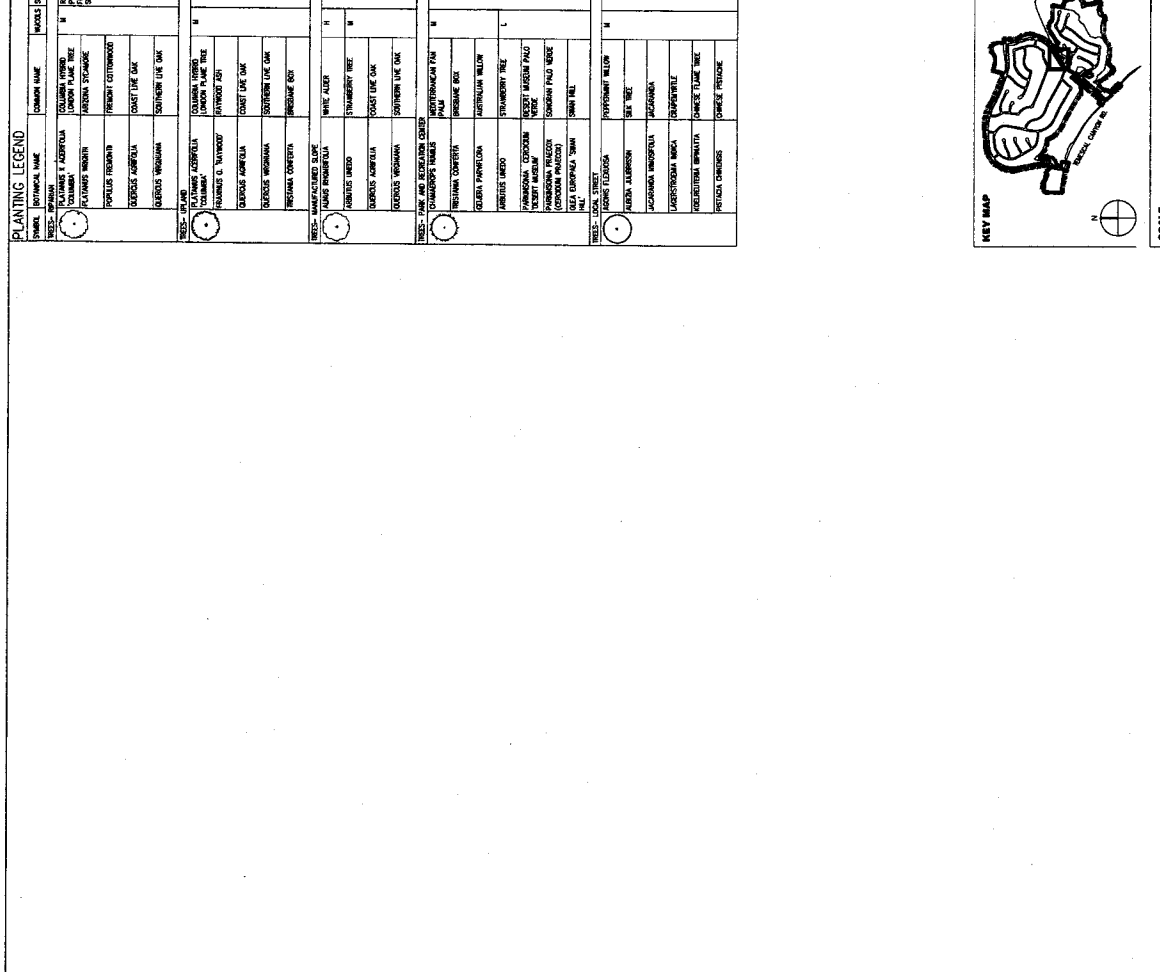
**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WOODS SPECIES
(Symbol)	<i>GUARDIA VERONICA</i>	COMMON NAME	WOODS SPECIES
(Symbol)	<i>GUARDIA VERONICA</i>	COMMON NAME	WOODS SPECIES

(Symbol)	<i>GUARDIA VERONICA</i>	COMMON NAME	WOODS SPECIES
(Symbol)	<i>GUARDIA VERONICA</i>	COMMON NAME	WOODS SPECIES
(Symbol)	<i>GUARDIA VERONICA</i>	COMMON NAME	WOODS SPECIES

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

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



**NOT FOR CONSTRUCTION**

TRACT NO. 36593

SHEET NO. L1.12

COUNTY OF RIVERSIDE

TOSCANA

COLLECTOR ROAD (UPLAND) - TREE PLAN

DATE: 02/25/19

FOR: FORBES TOSCANA, LLC

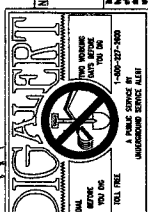
SCALE: 1" = 40'

DATE	BY	CHKD	DESC

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

NOTES: CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND OR A WARRANTY FOR ANY PURPOSES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE LANDSCAPE AS SHOWN ON THESE PLANS.

THE DESIGNER ASSURES THAT THE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA PROFESSIONAL ENGINEERS' ACT AND THE PROFESSIONAL LANDSCAPE ARCHITECTS' ACT.



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

REGISTRATION NUMBER: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

ORD. 659 VERSION: \_\_\_\_\_

PLANNING DEPARTMENT

TRANSPORTATION DEPARTMENT



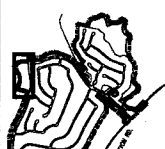
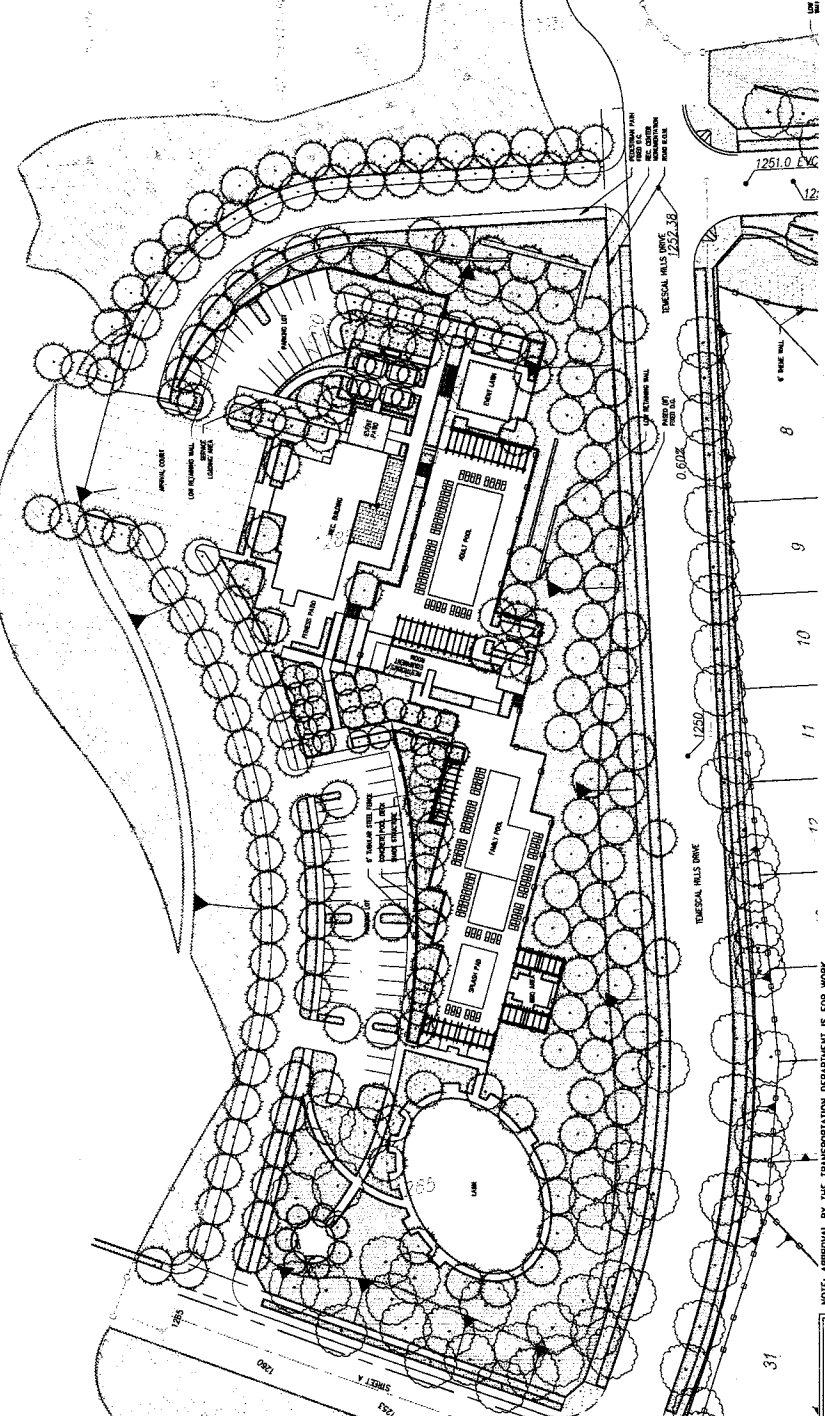
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE),			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MOULTS SPECIES
(Symbol)	WILLOW		
(Symbol)	ALBANY WILLOW		
(Symbol)	AMERICAN WILLOW		
(Symbol)	ARIZONA WILLOW		
(Symbol)	ALABAMA WILLOW		
(Symbol)	BAY WILLOW		
(Symbol)	BLACK WILLOW		
(Symbol)	BLUE WILLOW		
(Symbol)	COMMON WILLOW		
(Symbol)	CRACK WILLOW		
(Symbol)	GULF WILLOW		
(Symbol)	HICKORY WILLOW		
(Symbol)	HOOPER WILLOW		
(Symbol)	LEWIS WILLOW		
(Symbol)	LONG WILLOW		
(Symbol)	MORONG WILLOW		
(Symbol)	NORFOLK WILLOW		
(Symbol)	ORANGE WILLOW		
(Symbol)	PEPPER WILLOW		
(Symbol)	PURSH WILLOW		
(Symbol)	RED WILLOW		
(Symbol)	SABIN WILLOW		
(Symbol)	SALICINA WILLOW		
(Symbol)	SOUTHERN WILLOW		
(Symbol)	SWAMP WILLOW		
(Symbol)	WEISS WILLOW		
(Symbol)	WHITE WILLOW		
(Symbol)	WINDMILL WILLOW		

### PLANTING LEGEND (Continued)

(Symbol)	ALABAMA WILLOW	
(Symbol)	ALBANY WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	
(Symbol)	ALABAMA WILLOW	



NOTES  
 1. FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO. 327 DATED AUG. 2014 - FIGURE III.A.14

SCALE: AS SHOWN (1" = 40' PLotted)

NOT FOR CONSTRUCTION

SHEET NO. L 1.14

TRACT NO. 36983

COUNTY OF APPOLOPSO TOSCANA

REC. CENTER PAYS - TREE IN AN

FILE NO. LA. 0225815

BENCHMARK: SWA

PREPARED BY: SWA GROUP  
 570 GLENVIEW STREET  
 WILSONVILLE, GA 30187  
 PHONE: 949.987.5471 FAX: 949.984.7861  
 CELL: 949.3296.1205. EXP. 12/2015. 10/08/2014.

SEAL: LANDSCAPE ARCHITECT  
 STATE OF GEORGIA  
 LICENSE NO. 10000  
 EXPIRES 12/31/2015

DATE: 12/11/15 TIME: 11:00 AM SHEET: 31

NO. 10000

TOTAL FEE: 1-800-221-2800

DATE: 12/11/15 TIME: 11:00 AM SHEET: 31

DATE: 12/11/15 TIME: 11:00 AM SHEET: 31



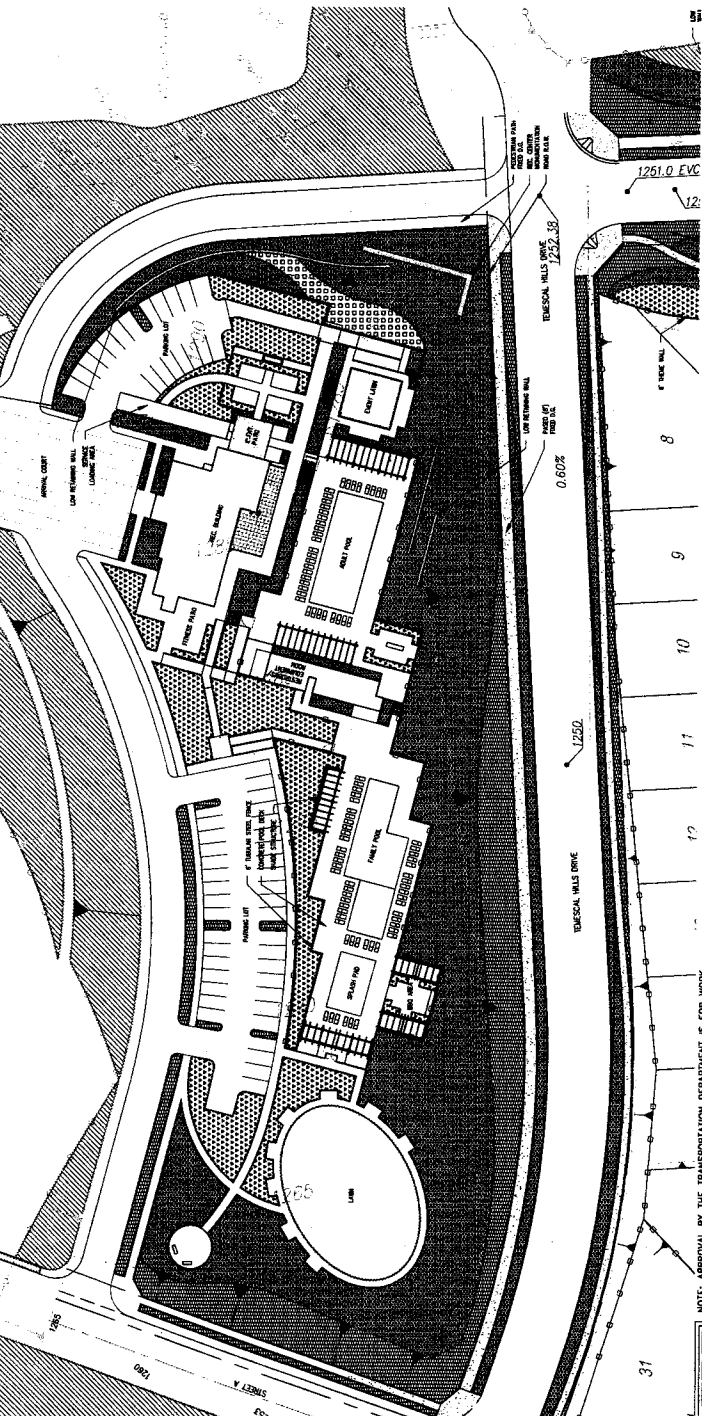
PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P/P
---	-------------	-------------------

**SHRUBS AND GROUNDCOVER**

GROUP 1 - SHRUBS	GROUP 2 - SHRUBS	GROUP 3 - SHRUBS	GROUP 4 - SHRUBS
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA

**HYDRANGEA MIX**

AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00



NOTES  
 1. FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO.327 DATED AUG. 2014 - FIGURE III.A.14

**KEY MAP**

**SCALE**  
 1" = 100'-0"

**BENCHMARK:**  
 S IV A

TRACT NO. 36593	SHEET NO. L1.15
COUNTY OF RIVERSIDE	
FOR RECENTER PARKS - SHRUB PLAN	
FOR RIVERSIDE COUNTY, CALIF.	

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

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

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

**DIGITAL**

DATE: 10/12/2015  
 TIME: 10:00 AM  
 FILE: 1000.DWG

1-800-277-7800  
 A PUBLIC SERVICE ALERT

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

SCALE: LANDSCAPE RIGHTS

DATE	BY	CHKD.	DATE

PREPARED BY:  
 SWA GROUP  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92653  
 PHONE 949.487.3471 / FAX 949.484.7861  
 CRL130.3226.EE-12/2015\_10/02/2014

AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00
AREA	12774.00	87	78.1	4.00

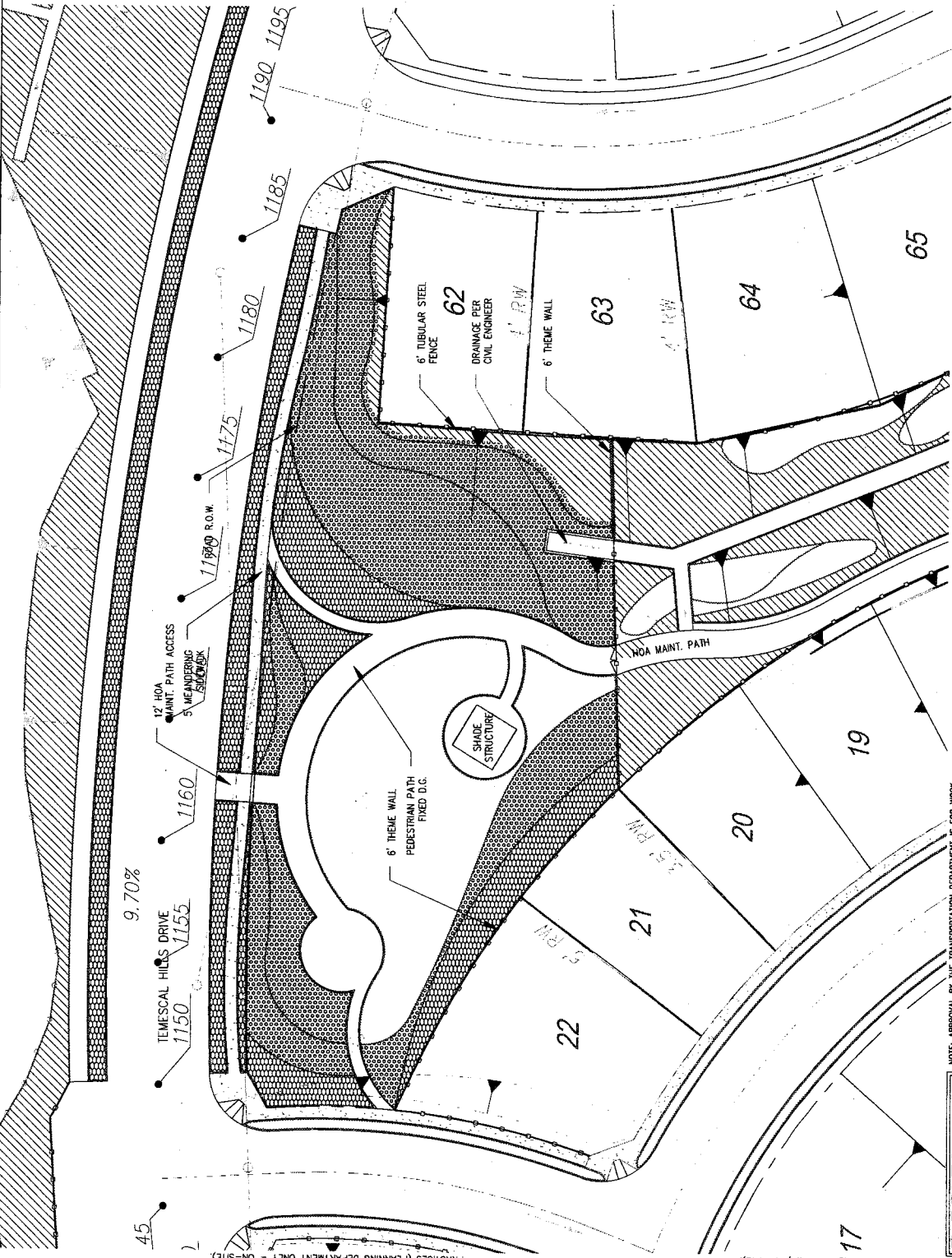


**SHRUBS AND GROUND COVER**

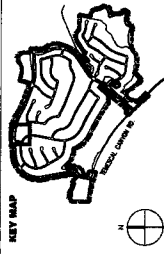
GROUP 1 - SHRUBS	GROUP 2 - FOLIAGE SHRUBS	GROUP 3 - HERBACEOUS	GROUP 4 - FOLIAGE SHRUBS	GROUP 5 - FOLIAGE SHRUBS
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA

**HYDRANGEA MIX**

HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA
HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA	HYDRANGEA



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



SCALE: 1" = 40' (SEE PLAN FOR ALL DIMENSIONS)

NOT FOR CONSTRUCTION

TRACT NO. J6593  
 COUNTY OF RIVERSIDE  
 TOSCAUNA

SHEET NO. L1.17

POCKET PARK FA19 - SHRUB PLAN  
 FOR: FORTBANK TOSCAUNA, LLC  
 M.D. FILE NO.

PREPARED BY:  
 SWA GROUP  
 11000 JACARANDA STREET  
 LAGUNA BEACH, CA 92651  
 PHONE 949.497.5471 / FAX 949.494.7861  
 CERT. NO. 3226, ENR. 12/2015, 10/06/2014

S.W.A.



NO.	DATE	DESCRIPTION	BY	CHECKED

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

NOTE: WORK CONTAINED WITHIN THESE PLANS IS ILLUSTRATIVE ONLY. ANY GRADING, EROSION CONTROL, OR ENFORCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

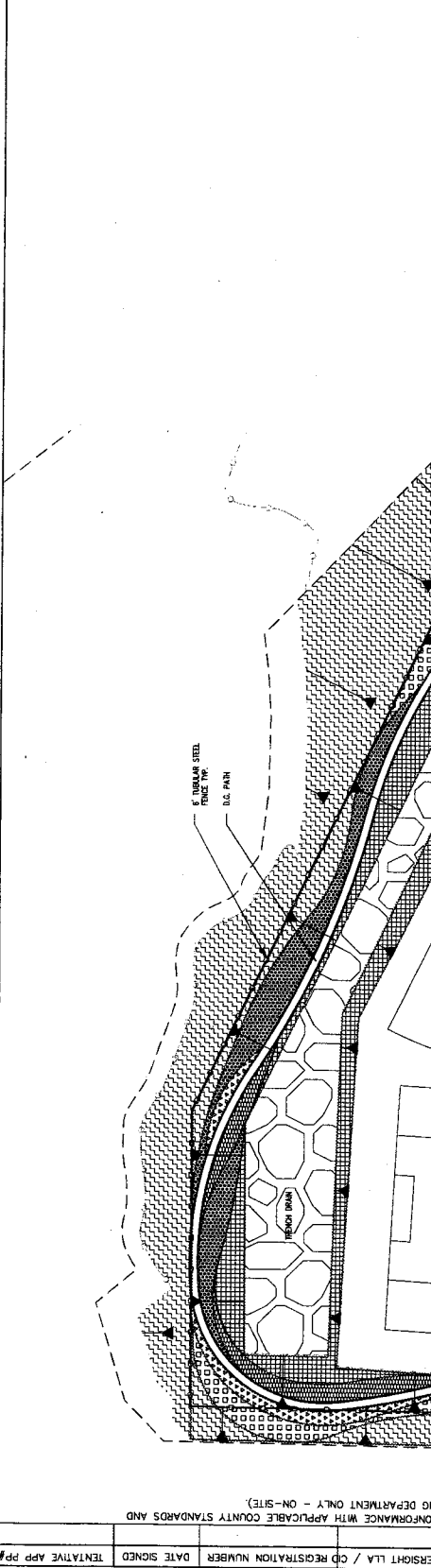
The contractor shall be responsible for the proper placement and maintenance of all signs, traffic lights, and other traffic control devices as required by the applicable laws and regulations.



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).	REGISTRATION NUMBER	DATE SIGNED	ORB, 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).	REGISTRATION NUMBER	DATE SIGNED	
PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#	



SHRUBS AND GROUNDCOVER	
GROUP 1 - CHAMPAGNE	AREA 1.272.71/18.97/24.3 ACRES
GROUP 2 - LILY SPRING	COMMON NAME
GROUP 3 - WINDMILL SPRING	SPECIES
GROUP 4 - HILL WINDMILL	COMMON NAME
GROUP 5 - HILL WINDMILL	COMMON NAME
GROUP 6 - HILL WINDMILL	COMMON NAME
GROUP 7 - HILL WINDMILL	COMMON NAME
GROUP 8 - HILL WINDMILL	COMMON NAME
GROUP 9 - HILL WINDMILL	COMMON NAME
GROUP 10 - HILL WINDMILL	COMMON NAME
GROUP 11 - HILL WINDMILL	COMMON NAME
GROUP 12 - HILL WINDMILL	COMMON NAME
GROUP 13 - HILL WINDMILL	COMMON NAME
GROUP 14 - HILL WINDMILL	COMMON NAME
GROUP 15 - HILL WINDMILL	COMMON NAME
GROUP 16 - HILL WINDMILL	COMMON NAME
GROUP 17 - HILL WINDMILL	COMMON NAME
GROUP 18 - HILL WINDMILL	COMMON NAME
GROUP 19 - HILL WINDMILL	COMMON NAME
GROUP 20 - HILL WINDMILL	COMMON NAME
GROUP 21 - HILL WINDMILL	COMMON NAME
GROUP 22 - HILL WINDMILL	COMMON NAME
GROUP 23 - HILL WINDMILL	COMMON NAME
GROUP 24 - HILL WINDMILL	COMMON NAME
GROUP 25 - HILL WINDMILL	COMMON NAME
GROUP 26 - HILL WINDMILL	COMMON NAME
GROUP 27 - HILL WINDMILL	COMMON NAME
GROUP 28 - HILL WINDMILL	COMMON NAME
GROUP 29 - HILL WINDMILL	COMMON NAME
GROUP 30 - HILL WINDMILL	COMMON NAME
GROUP 31 - HILL WINDMILL	COMMON NAME
GROUP 32 - HILL WINDMILL	COMMON NAME
GROUP 33 - HILL WINDMILL	COMMON NAME
GROUP 34 - HILL WINDMILL	COMMON NAME
GROUP 35 - HILL WINDMILL	COMMON NAME
GROUP 36 - HILL WINDMILL	COMMON NAME
GROUP 37 - HILL WINDMILL	COMMON NAME
GROUP 38 - HILL WINDMILL	COMMON NAME
GROUP 39 - HILL WINDMILL	COMMON NAME
GROUP 40 - HILL WINDMILL	COMMON NAME
GROUP 41 - HILL WINDMILL	COMMON NAME
GROUP 42 - HILL WINDMILL	COMMON NAME
GROUP 43 - HILL WINDMILL	COMMON NAME
GROUP 44 - HILL WINDMILL	COMMON NAME
GROUP 45 - HILL WINDMILL	COMMON NAME
GROUP 46 - HILL WINDMILL	COMMON NAME
GROUP 47 - HILL WINDMILL	COMMON NAME
GROUP 48 - HILL WINDMILL	COMMON NAME
GROUP 49 - HILL WINDMILL	COMMON NAME
GROUP 50 - HILL WINDMILL	COMMON NAME
GROUP 51 - HILL WINDMILL	COMMON NAME
GROUP 52 - HILL WINDMILL	COMMON NAME
GROUP 53 - HILL WINDMILL	COMMON NAME
GROUP 54 - HILL WINDMILL	COMMON NAME
GROUP 55 - HILL WINDMILL	COMMON NAME
GROUP 56 - HILL WINDMILL	COMMON NAME
GROUP 57 - HILL WINDMILL	COMMON NAME
GROUP 58 - HILL WINDMILL	COMMON NAME
GROUP 59 - HILL WINDMILL	COMMON NAME
GROUP 60 - HILL WINDMILL	COMMON NAME
GROUP 61 - HILL WINDMILL	COMMON NAME
GROUP 62 - HILL WINDMILL	COMMON NAME
GROUP 63 - HILL WINDMILL	COMMON NAME
GROUP 64 - HILL WINDMILL	COMMON NAME
GROUP 65 - HILL WINDMILL	COMMON NAME
GROUP 66 - HILL WINDMILL	COMMON NAME
GROUP 67 - HILL WINDMILL	COMMON NAME
GROUP 68 - HILL WINDMILL	COMMON NAME
GROUP 69 - HILL WINDMILL	COMMON NAME
GROUP 70 - HILL WINDMILL	COMMON NAME
GROUP 71 - HILL WINDMILL	COMMON NAME
GROUP 72 - HILL WINDMILL	COMMON NAME
GROUP 73 - HILL WINDMILL	COMMON NAME
GROUP 74 - HILL WINDMILL	COMMON NAME
GROUP 75 - HILL WINDMILL	COMMON NAME
GROUP 76 - HILL WINDMILL	COMMON NAME
GROUP 77 - HILL WINDMILL	COMMON NAME
GROUP 78 - HILL WINDMILL	COMMON NAME
GROUP 79 - HILL WINDMILL	COMMON NAME
GROUP 80 - HILL WINDMILL	COMMON NAME
GROUP 81 - HILL WINDMILL	COMMON NAME
GROUP 82 - HILL WINDMILL	COMMON NAME
GROUP 83 - HILL WINDMILL	COMMON NAME
GROUP 84 - HILL WINDMILL	COMMON NAME
GROUP 85 - HILL WINDMILL	COMMON NAME
GROUP 86 - HILL WINDMILL	COMMON NAME
GROUP 87 - HILL WINDMILL	COMMON NAME
GROUP 88 - HILL WINDMILL	COMMON NAME
GROUP 89 - HILL WINDMILL	COMMON NAME
GROUP 90 - HILL WINDMILL	COMMON NAME
GROUP 91 - HILL WINDMILL	COMMON NAME
GROUP 92 - HILL WINDMILL	COMMON NAME
GROUP 93 - HILL WINDMILL	COMMON NAME
GROUP 94 - HILL WINDMILL	COMMON NAME
GROUP 95 - HILL WINDMILL	COMMON NAME
GROUP 96 - HILL WINDMILL	COMMON NAME
GROUP 97 - HILL WINDMILL	COMMON NAME
GROUP 98 - HILL WINDMILL	COMMON NAME
GROUP 99 - HILL WINDMILL	COMMON NAME
GROUP 100 - HILL WINDMILL	COMMON NAME



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

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

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

REGISTRATION NUMBER DATE SIGNED ORD. 859 VERSION

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

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND. A GRADING PERMIT HAS BEEN ISSUED.

THE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SWA GROUP. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SWA GROUP IS PROHIBITED.

SWA GROUP  
 1005.3 BVC  
 1005.3 BVC  
 PHONE 949.487.5477 / FAX 949.484.7861  
 CERT. NO. 32886, EXP. 12/2015, 10/06/2014.

PREPARED BY:  
 SWA GROUP  
 1005.3 BVC  
 PHONE 949.487.5477 / FAX 949.484.7861  
 CERT. NO. 32886, EXP. 12/2015, 10/06/2014.

SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 10'

BENCHMARK: SW A

TRACT NO. 365923  
 COUNTY OF AVERSI  
 TOSCANA

PUBLIC PARK PAT - SHRUB PLAN  
 FOR: FORESTAR HOUMA, LLC  
 N.O. FILE NO.

NOT FOR CONSTRUCTION  
 SHEET NO. L1.19  
 23.0225/SHTS

NOTES

- FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO. 327 DATED AUG. 2014 - FIGURE III.A.17

KEY MAP

SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 10'

BENCHMARK: SW A

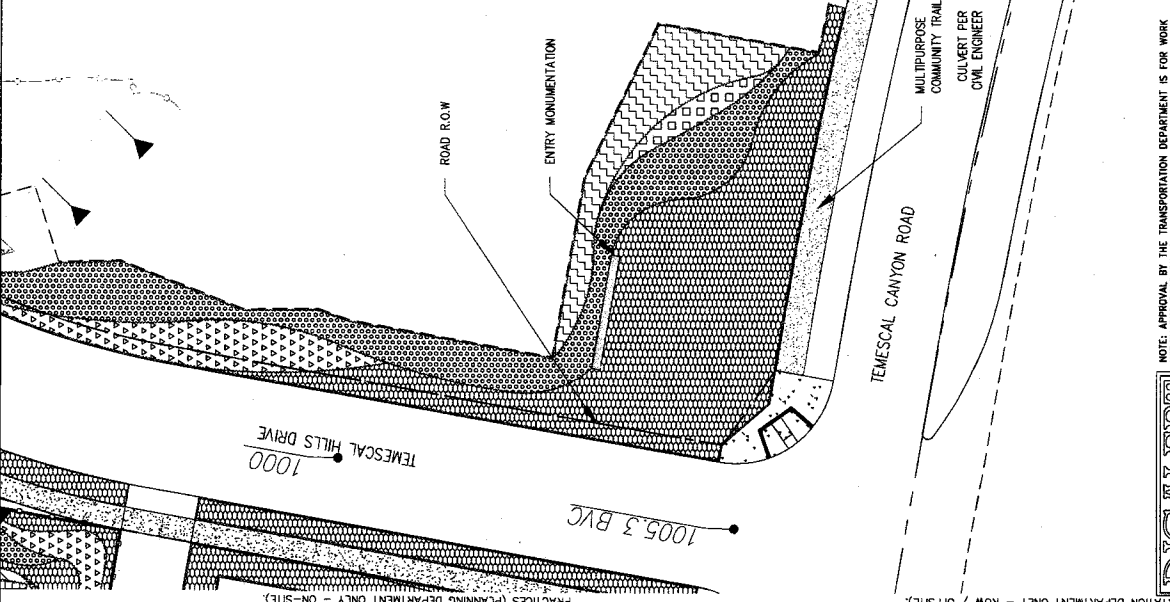
TRACT NO. 365923  
 COUNTY OF AVERSI  
 TOSCANA

PUBLIC PARK PAT - SHRUB PLAN  
 FOR: FORESTAR HOUMA, LLC  
 N.O. FILE NO.

NOT FOR CONSTRUCTION  
 SHEET NO. L1.19  
 23.0225/SHTS



GROUP	SHRUBS AND GROUND COVER
GROUP 1 - SHRUBS	
GROUP 2 - LOW SHRUBS	
GROUP 3 - MEDIUM SHRUBS	
GROUP 4 - TALL SHRUBS	
GROUP 5 - GRASSES	
<b>HYDROSEED MIX</b>	
PLANT SPECIES	MIX 1 - 10% TREES / 70% GRASSES / 20% LEGUMES
SEED RATE (LBS/1000 SQ FT)	SEE SPECIFICATIONS
SPACING	SEE SPECIFICATIONS
PLANTING DATE	SEE SPECIFICATIONS
PLANTING METHOD	SEE SPECIFICATIONS
PLANTING DENSITY	SEE SPECIFICATIONS
PLANTING NOTES	
PLANTING CONTRACTOR	SEE SPECIFICATIONS
PLANTING VERIFICATION	SEE SPECIFICATIONS
PLANTING RECORD	SEE SPECIFICATIONS
PLANTING CLOSE-OUT	SEE SPECIFICATIONS
PLANTING DEFECTS	SEE SPECIFICATIONS
PLANTING DEFECTS - REPAIRS	SEE SPECIFICATIONS
PLANTING DEFECTS - REPLACEMENTS	SEE SPECIFICATIONS
PLANTING DEFECTS - REMOVALS	SEE SPECIFICATIONS
PLANTING DEFECTS - OTHER	SEE SPECIFICATIONS
PLANTING DEFECTS - TOTAL	SEE SPECIFICATIONS
PLANTING DEFECTS - PERCENT	SEE SPECIFICATIONS
PLANTING DEFECTS - COMMENTS	
PLANTING DEFECTS - SIGNATURE	
PLANTING DEFECTS - DATE	
PLANTING DEFECTS - DRAWING NO.	
PLANTING DEFECTS - PROJECT NO.	
PLANTING DEFECTS - SHEET NO.	
PLANTING DEFECTS - SCALE	
PLANTING DEFECTS - REVISIONS	
PLANTING DEFECTS - NOTES	
PLANTING DEFECTS - DIMENSIONS	
PLANTING DEFECTS - MATERIALS	
PLANTING DEFECTS - LABOR	
PLANTING DEFECTS - EQUIPMENT	
PLANTING DEFECTS - TOOLS	
PLANTING DEFECTS - SAFETY	
PLANTING DEFECTS - ENVIRONMENT	
PLANTING DEFECTS - CLIMATE	
PLANTING DEFECTS - SOIL	
PLANTING DEFECTS - WATER	
PLANTING DEFECTS - AIR QUALITY	
PLANTING DEFECTS - NOISE	
PLANTING DEFECTS - VIBRATION	
PLANTING DEFECTS - TRAFFIC	
PLANTING DEFECTS - ADJACENT PROPERTIES	
PLANTING DEFECTS - PUBLIC UTILITIES	
PLANTING DEFECTS - OBSTRUCTIONS	
PLANTING DEFECTS - EROSION	
PLANTING DEFECTS - SLOPE	
PLANTING DEFECTS - BOUNDARIES	
PLANTING DEFECTS - SURVEY	
PLANTING DEFECTS - LEGALS	
PLANTING DEFECTS - RECORDS	
PLANTING DEFECTS - AS-BUILT	
PLANTING DEFECTS - MAINTENANCE	
PLANTING DEFECTS - INSPECTION	
PLANTING DEFECTS - APPROVALS	
PLANTING DEFECTS - CONTACTS	
PLANTING DEFECTS - REFERENCES	
PLANTING DEFECTS - ADDITIONAL INFORMATION	



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).  
 PLAN CHECK OVERSIGHT ENGINEER: [Blank] DATE SIGNED: [Blank] REGISTRATION NUMBER: [Blank]

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).  
 PLAN CHECK OVERSIGHT LLA / CD: [Blank] DATE SIGNED: [Blank] REGISTRATION NUMBER: [Blank]

**KEY MAP**

**SCALE**  
 1" = 100' HORIZONTAL  
 1" = 20' VERTICAL

PROJECT NO. 36503  
 COUNTY OF CONTRASTA  
 TOSCANA

**NOT FOR CONSTRUCTION**  
 SHEET NO. L1.21  
 25. DGS/SVS

FOR: [Blank] FILE NO. [Blank]

**BENCHMARK:** [Blank]

**S I W A**

PREPARED BY:  
 SWA GROUP  
 570 OLIVIERO STREET  
 SACRAMENTO, CA 95855  
 TEL: 916.486.8800  
 FAX: 916.486.8861  
 CERT. NO. 3286L EXP. 12/2015

SCALE: [Blank]

**SACRAMENTO COUNTY REGISTERED PROFESSIONAL ENGINEER**

NAME: [Blank] DATE: [Blank]  
 TITLE: [Blank]  
 NUMBER: [Blank]

NO.	REVISION	DATE

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

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

The user hereby certifies that they have read and are bound by the terms and conditions of the contract and are aware that the contract is a legally binding document and that the user is not a party to the contract and is not bound by its terms and conditions.

**DIGITAL**

DATE: [Blank] TIME: [Blank]

1-800-337-1600  
 A 30-DAY SERVICE ALIEN  
 UNDESTRUCTIBLE SERVICE ALIEN

NO.	REVISION	DATE

# COUNTY OF RIVERSIDE

TOSCANA - 36593

## PRELIMINARY WALL AND FENCE PLAN



SYMBOL	DESCRIPTION	DETAIL
	6" TREX WALL	4 (10/07)
	6" MASONRY/GLASS WALL	2 (10/07)
	6" TUBULAR STEEL FENCE	5 (10/07)
	6" MASONRY/GLASS WALL	3 (10/07)
	CABLE FENCE	1 (10/07)
	RETAINING WALL	
	ENTRY GATE	
	6" WOOD FENCE	
	6" COMBINATION FENCE	6 (10/07)

**DIG ALERT**  
 CALL 800-487-4800  
 24 HOURS A DAY  
 7 DAYS A WEEK  
 A SERVICE SERVICE BY  
 INTERSTATE SERVICE, INC.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.  
 NOTES:  
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE AN OFFICIAL GRADING PERMIT HAS BEEN ISSUED.  
 2. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	BY	DATE	BY	DATE	BY



PREPARED BY:  
 SVA GROUP  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92651  
 PHONE: 949.484.7851 / FAX: 949.484.7851  
 CELL: 949.484.7851 / 50/28/2014

BENCHMARK: S W A

SCALE: 1" = 40' (FOR OVERALL DIMENSIONS)  
 1" = 20' (FOR FENCE AND WALL DIMENSIONS)  
 SHEET NO. L1.00  
 COUNTY: RIVERSIDE  
 PROJECT: TOSCANA  
 PRELIMINARY FENCING LAYOUT  
 FOR: FORESTAR TOSCANA, LLC  
 FILE NO. 1.052.9H15

### COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST NOTIFY COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.  
 PHONE: (951) 955-8790 FOR PERMIT CASES (C.U., P.U., OR VOUNTAIN, CABAZON AND AREA WEST  
 PHONE: (951) 950-8880 FOR PERMIT CASES EAST OF CABAZON  
 PHONE: (760) 342-8897 FOR PERMIT CASES EAST OF CABAZON

### ASSESSOR'S PARCEL NO.

290-013-061, 290-130-000, 290-060-037, 290-070-029

### PROJECT DIRECTORY

OWNER:  
 FORESTAR TOSCANA, LLC  
 4590 FOREMOST COMMUNITIES, SUITE 600  
 15000 FOREMOST COURT, CA 92680  
 (949) 748-3640  
 ANDY PETUSAN  
 LANDSCAPE ARCHITECT:  
 SVA GROUP  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92651  
 (949) 484-7851  
 SEAN O'NEALEY  
 CIVIL ENGINEER:  
 PROGRESSIVE ENGINEERING CONSULTANTS WEST, INC.  
 28109 JEFFERSON AVE., SUITE 200  
 MURRETTA, CA 92662  
 (949) 484-7851  
 GEORGE LINDSEY

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



VICINITY MAP NOT TO SCALE

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS).			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			
PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. P.P.#	

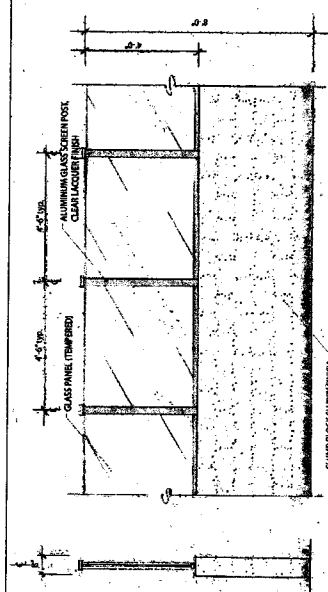


PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER DATE SIGNED TENTATIVE App Pp

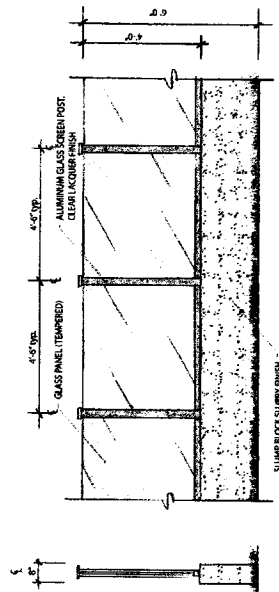
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORM DEPARTMENT ONLY - ON-SITE)

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

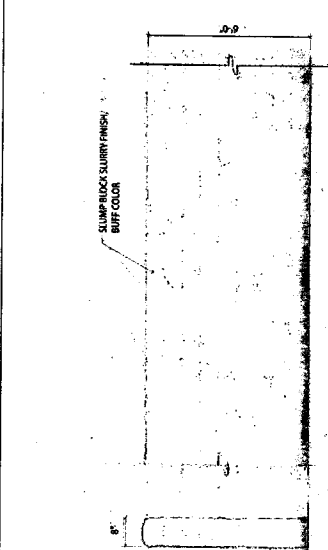
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORM DEPARTMENT ONLY - ROW / OFFSITE)



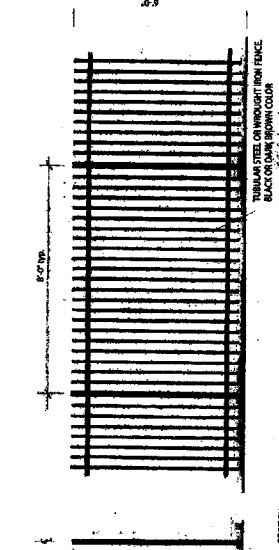
SECTION 3  
6' MASONRY/GLASS WALL  
ELEVATION



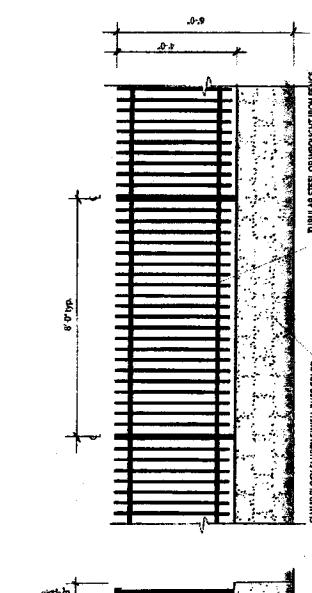
SECTION 2  
6' MASONRY/GLASS WALL  
ELEVATION



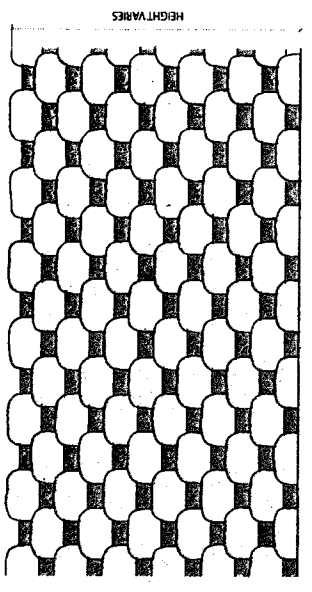
SECTION 4  
SOLID WALL  
ELEVATION



SECTION 5  
6' TUBULAR STEEL FENCE  
ELEVATION



SECTION 6  
COMBINATION FENCE  
ELEVATION



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

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

WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF THE COUNTY OF RIVERSIDE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF RIVERSIDE. THE COUNTY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

DATE: 10/09/2014  
DRAWN BY: S W A  
CHECKED BY: S W A  
SCALE: H: V: 1:1

FOR: FORTSON, TOSCANI, LLC  
W.O. COUNTY FILE NO.

TRACT NO. 36593  
COUNTY OF RIVERSIDE  
TOSCANI

DETAILS - WALL AND FENCE

PREPARED BY:  
S W A GROUP, INC.  
25000 S W A GROUP STREET  
LAGUNA BEACH, CA 92651  
PHONE 949.487.5471 / FAX 949.484.7661  
CER. NO. 3286, EXP. 12/2015, 10/09/2014

SEAL: LANDSCAPE ARCHITECT  
S W A GROUP, INC.  
1000 S W A GROUP STREET  
LAGUNA BEACH, CA 92651  
PHONE 949.487.5471  
FAX 949.484.7661

# COUNTY OF RIVERSIDE

TOSCANA - 36593

## PRELIMINARY MAINTENANCE PLAN

PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPA
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ON-SITE)		

**COUNTY OF RIVERSIDE NOTES**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF THE PROJECT WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.  
 PHONE: (951) 955-6700 FOR PERMIT CASES (CALL P.U. OR VOLUNTARY), CARBON AND AREA WEST  
 PHONE: (951) 955-6885 FOR PERMIT MAPS AND TRACT MAPS  
 PHONE: (951) 342-6887 FOR PERMIT CASES EAST OF CARBON

**ASSESSOR'S PARCEL NO.**  
 290-013-081, 290-130-020, 290-080-037, 290-070-029

**PROJECT DIRECTORY**

**OWNER:**  
 FORESTAR TOSCANA, LLC  
 4590 FOREMOST COMMUNITIES, SUITE 600  
 NEWPORT BEACH, CA 92660  
 (949) 447-5471  
 (949) 447-5471  
 ANDY FETILEAN

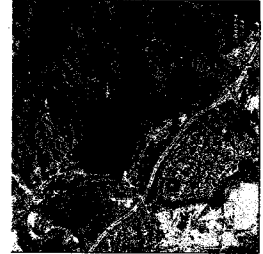
**LANDSCAPE ARCHITECT:**  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92651  
 (949) 497-5471  
 SCAM CRANLEY

**CIVIL ENGINEER:**  
 TRANSPORTATION CONSULTANTS WEST, INC.  
 2200 LEFFERTSON AVE., SUITE 204  
 MURBETTA, CA 92562  
 (951) 200-6666  
 GEORGE LOWESTY

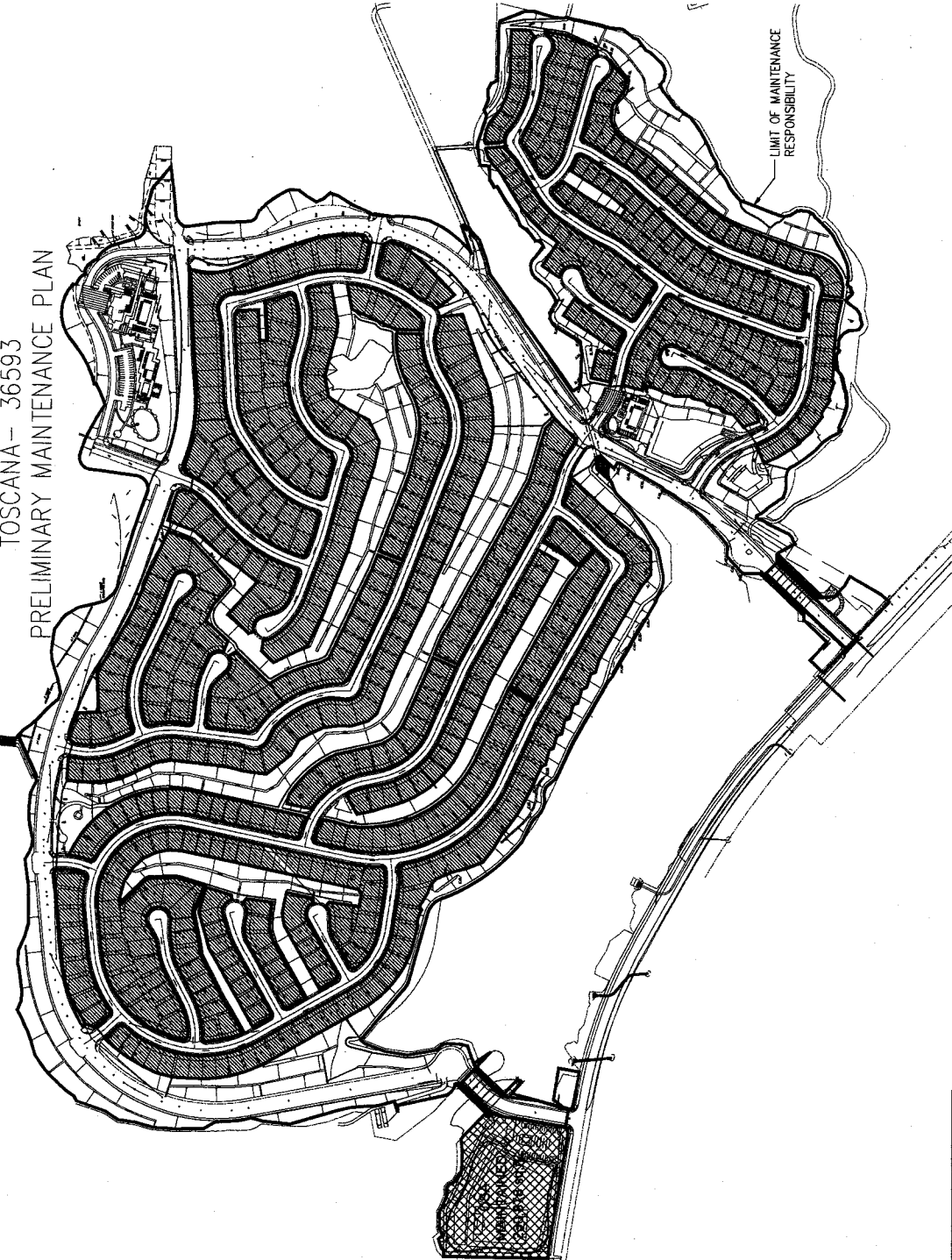
**LEGEND**

- PRIVATE LANDOWNER MAINTAINED
- HOMEOWNER ASSOCIATION MAINTENANCE
- COUNTY OF RIVERSIDE (CSA) MAINTENANCE
- COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT MAINTAINED

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



VICINITY MAP NOT TO SCALE



**DIGITALLY SIGNED**  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 TEL: \_\_\_\_\_ FAX: \_\_\_\_\_  
 A PUBLIC SERVICE ALERT

**NOTE:** APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.  
 CHANGES TO THESE PLANS SHALL NOT BE MADE WITHOUT AN ENVIRONMENTAL PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

DATE	BY	DATE	BY	DATE	BY



**PREPARED BY:**  
 S.W.A. GROUP  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92651  
 PHONE: 949-497-5471 FAX: 949-494-7861  
 CERT. NO. 32866, EXPI. 12/2015, 10/05/2014

**BENCHMARK:**  
 SCALE: 1" = 100'

<b>SCALE:</b> 1" = 100'	<b>TRACT NO. 36593</b>	<b>SHEET NO. L1.00</b>
<b>COUNTY OF RIVERSIDE TOSCANA</b>	<b>PRELIMINARY MAINTENANCE PLAN</b>	<b>FILE NO. L-061-SHIS</b>

**NOT FOR CONSTRUCTION**

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEES MUST OBTAIN COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 965-5790 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST  
 PHONE: (951) 965-6885 FOR PERMIT CASES EAST OF CABAZON  
 PHONE: (760) 342-9287 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

289-003-081, 289-130-028, 289-080-037, 290-079-029

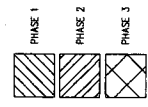
PROJECT DIRECTORY

OWNER:  
 FOREMART TOSCANA, LLC  
 4560 FOREMART COMMUNITIES, SUITE 800  
 NEWPORT BEACH, CA 92660  
 (949) 746-9774  
 AUSTY PERITZMAN

LANDSCAPE ARCHITECT:  
 570 GLENVIEW STREET  
 LAGUNA BEACH, CA 92651  
 (949) 497-5471  
 SEAN O'MALLEY

CIVIL ENGINEER:  
 FOREMART ENGINEERING CONSULTANTS WEST, INC.  
 25100 JEFFERSON AVE., SUITE 200  
 MARRIETTA, CA 92652  
 (951) 200-8885  
 GEORGE LEWISKEY

LEGEND



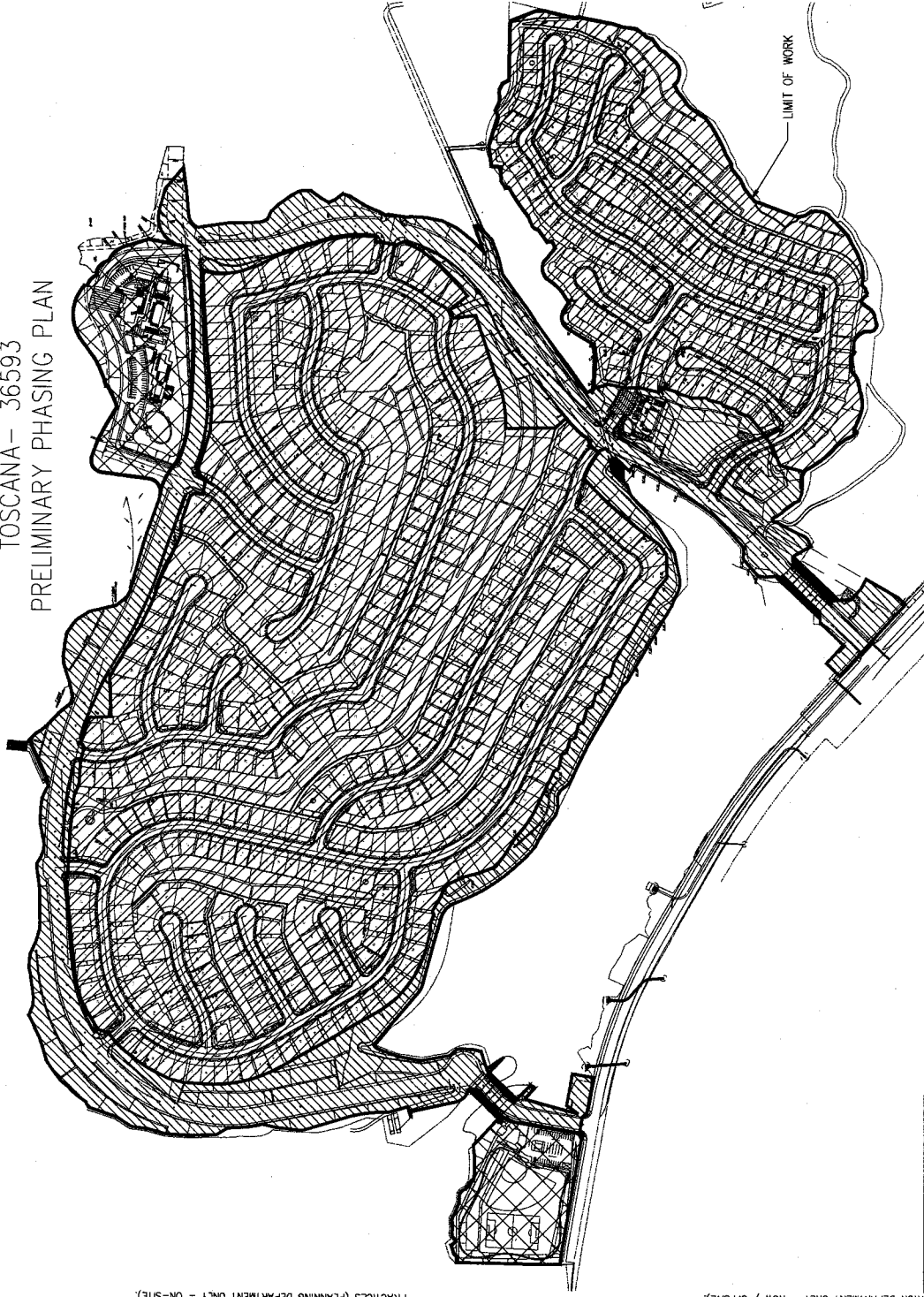
LANDSCAPE AREA --  
 8,999,345 SQ. FT. 206.6 ACRES



VICINITY MAP NOT TO SCALE

# COUNTY OF RIVERSIDE

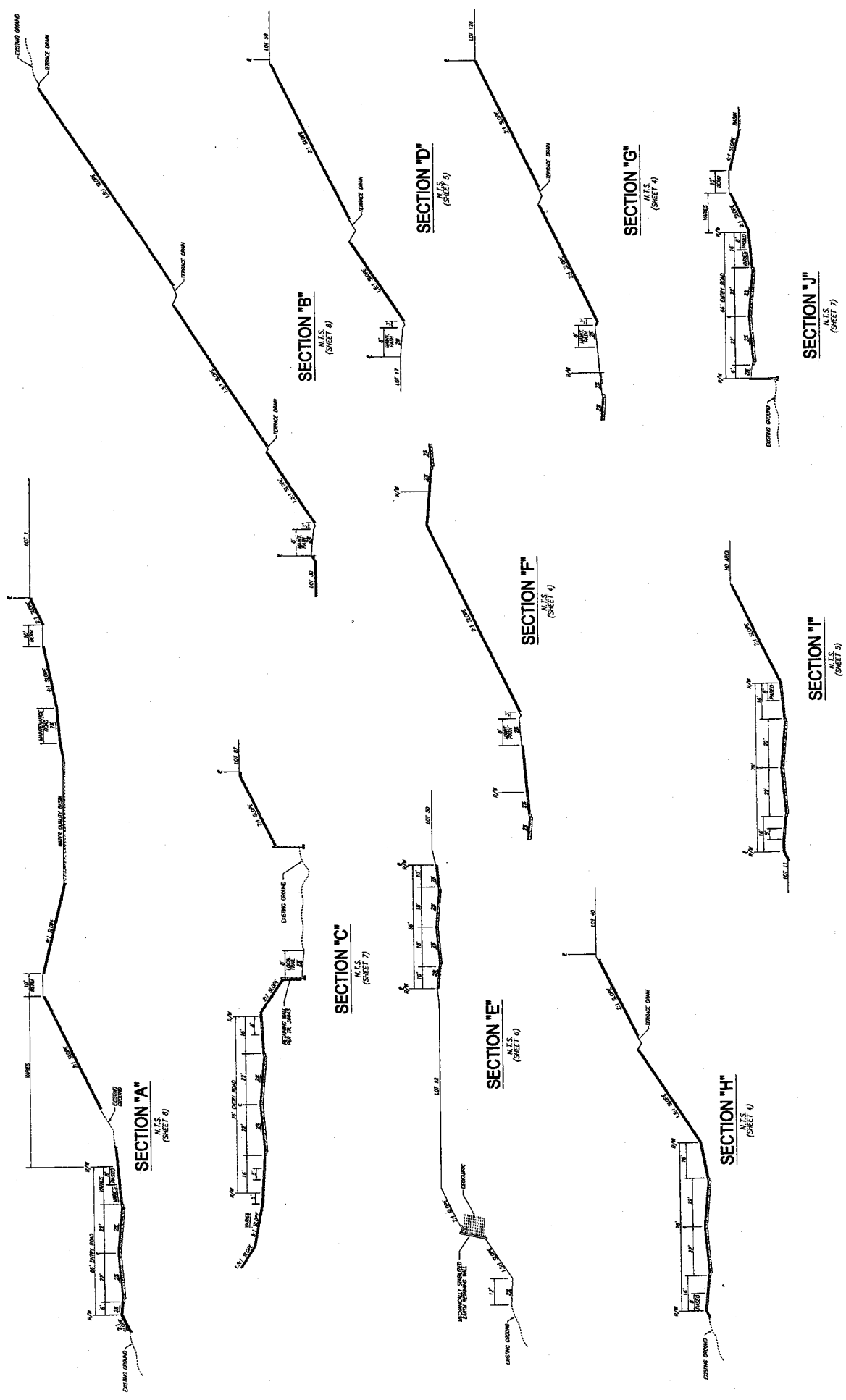
TOSCANA- 36593  
 PRELIMINARY PHASING PLAN



<p>SCALE: 1" = 40' (SEE PLAN FOR FULL SCALE PRINT)</p> <p>TRACT NO. 36593</p> <p>COUNTY OF RIVERSIDE</p> <p>TOSCANA</p>		<p>SHEET NO. L1.01</p> <p>TOTAL SHEETS 1.01 OF 9</p>
<p>BENCHMARK: S 10 A</p>		<p>PRELIMINARY PHASING PLAN</p> <p>FOR: FOREMART TOSCANA, LLC</p> <p>REV. _____</p> <p>SCALE: _____</p>
<p>NOTED: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.</p> <p>NOTE: CONTRACTOR SHALL MAINTAIN THESE PLANS SHALL NOT CHANGE UNLESS WITHIN THE ROAD RIGHT-OF-WAY PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEES MUST OBTAIN COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.</p>		<p>PREPARED BY:                  SWA GROUP                  570 GLENVIEW STREET                  LAGUNA BEACH, CA 92651                  PHONE: (949) 497-5471                  FAX: (949) 494-7861                  CERT. NO. 32866, EXP. 12/2015, 10/06/2014</p>
<p>APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).</p>		<p>REGISTRATION NUMBER _____ DATE SIGNED _____</p>
<p>APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).</p>		<p>REGISTRATION NUMBER _____ DATE SIGNED _____</p>







**AMENDMENT #1**

**SCHEDULE "A"**  
**TENTATIVE TRACT NO. 96593**  
**COUNTY OF RIVERSIDE**

**PROACTIVE ENGINEERING CONSULTANTS WEST, INC.**  
 2519 JEFFERSON AVE. SUITE 200  
 SAN JOSE, CA 95131  
 TEL: (415) 288-1414

**FORESTER TOSCANI, LLC**  
 10000 N. CENTRAL EXPRESSWAY, SUITE 200  
 NEWPORT BEACH, CA 92660  
 TEL: (949) 748-0714

**TOSCANIA**

AMENDMENTS: [ ]  
 DATE: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]

PREPARED BY: [ ]  
 DEVELOPER/APPLICANT: [ ]

MAP PREPARED: Jun 19, 2014  
 OF 8 SHEETS  
 SHEET 3

SEE SHEET 5

AMENDMENT #1

**SCHEDULE "A"**  
**TENTATIVE TRACT NO. 36593**  
**COUNTY OF RIVERSIDE**

PREPARED BY: FORESTOR TOSCANI, LLC  
 4550 MacArthur Blvd. Suite 600  
 Irvine, CA 92618  
 Tel: (949) 748-5714

DATE: 07/15/2014

4  
 OF 8 SHEETS

MAP PREP. DATE: JUN 15, 2014



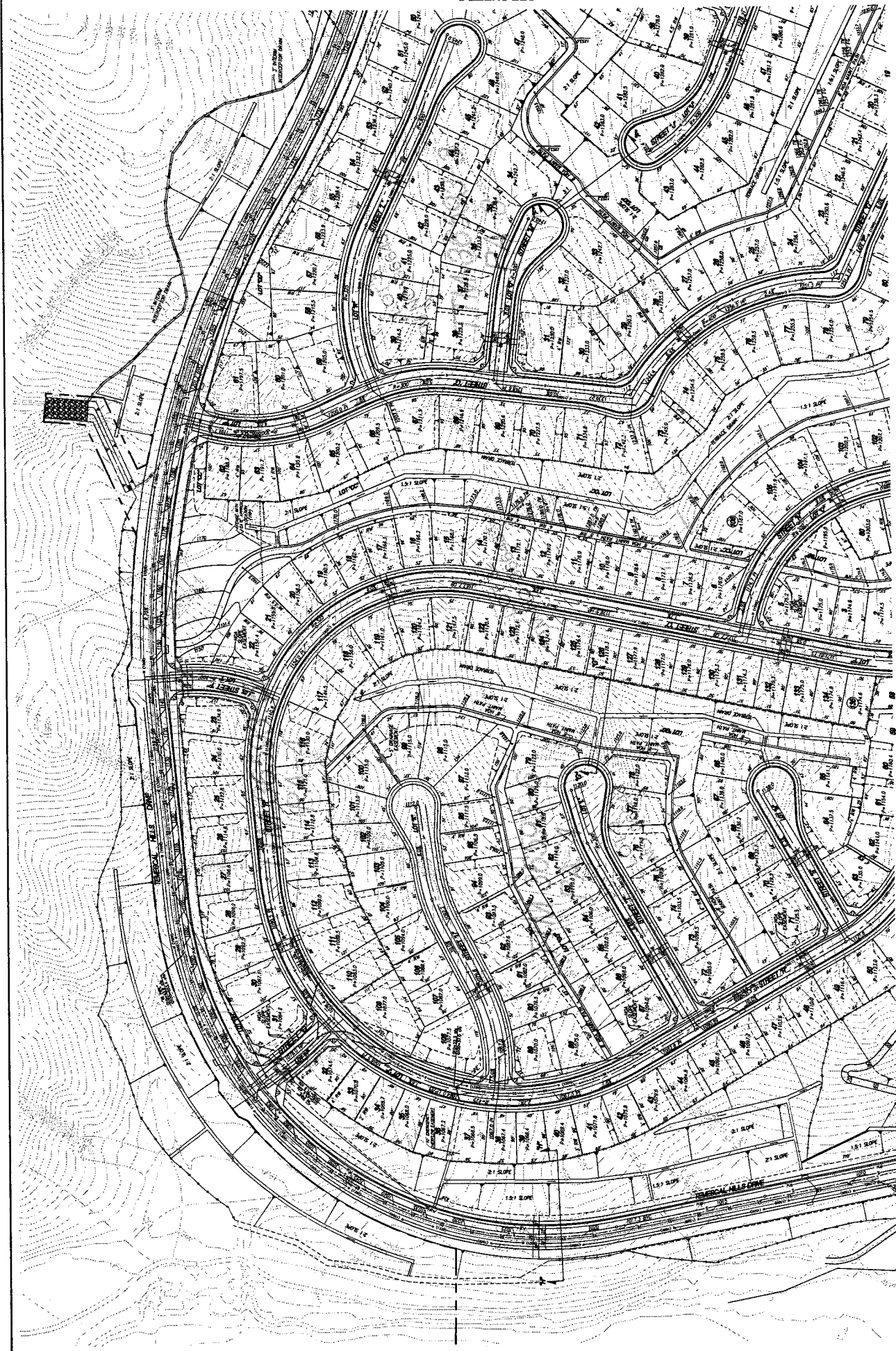
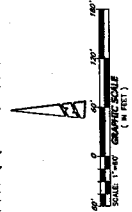
**PRODUCTIVE ENGINEERING**  
 INC.  
 229 JEFFERSON AVE. SUITE 200  
 SAN JUAN BAPTIST, CA 95066  
 951-80-8846

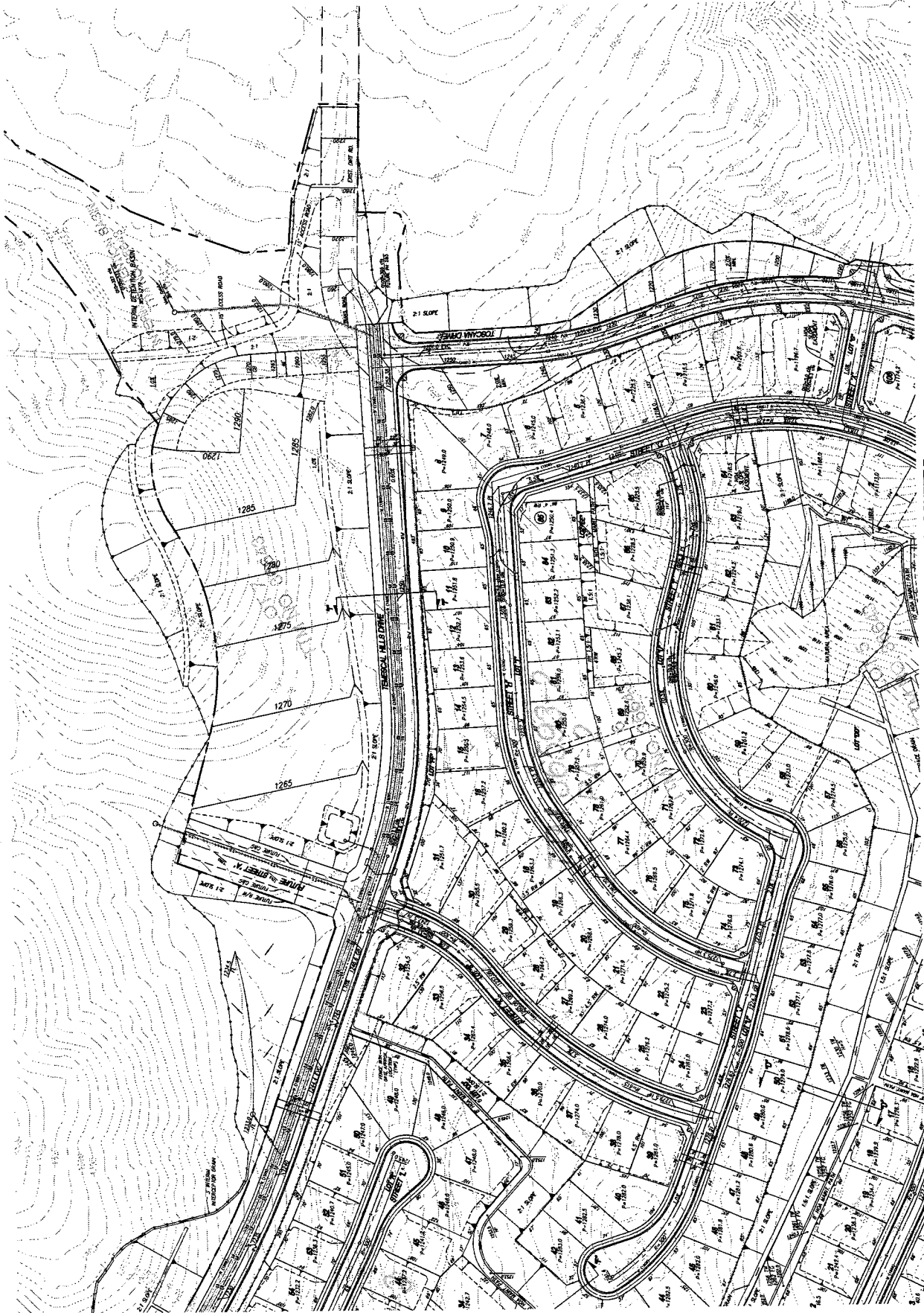
DESIGNED/APPROVED:  
 Forestor Toscani, LLC  
 4550 MacArthur Blvd. Suite 600  
 Irvine, CA 92618  
 Tel: (949) 748-5714



REVISIONS	DATE	BY	REASON	PER	FOR	DEPARTMENTAL COMMENTS

SEE SHEET 6



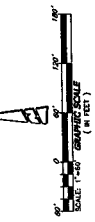


SEE SHEET 4

SEE SHEET 7

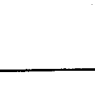
AMENDMENTS

DATE	NO.	DESCRIPTION



PROJECTIVE ENGINEERING  
CONSULTANTS WEST, INC.  
230 HARBOR BLVD. #1000  
SAN FRANCISCO, CA 94133  
415-774-1111

DEVELOPER/APPLICANT:  
Forsyth, Inc., LLC  
4890 McArthur Blvd, Suite 600  
San Francisco, CA 94133  
Tel: (415) 748-8714



PREPARED BY:  
PROJECTIVE ENGINEERING  
CONSULTANTS WEST, INC.

AMENDMENT #1  
SCHEDULE "A"  
TENTATIVE TRACT NO. 365593  
COUNTY OF RIVERSIDE  
PROJECTIVE ENGINEERING, LLC  
10.03  
MAP PREPARED: APR 19, 2014  
5  
OF 8 SHEETS



SEE SHEET 7

SEE SHEET 4



**AMENDMENT #1**

**SCHEDULE "A"**


**TENTATIVE TRACT NO. 36593**

**COUNTY OF RIVERSIDE**

6 OF 8 SHEETS

MAP PREPARED: JAN 18, 2014

PREPARED BY:



**PROACTIVE ENGINEERING CONSULTANTS WEST, INC.**  
 500 MARSHALL AVE  
 SUITE 100  
 SAN MARINO, CA 91764  
 951-266-6810

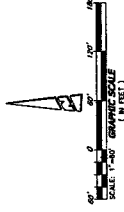
DEVELOPER/APPLICANT:

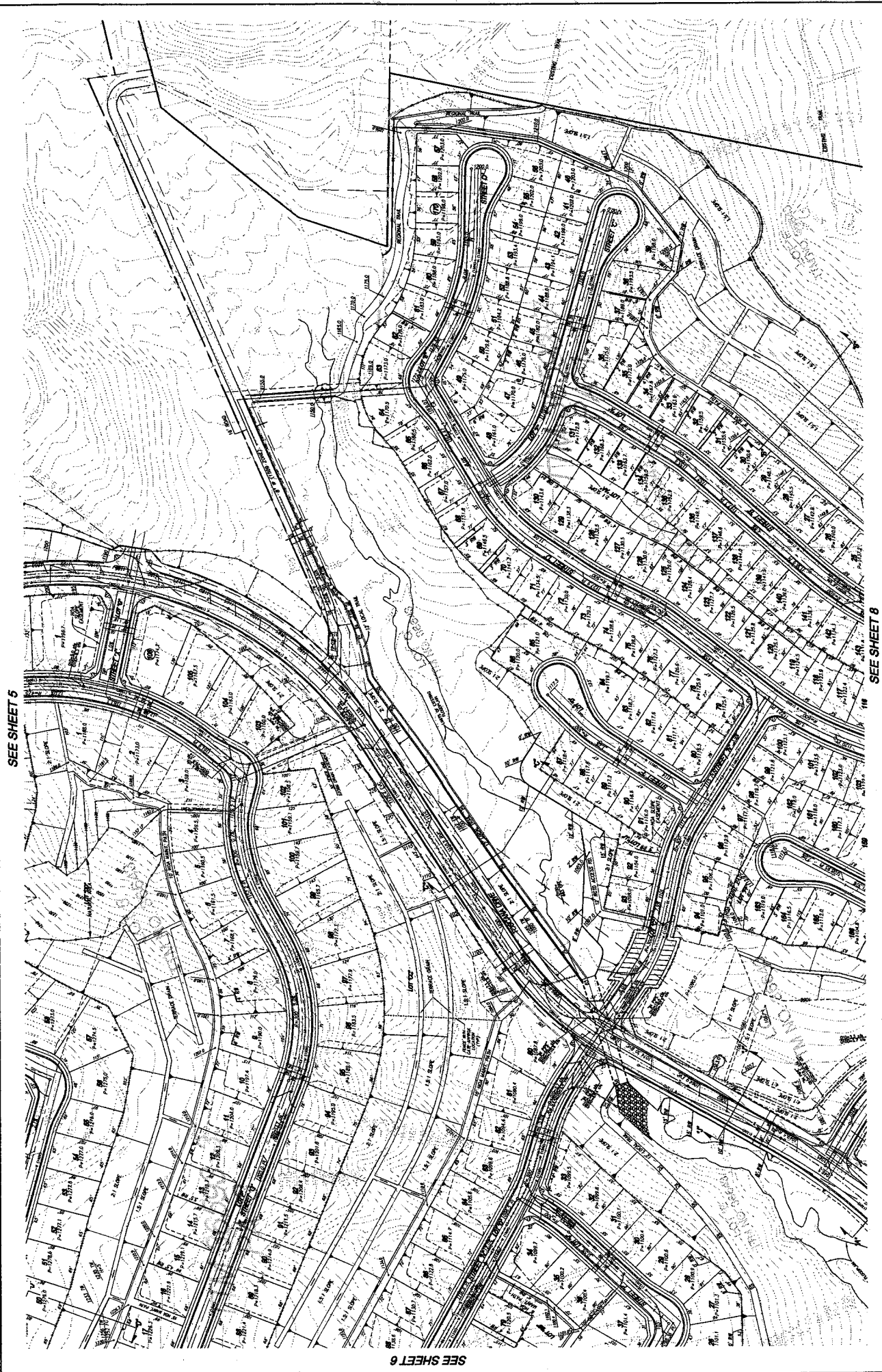
**Foresta Toscana LLC**  
 4500 McArthur Blvd, Suite 600  
 Newport Beach, CA 92660  
 Tel (949) 760-0714



AMENDMENTS:


DATE	NO.	DESCRIPTION
01/18/14	1	REVISION FOR THE DEPARTMENTAL COMMENTS #1






AMENDMENT #1

SCHEDULE "A"  
 TENTATIVE TRACT NO. 30583  
 COUNTY OF RIVERSIDE


PREPARED BY:  PROACTIVE ENGINEERING CONSULTANTS WEST, INC.  
 1515 APPARATUS AVE. SUITE 100  
 RIVERSIDE, CA 92504  
 951-220-1510

DEVELOPER/APPLICANT: Foresta Toscana, LLC  
 4500 McArthur Blvd, Suite 600  
 Newport Beach, CA 92660  
 Tel: (949) 748-0714



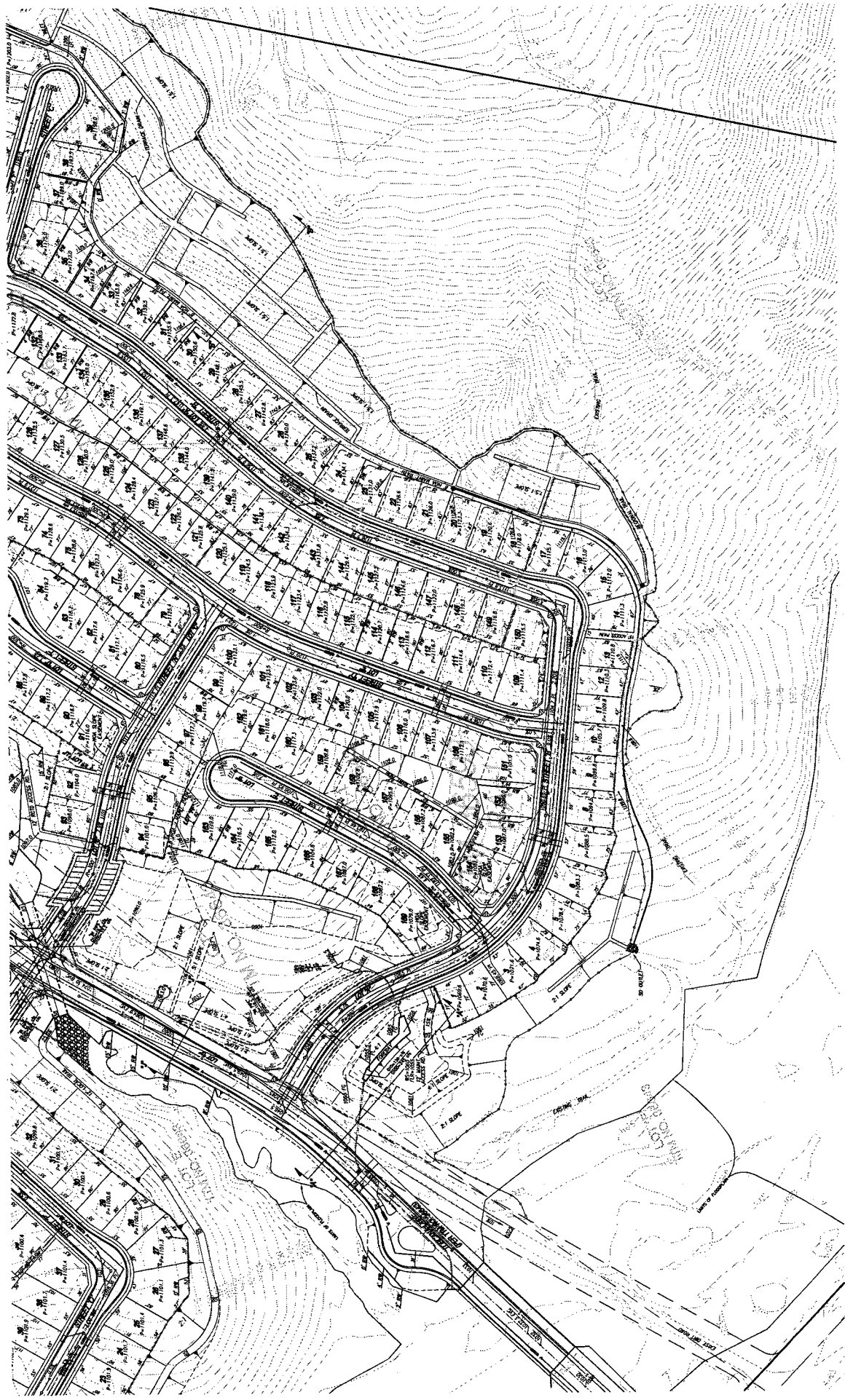
AMENDMENT NO.	DATE	REVISIONS FOR THE DEPARTMENTAL COMMENTS IF

DATE: 07/20/11

 SCALE: 1" = 200' GRAPHIC SCALE (IN FEET)

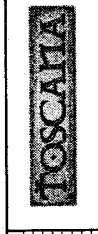
Map PREPARED: Jan 18, 2012

SEE SHEET 7



AMENDMENTS	DATE	DESCRIPTION

REVISIONS PER DEPARTMENTAL COMMENTS #1

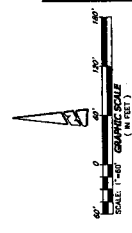


DISCLOSED/APPlicant  
 Forestar Toscana, LLC  
 490 McArthur Blvd. Suite 600  
 San Jose, CA 95128  
 Tel (949) 746-6714



PROJECTIVE ENGINEERING  
 CONSULTANTS WEST, INC.  
 2200 North 11th, CA 95062  
 916-260-1816

AMENDMENT #1  
 SCHEDULE "A"  
 TENTATIVE TRACT NO. 365583  
 COUNTY OF RIVERSIDE  
 PREPARED BY: FORESTAR TOSCANA, LLC  
 DATE: JAN 18, 2012



8 Labels per page

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



Addendum No. 2 to  
Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36593

Prepared by:

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

Applicant:

Forestar Toscana, LLC  
4950 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660  
Contact: Andy Petitjean

CEQA Consultant:

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

January 14, 2015

# Table of Contents

<u>Section</u>	<u>Page</u>
<b>I. Introduction .....</b>	<b>I-1</b>
A. Purpose of this Document.....	I-1
B. The California Environmental Quality Act .....	I-1
C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals .....	I-1
D. Project Summary .....	I-3
E. CEQA Requirements for an EIR Addendum.....	I-3
F. Type of CEQA Compliance Document and Level of Analysis.....	I-5
G. Format and Content of this EIR Addendum .....	I-7
H. Preparation and Processing of this EIR Addendum.....	I-8

**II. Environmental Assessment Form/Initial Study Checklist**

**III. Mitigation Monitoring and Reporting Program**

**Appendices**

- A1. Preliminary Geotechnical Investigation
- A2. Supplemental Geotechnical Analysis
- B. Water Quality Management Plan
- C. Fire Protection Plan
- D. Preliminary Drainage Study
- E. Noise Impact Analysis
- F. Traffic Impact Analysis
- G. Greenhouse Gas Reduction Measures Memorandum

# I. Introduction

Tentative Tract Map No. 36593

**I. INTRODUCTION****A. Purpose of this Document**

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

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

**B. The California Environmental Quality Act**

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

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

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



Tentative Tract Map No. 36593

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

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

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

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

**Tentative Tract Map No. 36593**

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

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

**D. Project Summary**

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

**E. CEQA Requirements for an EIR Addendum**

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

---

Tentative Tract Map No. 36593

---

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

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

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

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

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

---

Tentative Tract Map No. 36593

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

#### **F. Type of CEQA Compliance Document and Level of Analysis**

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

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

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

---

Tentative Tract Map No. 36593

---

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

---

**Tentative Tract Map No. 36593**

---

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

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

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

**G. Format and Content of this EIR Addendum**

The following components comprise the EIR Addendum in its totality:

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

---

Tentative Tract Map No. 36593

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

## **H. Preparation and Processing of this EIR Addendum**

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

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

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

Tentative Tract Map No. 36593

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



II. Environmental Assessment Form/  
Initial Study Checklist

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

### I. PROJECT INFORMATION

#### A. Project Description:

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

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

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

**C. Total Project Area:** 201.9

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

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

#### D. Assessor's Parcel No(s):

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

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





Sources: ESRI, RCTLMA (2014)

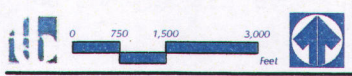


Figure 2  
VICINITY MAP

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

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

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

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

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



Source(s): ESRI/ACTLMA (2014)

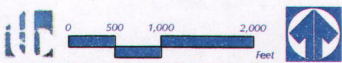


Figure 3  
**AERIAL PHOTOGRAPH**

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 Project proposes the same number of residential homes as previously approved by SP 327 in 2006 and SP 327A1 in 2014. 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

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

**D. Land Use Designation(s):** MDR, MHDR, CR, OS-R, OS-MS/FMZ, OS-CH as reflected on the Land Use Plan for SP 327A1.

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

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

**G. 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 & Rural 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):** Medium Density Residential, Medium High Density Residential, High Density Residential, Open Space-Recreation, Open Space-Conservation Habitat, and Public Facility as reflected on the Land Use Plan for SP 327A1 to the North; Rural Residential to the North; Light Industrial to the South; Light Industrial, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, 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

**H. 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 Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F, and portions of 27 of SP 327.

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

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

K. **Adjacent and Surrounding Zoning:** Specific Plan (SP) and Residential Agriculture (R-A-5) to the North; Manufacturing Service Commercial (M-SC) to the South; Specific Plan (SP 353, Serrano Commerce Center) to the West; 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 checked="" 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 checked="" 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**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative



Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Matt Straite  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For Steve Weiss, Planning 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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;" SP 327A1; Addendum No. 1, Temescal Canyon Area Plan Figure 9, "Scenic Highways;" Elsinore Area Plan Figure 9, "Scenic Highways;" California Scenic Highway Program (Caltrans); Google Earth (accessed October 2, 2014); 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. Addendum No. 1 to EIR 439 (Addendum No. 1) concluded that SP 327A1 would have a similar aesthetic character as SP 327 and would not adversely affect public views within the I-15 corridor.

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

The proposed Project would implement SP 327A1 and would be required to comply with the Development Standards and Design Guidelines (Architecture and Landscaping) contained therein to ensure that development on the Project site is visually appealing. Accordingly, implementation of the proposed Project would not result in any new or more severe impacts upon a scenic highway corridor than was previously disclosed in EIR 439 or Addendum No. 1.

b) Potential impacts to scenic resources resulting from buildout of SP 327 were previously evaluated in EIR 439, Section VI.L "Aesthetic Resources" and Addendum No. 1. EIR 439 concluded that build out of SP 327 would result in less-than-significant impacts to scenic resources because planned development would be clustered in the central portion of the SP 327 property and would include 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. Addendum No. 1 concluded that SP 327A1 would have a similar aesthetic character as SP 327 – SP 327A1 would include grading activities that would not substantially damage scenic resources and provide a natural appearance, and would also incorporate Development Standards and Design Guidelines (Architecture and Landscaping) to ensure development is visually attractive and not offensive. Further, SP 327A1 would have a smaller development footprint than SP 327; more of the property would be preserved as natural open space, including steep slopes.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres within the impact footprint of SP 327A1 and the Project would be required to comply with SP 327A1's Development Standards and Design Guidelines (Architecture and Landscaping) to ensure that development on the Project site is visually appealing. Because the Project would be consistent with approved SP 327A1, implementation of the Project would not result in any new or more severe impacts to scenic resources that was previously disclosed in EIR 439 or Addendum No. 1.

**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;" SP 327A1; Addendum No. 1; 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) 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. This discrepancy was corrected in Addendum No. 1.) All development on the Project site would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on

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

observations at the Mt. Palomar observatory. In addition, the proposed Project would be required to comply with the design standards contained within SP 327A1 to minimize contributions to sky glow (refer to SP 327A1, Section IV.C.2, *Lighting*). Mandatory compliance with Ordinance No. 655 and implementation of the design measures within SP 327A1 related to outdoor lighting fixtures would ensure that the proposed Project would not contribute 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;" SP 327A1; Addendum No. 1; Ord. No. 915 (Regulating Outdoor Lighting); Project Application Materials

**Findings of Fact:**

a & b) The Project site is undeveloped under existing conditions and is located south of existing rural residential properties. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in character – primarily consisting of lights installed on individual residential lots, lights installed in on-site parks, and street lights. 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 (as amended by SP 327A1), and would not create unacceptable sources of light or more intense lighting levels than previously evaluated by EIR 439 or Addendum No. 1. Furthermore, the proposed Project would be required to comply with the lighting standards contained within SP 327A1 as well as County Ordinance No. 915. The Project's mandatory compliance with these standards would: 1) ensure that proposed development would be compatible with the low-light, rural setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project site; and 3) 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 or Addendum No. 1.

**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.

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed 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 Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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," Addendum No. 1; County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Land Information System (RCLIS); Farmland Mapping and Monitoring Program; Google Earth (accessed October 2, 2014); Project Application Materials.

Findings of Fact:

a) The Project site does not contain any lands designated as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP). As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. This conclusion is consistent with the information disclosed in EIR 439 and Addendum No. 1.

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 as proposed by the Project. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

The Project site is not located within 300-feet of agriculturally zoned properties. Furthermore, there are no properties in the vicinity of the Project site subject to a Williamson Act contract or Riverside County Agricultural Preserve. As such, the Project site would not conflict with off-site agricultural lands. The Project's impact would be less than significant, which is consistent with the conclusion of EIR 439 and Addendum No. 1.

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

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

Farmland to non-agricultural use. No impact would occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

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;" Addendum No. 1; Addendum No. 1 Appendix A1 "Biological Resources Assessment" (Helix Environmental Planning, 2014); Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" RCLIS; 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 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

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone 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;" Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; California Building Standards Code; Google Earth (accessed October 2, 2014)

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 applicable to the Project for determining consistency with the AQMP. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including SCAG's 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.

EIR 439 concluded that because SP 327 would be consistent with the regional growth projections documented by Riverside County and SCAG, SP 327 would also be consistent with the 1997 SCAQMD AQMP. This rationale was applied because the 1997 SCAQMD AQMP relied on the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying the same rationale, Addendum No. 1 concluded that SP 327A1 would not conflict with the 1997 SCAQMD AQMP because the land plan for SP 327A1 would be consistent with

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

the regional growth projections contained within the 1997 SCAQMD AQMP – SP 327A1 did not change the planned number of dwelling units from SP 327 (i.e., 1,443 units) and reduced the overall development intensity of the project by eliminating a commercial retail site planned by SP 327. The Project would implement SP 327A1 and would not alter the location, distribution, or intensity of development on the subject property beyond what is shown on the approved land plan for SP 327A1 (which was deemed to be consistent with the original land plan for SP 327). Accordingly, the Project would not result in a new or more severe conflict with the regional growth projections contained within the 1997 SCAQMD AQMP. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

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 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.*

Consistency Criterion No. 1 refers to violations of 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. Addendum No. 1 determined that SP 327A1's daily construction-related air quality impacts would be the same or similar to those disclosed in EIR 439. Addendum No. 1 also determined that SP 327A1's long-term operational mobile source emissions would be substantially lower than those disclosed in EIR 439 because SP 327A1 would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than SP 327. Accordingly, Addendum No. 1 concluded that SP 327A1 would not increase 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.

The Project would implement the land plan for SP 327A1. 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 or Addendum No. 1. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

- 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



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

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. As concluded in Addendum No. 1, SP 327A1 would not substantially exceed assumptions in the AQMP and would be consistent with Consistency Criterion No. 2. The Project would implement SP 327A1; no changes to the approved Specific Plan would occur as a result of the Project. 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 SP 327 or SP 327A1, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

b & c) EIR 439 concluded SP 327 would result in significant direct and cumulatively considerable regional air quality impacts from short-term construction and long-term operational activities. EIR 439 identified mitigation measures to reduce SP 327's air quality effect; however, EIR 439 concluded SP 327's long-term direct and cumulative air quality impacts would be significant and unavoidable even after the incorporation of specified mitigation measures. Addendum No. 1 concluded that SP 327A1 would not create any additional air quality violations beyond those previously identified in EIR 439, and would, in fact, reduce the severity of air quality impacts as compared to SP 327 due a reduction in planned development intensity on-site and the application of more stringent, mandatory building and air quality regulations (although long-term direct and cumulative impacts would remain significant and unavoidable as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439).

The proposed Project would implement the land uses planned by SP 327A1. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1) would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. Furthermore, the Project would be required to comply with the building and air quality regulations specified in Addendum No. 1 (including, but not limited to, the California Building Standards Code, California Code of Regulations Title 24). Accordingly, the proposed Project would not directly cause or cumulatively contribute to any new air quality violation or an increase in the severity of any existing or projected air quality violation beyond what was previously disclosed in EIR 439 and Addendum No. 1. The Project would result in a significant and unavoidable direct and cumulative air quality impact during long-term operation as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439.

d) The proposed Project is a master-planned residential community and would not involve the construction of point source air pollutant emitters. Accordingly, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. Furthermore, the proposed Project would be required to comply with the mitigation measures imposed by EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1) to minimize air pollutant emissions during short-term construction

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

activities and long-term operation. No impact would occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

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 and Addendum No. 1.

f) The Project proposes to develop the subject property with residential land uses, parks, roads, and water quality/detention facilities. These land uses are not typically associated with the generation of objectionable odors. Although odor emissions could occur during short-term construction activities – from construction equipment exhaust, application of asphalt, and the application of architectural coatings – such odors would be no greater than disclosed in EIR 439 and Addendum No. 1, and mandatory compliance with SCAQMD Rule 1113 (Architectural Coatings), would minimize odors associated with Project construction activities. Further, potential odors from construction activities would not affect a substantial number of people and would be short-term and intermittent in nature, ceasing upon completion of construction. Short-term odor impacts associated with Project construction would be less than significant. This conclusion is consistent with the information disclosed in EIR 439 and Addendum No. 1.

**Mitigation:** EIR 439 identified mitigation measures that would minimize the air quality impact of SP 327 to the maximum feasible extent. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1. These mitigation measures (as modified by Addendum No. 1) would continue to apply to the proposed Project. No new mitigation measures beyond those identified in EIR 439 (as modified by Addendum No. 1) are required.

**Monitoring:** Monitoring shall occur as specified in EIR 439 (as modified by Addendum No. 1).

**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?

	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	Impact Fully Analyzed in EIR 439
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** EIR 439, Section VI.J, "Biological Resources;" EIR 439 Appendices G-1 through G-22; Addendum No. 1; Addendum No. 1 Appendix A1 "Biological Resources Assessment" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A2 "MSHCP Consistency Analysis" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A3 "Oak Tree Impacts and Mitigation for the Toscana Project" (Helix Environmental Planning, 2014); Western Riverside County MSHCP

**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 with 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 the SP 327 property owner, which was signed on June 10, 2003. The MOU cites commitments of the SP 327 property owner and the County and includes a map showing 510.0 acres of open space conservation on the Project site. The MOU is appended to certified EIR 439 as Appendix G-10. Section 3.3.1 of the MSHCP and approved Joint Project Review 06 03 27 01 for SP 327 determined that approved SP 327 would be consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU. To date, approximately 70 acres of the Specific Plan area have been dedicated to the Western Riverside County RCA.

An MSHCP Consistency Report was prepared by Helix Environmental Planning to evaluate SP 327A1 for consistency with the conservation requirements of the MSHCP (Addendum No. 1 Appendix A2). The MSHCP Consistency Report for SP 327A1 was reviewed and approved by the County Environmental Programs Department and the Western Riverside County RCA. The Report, the findings of which were disclosed in Addendum No. 1, determined that SP 327A1 was consistent with, and exceeded, the conservation criteria specified in the MOU because SP 327A1 resulted in a lesser extent of overall biological impact than would have occurred from implementation of SP 327. Specifically, SP 327A1 reduced the permanent disturbance area within the Specific Plan Area by approximately 32 acres, which reduced direct effects to sensitive biological resources, minimized

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

potential edge effects to the MSHCP Conservation Area, and improved the overall MSHCP Conservation Area design by providing better connected open space areas. Accordingly, Addendum No. 1 concluded that SP 327A1 was consistent with the MSHCP, and would not result in any new or more severe impact that was not disclosed in EIR 439.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1 (and what was evaluated in the MSHCP Consistency Report for SP 327A1) and the Project would be required to comply with the property's MOU. Because the County determined SP 327A1 was consistent with the MSHCP, the proposed Project – as an implementing action of SP 327A1 – also would be consistent with the MSHCP. Accordingly, the proposed Project would not result in a new or more severe conflict with the MSHCP that was not previously disclosed in EIR 439 or Addendum No. 1.

b & c) As disclosed in EIR 439, two sensitive plant species, Coulter's matilija poppy and many stemmed dudleya, are present within the Specific Plan area. EIR 439 further disclosed that implementation of SP 327 would impact both of these species, but that impacts would be less than significant because the impacts would be consistent with the MSHCP's conservation requirements and would not threaten the regional viability of the species. Addendum No. 1 determined that, like SP 327, SP 327A1 would impact both the Coulter's matilija poppy and many stemmed dudleya. However, as disclosed in Addendum No. 1, SP 327A1's impacts to both species would be less than what was previously reported in EIR 439. The proposed Project would implement SP 327A1 and its limits of grading impact would be an approximately 201.9-acre portion of the impact footprint identified for SP 327A1. Therefore, the Project would have no potential to result in impacts to the Coulter's matilija poppy or many stemmed dudleya that were not previously disclosed in EIR 439 or Addendum No. 1.

EIR 439 disclosed that the SP 327 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 and the property's MOU. EIR 439 also disclosed that SP 327 had the potential to impact one special-status species not covered by the MSHCP (least Bell's vireo) but that impacts would be less-than-significant as a result of mandatory compliance with the MSHCP and the property's MOU. Because SP 327A1 has a smaller physical disturbance area than SP 327 and, like SP 327, is required to comply with the MSHCP and the property's MOU, Addendum No. 1 concluded that SP 327A1 would not result in any new or more severe impacts to special-status wildlife species than disclosed in EIR 439. The Project would implement a portion of the SP 327A1 and its limit of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1. Furthermore, the Project would be required to comply with the property's MOU. Therefore, the Project would have no potential to result in impacts to special-status animal species that were not previously disclosed in EIR 439 or Addendum No. 1.

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. Addendum No. 1 concluded that SP 327A1 would actually improve wildlife movement and better facilitate open space connectivity as compared to SP 327 because SP 327A1 would reduce the Specific Plan's overall development footprint. The proposed Project would implement SP 327A1; the Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1. Therefore, there is no potential for the Project to adversely affect wildlife movement to a greater degree than previously disclosed in EIR 439 or Addendum No. 1.

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

e & f) As disclosed in EIR 439, the Specific Plan area contains natural upland and riparian/riverine habitats, including resources under the jurisdiction of the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB). EIR 439 determined that impacts to the natural upland and riparian/riverine habitats, including areas under the jurisdiction of the USACE, CDFW, and the RWQCB, would be significant but that impacts would be reduced to less-than-significant levels with the application of required mitigation.

Addendum No. 1 determined that implementation of SP 327A1 would result in reduced impacts to natural biological habitats, including areas under the jurisdiction of the USACE, CDFW, and RWQCB, than SP 327 due to the preservation of approximately 32 additional acres of natural habitat that otherwise would have been impacted by SP 327. Although SP 327A1 would result in reduced impacts as compared to SP 327, Addendum No. 1 concluded that impacts would be considered significant and the mitigation measures identified in EIR 439 would continue to apply (with modifications to reflect land use design changes that resulted from SP 327A1, current best practices for biological resources, and current, applicable federal, State, and County of Riverside regulations). With application of the mitigation imposed by EIR 439 (as modified by Addendum No. 1), SP 327A1's impacts would be less than significant.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1, and the Project would be required to comply with the applicable mitigation imposed by EIR 439 (as modified by Addendum No. 1). As such, implementation of the Project would not result in any new or more severe impacts to natural biological habitats, including areas under the jurisdiction of the USACE, CDFW, and RWQCB, than previously disclosed in EIR 439 or Addendum No. 1.

g) The proposed Project site contains oak trees that are regulated by the County. As disclosed in EIR 439, development associated with SP 327 would impact 65 oak trees. SP 327A1 reduced the Specific Plan's development footprint by approximately 32 acres, which resulted in an approximately 54 percent decrease in impacts to oak trees as compared to impact levels previously disclosed in EIR 439. (Impacts would be reduced from 65 oak trees as reported in EIR 439 to 35 oak trees as reported in Addendum No. 1.) Accordingly, Addendum No. 1 concluded that implementation of SP 327A1 would not result in more severe impacts to oak trees than previously discussed in EIR 439.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1; therefore, there is no potential for the Project to result in more severe impacts to oak trees than previously disclosed in Addendum No. 1. Furthermore, the Project would be required to comply with mitigation requirements of EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1). Based on the foregoing, implementation of the proposed Project would not result in any new significant or more severe impact to oak trees than previously discussed in EIR 439.

The County does not have any other biological protection ordinance applicable to the proposed Project.

Mitigation: EIR 439 identified mitigation measures that would minimize the impact of SP 327 on biological resources to less-than-significant levels. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1,