

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



ITEM
1.13
(ID # 4193)

MEETING DATE:

Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Tentative Tract Map No. 36825 - Addendum No. 3 to Environmental Impact Report No. 439 – Applicant: Forestar Toscana, LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OS-C:MDR) (2-5 D.U./Ac.); East Temescal Hillside Policy Area; Serrano Policy Area; Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Rd., northerly of Temescal Canyon Rd., and easterly of Park Canyon Rd. – 153.11 Gross Acres – Zoning: Specific Plan (SP No. 327A1 [Terramor/Toscana]) – Planning Area No. 6-10, 13, 16, 21, 24-27) - REQUEST: Proposed schedule 'A' subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor – APNs: 290-070-045 and 290-070-046 – Related Cases: SP327A1. Applicant Fees 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on April 19, 2017.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

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

CONSIDERED ADDENDUM No. 3 to Environmental Impact Report No. 439, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in CEQA Guidelines Section 15162 exist; and,

APPROVED TENTATIVE TRACT MAP NO. 36825, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 36825 is a Schedule "A" tentative tract map that will subdivide 153.25 acres into 38 lots. Tentative Tract Map No. 36825 will create (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This Tentative Tract Map is the implementation of Phase 2 of the former Toscana Specific Plan now known as Terramor. The Project area is located north of Temescal Canyon, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail.

The Planning Commission heard the project on April 19, 2017. After taking public testimony, the Planning Commission closed the public hearing and approved the project with a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

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

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

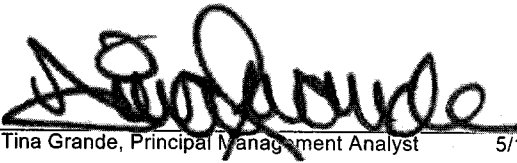
SUPPLEMENTAL:

Additional Information

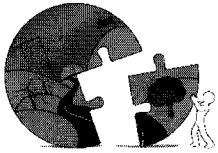
All fees are paid by the applicant. No general fund dollars will be used.

ATTACHMENTS:

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



Tina Grande, Principal Management Analyst 5/16/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
APRIL 19, 2017**

- I. AGENDA ITEM 4.3
TENTATIVE TRACT MAP NO. 36825** – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OSC-MDR) (2-5 D.U./Ac.) – East Temescal Hillside Policy Area – Serrano Policy Area – Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Road, northerly of Temescal Canyon Road, and easterly of Park Canyon Road – 153.11 Gross Acres – Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27).
- II. PROJECT DESCRIPTION:**
Proposed Schedule “A” Subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal: Principal Planner: John Hildebrand for Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- Spoke in favor:
Joel Morse, Applicant’s Representative
- No one spoke in opposition or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 5-0
- CONSIDERED** Addendum No. 3 to Environmental Impact Report No. 439; and,
APPROVED Tentative Tract Map No. 36825.

4.3

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Temescal
Supervisory District: First
Project Planner: Deborah Bradford
Planning Commission: April 19, 2017

TENTATIVE TRACT MAP NO. 36825
ADDENDUM NO. 3 to EIR 439
Applicant: Forestar Toscana, LLC
Engineer/Representative: Adkan Engineers



Charissa Leach
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36825 proposes a schedule "A" tentative tract map that will subdivide 153.25 acres into 38 lots. Tentative Tract Map No. 36825 will create eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. This Tentative Tract Map is the implementation of Phase 2 of the former Toscana Specific Plan now known as Terramor.

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

PROJECT BACKGROUND:

The Terramor Specific Plan No. 327 ("SP No. 327") and EIR 439 were originally adopted in December 2006. The total area of the specific plan is comprised of approximately 961.2 acres of land. The Specific Plan includes 1,443 residential units on approximately 300 acres. A range of housing types are proposed and will be complemented by natural open space areas, parks, paseos, and trails. Over half of the site (544.3 acres) is preserved as natural open space.

On December 9, 2014 the applicant received approval for an amendment to the Specific Plan ("SP No. 327A1"), a Change of Zone, and Tentative Tract Map No. 36643 for Phase I of the three-phase project. Tentative Tract Map No. 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. A few months later Tentative Tract Map No. 36593 was approved and resulted in the subdivision of 201.94 acres of the project site into 602 residential lots and an additional 31 lettered lots which allowed for areas dedicated for parks, open space, water quality/detention basins, and for infrastructure improvements. Presently, Phase I is actively under construction. (See attached Lotting Map)

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) and Open Space: Conservation (OS-C).
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum), Rural: Rural Residential (R:RR) and Open Space: Water (OS: W) to the north, Open Space: Conservation (OS: C) to the west, Open Space: Conservation Habitat to the east and Open Space: Conservation (OS:C) and Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) to the south.
3. Existing Zoning (Ex. #3): Specific Plan - (Terramor SP No. 327)
4. Surrounding Zoning (Ex. #2): Residential Agricultural 5-Acre Minimum (R-A-5) and Watercourse, Watershed and Conservation Areas (W-1) to the north, Serrano Specific Plan to the west, Natural Assets (N-A) to the east and Terramor Specific Plan (SP) to the south.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Primarily Vacant land. South and west of Interstate 15 are developed residential subdivisions.
7. Project Data:
Total Acreage: 153.25
Total Proposed Lots: 38 lots, ranging in size from 19.60 acres to 0.02 acres
Schedule: A
8. Environmental Concerns: See attached EIR 439 Addendum #3

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 3 to Environmental Impact Report No. 439, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in CEQA Guidelines Section 15162 exist; and,

APPROVE TENTATIVE TRACT MAP NO. 36825, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum #3 which is incorporated herein by reference.

1. The project site is designated Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Open Space: Parks (OS-R), Open Space: Conservation Habitat (OS: CH) as reflected on the Specific Plan Land Use Plan of SP327A1.
2. The proposed Project would facilitate future development of the Project site with land uses that would be consistent with approved SP No. 327 and EIR No. 439 and therefore, would also be consistent with the General Plan.
3. The design of Tentative Tract Map No. 36825 is consistent with the County's General Plan and applicable Specific Plan. As stated in General Plan Principle IV.A.1, the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principal IV.B.2 addresses unique communities stating that aspects of community character and identity is the natural topography and unique landforms that must be respected in the pattern of development. Tentative Parcel Map No. 36825 is located within the East Temescal Hillside, Serrano and Temescal Wash Policy Areas. These policy areas encourage that the area be design and development as one Specific Plan, grading limited to ensure preservation of the hillside, cluster development be encourage to conserve open space, the protection of the diverse plant and wildlife and encourage the maintenance of Temescal Wash in its natural state to be utilized for recreational and open space purposes. The proposed subdivision and ultimate development of the overall project site known as the Terramor Specific Plan No. 327 has been found to be consistent with these goals and policies through the adoption of Specific Plan No. 327 and Environmental Impact Report No. 439. Tentative Tract Map No. 36825 is a part of the total area incorporating the approved Specific Plan. The Conditions of Approval that have been applied to the Specific Plan are also applied to Tentative Tract No. 36825 conditions of approval to ensure that consistency with the General Plan and adopted Specific Plan remain.
4. The proposed project, Tentative Tract No. 36825, is to subdivide an approximately 153.3-acre portion of the Terramor property into a variety of sized lots. Some of these lots will be for conveyance purposes for future residential development and some for open space, roadways and water quality basins. Although this Map is not for the physical development of residential units, mass grading throughout the Project area, installation of backbone circulation/access and on-site utility infrastructure will be provided. This portion of the Specific Plan area has been found to be physically suitable for the future residential development and density because it consists of design clusters of residential neighborhoods which are the design pattern for the approved Specific Plan.
5. The Initial Study and Addendum prepared for this project analyzed if any new impacts will occur that were not addressed in the previously approved Environmental Impact Report No. 439 which was certified in 2006. The Addendum determined that no new significant impacts would occur as a result of the proposed subdivision and no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of Tentative Tract Map No. 36825 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the

Tentative Map there are no apparent existing recorded easements for public access roads. However, backbone circulation and access roads will be provided on-site to enable construction and utility vehicles to access the site during construction activities.

7. The proposed Schedule "A" Map will subdivide 153.25 acres into 38 lots. This Map is for the purpose of conveying parcels and to install backbone infrastructure improvements that is in compliance with the requirements of County standards and the adopted SP No. 327.
8. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum), Rural: Rural Residential (R:RR) and Open Space: Water (OS: W) to the north, Open Space: Conservation (OS: C) to the west, Open Space: Conservation Habitat to the east and Open Space: Conservation (OS:C) and Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) to the south.
9. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.
10. The zoning of the subject site is Specific Plan No. 327 Amendment 1 (SP327A1) as established by Ordinance No. 348. Tentative Tract No. 36825 is comprised of Planning Areas, 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, and 27G. Zoning Ordinance No. 348 was amended to include Section 17.107 of Article XVIIIa of Ordinance No. 348 providing specific development standards.
11. The project site is surrounded by properties which are zoned Residential Agricultural 5-Acre Minimum (R-A-5) and Watercourse, Watershed and Conservation Areas (W-1) to the north, Serrano Specific Plan to the west, Natural Assets (N-A) to the east and Terramor Specific Plan (SP) to the south.
12. The project area is surrounded primarily by vacant land with some scattered residential uses. To the south and west of Interstate 15 are developed residential subdivisions.
13. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP), and has gone through the Habitat Assessment and Negotiation Strategy (HANS) which required the applicant to conserve/preserve 544 acres of open space. Tentative Tract Map 36825 project fulfills the requirements of the (WRMSHCP) and has illustrated on the Map, Lots F, J and O as MSHCP conservation areas.
14. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36825 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 as stated below:
 - Streets - Condition of Approval 10. TRANS. 1 states that the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County road Improvement Standards (Ordinance No. 461). It is understood that the Tentative Map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE

is as binding as though occurring in all. With this condition the requirements of Ordinance 460 – Section 10.5 A. as it pertains to streets has been met.

- Domestic Water – Condition of Approval 10. E. HEALTH. 4. states that the land divider is proposing potable water and sanitary sewer service from Temescal Valley Water District, and shall be the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. With this condition the requirements of Ordinance No. 460 Section 10.5 B. and D. as it pertains to domestic water and sewage has been met.
- Fire Protection – Condition of Approval 10. FIRE. 2 states, all water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and Ordinance No. 787 (Fire Code Standards), subject to the approval by the Riverside County Fire Department. Lastly, Condition of Approval 10. FIRE. 12 states Schedule “A” fire protection: approved standard fire hydrants shall be located at each street intersection and space no more than 330 feet apart in any direction and minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. With these conditions of approval the requirements of Ordinance 460 Section 10.5 C. has been met.

In regards to Section 10.5 E. and F. of Ordinance No. 460 no fencing around a canal, drain, expressway or other hazardous feature is being proposed nor are any electrical or communication facilities proposed. Therefore, the proposed project is consistent with the requirements of Ordinance 460 in regards to Schedule “A” subdivisions.

15. The proposed subdivision is located within a Moderate/Very High Fire Hazard Severity Zone and is within a State Responsibility Area (SRA). For this reason, under Government Code section 66474.02, the County must make the following three findings before the tentative map can be approved:
 - a. *A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, is consistent with any applicable regulations adopted by the state Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code for which there are not local regulations that equal or exceed these minimum regulations;*
 - b. *A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available through an acceptable entity, including a county; and*
 - c. *A finding that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable ordinance.*
16. Regarding Finding 11.a above, California Code of Regulations, title 14, section 1270 et seq. applies to State Responsibility Areas (SRA). The proposed project is in moderate/very high fire hazard severity zone that is a (SRA), for which regulations found in the California Code of Regulations, title 14, section 1270 et seq. apply. In a phone conversation with Assistant Fire Marshal Steven Swarouth of the Riverside County Fire Department on November 16, 2016 he stated that when a project is located within a high fire hazard area, all projects are reviewed and conditioned based on compliance with California Code of Regulations, title 14, section 1270 et seq. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee

shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. Title 14 regulations require complying with specific standards in terms of; emergency access and egress, signing and building numbering; emergency water standards and fuel modification standards. The Fire Department's Conditions of Approval for this tract map included blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements. This land division has also been designed so that each lot, and the subdivision as a whole, will provide fuel modification to reduce fire loading, provide appropriate fire breaks, and provide nonflammable walls along common boundaries and between rear yards and open space areas and emergency vehicle access into open space areas at intervals not to exceed 1500 feet. These conditions of approval ensure that compliance with California Code of Regulations, title 14, section 1270 et seq. have been met. .

17. Regarding Finding 11.b. above, Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Therefore, this requirement has been met.
18. Regarding Finding 11.c The Fire Department's conditions of approval requires that prior to recordation of the Map the Tract Map shall be stamped by the Riverside County Surveyor with the following notes:
 - The note "High Fire Area" shall be added to Map
 - All building shall be constructed with class C material as per the California Building Code.
 - Specifications regarding driveways lengths, turnouts, turnarounds, access areas, gate entrances, gate access, fuel modification, water plans, and secondary access and address number size.
19. Pursuant to Ordinance No. 460 section 3.2.1., whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternative or secondary access shall be provided. As proposed Tentative Tract Map 36825 is to subdivide an approximately 153.3-acre portion of the Terramor property within the development area of SP No. 327. A condition of approval for SP No. 327 which is currently in effect requires that an alternative or secondary access be provided. Although this Tract Map will not be for the subdivision of lots for actual development backbone circulation and access will be provided to facilitate the future development. A condition of approval for this Map also requires that alternative or secondary access be provided. Therefore, compliance with Section 3.2.1 of Ordinance 460 has been met.
20. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, which include maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

21. The project site is located within the City of Corona's sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Corona regarding this project.
22. As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that meet the following criteria:
 - a) Substantial changes are not being proposed 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.
 - b) No substantial changes have occurred with respect to the circumstances under which the project is being 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.
 - c) No 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 completed shows any of the following: (A) that the project will have one or more significant effects not discussed in the previous EIR, (B) that any significant effects previously examined will be substantially more severe than shown in the previous EIR, (C) that any 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, (D) there are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.

As provided in the attached Environmental Assessment (EA) 42818, the proposed project will not result in any new or substantially increased significant environmental impacts not identified in the previously certified EIR 439 or in Addendums 1 and 2; therefore Addendum #3 to EIR 439 has been prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Plan for SP No. 327, the applicable Specific Plan Land Use Designations, the SP No. 327, and with all applicable elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348 as amended and, Section 17.107 which adds specific plan zoning requirements and standards. This section references the planning areas of the Specific Plan No. 327 and the following zoning classifications they are to adhere to: One-Family Residential (R-1), General Residential (R-3), and Open Area Combining Zone-Residential Development (R-5). The uses and development standards are subject to these zone classifications; however, some exceptions have been made as stated in Ordinance No. 348.4797.
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 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 WRCMSHCP.

INFORMATIONAL ITEMS:

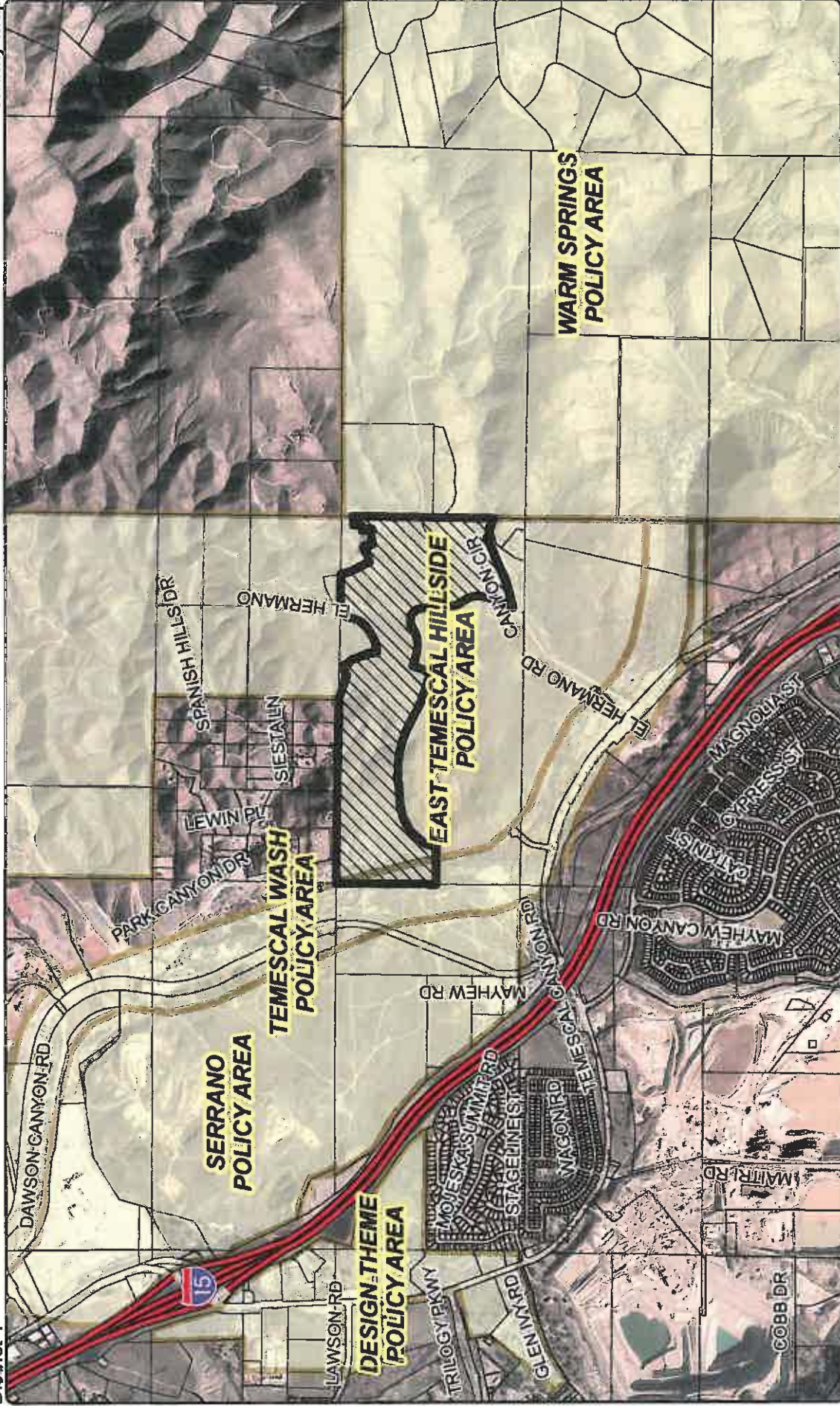
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a) An Alquist-Priolo earthquake fault zone; or,
 - b) A Recreation and Park District
3. The project site is located within:
 - a) The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan; and
 - b) The City of Corona and sphere of influence; and
 - c) The boundaries of the Corona-Norco Unified School District; and
 - d) Western Municipal Water District; and
 - e) Stephen's Kangaroo Rat Fee Area; and
 - f) An area of very low, low, and moderate liquefaction; and
 - g) A high fire and State Responsibility Area; and
 - h) 100-year flood zone; and
 - i) A dam inundation area near Lee Lake.
4. The subject site is currently designated as Assessor's Parcel Numbers 290-070-045 and 290-070-046

RIVERSIDE COUNTY PLANNING DEPARTMENT TR36825

Supervisor: Jeffries
District 1

Date Drawn: 10/11/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Temescal

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, providing a new land use designations for unincorporated Riverside County. This map was prepared for the Riverside County Planning Department. The Riverside County Planning Department office is located at 251 95th Street, Riverside, CA 92504. For more information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or at (951) 955-3277 (Eastern County) or visit www.riversidecountyplanning.com.

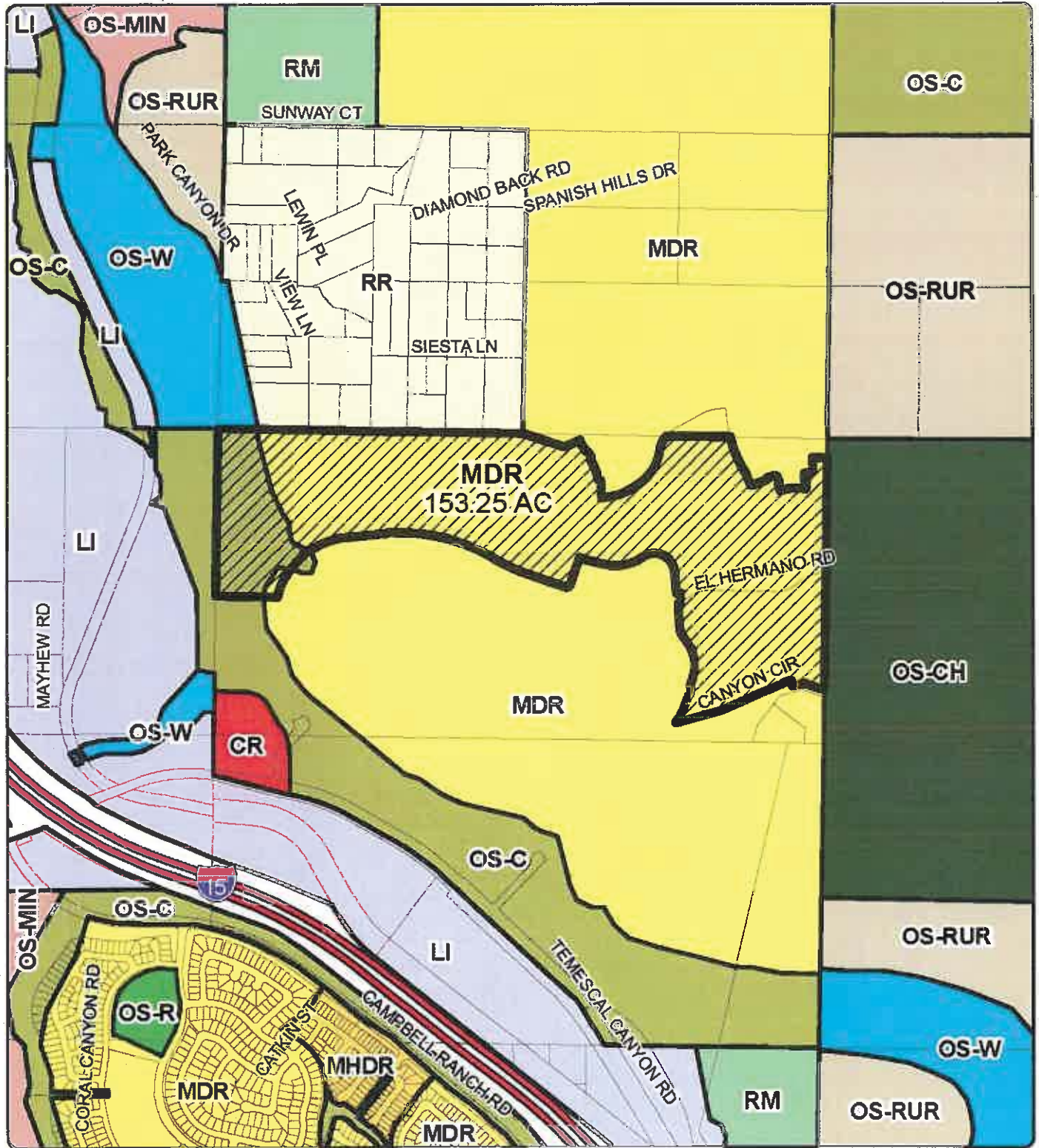
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36825

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 10/11/2016
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3900 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctd.net>



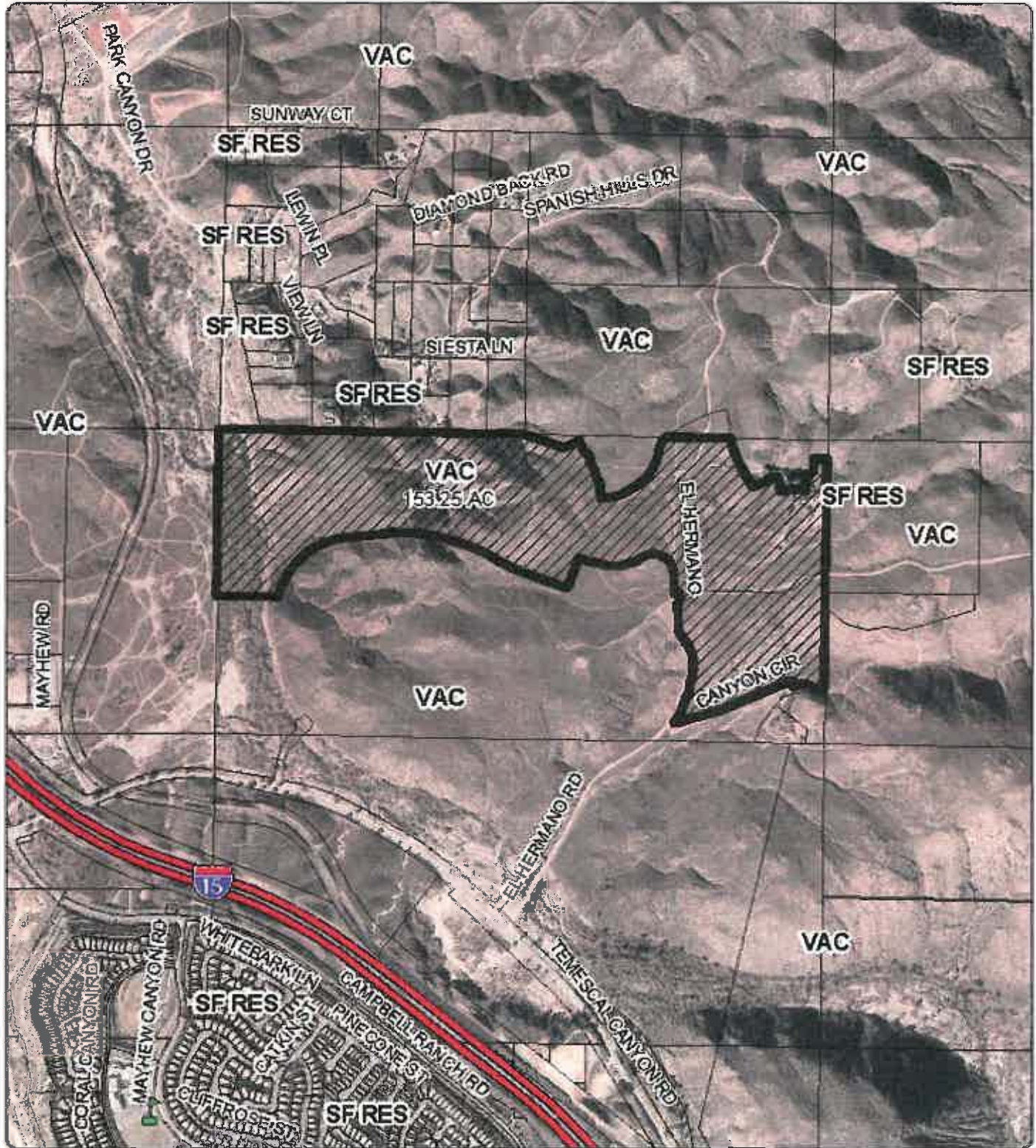
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36825

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 10/11/2016
Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside signed a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may cause different types of land use designations to be assigned to parcels. For further information, please contact the Riverside County Planning Department at (951) 953-3200 (Phone County) or the Planning Director at (951) 953-3277 (Riverside County) or planning@co.riverside.ca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

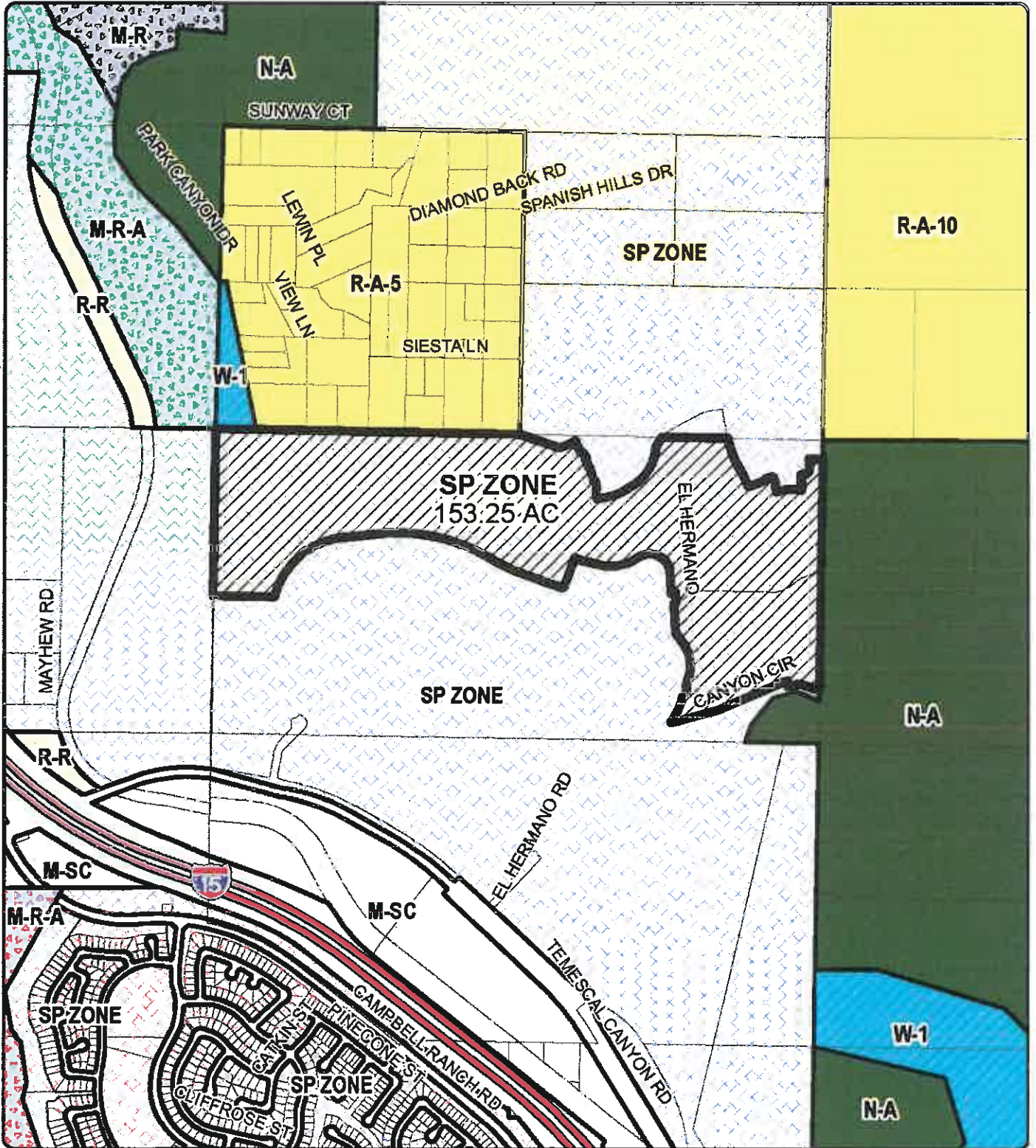
TR36825

Date Drawn: 10/11/2016

Supervisor: Jeffries
District 1

EXISTING ZONING

Exhibit 2



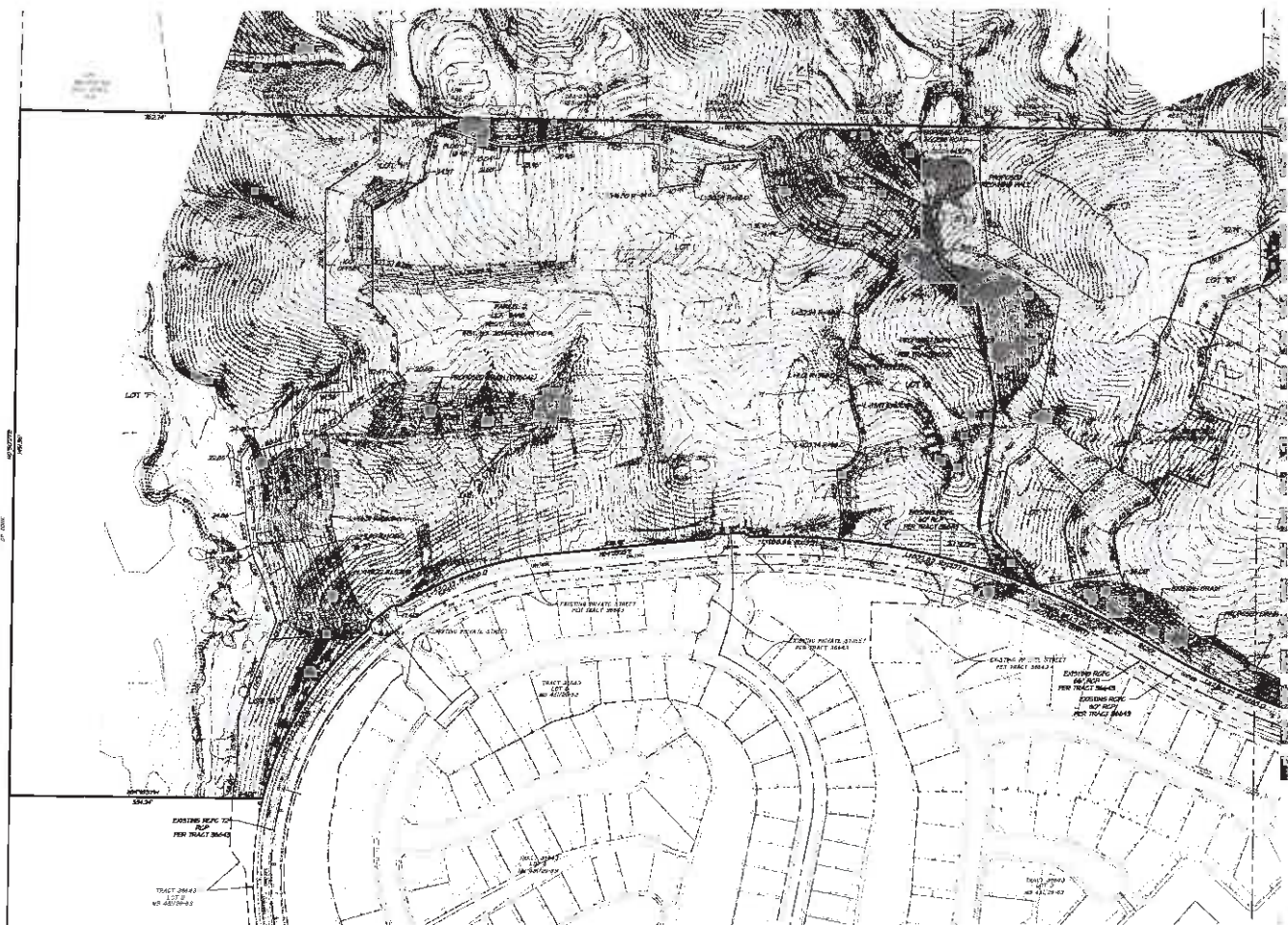
Zoning Area: Temescal

Author: Vinnie Nguyen



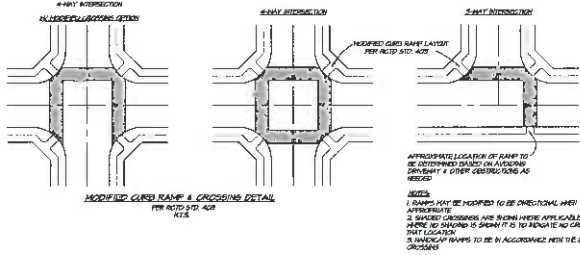
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.mplpa.org>

SCHEDULE "A"
TENTATIVE TRACT NO. 36825
COUNTY OF RIVERSIDE



CASE TR36825
EXHIBIT A
DATE 10/12/2016
PLANNER D. BIRKHEAD

- COMMENT LEGEND**
- PUBLIC - PLANNING DEPARTMENT
 - PUBLIC - PUBLIC WORKS DEPARTMENT
 - PUBLIC - TRANSPORTATION DEPARTMENT
 - PUBLIC - PUBLIC SAFETY
 - PUBLIC - REMOVAL PERMITS IN OPEN SPACE DISTRICT
 - PUBLIC - ENVIRONMENTAL HEALTH DEPARTMENT
 - PUBLIC - BUILDING & SAFETY PLAN CHECK
 - PUBLIC - PUBLIC SAFETY
 - PUBLIC - AREA A
 - PUBLIC - AREA B



LEGEND

— — — — — PROPERTY LINE	— — — — — PROPOSED LOT LINE
— — — — — EXISTING LOT LINE ADJUSTMENT	— — — — — PROPOSED BAY
— — — — — EXISTING CENTERLINE	— — — — — EXISTING RAMP
— — — — — EXISTING CENTERLINE	— — — — — EXISTING TRAMP
— — — — — EXISTING EASEMENT	— — — — — PROPOSED EASEMENT
— — — — — EXISTING EASEMENT	— — — — — PROPOSED EASEMENT
— — — — — EXISTING REMAINING RIGHT-OF-WAY	— — — — — PROPOSED REMAINING RIGHT-OF-WAY
— — — — — EXISTING REMAINING RIGHT-OF-WAY	— — — — — PROPOSED REMAINING RIGHT-OF-WAY

REVISIONS

DATE	NO.	DESCRIPTION



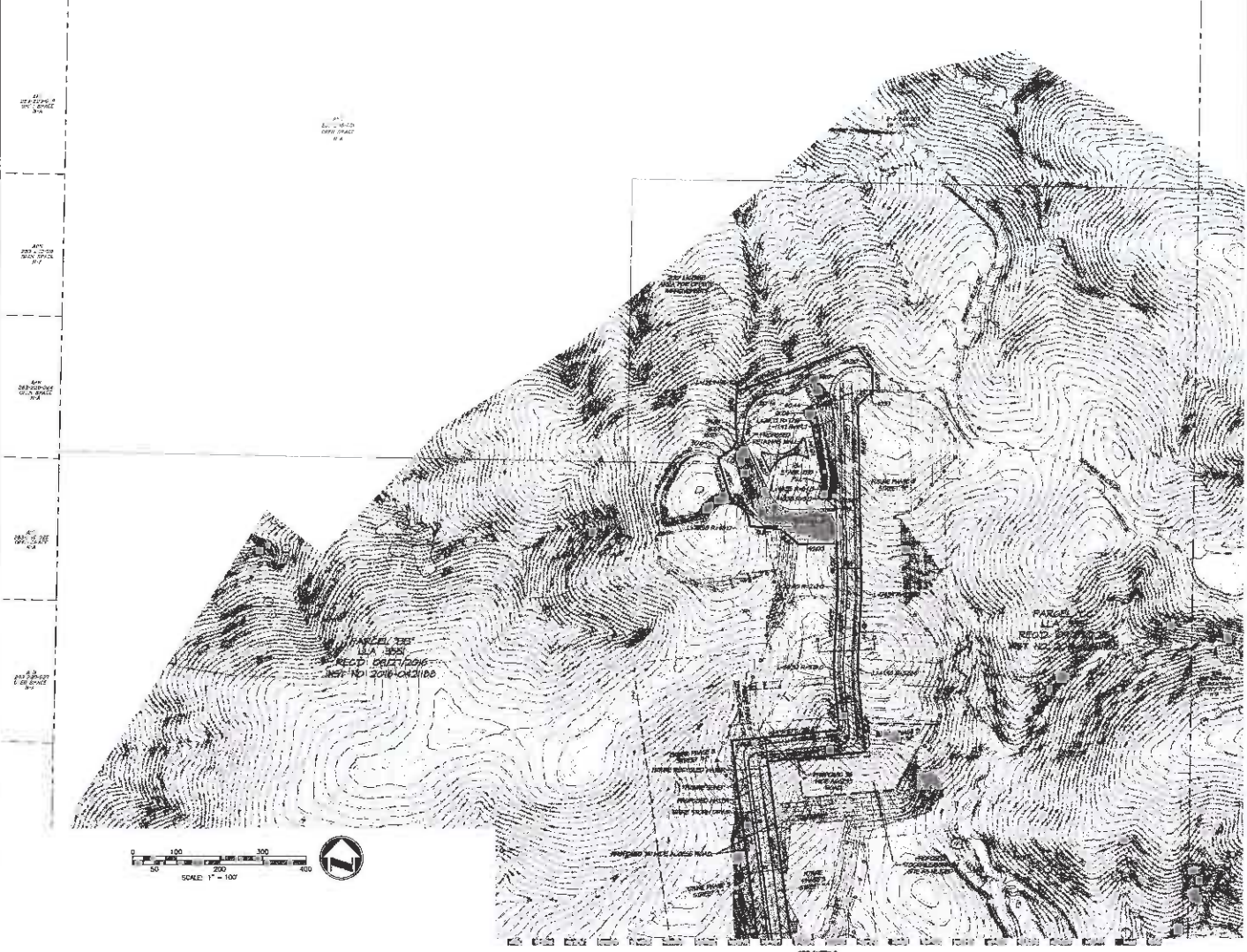
TERRAMOR

DEVELOPER/APPLICANT:
FORESTAR TOSCANA, LLC
4540 McARTHUR BLVD, SUITE 600
NEHEPORT BEACH, CA 92660
TEL (444) 749-6714

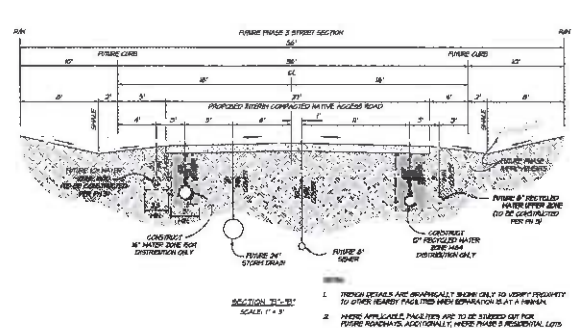
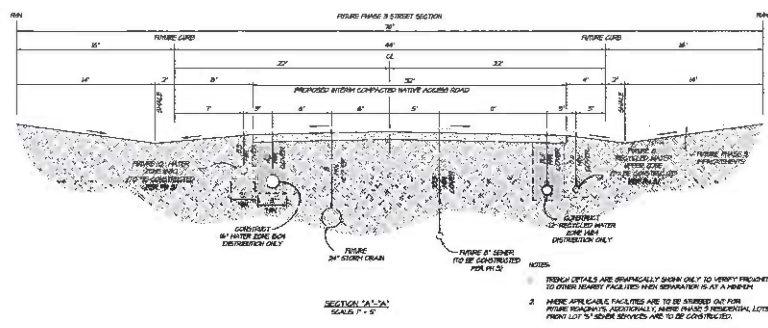
PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
1079 AVENUE 108, RIVERSIDE, CA 92504
TEL: 951-514-1111 FAX: 951-514-1112

TENTATIVE TRACT NO. 36825
(PHASE II / SPA 327)
SCHEDULE "A"
COUNTY OF RIVERSIDE

SCHEDULE "A"
TENTATIVE TRACT NO. 36825
COUNTY OF RIVERSIDE



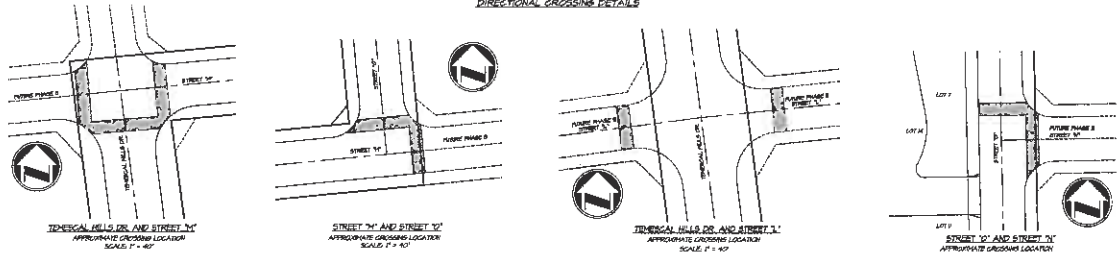
SEE SHEET D



- NOTES:
1. UTILITY DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER STREET FACILITIES WHEN SEPARATION IS AT A PREMIUM.
 2. WHERE APPLICABLE, FACILITIES ARE TO BE SITUATED OUT FROM PHASE READY-TO-BUILD, ADDITIONALLY, PHASE PHASE 3 RESIDENTIAL LOTS FROM LOT 51 SEWER SERVICES ARE TO BE CONSTRUCTED.

1. UTILITY DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER STREET FACILITIES WHEN SEPARATION IS AT A PREMIUM.
2. WHERE APPLICABLE, FACILITIES ARE TO BE SITUATED OUT FROM PHASE READY-TO-BUILD, ADDITIONALLY, PHASE PHASE 3 RESIDENTIAL LOTS FROM LOT 51 SEWER SERVICES ARE TO BE CONSTRUCTED.

DIRECTIONAL CROSSING DETAILS



REVISIONS	DATE	NO.	DESCRIPTION



DEVELOPER/APPLICANT:
FORESTAR TOSCANA LLC
4540 McARTHUR BLVD, SUITE 800
NEHWORTH BEACH, CA 92660
TEL (949) 740-6714

PREPARED BY:
adkan
ENGINEERS
Civil Engineering - Landmark - Planning
6578 AVILA BLVD., RIVERSIDE, CA 92506
(951) 503-1000 FAX (951) 503-1000

TENTATIVE TRACT NO. 36825
(PHASE II / SPA 927)
SCHEDULE "A"
COUNTY OF RIVERSIDE

PREPARED FOR:
FORESTAR TOSCANA DEVELOPMENT COMPANY

NO. 826

PREPARATION DATE:
SEPTEMBER 2016
REV. 10/15/16

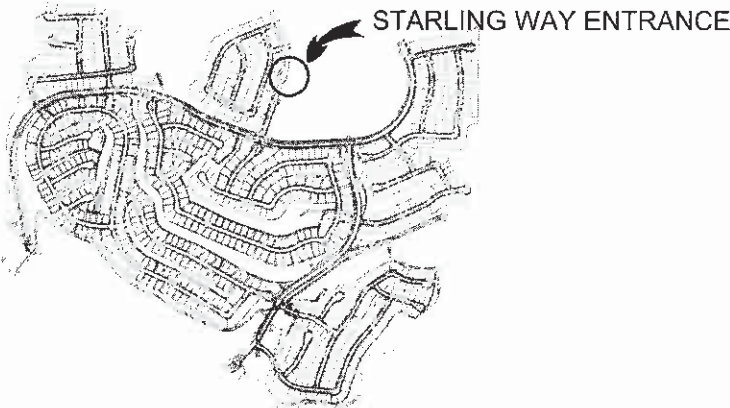
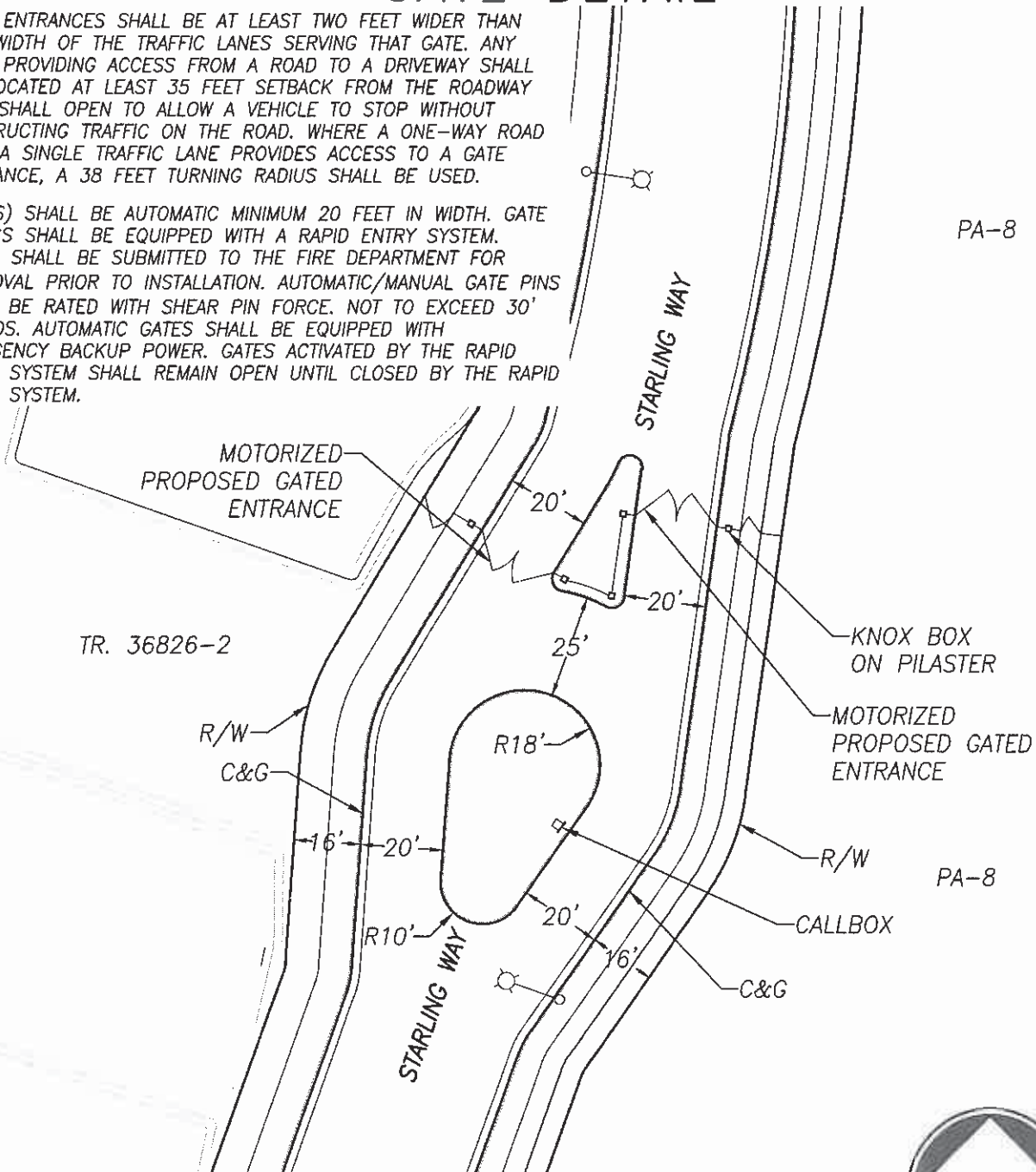
4
OF 4 SHEETS

STARLING WAY GATE DETAIL

GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.

GATE(S) SHALL BE AUTOMATIC MINIMUM 20 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30' POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

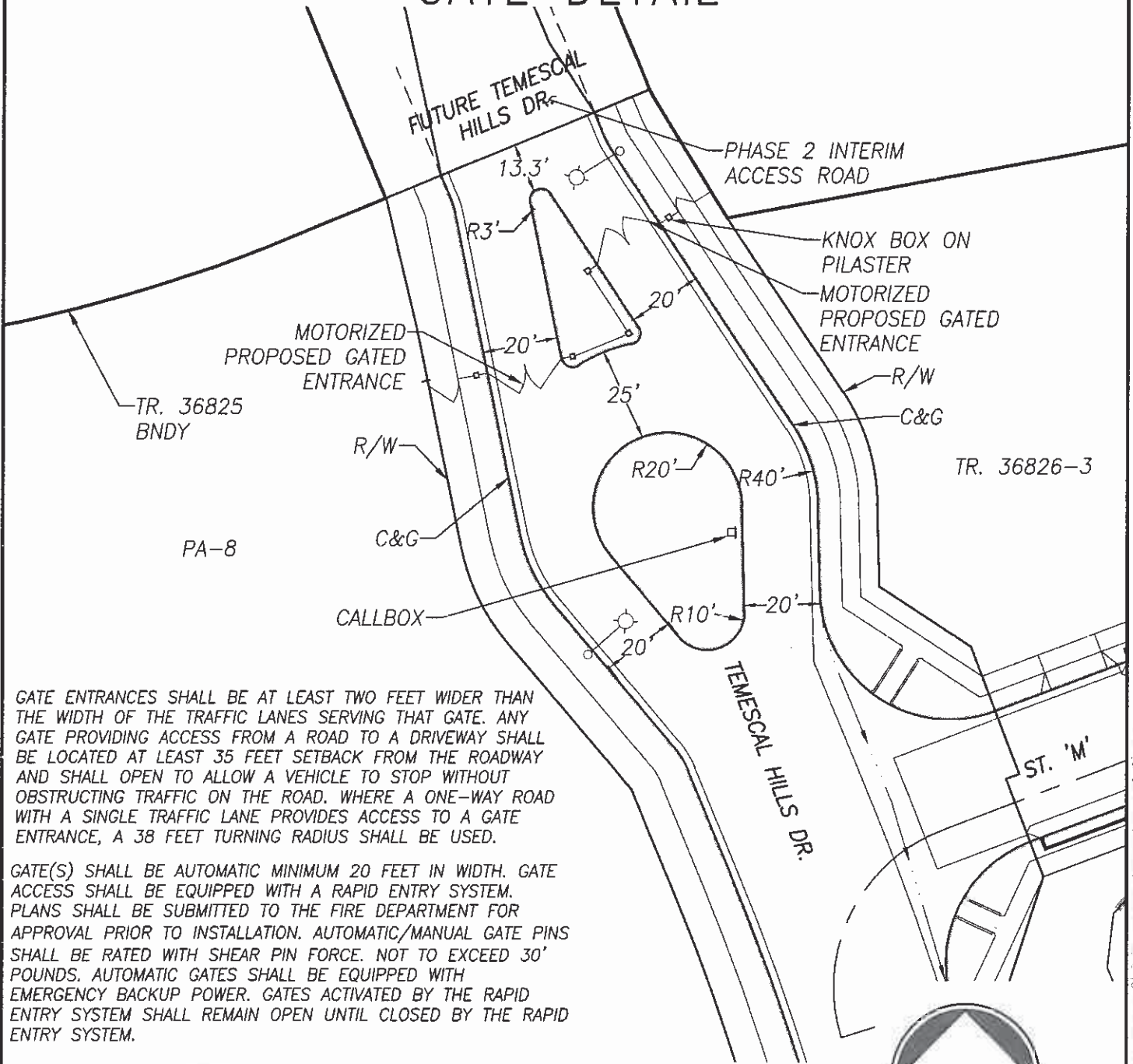
PA-8



SCALE: 1" = 40'

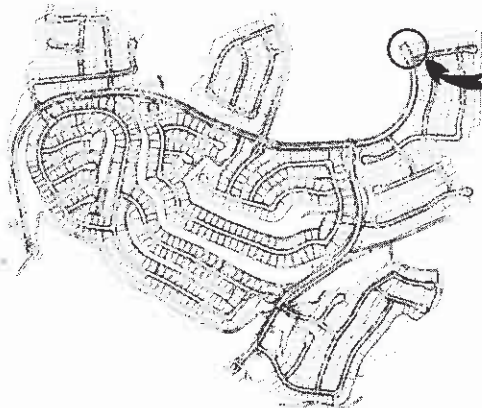
GATE DETAIL
CLIENT: FORESTAR TOSCANA LLC.
DATE: 11/14/2016
SHEET 1 OF 2

TEMESCAL HILLS DR. GATE DETAIL



GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.

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TEMESCAL HILLS DR.
ENTRANCE



SCALE: 1" = 40'

GATE DETAIL

CLIENT: FORESTAR TOSCANA
LLC.

DATE: 11/14/2016

SHEET 2 OF 2

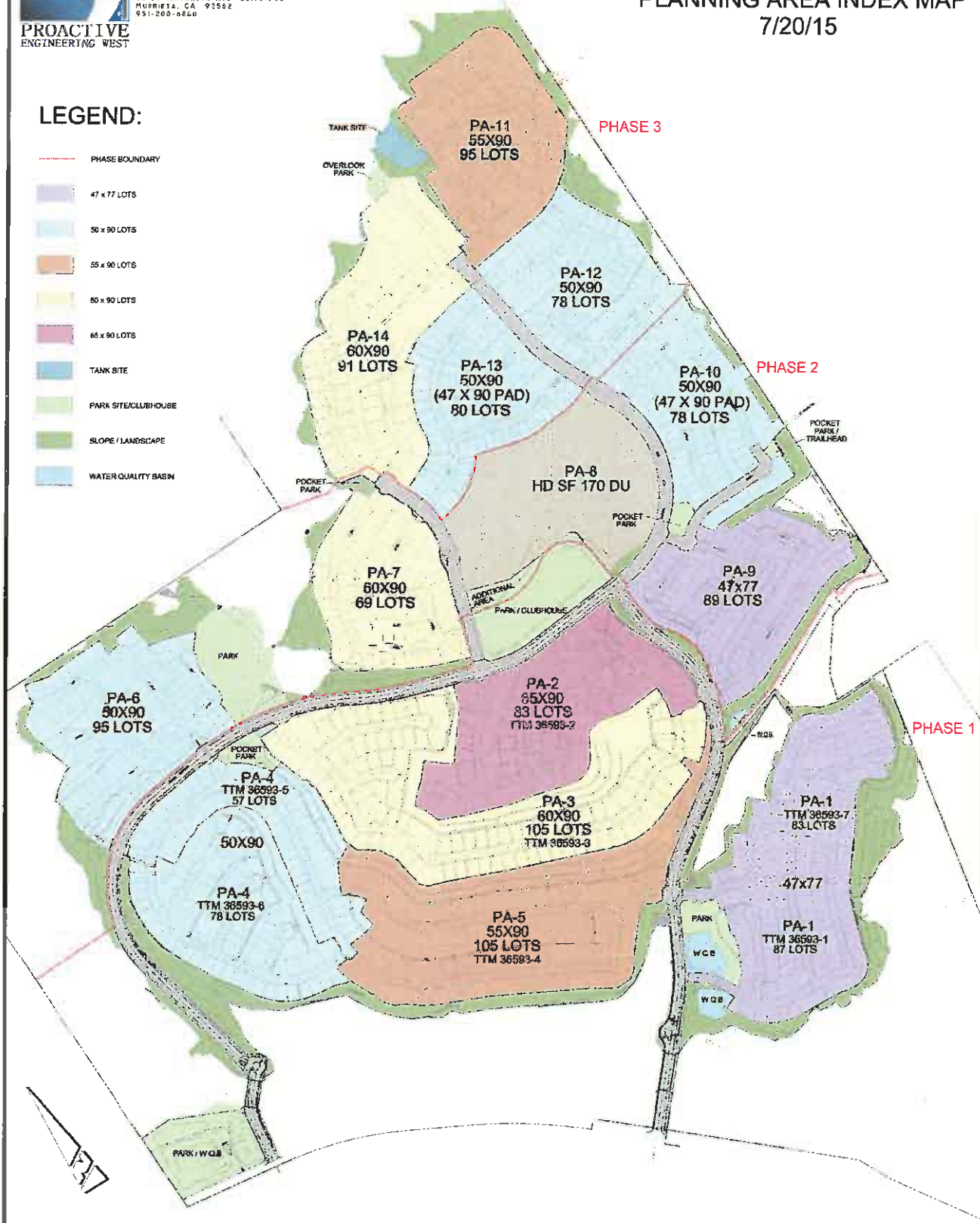


PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
28109 JEFFERSON AVE. SUITE 700
MURRIETA, CA 92562
951-200-6820

TERRAMOR LOTTING STUDY PLANNING AREA INDEX MAP 7/20/15

LEGEND:

- PHASE BOUNDARY
- 47 x 77 LOTS
- 50 x 90 LOTS
- 55 x 90 LOTS
- 60 x 90 LOTS
- 65 x 90 LOTS
- TANK SITE
- PARK SITE/CLUBHOUSE
- SLOPE / LANDSCAPE
- WATER QUALITY BASIN





TERRAMOR

Addendum No. 3 to
Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36825

Prepared by:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Applicant:

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

CEQA Consultant:

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

January 12, 2017

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- E. Hydrology and Hydraulic Study
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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Riverside County Planning Department 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 history of Specific Plan No. 327 (SP 327), EIR No. 439 (EIR 439), and associated approvals; 2) a summary of the proposed Project; 3) the principal requirements of CEQA; 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 EIR 439.

B. Project History

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project (since renamed and referred to hereafter as “Terramor”). Actions taken by the County associated with the Terramor 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 EIR 439 (SCH No. 2001121105). As originally approved, the Terramor project provided for the development of a 960-acre property in the Temescal Canyon area of unincorporated Riverside County as a master-planned mixed use community with residential, commercial retail, and recreational land uses. Specifically, the original approval 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.

Tentative Tract Map No. 36825

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 EIR 439. SP 327A1 retained the 1,443 residential units allowed by the original approval, 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 EIR 439 included CZ 7807, and TR 36643. CZ 7807 amended the Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to reflect the land use and development standards established by Amendment No. 1 to SP 327. TR 36643 subdivided the approximately 327.7-acre, Phase 1 portion of the Terramor property to establish parcels in conformance with the Planning Areas provided by the amended SP 327. 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.

On March 18, 2015, the Riverside County Board of Supervisors approved TR 36593 and Addendum No. 2 to EIR 439. TR 36593 was a Schedule "A" subdivision that further subdivided an approximately 201.9-acre portion of property previously included within TR 36643 into individual, conveyable lots. Specifically, TR 36593 subdivided the subject property into 602 residential lots and 31 lettered lots that accommodated neighborhood park, pocket park, open space, water quality/detention basin land uses, and private roads. TR 36593 also provided for the installation of

Tentative Tract Map No. 36825

permanent and temporary utility infrastructure necessary to serve TR 36593 and as planned by SP 327 (e.g., water lines, sewer lines, storm water drainage facilities).

C. Project Summary

Tentative Tract Map No. 36825 (TR 36825, hereafter referred to as the “Project”) is a Schedule “A” tentative tract map that would subdivide an approximately 153.3-acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP 327. The geographic area included within TR 36825 comprises SP 327’s Phase 2 development area, as defined within SP 327. TR 36825 would enable mass grading throughout the Project area, installation of backbone circulation/access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by the land use plan and design guidelines within SP 327. Specifically, TR 36825 subdivides a portion of the SP 327 property into eight (8) residential lots comprising approximately 86.5 acres, four (4) park lots comprising approximately 6.8 acres, three (3) public facility lots comprising approximately 1.3 acres, three (3) open space (conservation habitat) lots comprising approximately 26.4 acres, 14 manufactured slope / fuel management / water quality basin lots comprising approximately 23.1 acres, and approximately 9.4 acres of private roads.

Because the proposed TR 36825 requires the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

D. 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.

In instances where a CEQA compliance document was previously prepared for a project, the CEQA Guidelines allow for the updating and re-use of a previously approved/certified CEQA document when a subsequent project has changed or differs from the previous project or conditions analyzed in the original CEQA document. Where changes or additions to the subsequent project occur with no new significant environmental impacts, an Addendum to the previously approved/certified CEQA document may be prepared. *See* CEQA Guidelines § 15164.

Tentative Tract Map No. 36825

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 to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the EIR.
- d. The decision-making body shall consider the Addendum with the EIR prior to making a decision on the project.
- e. 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

Tentative Tract Map No. 36825

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 the circumstances listed above are present, and only minor technical changes or additions are necessary to update the previously approved/certified CEQA document, an Addendum may be prepared (*See* CEQA Guidelines § 15164).

E. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 3 to the previously-certified EIR 439 (SCH No. 2001121105). 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 (the CEQA Lead Agency, *see* CEQA Guidelines § 15050) and any 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, the County of Riverside determined that an Addendum to the previously-certified 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. 42818 (EA 42818) 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 EIR 439 or the addenda thereto (i.e., Addenda Nos. 1 and 2 to EIR 439). In summary, the proposed Project would facilitate development of the second phase of SP 327 by subdividing the Phase 2 development area into residential, recreation, open space, and private road lots as contemplated by the land use plan for SP 327. The Project also would enable mass grading of the Phase 2 development area and provide for the construction of utility infrastructure as planned by SP 327. Because

the Project is consistent with the SP 327 land use plan, infrastructure plans, design guidelines, and construction/operational characteristics that were evaluated in EIR 439 and Addenda Nos. 1 and 2 to EIR 439, there would be no new environmental effects no new environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR 439.

- b. Subsequent to the certification of 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 EIR 439 was prepared.
- c. Subsequent to the certification of EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred.
- d. Technical reports that evaluate the proposed Project were prepared for the subject areas of biological resources, geology, hazards and hazardous materials, hydrology, and water quality. Copies of these reports are contained within the appendix of this document and are available for review at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501). These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those disclosed in EIR 439. Further, there is no evidence in the public record that demonstrates that the conditions set forth in CEQA Guideline § 15162(a) have been met. Specifically, the technical reports conclude as follows:
 1. The *Biological Resources Impact Analysis* (Technical Appendix A), prepared by Helix Environmental Planning, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
 2. The *Preliminary Geotechnical Investigation* (Technical Appendix B) and *Supplemental Geotechnical Analysis* (Technical Appendix C), prepared by Advanced Geosolutions, do not identify any new or more severe geology and/or soils impacts as compared to the level of impact previously disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
 3. The *Rock Blasting Analysis* (Technical Appendix D), prepared by Revey Associates, Inc., confirmed that the rock blasting activities disclosed in Final EIR 439 would result in less-than-significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices;
 4. The *Hydrology and Hydraulic Study* (Technical Appendix E), prepared by Adkan Engineers analyzed the proposed Project and does not identify any new hydrology impacts or an increase to the severity of impacts that were previously disclosed in in EIR 439 or Addenda Nos. 1 and 2 to EIR 439; and
 5. The *Water Quality Management Plan* (Appendix F), prepared by Adkan Engineers, 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 EIR 439 or Addenda Nos. 1 and 2 to EIR 439.

Tentative Tract Map No. 36825

- e. Mitigation measures identified in EIR 439 and Addenda Nos. 1 and 2 to EIR 439, other than those that have been updated as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed TR 36825, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified EIR 439 is the appropriate type of CEQA document for the proposed Project. The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to SP 327 and its accompanying certified EIR 439 (including Addenda Nos. 1 and 2 to EIR 439).

F. 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 EA 42818 and its associated analyses which conclude 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 EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42818;
- D. Six (6) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – F:
 - 1. *Biological Resources Impact Analysis* (Technical Appendix A), prepared by Helix Environmental Planning;
 - 2. *Preliminary Geotechnical Investigation* (Technical Appendix B), prepared by Advanced Geotechnical Solutions;
 - 3. *Supplemental Geotechnical Analysis* (Technical Appendix C), prepared by Advanced Geotechnical Solutions;
 - 4. *Rock Blasting Analysis* (Technical Appendix D), prepared by Revey Associates, Inc.;
 - 5. *Hydrology and Hydraulic Study* (Technical E), prepared by Adkan Engineers; and
 - 6. *Water Quality Management Plan* (Appendix F), prepared by Adkan Engineers.
- E. SP 327, EIR 439 and its accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to 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;

Tentative Tract Map No. 36825

- F. SP 327A1, Addendum No. 1 to EIR 439 and its accompanying MMRP, Technical Appendices to Addendum No. 1 to EIR 439, and 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; and
- G. Addendum No. 2 to EIR 439 and its accompanying MMRP, and Technical Appendices to Addendum No. 2 to EIR 439, 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.

G. 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.

EIR Addendum No. 3 to EIR 439 will be forwarded, along with 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 approve, 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 36825 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option to pull TR 36825 from the "Receive and File" docket and assume 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 42818
Project Case Type (s) and Number(s): TR 36825
Lead Agency Name: County of Riverside (Planning Department)
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-3200
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 the County of Riverside involve the following (collectively hereafter called "the Project"):

Tentative Tract Map No. 36825 (TR 36825) is a Schedule "A" tentative tract map that would subdivide an approximately 153.3-acre portion of the SP 327 property to create legal parcels that correspond with Planning Areas 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, 27G established by SP 327. TR 36825 would create eight (8) residential lots ranging in size from approximately 1.3 acres to 19.6 acres, four (4) park lots comprising approximately 6.8 acres, three (3) public facility lots comprising approximately 1.3 acres, three (3) open space (conservation habitat) lots comprising approximately 26.4 acres, 14 manufactured slope / fuel management / water quality basin lots comprising approximately 23.1 acres, and approximately 9.4 acres of private roads. TR 36825 would enable mass grading of the subject property and would require approximately 1,821,676 cubic yards of cut and fill; no import/export of earthwork is required. TR 36825 also would provide for the installation of infrastructure improvements on the subject property (i.e., storm drain facilities). TR 36825 is illustrated on Figure 1, *Tentative Tract Map No. 36825*.

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

C. Total Project Area: 153.11

Residential Acres: 86.5	Lots: 8	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

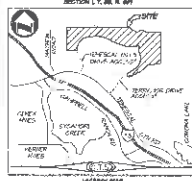
Other: Parks: 6.8 acres (4 lots); Public Facility: 1.3 acres (3 lots); Open Space (Conservation Habitat): 26.4 acres (3 lots); Open Space (Manufactured Slopes / Fuel Management / Water Quality Basins): 23.1 acres (14 lots); Private Roads: 9.4 acres

D. Assessor's Parcel No(s):

283-240-003, -004, -009, -010
290-070-024, -026, -045, -046

E. Street References: Generally north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, west of Indian Truck Trail. Refer to Figure 2, *Vicinity Map*.

SCHEDULE "A"
TENTATIVE TRACT NO. 36825
COUNTY OF RIVERSIDE



CACER'S NOTE
THESE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT.

BOUNDARY NOTE
THE BOUNDARIES OF THE LOTS ARE SHOWN AS DOTTED LINES. THE BOUNDARIES OF THE LOTS ARE SHOWN AS DOTTED LINES. THE BOUNDARIES OF THE LOTS ARE SHOWN AS DOTTED LINES.

NUMBERED & LETTERED LOTS NOTE
THE LOTS ARE NUMBERED AND LETTERED AS SHOWN ON THIS MAP. THE LOTS ARE NUMBERED AND LETTERED AS SHOWN ON THIS MAP. THE LOTS ARE NUMBERED AND LETTERED AS SHOWN ON THIS MAP.

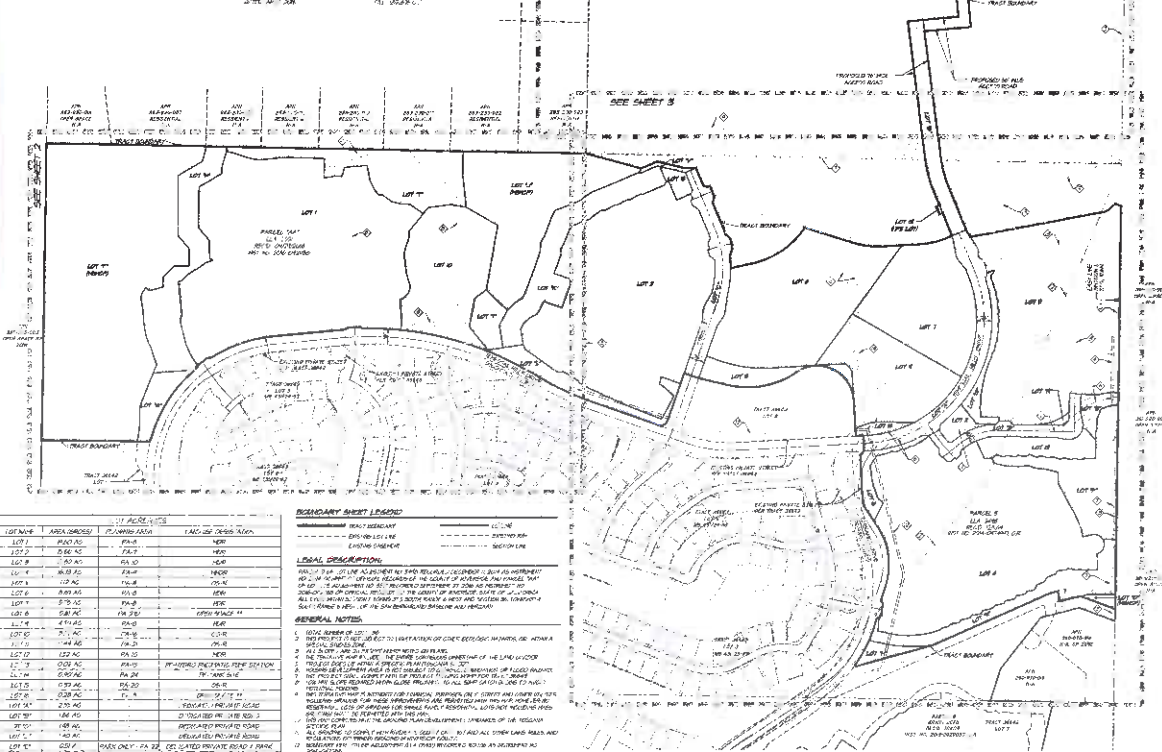
OWNERS
THE OWNERS OF THE LOTS ARE LISTED AS FOLLOWS: [List of owners and their addresses]

ASSESSOR'S PARCEL NO.
THE ASSESSOR'S PARCEL NUMBERS FOR THE LOTS ARE LISTED AS FOLLOWS: [List of parcel numbers]

ACREAGE
THE ACREAGE OF THE LOTS IS LISTED AS FOLLOWS: [List of acreages]

LAND USE
THE LAND USE OF THE LOTS IS LISTED AS FOLLOWS: [List of land uses]

COUNTY SERVICE AREA	
SCHOOLS	UNION ELEMENTARY SCHOOL DISTRICT
UTILITIES	UNION WATER COMPANY
SEWER	UNION SEWER DISTRICT
WATER	UNION WATER COMPANY
POWER	UNION POWER DISTRICT
TELEPHONE	UNION TELEPHONE COMPANY
POSTAL	UNION POSTAL SERVICE
TRAVEL	UNION TRAVEL SERVICE
RECREATION	UNION RECREATION DISTRICT
LIBRARY	UNION LIBRARY DISTRICT
EMERGENCY	UNION EMERGENCY SERVICES
WASTE	UNION WASTE MANAGEMENT DISTRICT
HEALTH	UNION HEALTH SERVICES
SENIOR	UNION SENIOR SERVICES
ADULT	UNION ADULT SERVICES
CHILD	UNION CHILD SERVICES
YOUTH	UNION YOUTH SERVICES
ADULT	UNION ADULT SERVICES
CHILD	UNION CHILD SERVICES
YOUTH	UNION YOUTH SERVICES

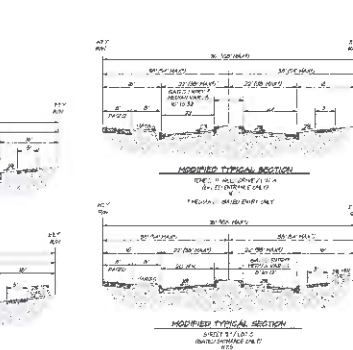
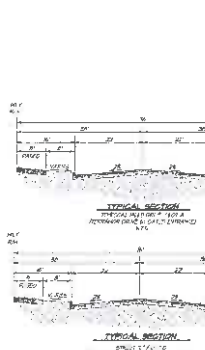
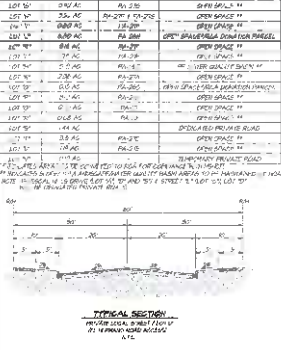


LOT NO.	AREA (SQ. FT.)	PLANNING AREA	LAND USE DESIGNATION
LOT 1	10,000	PA-10	RESIDENTIAL
LOT 2	10,000	PA-10	RESIDENTIAL
LOT 3	10,000	PA-10	RESIDENTIAL
LOT 4	10,000	PA-10	RESIDENTIAL
LOT 5	10,000	PA-10	RESIDENTIAL
LOT 6	10,000	PA-10	RESIDENTIAL
LOT 7	10,000	PA-10	RESIDENTIAL
LOT 8	10,000	PA-10	RESIDENTIAL
LOT 9	10,000	PA-10	RESIDENTIAL
LOT 10	10,000	PA-10	RESIDENTIAL
LOT 11	10,000	PA-10	RESIDENTIAL
LOT 12	10,000	PA-10	RESIDENTIAL
LOT 13	10,000	PA-10	RESIDENTIAL
LOT 14	10,000	PA-10	RESIDENTIAL
LOT 15	10,000	PA-10	RESIDENTIAL

BOUNDARY SHORT LEGEND
--- REAL BOUNDARY
--- PROPOSED LINE
--- EXISTING EASEMENT
--- SECTION LINE

LEGAL DESCRIPTION
THE LOTS ARE DESCRIBED AS FOLLOWS: [Detailed legal descriptions for each lot]

GENERAL NOTES
1. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT.
2. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT.
3. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT.



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3. THE LOTS ARE BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY OF RIVERSIDE PLANNING AND ZONING DEPARTMENT.

REVISIONS	DATE	DESCRIPTION	ENGINEER

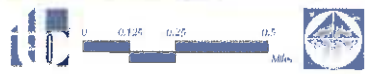
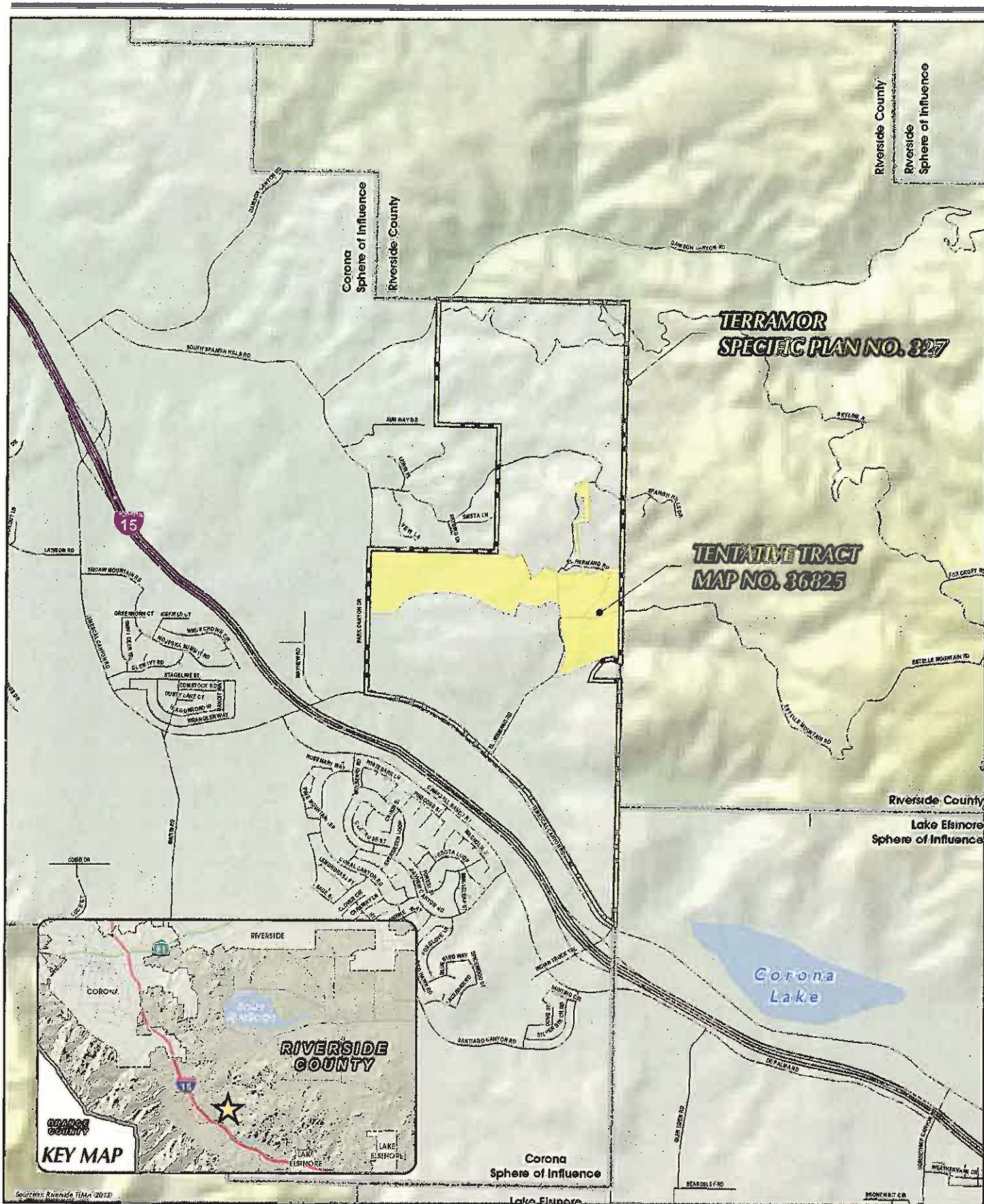


DEVELOPER/PLICANT: FORESTAR TOSSIANA, LLC
10000 MARSHALL BLVD, SUITE 100
NEWPORT NEWS, VA 23606
TEL: (804) 708-6716

PREPARED BY: **adkan ENGINEERS**
10000 MARSHALL BLVD, SUITE 100
NEWPORT NEWS, VA 23606
TEL: (804) 708-6716

TENTATIVE TRACT NO. 36825
PHASE II (SRA 027)
SCHEDULE "A"
COUNTY OF RIVERSIDE

DATE: 1/15/2019
PREPARED BY: FORESTAR TOSSIANA, LLC
DATE: 1/15/2019



**FIGURE 2
VICINITY MAP**

F. Section, Township & Range Description or reference/attach a Legal Description: Portions of Section 1 (Northwest and Northeast), Township 5 South, Range 6 West and a portion of Section 36 Southeast, Township 4 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 Project site is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain.

To the west and south of the Project site are areas under construction as part of Phase 1 of SP 327. Farther to the west (outside of the SP 327 area) are commercial land uses and vacant land. Farther to the south (outside of the SP 327 area) are vacant land – planned for residential development – Interstate 15, residential land uses and commercial retail land uses. To the north and east of the Project site are rural residential land uses and vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project would facilitate future development of the Project site with land uses that would be consistent approved SP 327 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. Future development of the Project site would satisfactorily address seismic safety, and minimize the risk of rockfalls via standard compliance with applicable provision of the California Building Standards Code (CBSC). The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the

sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.

5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.
 6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The Project would facilitate future development of the site with residential units in a manner consistent with approved SP 327; however, the Project would not directly result in the construction of any housing on the Project site. Thus, 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.
 8. **Healthy Communities:** The proposed Project complies with policies aimed at achieving the General Plan vision for a healthy Riverside County, because the Project provides for the future development of trails and parks.
- B. General Plan Area Plan(s)/Neighborhood Plan(s):** Temescal Canyon
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** MDR, MHDR, HDR, OS-R, OS-CH, OS-W and PF, as reflected on the Land Use Plan for SP 327.
- 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, Open Space-Recreation, Open Space-Conservation Habitat, and Open Space-Water as reflected on the Land Use Plan for SP 327 to the west and south; Light Industrial to the west; Rural Residential to the north; 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 (Terramor)

2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect Planning Areas 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, 27G of SP 327.

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

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

K. **Adjacent and Surrounding Zoning:** Residential Agriculture (R-A-5) to the north; Specific Plan (SP 327) to the west and 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 type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

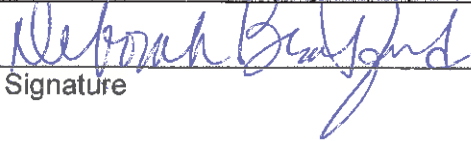
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

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

Deborah Bradford
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 inform the decision-makers, affected agencies, and the public of potential new or more severe significant environmental impacts that associated with the implementation of the proposed Project were not previously disclosed in EIR 439. To facilitate the analysis, the conclusions of EIR 439 and previous EIR Addenda (Addendum Nos. 1 and 2 to EIR 439) are summarized under each issue area, where applicable, followed by an evaluation of the Project's potential impact. Except where specifically addressed by this Initial Study, Addendum No. 2 to EIR 439 is not applicable to the Project because Addendum No. 2 evaluated a proposal to develop an abutting, but separate, portion of the SP 327 property.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.L "Aesthetic Resources;" SP 327; 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 13, 2016); Project Application Materials

Findings of Fact:

a) The Project site is located approximately 0.2 miles 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 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 the aesthetic character of SP 327, as amended by SP 327A1, would be similar to what was disclosed in EIR 439 and would not adversely affect public views within the I-15 corridor.

The proposed Project would facilitate development of the Project site as contemplated by SP 327 and would be required to comply with applicable development standards and design guidelines contained

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
------------------------------------	---	----------------------------------	--

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 the Addenda thereto.

b) Potential impacts to scenic resources resulting from buildout of SP 327 were 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 327 (as amended) would not result in greater or more severe impacts to scenic resources than disclosed in EIR 439 because the amended SP would not substantially damage scenic resources and would preserve substantial open space to provide a natural appearance. Also, SP 327 (as amended) would incorporate development standards and design guidelines to ensure future development is visually attractive.

The proposed Project would further development of the Project site as contemplated by SP 327. The Project's limits of grading impact would be within the impact footprint of SP 327. Site preparation, grading, and construction activities proposed by the Project would be required to comply with applicable development standards and design guidelines from SP 327 to ensure that future development on the Project site is visually appealing. Because the Project would be consistent with approved SP 327, implementation of the Project would not result in any new or more severe impacts to scenic resources than previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

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 327; 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 activities on the Project site would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. In addition, the proposed Project would be required to

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
------------------------------------	---	----------------------------------	--

comply with the applicable design standards contained within SP 327 to minimize contributions to sky glow (refer to SP 327, Section IV.C.2, Lighting). Mandatory compliance with Ordinance No. 655 and implementation of the design measures within SP 327 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. The Project would facilitate development of the Project site as a residential community, which would feature sources of outdoor, artificial light – primarily consisting of street lights. Although the Project would introduce new sources of artificial light on the Project site, the lighting would be no more intense than disclosed in EIR 439 or Addendum No. 1. Furthermore, the Project would be required to comply with the lighting standards contained within SP 327 as well as County Ordinance No. 915. Mandatory compliance with these standards would: 1) ensure that the Project 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 or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate aesthetic impacts would continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis 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;" County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Information Technology (RCIT); Farmland Mapping and Monitoring Program; Google Earth (accessed October 13, 2016); 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.

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 implementation of the Project. This conclusion is consistent with the finding of EIR 439.

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 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.

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 New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Farmland to non-agricultural use. No impact would occur. This conclusion is consistent with the information disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.J "Biological Resources;" Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" RCIT; 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 SP would have no adverse effects on forests.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

AIR QUALITY Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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 13, 2016)

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. A draft of the SCAQMD's 2016 AQMP is under development but was not approved at the time that this EIR Addendum was prepared. Thus, the 2012 AQMP is the relevant document for evaluation herein, which relies upon SCAG's 2012 *Regional Transportation Plan/Sustainable Communities Strategy*. 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 AQMP. This rationale was applied because the 1997 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 the amendments to SP 327 would not conflict with the 1997 AQMP because the land plan for the amended SP 327 would be consistent with the regional

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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growth projections contained within the 1997 AQMP. The amendments to SP 327 did not change the number of dwelling units allowed by the original SP 327 approval (i.e., 1,443 units) and reduced the overall development intensity of the project by eliminating an on-site commercial retail center originally planned by SP 327. The Project would provide for development of the Project site as contemplated by SP 327 (as amended) and would not alter the location, distribution, or intensity of development on the subject property beyond what is shown on the approved land use plan for SP 327, as amended by SP 327A1. SP 327A1 did not increase the intensity of development as originally approved by SP 327. Accordingly, the Project would not result in a new or more severe conflict with the regional growth projections contained within the 1997 AQMP. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Under existing conditions, the 2012 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 the modifications provided by SP 327A1 would not increase SP 327's daily construction-related air quality impacts above the levels disclosed in EIR 439. Addendum No. 1 also determined that the modifications provided by SP 327A1 would substantially reduce long-term operational mobile source emissions, as compared to the levels disclosed in EIR 439, because the amended SP would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than the original SP 327 approval. Accordingly, Addendum No. 1 concluded that the amendments to SP 327 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 facilitate development of the land plan contemplated by SP 327 (as amended by SP 327A1) in the phase 2 development area. The construction activities proposed by the Project would not be more severe than the construction activities disclosed in EIR 439 or Addendum No. 1. 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.

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

Assumptions used in the 2012 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 1, the amendments to the SP 327 land plan would not substantially exceed assumptions in the AQMP and would be consistent with Consistency Criterion No. 2. The Project would implement the land plan for SP 327 (as amended by SP 327A1) in the phase 2 development area; no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would not 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, 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 327 (as amended by 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 the original SP 327 approval 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 plan for SP 327 in the phase 2 development area. No component of the Project is more intense than contemplated by SP 327 or disclosed in EIR 439 or Addendum No. 1. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1) would apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. Accordingly, the Project would not 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. Future development on the Project site 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.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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d) The Project would not involve the construction of point source air pollutant emitters. Accordingly, the Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. No impact would occur. This conclusion is consistent with the findings of EIR 439.

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

f) The Project would prepare the Project site for future development with residential land uses, parks, infrastructure facilities, and private roads. These land uses are not 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 mandatory compliance with SCAQMD Rule 1113 (Architectural Coatings) would minimize odors associated with Project construction activities. Short-term odor impacts associated with Project construction would be less than significant. This conclusion is consistent with the information disclosed in EIR 439.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate air quality impacts would continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

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 New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis 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); "Phase 2 Updated Impact Comparison Analysis for the Terramor (Toscana) Project (Helix, 2016); 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 the original SP 327 was consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU.

A MSHCP Consistency Report was prepared by Helix Environmental Planning to evaluate SP 327 (pursuant to SP 327A1) for consistency with the conservation requirements of the MSHCP (Addendum No. 1 Appendix A2). The MSHCP Consistency Report 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 the amendment to SP 327 was consistent with, and exceeded, the conservation criteria specified in the MOU because the amended SP reduced direct effects to sensitive biological resources (by approximately 32 acres), minimized potential edge effects to the MSHCP Conservation Area, and improved the overall MSHCP

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Conservation Area design by providing better connected open space areas, as compared to the original SP 327 project that was evaluated in EIR 439. Addendum No. 1 concluded that the amendments to SP 327 were 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 prepare the Project site for development as contemplated by SP 327 (as amended by SP 327A1); however, the Project's grading plan would result in physical impacts to 0.3 additional acres than disclosed in Addendum No. 1. Although the Project's physical impacts would be slightly greater than disclosed in Addendum No. 1, the Project would still contribute to an overall decrease in physical impacts – by over 31 acres – as compared to the level of impact disclosed in EIR 439. Furthermore, the Project would continue to be required to comply with the SP 327 property's MOU. According to Helix Environmental Planning, the Project's impacts would not adversely affect the conservation goals of the MSHCP or result in impacts that were not already addressed for Joint Project Review 06 03 27 01 (refer to Technical Appendix A to this EIR Addendum). 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.

b & c) As disclosed in EIR 439, two sensitive plant species, Coulter's matilija poppy and many stemmed dudleya, are present on the SP 327 property. 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, pursuant to SP 327A1, impacts would occur to the Coulter's matilija poppy and many stemmed dudleya; but, that impacts to both species would be less than what was previously reported in EIR 439. The Project would reduce impacts to the many stemmed dudleya by an additional 0.1-acre beyond the level of impact disclosed in Addendum No. 1; the Project's impacts to the Coulter's matilija poppy would be unchanged from Addendum No. 1 (refer to Technical Appendix A to this EIR Addendum). Accordingly, the Project would not result in new or more severe impacts to the Coulter's matilija poppy or many stemmed dudleya that were not previously disclosed in EIR 439.

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. Addendum No. 1 determined that, pursuant to SP 327A1, SP 327 would not result in any new or more severe impacts to special-status wildlife species than disclosed in EIR 439 because the amended SP would have a smaller physical disturbance area than the original SP approval and would be required to comply with the MSHCP and the property's MOU.

The proposed Project would prepare the Project site for development as contemplated by SP 327 (as amended by SP 327A1); however, the Project's grading plan would result in slightly greater physical impacts than disclosed in Addendum No. 1 (a net increase of 0.3-acre). Specifically, as compared to Addendum No. 1, the Project would increase impacts to Riversidean sage scrub by 0.6-acre and non-native grassland by 0.2-acre, and would decrease impacts to chamise chapparal by 0.5-acre. Although the Project's net physical impacts would be 0.3-acre greater than disclosed in Addendum No. 1, the Project would still contribute to an overall decrease in physical impacts – by over 31 acres –

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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as compared to the level of impact disclosed in EIR 439. Furthermore, the Project would continue to be required to comply with the SP 327 property's MOU. According to Helix Environmental Planning, the Project's impacts would not adversely affect the conservation goals of the MSHCP or result in impacts that were not already addressed for Joint Project Review 06 03 27 01 (refer to Technical Appendix A to this EIR Addendum). Accordingly, the proposed Project would not result in a new or more severe impacts to sensitive wildlife species that was not previously disclosed in EIR 439.

d) EIR 439 concluded that the original SP 327 proposal 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 327, pursuant to SPA 327A1, would actually improve wildlife movement and better facilitate open space connectivity as compared to the original SP 327 approval because the amendments to the SP would reduce the SP's overall development footprint. The Project would result in slightly greater physical impacts than disclosed in Addendum No. 1 (a net increase of 0.3-acre); however, total impacts would remain below the levels disclosed in EIR 439 (refer to Technical Appendix A to this EIR Addendum). Therefore, there is no potential for the Project to adversely affect wildlife movement to a greater degree than previously disclosed in EIR 439.

e & f) EIR 439 and Addendum No. 1 concluded that SP 327 would result in less-than-significant impacts – after mitigation – to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB. Notwithstanding, Addendum No. 1 disclosed that impacts to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB would be lower under SP 327A1 than disclosed in EIR 439. The Project's impacts to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB would be identical to the impacts disclosed in Addendum No. 1, and the mitigation measures identified in EIR 439 and Addendum No.1 would continue to apply to the Project. 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

g) As disclosed in EIR 439, the original SP 327 approval would impact 65 oak trees. As disclosed in Addendum No. 1, SP 327A1 would only impact 35 oak trees (a 54 percent reduction from the level of impact disclosed in EIR 439). The proposed Project site contains oak trees that are regulated by the County; however, the Project's impacts to oak trees would be consistent with the information disclosed in Addendum No. 1. Accordingly, the Project would not result in more severe impacts 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: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate biological resources impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

CULTURAL RESOURCES Would the project

8. Historic Resources

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1; Addendum No. 1 Appendix B "Phase 1 Cultural Resources Assessment" (Christopher Drover, 2012); Addendum No. 1 Appendix L1 "Historic Structure Assessment 11950 El Hermano Road" (Brian F. Smith and Associates, 2014); Addendum No. 1 Appendix L2 "A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project" (Brian F. Smith and Associates, 2014); On-Site Inspection; Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded that the Specific Plan area did not contain any historic resource sites. As disclosed in Addendum No. 1, subsequent to certification of EIR 439, two (2) previously unrecorded historical sites were discovered within the Specific Plan area during a cultural resources assessment not related to SP 327 (Valley-Ivy Glen Transmission Line project). One site was recorded in the southwestern portion of the Specific Plan area and comprised a small scatter of historic refuse (CA-RIV-8118H), and one site was recorded in the south-central portion of the Specific Plan area and comprised the remnants of a concrete standpipe (CA-RIV-8137H). Addendum No.1 concluded that although two historical resource sites were identified during field work within the Specific Plan area that were not disclosed in EIR 439, the conclusions of EIR 439 remained accurate because neither CA-RIV-8118H nor CA-RIV-8137H qualified as a significant resource. Addendum No. 1 also evaluated the significance of a ranch complex located within the SP 327 site that was not addressed in EIR 439. As disclosed in Addendum No. 1, the ranch complex does not qualify as a significant historic resource based on a lack of association with any historic events, architects, or architects; the lack of any architectural importance; and the reduction of architectural integrity due to extensive modifications over time. Accordingly, EIR 439 and Addendum No. 1 concluded that implementation of SP 327 would result in less-than-significant impacts to a historic site and would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

The Project would implement the land plan for SP 327 in the phase 2 development area (as amended by SP 327A1) and would not result in physical impacts that were not previously disclosed in EIR 439 or Addendum No. 1. Therefore, the Project would not result in any new or more severe impacts to historical resources beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1 Appendix B "Phase I Cultural Resources Assessment" (Drover Consulting Archaeology, 2012); Project Application Materials

Findings of Fact:

a & b) EIR 439 disclosed that one (1) prehistoric archaeological site (CA-RIV-1089) is located within the SP 327 area; this site comprises a bedrock mortar milling station and associated lithic scatter. No testing was conducted to determine the significance of CA-RIV-1089; therefore, EIR 439 assumed the site to be unique and significant. However, because CA-RIV-1089 is located in an area that will not be disturbed by SP 327 (i.e., natural open space), EIR 439 concluded that direct impacts to this prehistoric archaeological resource would be less than significant. Although direct impacts to CA-RIV-1089 were determined to be less than significant, EIR 439 included mitigation to ensure that no substantial adverse effects to CA-RIV-1089 would occur.

Addendum No. 1 concluded that the modifications to SP 327 provided by SP 327A1 would not result in any new or more severe impact to archaeological resources beyond what was previously disclosed in EIR 439 because the amended SP 327 would preserve CA-RIV-1089 within an undisturbed open space area, similar to the originally-approved SP land plan. Additionally, SP 327 (as amended by SP 327A1) would be required to comply with the mitigation requirements of EIR 439 to provide archaeological monitoring during grading activities to ensure that any previously undiscovered archaeological resources that may be unearthed during grading activities on the SP 327 site would be properly identified and treated.

The Project would prepare the SP 327 phase 2 development area for development as contemplated by SP 327 (as amended by SP 327A1). The Project would not impact CA-RIV-1089. As disclosed in EIR 439 and Addendum No. 1, no known prehistoric archaeological resources are located within the Project site. The Project would be required to comply with the mitigation requirements of EIR 439 to avoid potential adverse impacts to previously undiscovered/unknown archaeological resources. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439.

c) Neither EIR 439 or Addendum No. 1 disclosed the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological investigations and other field work. Nonetheless, EIR 439 provided mitigation to avoid adverse impacts to human remains, in the event that previously undiscovered human remains are uncovered during construction activities within the SP area. The Project would be required to comply with mitigation from EIR 439 related to the potential discovery of human remains and also would be required to adhere to applicable State laws related to the discovery of human remains. With

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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mandatory compliance with State law and mitigation from EIR 439, the Project would avoid any adverse impacts to human remains, if discovered during construction. Therefore, the Project would not result in any new or more severe impacts to human remains beyond what was previously disclosed in EIR 439.

d) The SP 327 property does not contain any known existing religious or sacred uses; therefore, neither EIR 439 nor Addendum No. 1 disclosed any impacts associated with restriction and/or destruction of religious or sacred uses. As discussed above in the response to Item 9(b), EIR 439 included mitigation to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities within the SP area would be properly identified and treated. This requirement would apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly, impacts would be less than significant and the proposed Project would not result in the potential for any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.

e) EIR 439 did not specifically evaluate potential impacts to tribal cultural resources because EIR 439 was certified in 2006 and tribal cultural resources were not formally defined until 2015 when Section 21074 was added to the Public Resources Code. Although EIR 439 did not specifically evaluate potential impacts to tribal cultural resources, the issue of tribal cultural resources does not represent new information of substantial importance that was not known or could not have been known at the time EIR 439 was certified.

Public Resources Code Section 21074 defines a "tribal cultural resource" as:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either included or determined to be eligible for inclusion in the California Register of Historical Resources, or included in a local register of historical resources (emphasis added); or
- (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. When determining significance, the lead agency shall consider the significance of the resource to a California Native American tribe.

Regarding Item 1, above, EIR 439 disclosed that no resources included or eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources were present on the SP 327 property.

Regarding Item 2, above, EIR 439 disclosed that the SP 327 property contained a bedrock mortar milling station and associated lithic scatter (which would be preserved in open space) and, other than the aforementioned milling station, no other prehistoric (i.e., tribal) resources were observed on the SP 327 property during archaeological field surveys or recorded on the property in archaeological archival databases. EIR 439 also disclosed that the SP 327 property was located within the traditional use area of the Luiseño. The Pechanga Band of Luiseño Indians (Pechanga) submitted a comment letter to the County of Riverside regarding the Draft EIR 439; however, none of Pechanga's comments assert that the SP 327 property contained important tribal resources or that the SP 327 property was part of an important cultural landscape. In their comment letter to the County regarding Draft EIR 439, Pechanga acknowledge that the Tribe has lived in the geographic area surrounding the SP 327 property for thousands of years and that place-names of important cultural sites have survived

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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through the present-day oral tradition; therefore, had the SP 327 property contained important tribal resources, reason holds that they would have been known by the Tribe at the time Pechanga reviewed and commented on Draft EIR 439 in 2006. (No other public agencies or interested parties submitted comments to the County of Riverside asserting the SP 327 property contained important tribal resources, either.) As such, information regarding tribal cultural resources, and SP 327's potential impacts thereto, was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of cultural resources, no tribal cultural resources were identified, and no legal challenge was filed within the statute of limitations period established by Public Resources Code Section 21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of tribal cultural resources does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439.

The Project site would be prepared for development as contemplated by SP 327 (as amended by SP 327A1). The Project would not impact any known cultural resources, as discussed under Issues 9(a) – (d), above. Furthermore, the Project would be required to comply with the mitigation requirements of EIR 439 to avoid potential adverse impacts to previously undiscovered/unknown archaeological resources. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439.

The Project is exempt from Assembly Bill (AB 52) 52's requirements to consult with culturally-affiliated Native American tribes regarding potential impacts to tribal cultural resources. Pursuant to Section 11(c) of AB 52, only projects with a Notice of Preparation (NOP) for an EIR or Notice of Intent (NOI) to adopt a MND filed on or after July 1, 2015, are subject to the tribal consultation requirements established by AB 52. The NOP for EIR 439, which is relevant to the Project and its associated EIR Addendum, was filed on January 10, 2002.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required.

Monitoring: Monitoring shall occur as specified in EIR 439.

10. Paleontological Resources

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

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-3, "A Paleontological Survey and Assessment of the Temescal Valley Property near Alberhill" (Heritage Resources, 1990); Addendum No. 1; Addendum No. 1 Appendix J, "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan project area" (Brian F. Smith and Associates, 2014); Project Application Materials

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 439, which determined that based on the Specific Plan property's geologic setting, there was the potential to uncover paleontological resources during excavations within portions of the Specific Plan area.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Mitigation included in EIR 439 required SP 327 to implement a paleontological monitoring program to ensure that potential impacts to paleontological resources would be less than significant.

Subsequent to certification of EIR 439, a Paleontological Resources and Monitoring Assessment report was prepared for the SP 327 property by Brian F. Smith and Associates. As documented in Addendum No. 1, Brian F. Smith and Associates concluded the likelihood of finding fossiliferous materials within the SP area during excavation and/or mass grading activities is very low due to the lack of known fossil deposits in the local area and the composition of the soils within the SP area (which are rocky and lack the sedimentary accumulation necessary for fossil deposits). Accordingly, Addendum No. 1 concluded that implementation of SP 327 would not directly or indirectly destroy a unique paleontological resource, and that the mitigation imposed by EIR 439 was unnecessary.

Based on the findings of Addendum No.1, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource because the geologic properties of the SP area, including the Project site, are not conducive to the creation of fossils. No mitigation is required. Accordingly, implementation of the Project would not result in a new or more severe impact to paleontological resources than disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

GEOLOGY AND SOILS Would the project

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

Source: EIR 439, Section VI.A, "Geology and Seismicity," EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1, "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); RCIT

Findings of Fact:

a & b) As disclosed in EIR 439, the SP 327 property is not located in an Alquist-Priolo Earthquake Fault Zone or a County-designated Fault Hazard Zone. The Specific Plan area does contain two (2) conjectured fault segments; however, as concluded in EIR 439 and affirmed in a fault hazard letter prepared in support of Addendum No. 1, these faults are not active. Therefore, both EIR 439 and Addendum No. 1 concluded that implementation of SP 327 would have no potential to expose people

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture within the SP area.

The Project site was evaluated for geologic hazards, including hazards related to seismic faulting, by Advanced Geotechnical Systems (Technical Appendix B to this EIR Addendum). Based on literature research and the observations gathered in the field, Advanced Geotechnical Systems concluded that the Project would not expose future development within the SP 327 area to substantial adverse effects resulting from a fault hazard zone. The Project would not result in new or increased impacts associated with seismic faulting hazards beyond what was previously disclosed in EIR 439 and Addendum No. 1.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

12. Liquefaction Potential Zone

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

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Temescal Canyon Area Plan Figure 12 "Seismic Hazards;" Elsinore Area Plan Figure 12 "Seismic Hazards;" Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, on the Project site, and concluded that the likelihood of such ground failure on the site is low due to the geologic characteristics of underlying bedrock and soils, with the exception of areas within the Temescal Wash. To preclude potential impacts associated with seismic ground failure, SP 327 was conditioned to follow the earthwork and grading recommendations contained in the Geotechnical Feasibility Investigation prepared by T.H.E. Soils Co. (EIR 439 Appendix B-1) to ensure manufactured slopes supporting the bridge crossings over the Temescal Wash could withstand seismic-related ground shaking.

As disclosed in Addendum No. 1, Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on EIR 439 and affirmed the findings and recommendations contained therein as adequate and appropriate for SP 327 (as amended). Accordingly, Addendum No. 1 concluded that implementation of SP 327, as amended by SP 327A1, would not result in new or increased impacts associated with seismic-related ground failure beyond what was previously disclosed in EIR 439.

Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36825 (refer to Technical Appendix B to this EIR Addendum). The analysis

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439. The Project is required to be designed and constructed in accordance with the latest applicable seismic safety standards, including the standard requirements of the California Building Code and the County Building Code. Furthermore, the site-specific grading and construction recommendations contained in the Project's geotechnical report have been incorporated into the Project's grading plan design to reduce the risk of seismic-related ground failure due to liquefaction. The County also has made the site-specific grading and construction recommendations conditions of Project approval to assure their implementation. Accordingly, with mandatory compliance to applicable building codes and the Project's conditions of approval, potential impacts associated with seismic-related ground failure would be less than significant. The Project would not result in new or more severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: EIR 439, Section VI.A, "Geology and Seismicity," EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) As disclosed in EIR 439, the Southern California region is seismically active and development within the SP 327 area likely would be exposed to strong seismic ground shaking over the life of the SP. The nearest active fault to the Specific Plan area is the located approximately 1.0 mile to the south (Glen Ivy Fault within the Elsinore Fault zone). EIR 439 indicated that proposed development within the SP area would be required to comply with the recommendations within the geotechnical report prepared for SP 327, the Uniform Building Code (which has since been superseded by the California Building Code, which is based on the International Building Code), and applicable County Ordinances to reduce potential ground-shaking impacts to less-than-significant levels.

Addendum No. 1 concluded that implementation of SP 327 (as amended) would be subject to similar ground-shaking effects as disclosed in EIR 439 because the design, earthwork and grading requirements assumed in EIR 439 would continue to apply and would be adequate and appropriate for development provided by SP 327 (as amended).

Because the Southern California region is seismically active, the Project site is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area or different than what was assumed and disclosed in EIR 439. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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California Building Code and applicable County Ordinances (as disclosed in EIR 439). The California Building Code is designed to ensure that buildings and other structures resist collapse and substantial adverse effects associated with strong seismic ground shaking. Accordingly, with mandatory compliance to the California Building Code and applicable County Ordinances, ground shaking impacts would be less than significant and no mitigation is required. This conclusion is consistent with the finding of EIR 439.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

14. Landslide Risk

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

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the SP 327 area would not contain unstable geologic units or soils and also would not be subject to landslides, lateral spreading, collapse, or rockfall hazards.

As disclosed in Addendum No. 1, the amendments to SP 327 would not result in landslide or soil instability hazards that are greater than what was disclosed in EIR 439. Further, as disclosed in Addendum No. 1, the site-specific earthwork and grading recommendations for SP 327 (as described in EIR 439) would continue to apply to ensure that substantial adverse effects associated with unstable soils do not occur.

The Project would prepare SP 327's Phase 2 development area for development in accordance with the SP 327 land plan. Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36825 (refer to Technical Appendix B of this EIR Addendum). The analysis performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439 and Addendum No. 1, that soils underlying the Project site would be stable and not subject to landslides, lateral spreading, collapse, or rockfall hazards with compliance with the site-specific grading and construction recommendations contained in the Project's geotechnical report, which have been incorporated into the Project design and made County conditions of Project approval. Accordingly, with mandatory compliance to the Project's conditions of

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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approval, potential impacts associated with unstable soils, landslides, lateral spreading, collapse, or rockfall hazards would not occur. The Project would not result in new or more severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

15. Ground Subsidence

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

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) As disclosed in EIR 439 and Addendum No. 1, the likelihood of ground subsidence within the SP 327 area is low, with the exception of the areas within the Temescal Wash. Application of site-specific geotechnical recommendations prepared for SP 327, as discussed in EIR 439 and Addendum No. 1, as well as mandatory compliance of applicable building codes would preclude any hazards related to ground subsidence.

Based on the results of a geotechnical investigation of the Project site, Advanced Geotechnical Solutions determined that the likelihood of ground subsidence is very low due to the presence of dense geologic materials underlying the subject property. Also, the Project's design incorporates the site-specific grading and construction recommendations contained in the Project's geotechnical report – which the County has made conditions of Project approval to assure their implementation – to further reduce the potential for ground settlement on the Project site. Accordingly, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and impacts would be less than significant. The Project would not result in new or more severe ground-subsidence-related impacts beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Source: EIR 439, Section VI.A, "Geology and Seismicity;" Addendum No. 1; Google Earth (accessed August 24, 2015); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 439 and Addendum No. 1, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

17. Slopes

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

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Supplemental Geotechnical Analysis (Advanced Geotechnical Solutions); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that grading activities associated with SP 327 would alter the Project site's natural topography, but would preserve the overall topographic character of the site to the extent feasible by clustering development in the central portion of the subject property and engineering manufactured slopes to blend with the natural topographic contours. As disclosed in Addendum No. 1, the amendments to SP 327 would reduce the SP's development footprint by 32 acres as compared to the original SP approval and would, therefore, reduce changes to the SP area's topography and ground surface relief features.

The Project site, which comprises the second development phase of SP 327, would be prepared for development as contemplated by SP 327 (pursuant to the modifications provided by SP 327A1). The Project's grading plan would be consistent with the overall grading plan provided by SP 327. The Project does not contain any component that is more intense or impactful on topography than previously disclosed in EIR 439 or Addendum No.1. Therefore, implementation of the Project would not result in any new or more severe impacts to the subject property's natural topography or ground surface relief features, as compared to the level of impact previously disclosed in EIR 439.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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b) As evaluated in EIR 439, SP 327 planned to construct slopes with gradients greater than 2:1 and/or heights higher than 10 feet. SP 327 was conditioned to comply with the recommendations of the geotechnical report for SP 327 (T.H.E. Soils Co., 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 327 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permits that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations.

The proposed Project would include manufactured slopes higher than 10 feet (with manufactured slopes approximately 60 feet in height) and gradients steeper than 2:1 (the steepest gradient would be constructed at a gradient of 1.5:1). The stability of proposed manufactured slopes was evaluated by Advanced Geotechnical Solutions (Technical Appendix C to this EIR Addendum). As part of this analyses, Advanced Geotechnical Solutions concluded that the manufactured slopes proposed by the Project would be stable with implementation of site-specific grading and construction recommendations, including recommendations on slope design, minimum soil compaction standards, and construction materials, which are similar in character to the recommendations applied to SP 327 and originally disclosed in EIR 439. These site-specific geotechnical recommendations have been incorporated into the Project design and have been made conditions of Project approval to assure their implementation. With mandatory compliance to the Project's conditions of approval, potential hazards associated with manufactured slopes would not occur. The Project would not result in new or more severe impacts related to manufactured slopes beyond what was previously disclosed in EIR 439.

c) As disclosed in EIR 439, two (2) septic systems are located within the Specific Plan area. However, these septic systems are connected to existing structures that are abandoned and will be removed from the site when the development of the Project begins. Therefore, development of the Project would not result in grading that affects or negates subsurface sewage disposal systems. Implementation of the Project would not result in any impacts that were not previously disclosed in EIR 439, nor would the Project increase the severity of impacts previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

18. Soils

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

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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“Geotechnical Feasibility Letter” (Advanced Geotechnical Solutions, 2013) and “Fault Hazard Letter” (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that temporary soil erosion would occur during development of SP 327, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with mandatory compliance with State and local regulations concerning water quality. Addendum No. 1 concluded that the amendments to SP 327 would not increase the severity of erosion-related impacts disclosed in EIR 439 because SP 327 (as amended) would have a similar grading footprint and earthwork quantities as the original SP 327 approval.

The proposed Project would facilitate second phase of development of the SP 327 land plan; therefore, the Project’s grading plan (including earthwork quantities) represents an approximately 126.9-acre portion of the grading plan identified for SP 327. Furthermore, the proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would require the implementation of a site-specific Stormwater Pollution Prevention Program during construction to minimize the potential for temporary soil erosion. Accordingly, there are no components of the Project that would result in new erosion-related impacts or increase the severity of erosion-related impacts above the levels disclosed in EIR 439.

b) EIR 439 disclosed that the SP 327 site does not contain soils with the potential for expansion. EIR 439 concluded that impacts would be less than significant, and the incorporation of required conditions of approval (i.e., compliance with State and local building codes) would further minimize on-site risks associated with expansive soils. A site-specific geotechnical investigation prepared for the Project confirmed the findings of EIR 439 (see Technical Appendix B to this EIR Addendum). The Project’s mandatory compliance with the site-specific geotechnical recommendations, which have been incorporated into the Project’s design and made conditions of Project approval to assure their implementation, would ensure that significant impacts associated with expansive soils would not occur. The Project would not result in any new or more severe impacts related to expansive soils beyond what was disclosed in EIR 439.

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

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

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439, Section VI.C, "Hydrology, Flooding & Drainage;" Addendum No. 1; Project Specific Water Quality Management Plan (Adkan Engineers, 2015); Project Application Materials

Findings of Fact:

a & b) As concluded by EIR 439 and Addendum No. 1, erosion-related impacts on the SP 327 site would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with NPDES program (including the conditions that would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the Project site) and applicable Riverside County ordinances. There are no components of the Project that would increase short- and/or long-term erosion impacts beyond those disclosed in EIR 439, and the proposed Project would be conditioned – similar to SP 327 – to incorporate design features to minimize water-borne erosion and siltation. A Preliminary Water Quality Management Plan (WQMP) was prepared for the proposed Project (see Technical Appendix F to this EIR Addendum), and describes that first flush runoff from developed portions of the Project site would be routed to infiltration basins. The infiltration basins are designed to treat stormwater flows for water quality purposes, including through the removal of silt and sediment. The Preliminary WQMP also identifies other Best Management Practices (BMPs) for the Project that would minimize impacts associated with erosion. Compliance with the Preliminary WQMP is required as a condition of Project approval. Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES program (including the conditions issued by the Regional Water Quality Control Board), the Project would result in less than significant erosion-related impacts. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Findings of Fact:

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

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

Monitoring: Monitoring shall occur as specified in EIR 439.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: EIR 439, Section VI.E "Air Quality" and Section VII.A "Circulation and Traffic;" EIR 439, Appendix E "Air Quality Analysis" (Urban Crossroads); EIR 439 Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix D, "Toscana Specific Plan Amendment No. 1 Greenhouse Gas Analysis" (Urban Crossroads, 2014); Addendum No. 2; Addendum No. 2 Appendix G "Toscana Specific Plan. 327 Supplemental Greenhouse Gas Assessment" (Urban Crossroads, 2014); *CREED v. City of San Diego* (2011)

Findings of Fact:

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

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 439 was certified. Information regarding the effect of GHG emissions on climate was known long before the Riverside County certified EIR 439. GCC and GHG emissions were

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

Addendum No. 1 made minor revisions to EIR 439 to adequately address GHG emissions associated with SP 327. As disclosed in Addendum No. 1, SP 327 (as amended by SP 327A1) would generate approximately 25,703.08 metric tons of CO2 equivalent (MTCO2e) per year, or approximately 24.6% less annual GHG emissions than the original SP 327 approval. Because SP 327 would not achieve the County's reduction target of 25% below BAU (based on the County's Draft Standard Operating Procedure, SOP), Addendum No. 1 added a new mitigation measure to EIR 439 (MM AQ-13) to require SP 327's implementing projects to reduce annual GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year, which equates to a 126 MTCO2e reduction compared to the GHG emissions estimated for SP 327.

In support of Addendum No. 2, a memorandum was prepared by Urban Crossroads to demonstrate compliance with MM AQ-13 and was included as Technical Appendix G to Addendum No. 2 to EIR 439 (Addendum No. 2). As disclosed in Addendum No. 2, by incorporating specific water-efficient design features into project-level development proposals, SP 327 would meet and exceed the GHG reduction target established by Addendum No. 1. (The specific water-efficient design features described in Addendum No. 2 were imposed as a new mitigation measure to EIR 439 – MM AQ-14.) Addendum No. 2 also concluded that the SP 327 would directly or indirectly comply with a number of mandatory government regulations that would further reduce GHG emissions, including the regulations listed below, that would assist in the reduction of GHG emissions:

- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375);
- Pavley Fuel Efficiency Standards (AB1493);
- Title 24 California Code of Regulations (California Building Code);
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards);
- Title 17 California Code of Regulations (Low Carbon Fuel Standard);
- California Water Conservation in Landscaping Act of 2006 (AB1881);
- Statewide Retail Provider Emissions Performance Standards (SB 1368); and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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- Renewable Portfolio Standards (SB 1078).

The Project entails preparing the phase 2 development area of SP 327 for development as contemplated by the SP land plan (as modified by SP 327A1). No component of the Project is more intense than contemplated by SP 327 or disclosed in EIR 439 or Addenda Nos. 1 or 2. The Project would be required to comply with all applicable mitigation measures from EIR 439 (as updated by Addenda Nos. 1 and 2) and applicable regulatory measures that have been adopted for the purpose of reducing emissions of GHGs. This would ensure that the Project would not conflict with the State's ability to achieve the GHG emissions reduction targets defined in AB 32 or SB 32. Accordingly, the Project would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. The Project would, therefore, not result in any new or more severe impacts related to GHG emissions beyond those previously disclosed in EIR 439 or Addenda Nos. 1 or 2.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate impacts related to GHG emissions continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: EIR 439, Section VI.G, "Toxic Substances;" EIR 439 Appendix F "Hazardous Materials/Environmental Database Report" (EDR, 2003); Addendum No. 1; Addendum No. 1 Appendix E, "Phase I Environmental Assessment Report, Toscana" (McAlister GeoScience, 2013); Google Earth (accessed October 14, 2016); EnviroStor Database (accessed October 14, 2016); GeoTracker Database (accessed October 14, 2016); California Water Resources Control Board List of Solid Waste Disposal Sites (accessed October 14, 2016), California Water Resources Control

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Board List of Active Cease and Desist Orders and Cleanup Abatement Orders (accessed October 14, 2016); "Assessment of Rock Blasting Impacts and Recommended Practices" (Revey Associates, 2015); Project Application Materials

Findings of Fact:

a & b) As concluded in EIR 439, SP 327 would not develop land uses within the SP area that would permit hazardous materials storage. EIR 439 documented man-made features on the SP 327 property that had the potential to pose a health and safety hazard to the public or contain hazardous materials, including: a ranch house, a storage building, barn, three mobile homes, the foundations for two buildings, a septic system, and several wells and above-ground storage tanks. EIR 439 concluded that removal of these man-made features, as required to implement SP 327, would result in a less-than-significant impact related to hazards and hazardous materials because the construction contractor would be required to ensure mediation of the site in accordance with applicable federal, State, and local standards. EIR 439 also disclosed that blasting would occur on the property during construction activities, but that mandatory compliance with applicable federal, State, and local standards would preclude a significant impact. As such, EIR 439 did not include mitigation measures for toxic substances, as mandatory regulatory requirements would adequately address all potential hazards and hazardous materials concerns.

EIR 439 did not include a site-specific Environmental Site Assessment of existing property conditions, so a site assessment was conducted by McAlister GeoScience in 2013 in support of Addendum No. 1. During the site assessment in 2013, McAlister GeoScience observed all of the man-made features previously described in EIR 439. Based on the estimated age of the man-made features within the Specific Plan area, McAlister GeoScience concluded it was likely that Asbestos Containing Materials (ACM), lead-based paint (LBP), and/or polychlorinated biphenyls (PCB)-containing were present on the SP 327 property. However, Addendum No. 1 concluded the removal and disposal of these hazardous materials, if present, would not represent a significant impact because all remediation activities would be required to comply with applicable federal, State, and local regulations, which would ensure that construction-related demolition activities would not expose construction workers or nearby sensitive receptors to significant health risks. Addendum No. 1 also concluded that blasting activities during construction would not pose a substantial hazardous materials impact because all blasting activities would be required to adhere to the recommended practices contained in the project-specific Blasting Analysis (Addendum No. 1, Appendix C2) as well as applicable federal, State, and local regulations. This finding was consistent with EIR 439. Lastly, Addendum No. 1 concluded that the modifications to SP 327 would not include land uses that would store, transport, or dispose of hazardous materials. Accordingly, Addendum No. 1 concluded that SP 327 (as amended by SP 327A1) would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was associated with the previously approved project as disclosed in EIR 439.

The Project entails preparing the phase 2 development area of SP 327 for development as contemplated by the SP land plan (as modified by SP 327A1). The Project does not include any land uses that would store, transport, or dispose of hazardous materials. The Project's grading plan would utilize rock blasting (as disclosed in EIR 439 and Addendum No. 1); however, proposed blasting activities would not introduce any gases or materials into the environment that would be known to cause harm to humans or impact the surrounding environment (refer to the rock blasting assessment prepared for the Project by Revey Associates, attached hereto as Technical Appendix D). Accordingly, the Project would not increase the potential for reasonably foreseeable upset and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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accident conditions involving the release of hazardous materials into the environment beyond what was previously disclosed in EIR 439 and Addendum No. 1.

c) EIR 439 did not identify the Project site as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since EIR 439 was certified in 2006; therefore, there has been no change in circumstance. Accordingly, the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. This conclusion is consistent with the finding of EIR 439.

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

e) As originally disclosed in EIR 439 and confirmed by a review of databases compiled by the California Department of Toxic Substances Control, the California State Water Resources Control Board, and the California Environmental Protection Agency, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, the Project would not be located on a hazardous materials site and would not create a significant hazard to the public or the environment. No impact would occur. Implementation of the Project would not result in a new or more severe impact than previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section V, "General Plan Consistency Analysis;" EIR 439, Section VII.A, "Circulation and Traffic;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations;" RCIT; Google Earth (accessed October 17, 2016)

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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a, b, c & d) Potential impacts to public airports were addressed in EIR 439, which concluded that such impacts would not occur because the Project site is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. No public airports or private airstrips have been constructed in the vicinity of the Project site since EIR 439 was certified in 2006. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. This conclusion is consistent with the information disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Addendum No. 1; Conceptual Fire Protection Plan (Firewise 2000, 2014); Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility;" Elsinore Area Plan Figure 11 "Wildfire Susceptibility;" RCIT; Project Application Materials

Findings of Fact:

a) As reported in EIR 439, the Project site is located within a high fire hazard area and a fuel modification program consistent with County requirements, including Ordinance No. 787 (Uniform Fire Code) is required by implementing development to protect future on-site residents from wildland fire hazards. SP 327 provides area of fuel modification in accordance with County standards (including defensible space planning at locations where residential areas would interface with areas of natural vegetation). The fuel modification areas programmed by SP 327 would be further refined by the fire protection plan(s) that would be required to accompany future residential tract maps (pursuant to SP327 Condition of Approval 10.Fire 006). The required fire protection plan(s) would establish requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development would interface with areas of natural vegetation. Mandatory compliance with the fuel modification plan would ensure that wild land fire hazards affecting the SP 327 area would be less than significant. Implementation of the proposed Project would not result in any new or more severe significant fire hazard impacts on the Project site than previously disclosed in EIR 439.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Addendum No. 1 Appendix K, "Groundwater Impacts Memorandum" (Thomas Harder & Co. 2014); Project Specific Water Quality Management Plan (Adkan Engineers, 2015); Preliminary Drainage Study (Adkan Engineers, 2015); Project Application Materials

Findings of Fact:

a) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the SP area. Similarly, Addendum No. 1 concluded that the amendments to SP 327 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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The proposed Project would implement the phase 2 development area of SP 327, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327 storm water drainage system (the Project comprises the second of three development phases for SP 327), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the final phase of SP 327. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327 storm water drainage system (refer to Technical Appendix E of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439.

b) EIR 439 concluded that buildout of SP 327 would result in less-than-significant impacts to water quality because mandatory compliance with conditions of approval requiring compliance with the NPDES program (including the conditions would be issued by the Regional Water Quality Control Board) and applicable Riverside County ordinances would minimize the potential for water-borne pollution to be discharged from the Specific Plan area.

The conditions imposed on SP 327 would continue to apply to the proposed Project. Specifically, the Project would be required to prepare and implement a Storm Water Pollution Prevention Program (SWPPP) during construction-related activities (pursuant to the requirements of the NPDES program) and a Water Quality Management Plan (WQMP) during long-term operation. The SWPPP would specify the Best Management Practices (BMPs) that would be required during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. A Preliminary WQMP for the Project is provided as Technical Appendix F to this EIR Addendum. This site-specific Preliminary WQMP identifies measures that would be undertaken on the Project site to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Mandatory compliance with the SWPPP and WQMP, as assured through a County conditions of approval applied to the Project, would ensure that the Project would not violate any water quality standard during short-term construction or long-term operational activities. Accordingly, impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 439.

c) The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source, and therefore would have no impact on groundwater levels due to groundwater extraction. The Project implements the land plan for SP 327, which was determined in EIR 439 and Addendum No. 1 to result in no substantial adverse change to the natural balance of the local aquifer system. As such, and consistent with the information disclosed in EIR 439, no substantial depletion of the groundwater supplies would occur with implementation of the proposed Project and impacts would be less than significant.

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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e) The proposed Project would not construct housing within a 100-year flood hazard area. The Project would not result in any new or more severe impacts than previously disclosed in EIR 439.

f) The proposed Project would not install structures within a 100-year flood hazard area that would increase flood hazards for downstream properties by redirecting or impeding flood flows. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25(b), above, or as previously disclosed in EIR 439 or Addendum No. 1. Furthermore, when EIR 439 was certified in 2006, the unincorporated areas of Riverside County were regulated by the Municipal Separate Storm Sewer Systems Permit (MS4 Permit) - Order No. R8-2002-0011. The primary purpose of this permit was to regulate discharge of pollutants in urban runoff from MS4 storm drain systems. Today, that MS4 Permit has been superseded with an updated, more stringent MS4 Permit (Order No. R8-2010-0033). The proposed Project is required to comply with standards set forth in the current MS4 Permit. With mandatory adherence to the updated MS4 Permit, the proposed Project is expected to result in an overall improvement in the quality of storm water discharged from the Project site than anticipated by EIR 439. Accordingly, the Project would not result in any new or more severe significant impacts than disclosed by EIR 439.

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

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

Monitoring: Monitoring shall occur as specified in EIR 439.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Temescal Canyon Area Plan Figure 10 "Flood Hazards;" Elsinore Area Plan Figure 10 "Flood Hazards;" Preliminary Drainage Study (Adkan Engineers, 2015); Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the SP area. Similarly, Addendum No. 1 concluded that the amendments to SP 327 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

The proposed Project would implement the second phase of development of SP 327, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327 storm water drainage system (the Project comprises the second of three development phases for SP 327), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the final phase of SP 327. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327 storm water drainage system (refer to Technical Appendix E of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439.

c) As disclosed in EIR 439, a portion of the SP 327 property is located within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks on the SP 327 property associated with the failure of Lee Lake would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space – no habitable structures would be located within the Dam Inundation Area. All portions of the SP 327 property within the Dam Inundation Area are located within the southern portion of the SP area and generally abut the Temescal Wash. The Project encompasses the SP 327's Phase 2 development area, which is generally located in the north-central portion of the SP area. No portion of the Project site is located within the Dam Inundation Area; therefore, the Project has no potential to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of Lee Lake. Impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed in EIR 439.

d) As discussed above in the responses to Items 26(a) and (b), the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the Project would not substantially alter the drainage characteristics of the Project site, there would be not be a substantial

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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increase in the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by EIR 439 and Addendum No. 1.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SP 327; EIR 439, Section V, "General Plan Consistency Analysis;" SP 327; Addendum No. 1; Riverside County General Plan; City of Corona General Plan; City of Lake Elsinore General Plan; RCIT; Project Application Materials

Findings of Fact:

a) The Project seeks to prepare the Project site for development in accordance with the approved land plan for SP 327. As concluded in EIR 439 and Addendum No. 1, development of SP 327 would not result in a substantial alteration of the planned or present land uses in the Temescal Canyon area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439.

b) The SP 327 property is located within the Sphere of Influence of the City of Corona. EIR 439 did not identify a significant adverse effect to the Sphere of Influence of the City of Corona as a result of development of SP 327. Similarly, Addendum No. 1 concluded that implementation of SP 327 (as amended) would result in a less-than-significant effect to the Sphere of Influence of the City of Corona. The Project seeks to prepare the Project site for development in accordance with the approved land plan for SP 327. No component of the Project is more intense or more impactful to the City of Corona's sphere of influence than previously evaluated by EIR 439 or Addendum No. 1. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with impacts within a City Sphere of Influence or within City boundaries than disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section V, "General Plan Consistency Analysis," SP 327; Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; RCIT; Project Application Materials

Findings of Fact:

a) The Project site is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for approved SP 327 (Ordinance No. 348.4797). The Project would implement the second phase of development in SP 327 and would be consistent with the land uses and development standards allowed by Ordinance No. 348.4797. Accordingly, no impact would occur.

b & c) The issues of land use and zoning compatibility were evaluated as part of EIR 439, which concluded that development of the SP 327 property as a master-planned mixed use community with residential and commercial retail land uses would be compatible with surrounding land uses and zoning. Addendum No. 1 concluded that SP 327 (as modified by 327A1) also would be compatible with surrounding land uses and zoning. The proposed Project would implement the land plan provided by SP 327 and would not present a conflict with surrounding land uses and/or zoning. As such, a significant land use compatibility impact would not occur. This conclusion is consistent with the findings of EIR 439.

d) The Project would be fully consistent with SP 327 (as amended by SP 327A1), which was previously determined to be consistent with the General Plan as part of Addendum No. 1. The proposed Project is fully consistent with the land use designations and policies contained within SP 327A1 and the General Plan; accordingly, no impact would occur. Implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439 or Addendum No. 1.

e) The Project site is uninhabited under existing conditions; implementation of the proposed Project would not result in the physical disruption or division of any established communities on-site. The Project would represent a continuation of an existing pattern of residential development from the south (although the Project site is physically separated from the existing residential land uses to the south by I-15), and would be consistent with the planned pattern of land uses within the local area as anticipated by the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans. As such, the Project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

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

Source: EIR 439, Section VI.H, "Mineral Resources;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State. In addition, EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a site designated by the County as a locally-important mineral resource recovery area. No component of the proposed Project would result in new impacts to mineral resources or increase the severity of impacts to mineral resources beyond those disclosed in EIR 439. Accordingly, implementation of the Project would not cause the loss of availability of important mineral resources and impacts would be less than significant. This conclusion is consistent with the finding of EIR 439.

c & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 439 was certified in 2006, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility with or present a hazard to a mine or quarry. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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project area to excessive noise levels?

NA A B C D

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

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 17, 2016); RCIT

Findings of Fact:

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

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

31. Railroad Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 17, 2016)

Findings of Fact:

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

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

32. Highway Noise

NA A B C D

Source: SP 327; EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Addendum No. 1; Google Earth (accessed October 17, 2016); Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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The Project site is approximately 0.2-mile north of a source of highway noise (i.e., I-15). Neither EIR 439 nor Addendum No. 1 identified any significant, adverse effects to future residents on the SP 327 property due to noise from I-15. No component of the Project would increase noise effects due to highway noise above levels assumed in EIR 439 and Addendum No. 1. Therefore, the Project would not result in any new or more severe impacts due to highway-related noise than previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

33. Other Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Google Earth (accessed October 17, 2016)

Findings of Fact:

Neither EIR 439 nor Addendum No. 1 disclosed any other sources of noise that have the potential to expose people residing on the SP 327 property to excessive noise. No new, off-site sources of substantial noise have been constructed in the Project vicinity since Addendum No. 1 was approved in 2014. Therefore, no other noise impacts 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.

34. Noise Effects on or by the Project

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

Source: EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix H "Trip Generation Analysis" (Urban Crossroads, 2013); Addendum No. 1 Appendix C1 "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013); "Assessment of Rock Blasting Impacts and Recommended

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Practices” (Revey Associates, 2015); Riverside County General Plan, Table N-1 “Land Use Compatibility for Community Noise Exposure”; Project Application Materials

Findings of Fact:

a) As discussed in EIR 439, implementation of SP 327 would not cause significant, permanent increases to ambient noise levels in the vicinity of the subject property. EIR 439 found that project-related traffic noise, which would be the primary source of off-site noise associated with SP 327, would not contribute substantial noise (i.e., 3.0 dBA CNEL) to any roadway segment that was located adjacent to sensitive receptors and exceeded the County’s noise standard (65 dBA) at the time EIR 439 was certified or under projected, future conditions. Noise contributions of 3.0 dBA CNEL or less are considered to be less-than-significant because such noise changes would not represent a perceptible change to the noise environment. As disclosed in Addendum No. 1, when accounting for the modifications provided by SP 327A1, SP 327 would generate 3,434 fewer daily traffic trips than the original SP 327 approval, and would therefore result in a concomitant decrease in off-site noise contributions, as compared to what was disclosed in EIR 439.

The Project would implement the second phase of development pursuant to the land plan for SP 327 (as amended by SP 327A1). No component of the Project is more intense or would generate more permanent, off-site noise than previously evaluated by EIR 439 or Addendum No. 1. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels, and impacts would be less than those disclosed in EIR 439.

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

c) EIR 439 evaluated the potential for residential land uses within the SP 327 area to result in, or be affected by, substantial adverse noise levels. As concluded in EIR 439, the Project would neither expose off-site sensitive receptors to noise levels exceeding County standards nor expose future on-site residents to noise levels exceeding County standards. As disclosed in Addendum No. 1, the amended SP 327 would be less traffic intensive than the original SP 327 approval, and would, therefore, generate less off-site noise than disclosed in EIR 439. Further, residential uses provided by SP 327 (as amended) would be set back from potential sources of substantial noise (e.g., Temescal Canyon Road and I-15) at a similar distance as the original SP 327 approval and would also be constructed of a similar character and with similar building materials, which would result in a similar noise environment as evaluated in EIR 439.

The Project would implement the second phase of development according to the land plan for SP 327 (as amended by SP 327A1). No component of the Project is more intense or would generate more permanent, off-site noise than previously evaluated by EIR 439 or Addendum No. 1. Accordingly, the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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proposed Project would not expose persons to or generate substantial noise levels in excess of the noise levels disclosed in EIR 439.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than previously disclosed in EIR 439. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 439, and is not anticipated to produce significant amounts of ground-borne vibration or ground-borne noise levels. In addition, as disclosed in EIR 439, and confirmed in the rock blasting analysis attached to this EIR Addendum as Technical Appendix D, it is highly unlikely that potential blasting activities on the Project site would produce a significant amount of ground-borne vibration beyond the boundary of the property. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would be similar to those disclosed in EIR 439.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate noise impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

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

Source: EIR 439, Section V, "General Plan Consistency Analysis;" EIR 439, Section IX, "Mandatory CEQA Topics;" SP 327; Addendum No. 1; Riverside County General Plan; Project Application Materials; RCIT; Google Earth (accessed October 17, 2016)

Findings of Fact:

a & c) There are no occupied housing units on the Project site. Accordingly, the proposed Project would not displace any existing housing, would not result in the need to construct replacement housing elsewhere, and would not displace any people, necessitating the construction of replacement

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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housing elsewhere. The Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

b) The proposed Project would facilitate the implementation of the second phase of development in a SP that, ultimately, provides for the construction of 1,443 dwelling units. Implementation of the Project, and SP 327 as a whole, would not result in an increase in demand for affordable housing, which will be accommodated County-wide through implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR 439, no impact would occur.

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

e) EIR 439 included an analysis demonstrating that SP 327 was consistent with the Land Use Element of the County's General Plan would not result in a substantial population increase. As disclosed in Addendum No. 1, SP 327 (as amended) would result in the same number of dwelling units on the SP 327 property as the original SP 327 approval (i.e., 1,443). The Project would implement the land plan for SP 327 and no component of the Project is more intense than previously disclosed and evaluated by EIR 439 and Addendum No. 1. Accordingly, implementation of the Project would not increase the projected number of future residents on the Project site under long-term conditions as compared to approved SP 327, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

f) Impacts due to growth inducement were previously evaluated as part of EIR 439 and Addendum No. 1, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land plan for SP 327; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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

36. Fire Services

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Impacts associated with fire protection services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Fire Department resources, and would not result in the need to construct or physically alter fire stations to provide adequate service levels. The proposed Project s would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on fire protection services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

Since certification of EIR 439 in 2006, additional fire protection facilities have been constructed in close proximity to the Project site. The Toscana property is now within the response area of the Riverside County Fire Department (RCFD) Fire Station #64 located at 25310 Campbell Ranch Road, approximately two miles from the Project site and within a five-minute response time to the Project site. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately seven miles from the Project site. Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond with equipment under mutual aid agreements but may arrive after RCFD engines were on-scene. Accordingly, all areas proposed for development by the Project would receive adequate emergency response from fire protection facilities.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 787 (Uniform Fire Code) and Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to local fire protection services. The Project would be conditioned to comply with the same County regulations as assumed by EIR 439 to maximize safety and minimize the demand for fire protection services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

37. Sheriff Services

Source: EIR 439, Section VII.D, "Law Enforcement Services;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Impacts to sheriff services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Sheriff Department resources and would not result in the need to construct or physically alter sheriff stations to provide adequate service levels. The proposed Project would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on sheriff services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local sheriff services. The Project would be conditioned to comply with Ordinance No. 659, which would provide fair share funds for the provision of additional police protection services, which may be applied to

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project, as assumed by EIR 439. Accordingly, the proposed Project would not result in any new or more severe significant impacts to sheriff protection services than previously disclosed by 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 SP 327's impact to sheriff services continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

38. Schools

Source: EIR 439, Section VII.F, "Schools;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

As disclosed in EIR 439 and Addendum No. 1, implementation of SP 327 would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Corona-Norco Unified School District (CNUSD). EIR 439 and Addendum No. 1 concluded that payment of school impact fees by implementing development projects would constitute complete mitigation for project-related impacts to school services (pursuant to the Leroy F. Greene School Facilities Act of 1998, Senate Bill 50).

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

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

39. Libraries

Source: EIR 439, Section VII.G, "Libraries;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Impacts to public library services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. The proposed Project would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on library

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for library services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to library services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

40. Health Services

Source: EIR 439, Section VII.E, "Health Services;" Ord. 659; Project Application Materials

Findings of Fact:

Potential impacts to public health services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County's public health services facilities or resources. The proposed Project would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on public health services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for public health services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

RECREATION

41. Parks and Recreation

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

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

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

Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327; Addendum No. 1; CSA 152B Park and Recreation Master Plan; Riverside County Ordinance No. 460; Riverside County Ordinance No. 659; Project Application Materials

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Findings of Fact:

a) As disclosed in EIR 439 and Addendum No. 1, SP 327 would result in the construction of public and private recreational amenities (i.e., parks and trails) within the SP area. The proposed Project would construct recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). Construction of the recreational amenities proposed by the Project would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 439, Addendum No. 1, and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Project site are identified in EIR 439, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 439 (as modified by Addenda Nos. 1 and 2) would continue to apply to the proposed Project. With the implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities that are new or more severe than what was previously disclosed in EIR 439.

b) Impacts associated with Project residents' use of existing recreational facilities were evaluated and disclosed in EIR 439 and Addendum No. 1, which concluded that SP 327 would not contribute to substantial physical deterioration of existing neighborhood and regional parks because the SP would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire, construct, and/or maintain regional and community park and recreation facilities. The proposed Project would facilitate the potential future construction of recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). The Project does not contain any component that would increase the usage of existing, off-site recreational amenities beyond what was previously disclosed in EIR 439 or Addendum No. 1. Further, as a standard condition of Project approval, the Project would be required to pay development impact fees (DIF) pursuant to Ordinance No. 659, which would provide additional funding for the provision of park and recreation facilities, including regional park facilities. As such, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore, impacts would be less than significant and no mitigation would be required. This conclusion is consistent with the findings of EIR 439.

c) The Project seeks to implement a portion of SP 327, including the construction of on-site parks and trails. As previously disclosed in Addendum No. 1, the SP, as modified by SP 327A1, provides sufficient recreational amenities within the SP area to meet the future demand of its residents and would be consistent with the information disclosed in EIR 439. Therefore, implementation of the Project would not result in any new or more severe impacts related to recreation that were not previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

42. Recreational Trails

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327; Addendum No. 1; Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

Since the time EIR 439 was certified, the County of Riverside adopted new regional trail and bikeway plans. Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the vicinity of SP 327. As shown, a regional trail is planned to traverse the central and eastern portions of the SP 327 site, and a multi-purpose trail is proposed on Temescal Canyon Road along the SP 327 site frontage. As disclosed in Addendum No. 1, SP 327 would result in slight modifications to the planned regional trail system through the SP area, but the modified trail alignment would be consistent with the planned trail designations as applied to the property by the Temescal Canyon Area Plan. The trail alignment provided by SP 327 was approved by the Riverside County Regional Park & Open Space District. The proposed Project is consistent with SP 327 and would facilitate the development of its trail network. Accordingly, the Project would not conflict with the County's recreational trail system; a significant impact would not occur. This finding is consistent with the conclusions of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VII.A, "Circulation and Traffic;" EIR 439, Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix H "Toscana Specific Plan 327 Amendment #1 Trip Generation Analysis" (Urban Crossroads, 2013); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed October 18, 2016); RCIT; Project Application Materials

Findings of Fact:

a) As disclosed in EIR 439, the original SP 327 approval generate an average of 17,707 traffic trips per day, including 1,183 vehicle trips during the AM peak hour (7AM-9AM) and 1,811 vehicle trips during the PM peak hour (4PM-6PM). EIR 439 concluded that SP 327's impact to the local circulation system would be less than significant with mitigation, with the exception of significant and unavoidable impacts to I-15.

As documented in Addendum No. 1, the amendments to the SP 327 land plan would result in a substantial reduction in average daily traffic trips as compared to the original SP 327 approval. Addendum No. 1 disclosed that, based on the amendments provided by SP 327A1, SP 327 would generate approximately 14,272 average daily traffic trips (an approximately 19 percent reduction as compared to the original SP 327 proposal), including 1,162 AM peak hour vehicle trips and 1,491 PM peak hour vehicle trips. As such, Addendum No. 1 concluded that, as amended by SP 327A1, SP 327 would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

The proposed Project would implement the second phase of development in SP 327 and the Project proposes no changes to the circulation plans or traffic projections within SP 327, of which were subjected to analyses in EIR 439 (as modified by Addenda 1 and 2), so no new or more significant impacts would occur. Accordingly, implementation of the Project would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

b) The only CMP-designated roadway in the Project vicinity and in the Specific Plan area is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. As described above under Response 43(a), traffic volumes generated by the Project would not exceed the traffic volumes disclosed in EIR 439. Therefore, the proposed Project would be consistent with the traffic projections within the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR 439.

c & d) The Project site is not located within an airport influence area and is not located adjacent to a waterway or active rail corridor. Therefore, the Project would neither increase air, rail or waterborne

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would be conditioned to construct all on-site roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Project site would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses.

f) The Project's circulation network comprises private roads and the Project does not include public streets that would require maintenance. No impact would occur.

g) The proposed Project would have similar construction characteristics as analyzed by EIR 439. The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, it is concluded that the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.

i) SP 327 accommodates multi-use trails on the subject property and along its frontage with Temescal Canyon Road. The SP area is not served by the Riverside Transportation Agency (RTA) under existing conditions; however, SP 327 would install a bus turnout along Temescal Canyon Road as approved by RTA. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and would not result in a new or more severe impact that was not previously identified in EIR 439.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

44. Bike Trails

Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327; Addendum No. 1; Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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The proposed Project would facilitate the development of the approved trail plan for SP 327. As disclosed in EIR 439 and Addendum No. 1, implementation of the SP 327 trails plan would not create an inconsistency or conflict with the planned bike trail alignment for the area. Accordingly, the Project would result in a less-than-significant impact to bicycle trails. This finding is consistent with the conclusions of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: EIR 439, Section VI.F, "Water Resources;" Project Application Materials; Addendum No. 1; Water Supply Assessment (Lee Lake Water District, 2013)

Findings of Fact:

a) As discussed in EIR 439, the Lee Lake Water District (LLWD) would provide domestic water service for the Project, treated by existing treatment facilities that do not require expansion to service the Project. The LLWD would also provide recycled water service to the proposed Project; recycled water was not available to the Project site at the time EIR 439 was certified in 2006. Potential physical impacts associated with supplying potable water to a master-planned residential community, including the construction of on- and off-site water conveyance infrastructure and storage tanks, were evaluated as part of EIR 439, which concluded that impacts would be less than significant. Addendum No. 1 concluded that the modifications to SP 327 (pursuant to SP 327A1) would provide similar infrastructure improvements as the original SP 327 approval, including the addition of recycled water infrastructure, and would not result in new or more severe impacts to water utilities above what was previously disclosed in EIR 439.

The Project seeks to implement the second phase of development in SP 327 (as amended by SP 327A1) and the infrastructure plan for the Project is consistent with what was disclosed and evaluated in Addendum No. 1. Accordingly, the construction of infrastructure to serve the Project would not result in a new or more severe impact to the environment than previously disclosed in EIR 439.

b) Potential water supply impacts associated with delivering domestic water to the development approved by SP 327 were evaluated as part of EIR 439, which concluded that impacts would be less than significant. As documented Addendum No. 1, the amount of water demanded by SP 327 (as amended by SP 327A1), of which the Project is an implementing action) would be substantially lower than previously estimated for the original SP 327 proposal. Furthermore, the proposed Project is required to implement the most recent version of the California Building Standards Code that requires

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to further reduce potable water demand above levels disclosed in EIR 439. As such, the proposed Project would result in a measurable decrease in the demand for potable water as disclosed in EIR 439. Sufficient water supplies from existing entitlements or resources are available from LLWD to serve the Project, and new or expanded entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: EIR 439, Section VI.F, "Water Resources," Addendum No. 1; California Building Standards Code; Project Application Materials;

Findings of Fact:

a & b) As discussed in EIR 439, the subject property is located within the wastewater service area of the LLWD. Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of wastewater conveyance infrastructure, were evaluated as part of EIR 439, which concluded that SP 327 would result in a significant cumulative impact to LLWD wastewater conveyance and treatment facilities due to a lack of capacity (within a wastewater pumping station along Temescal Canyon Road and at LLWD's Water Reclamation Facility). Mitigation was imposed on SP 327 by EIR 439 to ensure that the Master Developer of SP 327 provide fair share payments for the expansion of the pump station and water treatment facilities. After mitigation, EIR 439 concluded that SP 327 would result in less-than-significant impacts to LLWD wastewater conveyance and treatment facilities.

The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use, as compared standard baselines for plumbing fixtures and fittings,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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which would substantially reduce the amount of wastewater generated by the Project from the levels assumed in EIR 439. As such, the proposed Project would not increase the demand for wastewater services or infrastructure above what was disclosed in EIR 439 and the Project would not result in new or more severe significant impacts to wastewater utilities above what was previously disclosed in EIR 439.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate utility and service system impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: EIR 439, Section VII.I, "Solid Waste," Addendum No. 1; Project Application Materials

Findings of Fact:

a & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 439, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 327 to ensure that development and long-term operation of the Project site would comply with applicable solid waste statutes and regulations. As disclosed in Addendum No. 1, SP 327 (as modified by SP 327A1) would substantially decrease the amount of solid waste that would be generated upon full buildout of the Specific Plan. The proposed Project seeks to implement the second phase of development according to the land plan for SP 327 (as amended by SP 327A1), and therefore would generate less solid waste than disclosed in EIR 439. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 439.

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

Monitoring: Monitoring shall occur as specified in EIR 439.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

b) Natural gas?

c) Communications systems?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Addendum No. 1; Project Application Materials

Findings of Fact:

a-g) Impacts to utilities were evaluated and disclosed as part of EIR 439, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 439 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Addendum No. 1 concluded that the installation of utilities to serve SP 327 (as modified by SP 327A1) would result in similar impact as disclose in EIR 439. The proposed Project seeks to implement of the second phase of development in SP 327 (as amended by SP 327A1), and the utilities required to serve the Project are similar to those previously evaluated in EIR 439 and Addendum No. 1. Accordingly, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: EIR 439, Section VII.H, "Utilities;" Addendum No. 1; California Building Standards Code; Project Application Materials

Findings of Fact:

The proposed Project would not conflict with any adopted energy conservation plans. The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than assumed by EIR 439. Mandatory compliance with the California Building Standards Code would further decrease the Project's energy demand below levels disclosed in EIR 439. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans and impacts would be less than significant, which is consistent with the conclusion of EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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OTHER

50. Other:

Source: Staff review

Findings of Fact:

There are no other impacts identified.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, to a greater degree than previously disclosed in EIR 439.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in EIR 439.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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either directly or indirectly?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project would not result in new or more severe environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly beyond those disclosed in EIR 439.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Final EIR No. 439 (SCH No. 2001121105)
 Addendum No. 1 to Final EIR No. 439
 Addendum No. 2 to Final EIR No. 439

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. DOCUMENT PREPARERS

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As: 1996 SCAG Regional Comprehensive Plan	Source: <i>1996 Regional Comprehensive Plan and Guide.</i> Southern California Association of Governments. 1996.
1997 SCAQMD AQMP	<i>1997 Air Quality Management Plan.</i> South Coast Air Quality Management District. November 15, 1996. http://www.aqmd.gov/aqmp/97aqmp/index.html
Addendum No. 1 and Addendum No. 1 Appendices	<i>Addendum No. 1 to Final EIR No. 439.</i> Approved November 25, 2014.
Addendum No. 2 and Addendum No. 2 Appendices	<i>Addendum No. 2 to Final EIR No. 439.</i> Approved March 18, 2015.
Biological Resources Impact Analysis	<i>Phase 2 Updated Impact Comparison Analysis for the Terramor (Toscana) Project.</i> Helix Environmental Planning. October 21, 2016 (Technical Appendix A)
California Building Standards Code	California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2014.
California Scenic Highway Program	California Department of Transportation. "California Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes." Web. Available: < http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html >. Accessed: October 24, 2016.
California Water Resources Control Board List of Active Cease and Desist Orders and Cleanup Abatement Orders	California Water Resources Control Board. "List of 'Active' Cease and Desist Orders and Cleanup Abatement Orders." Web. Available: http://www.calepa.ca.gov/sitecleanup/corteselist/default.htm . Accessed: October 24, 2016.
California Water Resources Control Board List of Solid Waste Disposal Sites	California Environmental Protection Agency. "Sites Identified with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit." Web. Available: http://www.calepa.ca.gov/sitecleanup/corteselist/CurrentList.pdf . Accessed: October 24, 2016.
City of Corona General Plan	<i>City of Corona General Plan.</i> City of Corona, March 2004.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Cited As: City of Lake Elsinore General Plan	Source: <i>City of Lake Elsinore General Plan.</i> City of Lake Elsinore, December 2011.
Congestion Management Program	<i>2011 Riverside County Congestion Management Program.</i> Riverside County Transportation Commission. December 14, 2011.
County General Plan	<i>County of Riverside General Plan.</i> Riverside County Transportation and Land Management Agency, October 2003 (updated 2015).
County General Plan EIR	<i>General Plan Final Program Environmental Impact Report.</i> County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).
CREED v. City of San Diego	<i>Citizens for Responsible Equitable Environmental Development v. City of San Diego,</i> 196 Cal. App. 4 th 515 (2011).
CSA 152B Park and Recreation Master Plan	<i>County of Riverside Park and Recreation Master Plan County Services Area 152B.</i> Purkiss-Rose RSI, November 2004.
EnviroStor Database	EnviroStor Database. California Department of Toxic Substances Control. Web. Available: < http://www.envirostor.dtsc.ca.gov/public >. Accessed: October 24, 2016.
EIR 439 and EIR 439 Appendices	<i>Final Environmental Impact Report No. 439 (SCH No. 2001121105) for the Toscana Specific Plan.</i> Certified December 2006.
Farmland Mapping and Monitoring Program	"Riverside County Important Farmland 2010." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, January 2012.
Findings and Statement of Facts, Statement of Overriding Considerations for EIR No. 439	Contained within Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327(Toscana). Adopted December 2006.
GeoTracker Database	GeoTracker. Web. California Water Resources Control Board. https://geotracker.waterboards.ca.gov
Google Earth	Google Earth. Vers. 7.1.5.1557. Computer software. Google, 2015.
Hydrology and Hydraulic Study	<i>Hydrology and Hydraulic Study for Toscana.</i> Adkan Engineers. September 9, 2015 (Technical Appendix E).
Ord. No. 348	Riverside County Ordinance No. 348, Land Use Planning and Zoning Regulations and Related Functions

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Cited As: Ord. No. 460	Source: Riverside County Ordinance No. 460, Subdivision Regulations.
Ord. No. 461	Riverside County Ordinance No. 461, Road Improvement Standards & Specifications
Ord. No. 484	Riverside County Ordinance No. 484, Sand Blowing.
Ord. No. 625	Riverside County Ordinance No. 625, Agricultural Activities for Nuisance Defenses.
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.
Ord. No. 915	Riverside County Ordinance No. 915, Regulating Outdoor Lighting
Preliminary Geotechnical Investigation	<i>Preliminary Geotechnical Investigation TTM 36826.</i> Advanced Geotechnical Solutions, Inc. February 18, 2016. (Appendix B)
Preliminary WQMP	<i>Project Specific Water Quality Management Plan, Toscana.</i> Adkan Engineers. August 2015. (Appendix F)
Project Application Materials	TR36825, as on file with the Riverside County Transportation and Land Management Agency
RCIT	Riverside County Information Technology. Riverside County Transportation and Land Management Agency. http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public
Resolution No. 2006-463	Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327 (Toscana). Adopted December 2006.
Rock Blasting Analysis	<i>Assessment of Rock Blasting Impacts and Recommended Practices, Toscana Project Phases I and II.</i> Revey Associates, Inc. August 31, 2015 (Technical Appendix D).
SCAQMD Air Quality Management Plan (AQMP)	<i>Final 2012 Air Quality Management Plan.</i> South Coast Air Quality Management District, February 2013. http://www.aqmd.gov/aqmp/2012aqmp/Final-February2013/index.html
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update.
SCAQMD Rule 1113	South Coast Air Quality Management District Rule 1113, Architectural Coatings, South Coast Air Quality Management District.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Cited As:

Source:

SP 327

Toscana Specific Plan (Specific Plan 327, Amendment No. 1). Approved November 25, 2014 (Adopted December 9, 2014).

Supplemental Geotechnical Analysis

Geotechnical Addendum 1.5:1 Fill Slopes, Terramor Project Phase II, Tracts 36825 and 36826. Advanced Geotechnical Solutions. March 21, 2016 (Appendix C).

Western Riverside County Growth Forecasts 2010-2035

Western Riverside County Growth Forecasts 2010-2035. Western Riverside Council of Governments. www.wrcog.cog.ca.us/downloads/Revised%20WRCOG20GF%20From%20SCAG%20092211.pdf

Western Riverside County MSHCP

Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, June 2003.

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The Mitigation Monitoring and Reporting Program (MMRP) for EIR 439 included mitigation measures from the County General Plan EIR (EIR 441). Mitigation measures from the County General Plan EIR that do not require the Toscana Project Applicant or the County of Riverside to implement project-specific action(s) to avoid or lessen a unique environmental effect, references to those County General Plan EIR mitigation measures have been removed from the MMRP Table, below.

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
<p>VI.A Geology and Seismicity</p> <p>Project implementation (including grading and earth-moving of up to 9 million cubic yards of earth) will alter site topography and surface geology. Project will also result in the introduction of people and property to a region subject to seismic activity, resulting in an increased number of persons and property exposed to risk of damage, injury or loss of life in the event of an earthquake.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.10.1A: Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or California Geologic Survey (CGS) reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist to be relevant to each development.</p> <p>The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources. Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the</p>	<p>The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.1A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Riverside County Building and Safety Department County Geologist</p>	<p>Less than Significant</p>

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the County Geologist.			
	4.10.2A: The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.2A.	Prior to issuance of building permits.	Riverside County Building and Safety Department
	4.10.2B: As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4.10.1A. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.	The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.	Prior to issuance of building permits	Riverside County Building and Safety Department County Geologist

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation	
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame		
VI.B Soils, Slopes and Erosion Project implementation will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind).	Measures from EIR No. 441 for the Riverside County General Plan 4.10.7A: Proponents of new development within Riverside County shall adhere to applicable policies and standards of the California Building Code related to the construction of structures and facilities on expansive soils. 4.10.9A: Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation. 4.10.9B: Prior to any development within the County, a Grading Plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to, the following: (a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. (b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. (c) Structures shall not be sited on or below identified landslides unless slides are stabilized.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.7A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	Less than Significant
		The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	Less than Significant
		The Riverside County Building and Safety Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.9B.	Prior to issuance of grading building permit.	Riverside County Building and Safety Department County Geologist	Less than Significant

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>(d) The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.</p> <p>(e) To the extent possible, the amount of cut and fill shall be balanced.</p> <p>(f) The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices.</p> <p>(g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.</p>			
	<p>4.10.9C: Where required, drainage design measures shall be incorporated into the final design of individual projects onsite. These measures shall include, but will not be limited to:</p> <p>(a) Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.</p> <p>(b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.</p> <p>(c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.</p> <p>(d) Disturbed areas that have been identified as highly erosive shall be revegetated.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>

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Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</p> <p>(f) The landscape scheme for projects within the project site shall utilize drought-tolerant plants.</p> <p>(g) Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.</p>				
<p>VI.C Hydrology, Flooding and Drainage</p> <p>Project implementation will alter drainage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require alterations within the 100-year flood plain associated with Temescal Wash.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p>				
	<p>4.9.1.C: Riverside County shall not necessarily require all land uses to withstand flooding. Some development may be compatible within floodplains and floodways, as may some other land uses. For these land uses, flows shall not be obstructed and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects or concentration of flows, and adverse impacts to water quality from point and non-point sources of pollution.</p>	<p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1.C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District.</p>	<p>Less than Significant</p>
	<p>4.9.1.D: Riverside County shall generally require the 10-year flood flows to be contained within the top of curbs and the 100-year flood flows within the street rights-of-way.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1.D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	

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	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>4.9.2A: Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	
	<p>4.9.2D: Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>	
	<p>4.17.4A: Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the United States Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board), preparation of a project specific hydrologic study shall be required. The hydrologic study shall include (but shall not be limited to): an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of onsite hydrologic</p>	<p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District U.S. Army Corps of Engineers Cal. Dept. of Fish & Wildlife Regional Water Quality Control Board</p>	

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>process.</p> <p>The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p>			
	<p>4.17.4B: The project applicant shall submit to the County for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process, will be implemented as set forth in the hydrologic study. Such evidence may take the form of (but shall not be limited to): a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p>	<p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District</p>
	<p>4.17.4C: Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p>	<p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District</p>

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation	
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame		
<p>VI.D Noise</p> <p>Project implementation and operation will result in increased ambient noise levels in the region and expose persons onsite and off to increased noise levels. Regional ambient noise level increases will be primarily due to increased vehicle traffic associated with the project. Project will also introduce sensitive receptors (homes) into a previously undeveloped area.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.13.1A: Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adjacent to any developed/ occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <p>(a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise impacts on adjacent noise sensitive land uses.</p> <p>(b) During all project site excavation and grading onsite, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <p>(c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.</p> <p>(d) The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>	<p>Less than Significant</p>

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Impact	Mitigation Associated with the Impact:				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>construction shall be allowed on Sundays and public holidays.</p> <p>4.13.1B: The required construction-related noise mitigation plan shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by County staff.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>	
	<p>4.13.2A: All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department Riverside County Planning Department</p>	
	<p>4.13.2B: Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA Ldn. The studies shall also satisfy the requirements set forth in Title 24, Part 2, or the California Administrative Code, Noise Insulation Standards, for multiple family attached homes, hotels, motels, etc., regulated by Title 24. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County Planning Department.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	Project Specific Mitigation Measures			
	N-1: Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing I-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residential lots listed in the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-1.	Riverside County Building and Safety Department
	N-2: Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area 4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residential lots listed in the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-2.	Riverside County Building and Safety Department
	N-3: Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residential lots listed in the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-3.	Riverside County Building and Safety Department
N-4: Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area	Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-4.	Prior to final building permit inspection for the residential lots	Riverside County Building and Safety Department	

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	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>4. and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual-glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).</p> <p>N-5: Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.</p>	<p>the Riverside County Building and Safety Department shall ensure that adequate noise attenuating building materials have been installed.</p> <p>Prior to any building permit final inspection, the County of Riverside Department of Environmental Health, Industrial Hygiene Division shall ensure that interior noise levels do not exceed 45 dBA.</p>	<p>listed in Mitigation Measure N-4</p> <p>Prior to any final building permit inspection.</p>	
<p>VLE Air Quality</p> <p>Project construction will generate construction-related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project operations.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.5.1A - Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>(a) Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).</p> <p>(b) All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</p> <p>(c) Pave construction access roads at least 100 feet onto the site from main road.</p>	<p>The project proponent shall incorporate Mitigation Measure 4.5.1A in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Construction Emissions: Less than Significant</p> <p>Operational Emissions: Significant and Unavoidable</p>

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	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>(d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</p> <p>4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust Measures:</p> <p>(a) Revegetate disturbed areas as quickly as possible.</p> <p>(b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</p> <p>(c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <p>(d) Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</p>	<p>The project proponent shall incorporate Mitigation Measure 4.5.1B in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building and Safety Department</p>
	<p>4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <p>(a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>(b) The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</p> <p>(c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p>	<p>The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building and Safety Department</p>

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	<p>(d) The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <p>(e) The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.</p> <p>(f) The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>(g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below:</p> <ul style="list-style-type: none"> (i) During clearing, grading, earthmoving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. (ii) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph. 			

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	<p>(iii) Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</p> <p>(iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>(v) Trucks carrying soil, sand, cut or fill materials, and/or construction debris to or from the site shall have their payloads covered with a tarp from the point of origin during offsite transportation.</p>			
	<p>Project Specific Mitigation Measures</p> <p>AQ-1: Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.</p>	<p>The project proponent shall incorporate Mitigation Measure AQ-1 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building & Safety Dept.</p>
	<p>AQ-2: Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.</p>	<p>The project proponent shall incorporate Mitigation Measure AQ-2 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building & Safety Dept.</p>
	<p>AQ-3: Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.</p>	<p>The project proponent shall incorporate Mitigation Measure AQ-3 in the</p>	<p>Prior to issuance of grading permit.</p>	<p>Riverside County Building & Safety Dept.</p>

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		Construction Contractor's grading plans and submit said grading plans to the County for review and approval.			
	AQ-4: Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.	The project proponent shall incorporate Mitigation Measure AQ-4 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-5: Perform regularly scheduled equipment maintenance to minimize equipment emissions.	The project proponent shall incorporate Mitigation Measure AQ-5 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-6: A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.	The project proponent shall incorporate Mitigation Measures AQ-6 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-7: Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.	The project proponent shall incorporate Mitigation Measure AQ-7 in the Construction Contractor's building plans and submit	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	

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		said building plans to the County for review and approval.			
	AQ-8: Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.	The project proponent shall incorporate Mitigation Measure AQ-8 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-9: Use energy-efficiency built-in appliances.	The project proponent shall incorporate Mitigation Measure AQ-9 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-10: Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.	The project proponent shall incorporate Mitigation Measure AQ-10 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-11: Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure AQ-11.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

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	<p>AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.</p> <p>AQ-13: Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO₂e per year. This equates to a 126 MTCO₂e reduction compared to the GHG calculation produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO₂e reduction may be met by design features, including but not limited to those that promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.</p> <p>AQ-14: Prior to the issuance of building permits, the Project Applicant shall provide evidence to the County of Riverside Building and Safety Department demonstrating that residential development incorporates the following measures to reduce water consumption and the associated energy-usage:</p> <ul style="list-style-type: none"> a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%) of its reference evapotranspiration. b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures). 	<p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure AQ-12.</p> <p>The Riverside County Planning Department shall review implementing projects and verify compliance with Mitigation Measure AQ-13.</p> <p>The Riverside County Building and Safety Department shall review construction drawings for implementation residential development and verify compliance with Mitigation Measure AQ-14</p>	<p>Implementing road improvement permits and tract maps and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Prior to issuance of building permits.</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Planning Dept.</p> <p>Riverside County Building and Safety Dept.</p>	

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<p>V.I.F. Water Resources</p> <p>Project implementation will result in increased demand for water supplies, increased demand on wastewater treatment facilities and decreased water quality due to an increase in pollutants entering the water supply through grading operations, urban runoff and soil erosion.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan 4.17.1A: Proponents of new development within unincorporated areas of Riverside County that consist of: a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel/motel development of more than 5,000 rooms; an industrial, manufacturing/processing plant, or industrial park employing more than 1,000 persons or occupying more than 650,000 square feet of floor space or 40 acres of land; a mixed-use development that includes any of the previously referenced projects; or a project with a water demand equivalent to that used by 500 residential units shall be required to submit a water supply assessment prior to approval of a project. The water supply assessment shall include the following:</p> <ul style="list-style-type: none"> (a) Project description; (b) Water resources environmental setting; (c) Conservation and water recycling measures included in the project; (d) The identification of existing water entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received pursuant to such entitlements, rights, or contracts; (e) Project water demand; 	<p>The Riverside County Transportation & Land Management Agency (TLMA) shall review all development proposals to verify compliance with Mitigation Measure 4.17.1A.</p>	<p>[Satisfied by LLWD Water Supply Assessment for Specific Plan No. 327.]</p>	<p>Less than Significant</p>
				<p>Riverside County Planning Department</p> <p>Riverside County Building and Safety Department</p> <p>Applicable Water Agencies</p>

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	<p>(f) Water supply alternatives;</p> <p>(g) Preferred water supply alternative;</p> <p>(h) Impacts associated with use of the preferred water supply alternative;</p> <p>(i) Evaluation of compliance with the applicable Urban Water Management Plan;</p> <p>(j) Summary and conclusions; and</p> <p>(k) Technical appendices and attachment of supporting documents.</p> <p>Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits.</p>			
	<p>4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of</p>	<p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1C.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>

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	<p>any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.</p> <p>4.17.1D: Riverside County shall enforce compliance with federal, State, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.</p>	<p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	
	<p>4.17.3A: New development that includes more than one acre of impervious surface area (including roofs, parking areas, streets, sidewalk, etc.), shall incorporate features to facilitate the onsite infiltration of precipitation and/or runoff into groundwater basins. Such features shall include (but not be limited to): natural drainage systems (where economically feasible), detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p>	<p>The Riverside County Building and Safety Department and the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.3A.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department Riverside County Flood Control and Water Conservation District</p>	
	<p>4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required</p>	<p>The Riverside County Flood Control and Water</p>	<p>Implementing project approval</p>	<p>Riverside County Flood Control and</p>	

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	by federal, State, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.	Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B.	and as required in the Conditions of Approval.	Water Conservation District Riverside County Dept. of Environmental Health
	4.17.5C: Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the Riverside County Department of Environmental Health and/or RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include (but shall not be limited to): an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County or other responsible entity, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County and the RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board
	4.17.5D: The project applicant shall submit to the County and the RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, and will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of

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	approved prior to issuance of any entitlement that would result in the physical modification of the project site.	Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D.		Environmental Health Regional Water Quality Control Board
	<p>4.17.5E: For each new development project, the following principles and policies shall be considered and implemented:</p> <p>(a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.</p> <p>(b) Appropriate best management practices (BMPs) must be implemented to lessen impacts to waters of the United States and/or waters of the State of California resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the State must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by the Regional Water Quality Control Board (RWQCB).</p> <p>(c) Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.</p> <p>(d) Any impacts to waters of the United States require a Section 401 Water Quality Standards</p>	<p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5E.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Flood Control and Water Conservation District</p> <p>Riverside County Dept. of Environmental Health</p> <p>Regional Water Quality Control Board</p>

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	<p>Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the United States Army Corps of Engineers and a Streambed/Bank Alteration Agreement from the Calif. Department of Fish and Game.</p> <p>(e) The County shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass, permeable/porous pavement, etc., for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted trip-rap, will be discouraged.</p> <p>(f) The County shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.</p> <p>(g) The County shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.</p>			

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	<p>(h) The County shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to State and Federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.</p> <p>(i) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates.</p> <p>(j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>(k) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.</p> <p>(l) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.</p>			

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	<p>(m) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.</p>			
	<p>Project Specific Mitigation Measures</p> <p>WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:</p> <p>(a) Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.</p> <p>(b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity to treat flows from the Toscana project.</p> <p>(c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.</p>	<p>The Riverside County Dept. of Environmental health shall review all development proposals to verify compliance with Mitigation Measure WS-1 during the approval process for each implementing project.</p>	<p>Implementing project approvals and as required in the Conditions of Approval.</p>	<p>Riverside County Dept. of Environmental Health Lee Lake Water District</p>

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VI.J Biological Resources Project implementation will result in loss or degradation of biological resources on the site and will also result in indirect impacts to biological resources onsite and in the vicinity.	Measures from EIR No. 441 for the Riverside County General Plan:				
	4.6.1A: Comply with Riverside County Planning Department Biological Report Guidelines to include an analysis of the potential for a proposed project to result in direct mortality of individuals listed, proposed or candidate species, or loss of habitat occupied by such species and sensitive habitats. (Completed in conjunction with the preparation of the Specific Plan and EIR analysis).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	Less Than Significant
	4.6.3A: Construct treatment wetlands outside of natural wetlands, allowing treatment of runoff from developed surfaces prior to entering natural stream systems. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made biofiltration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.3A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	Less Than Significant
	4.6.6B: Comply with the County's "Oak Tree Management Guidelines," including the use of replacement plantings with acorns or oak saplings, when it is determined to be biologically sound and appropriate to do so. (All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (<i>Quercus agrifolia</i>), or other appropriate local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks indirectly impacted by project construction due to the inability to obtain 100% avoidance of the applicable protective zones or changes to hydrology	See Mitigation Measure BIOI-7, below.	See Mitigation Measure BIOI-7, below.	See Mitigation Measure BIOI-7, below.	Less Than Significant

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	<p>affecting oak viability, shall be mitigated with additional replacement oaks at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This mitigation shall be performed as outlined in Mitigation Measure BIOL-7, below).</p>				
	<p>4.6.7B: Avoid or minimize interruption of natural processes of local ecosystems. (The project footprint is designed to minimize these interruptions by generally avoiding Temescal Wash, preserving corridors onsite and ultimately preserving approximately 510 acres of the project site as open space).</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.7B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	
	<p>4.6.7D: Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural stream systems. Treatment facilities may be mechanical (i.e., filtration devices within storm drain systems), biological (i.e., constructed wetlands at storm drain outfalls) or a combination of the two. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made bio-filtration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).</p>	<p>The Riverside County Planning Department and/or Flood Control and Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department and/or Flood Control and Water Conservation District</p>	

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	<p>4.6.7E: The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:</p> <p>(a) Soil exposed during construction and maintenance activities shall be landscaped utilizing seeds, cuttings and/or plant material from locally adapted species to preclude the invasion of noxious weeds. The use of site-specific materials, which are adapted to local conditions, will increase the likelihood of successful revegetation while maintaining the genetic integrity of the local ecosystem. Accordingly, arrangements will be made several months in advance of planting to ensure that site-specific plant materials are available for the scheduled planting time. In addition, a qualified botanist shall visit the project site during the appropriate season to collect the native plant material. If local propagules are not available and/or cannot be collected in sufficient quantities, materials collected or grown from other sources within Southern California will be substituted. For widespread native herbaceous species that are likely to be genetically homogenous, seed from commercial sources may be used.</p> <p>(b) Seed purity shall be certified by planting only seeds labeled under the California Food and Agriculture Code and/or seeds that have been tested within a year by a seed laboratory certified by the Association of Official Seed Analysts or by a seed technologist certified by the Society of Commercial Seed Technologists.</p> <p>(c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of</p>	<p>The project proponent shall incorporate Mitigation Measure 4.6.7E in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p>	<p>Prior to grading plan approval.</p>	<p>Riverside County Building and Safety Department</p>

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	<p>spreading noxious weeds.</p> <p>(d) Vehicles with loads carrying vegetation shall be covered, and vegetative materials removed from the site shall be disposed of in accordance with all applicable laws and regulations.</p>				
	<p>Project-Specific Mitigation Measures:</p> <p>BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values.</p>	<p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p>	
	<p>BIOL-2: Project Applicant shall pay the sum of \$331,500 for the purpose of offsite open space land acquisition. The \$331,500 (and the MSHCP fees are intended to be used by the County for acquisition of real property for habitat conservation.</p>	<p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p>	
	<p>BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority for maintenance and management of wildlife and habitat functions and values.</p>	<p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p>	
	<p>BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for</p>	<p>The Riverside County Environmental Programs Dept. shall require compliance with the</p>	<p>Implementing project approval and as required in the Conditions of</p>	<p>Riverside County Environmental Programs Dept.</p>	

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	<p>these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328 feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.</p> <p>Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.</p> <p>BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. Mitigation will occur by approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County</p>	<p>provisions of Mitigation Measure BIOL-4.</p>	<p>Approval.</p>	
		<p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept.</p>

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	<p>of Riverside and state and federal resource agencies with jurisdiction.</p> <p>Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats.</p> <p>Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.</p>				
	<p>BIOL-6: Impacts to the riparian habitat within drainages affected by project-related hydrological changes shall be minimized through storm drain system design provisions determined necessary and appropriate in consultation with the ACOE and Regional Water Quality Control Board. Such measures may include, but not be limited to: (1) provision of additional riparian revegetation within Temescal Wash onsite and (2) use of soft-bottomed surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.</p>	<p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-6.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District</p>	
	<p>BIOL-7: All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (<i>Quercus agrifolia</i>) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability,</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Dept.</p>	

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	<p>additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.</p> <p>All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.</p> <p>Prior to grading, an Oak Tree Management Plan shall be incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.</p>			
	<p>BIOL-8: Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, once established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.</p> <p>BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:</p> <p>(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged</p>	<p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-8.</p> <p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-9.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Dept.</p> <p>Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District</p>

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	<p>into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p>(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.</p> <p>(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal Wash, to protect species within the habitat. Shielding shall be incorporated into all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash.</p> <p>(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.</p>				

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	<p>(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.</p> <p>(f) Barriers: Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, 4 and 5), walls or fences will be used to enclose backyards in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms.</p> <p>(g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 26a through 26f.</p>				
	<p>BIOL-10: The Toscana project shall adhere to the "Standard Best Management Practices" (BMPs) outlined in Appendix C of the MSHCP.</p> <p>(a) A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitat, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the</p>	<p>The Riverside County Building & Safety Dept. and/or Planning shall require compliance with the provisions of Mitigation Measure BIOL-10.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Environmental Programs Dept. And/or Building & Safety Dept.</p>	

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	<p>MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.</p> <p>(b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements.</p> <p>(c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</p> <p>(d) [For project affecting streams, drainages or rivers], the upstream and downstream limits of the project's [area of] disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</p> <p>(e) Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern.</p> <p>(f) Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.</p> <p>(g) When stream flows must be diverted, the diversions shall be conducted using sandbags or</p>			

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	<p>other methods requiring minimal in-stream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</p> <p>(h) Equipment storage, fueling and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p> <p>(i) Eroddible fill material shall not be deposited into water courses. Brush, loose soils or other similar debris material shall not be stockpiled within a stream channel or on its banks.</p> <p>(j) The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.</p> <p>(k) The removal of native vegetation shall be</p>			

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	<p>avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours [or other appropriate contours] and revegetated with appropriate native species.</p> <p>(l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</p> <p>(m) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>(n) Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>(o) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p> <p>BIOL-11: To mitigate for the loss of 392 Coulter's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be</p>			
		<p>The Riverside County Planning Department and/or Riverside County Environmental Programs</p>	<p>Implementing project approval and as required in the Conditions of</p>	<p>Riverside County Planning Dept. and/or Riverside County</p>

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	included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.	Department shall require compliance with the provisions of Mitigation Measure BIOL-11.	Approval.	Environmental Programs Dept.
VI.K Cultural Resources				Less Than Significant
Construction of the project has the potential to result in the disturbance of previously undiscovered historical and archeological resources.	Project-Specific Mitigation Measures:			
	CULT-1: Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include ground-disturbing activities occurring within 100 feet of the known archeological site (CA-R1V-1089).	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.
	CULT-2: Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-2.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.
	CULT-3: The archeological resource monitors and the Tribal monitors shall have the authority to temporarily halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-3.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.

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	take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.				
	CULT-4: In the event that a cultural artifact is encountered when an archeological or Pechanga Tribal monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-4.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-5: If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-5.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-6: The known archeological site (CA-RIV-1089) is located within a portion of the project site that shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-6.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

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VII. Aesthetic Resources Project implementation will result in the conversion of undeveloped land to urban/ suburban uses.	Sheet (ECS) for the parcel in which the site is located. The Pechanga Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.				
	CULT-7: The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga, then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-7.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-8: The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-8.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
Measures from EIR No. 441 for the Riverside County General Plan:					
	4.4.2A: Riverside County shall require that sources of lighting within the General Plan area be limited to the minimum standard required to ensure safe circulation and visibility.	The Riverside County Building and Safety Department shall verify compliance with the	Implementing project approval and as required in the Conditions of	Riverside County Building and Safety Department	Less Than Significant

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alter the region's viewshed and introduce sources of light and glare into a previously undeveloped area.	4.4.2C: Riverside County shall require exterior lighting for buildings to be of a low profile and intensity.	The Riverside County Transportation Department shall verify compliance with the provisions of Mitigation Measure 4.4.2B during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
	4.4.2E: The County shall participate in Palomar Observatory's "dark sky" conservation area.	The Riverside County Planning Department shall verify compliance with the provisions of Mitigation Measure 4.4.2E via implementation of the Specific Plan's Design Guidelines relating to night lighting, during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
Project implementation will result in increased traffic on the roads in the area.	VII.A Circulation and Traffic				
	Measures from EIR No. 441 for the Riverside County General Plan: 4.16.1A As part of its review of land development proposals, the County shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D within Community Development Areas designated by the 2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	Less Than Significant

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	<p>Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.</p> <p>4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.</p>	<p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Department</p>	
	<p>Project-Specific Mitigation Measures:</p> <p>CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive and Toscana Drive. Traffic signals shall be provided at the two project access points.</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-1 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>	
	<p>CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are described as follows:</p> <p>(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive and at Toscana Drive) along Temescal Canyon Road.</p> <p>(b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, of a length determined by the project's traffic study. Construct a southbound left turn lane</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>	

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	<p>fees, through the County's development impact fee (DIF) for traffic signals pursuant to County Ordinance 659.12.</p> <p>(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway.</p> <p>(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).</p> <p>(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:</p> <ul style="list-style-type: none"> - Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement. - Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange). - The Interstate 15 / Temescal Canyon Road 	<p>implementing project.</p>		

Terramor

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36825

Impact	Mitigation Associated with the Impact				Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	
	<p>interchange.</p> <p>- The Interstate 15 / Indian Truck Trail interchange.</p> <p>(e) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify roadway improvements necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.</p>				
	<p>CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.</p> <p>The following County Transportation Department conditions shall be implemented:</p> <p>10.TRANS.3 SP - SP 327 / IMPROVEMENTS All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.</p> <p>10.TRANS.4 SP - SP 327 / WRCOG TUMF The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.</p>	<p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Transportation Dept.</p>	

Tentative Tract Map No. 36825

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>30. PRIOR TO ANY PROJECT APPROVAL</p> <p>30.TRANS.1 SP - SP 327 / TS INSTALLATION The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:</p> <ul style="list-style-type: none"> - Temescal Canyon Road / Temescal Hills Drive - Temescal Canyon Road / Toscana Drive - Temescal Canyon Road / Glen Ivy Road - Temescal Canyon Road / Indian Truck Trail - De Palma Road / Indian Truck Trail <p>with no fee credit given for Traffic Signal Mitigation Fees.</p> <ul style="list-style-type: none"> - I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road - Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South <p>with fee credit eligibility.</p> <p>30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as</p>			

Terramor

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36825

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.</p> <p>30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.</p> <p>30.TRANS.3 SP - SP 327 / TS GEOMETRICS The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map. The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometrics: Northbound: one through lanes Southbound: one left-turn lane, two through lanes Eastbound: one trap right-turn lane Westbound: one left-turn lane, one right-turn lane The intersection of Temescal Canyon Road (NS) and Toscana Drive South (EW) shall be improved to provide the following geometrics:</p>			

Terramor

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36825

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>Northbound: two through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note – this improvement has been constructed):</p> <p>Northbound: one through lane Southbound: one through lane, one right turn lane Eastbound: two left-turn lanes, one right-turn lane Westbound: N/A</p> <p>The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane Southbound: N/A Eastbound: two left-turn lanes, two through lanes Westbound: two through lanes, one right turn lane</p> <p>The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A Southbound: one left-turn lane, one right-turn lane, one shared right turn lane Eastbound: three through lanes, one right-turn lane Westbound: one left-turn lane, two through lanes</p> <p>30. TRANS.4 SP - SP 327 / INTERSECTION SPACING Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County</p>			

Terramor

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36825

Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation	
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame		
<p>VII.D Law Enforcement Services Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.</p>	Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.				
	<p>Measures from EIR No. 441 for the Riverside County General Plan 4.15.2B: The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.</p>	<p>The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department Riverside County Sheriff's Department</p>	Less Than Significant
<p>VII.H Utilities Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.</p>	<p>4.15.2D: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.</p>	<p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Planning Department</p>	Less Than Significant
	<p>Measures from EIR No. 441 for the Riverside County General Plan 4.8.1A: The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>	Less Than Significant

Terramor

III. Mitigation Monitoring and Reporting Program

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Impact	Mitigation Associated with the Impact			Level of Significance After Mitigation
	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	
	<p>4.8.1B: The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.</p>	<p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Building and Safety Department</p>
<p>VIII Solid Waste Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.</p>	<p>Measures from EIR No. 441 for the Riverside County General Plan 4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.</p> <p>4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.</p>	<p>The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.</p> <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.</p>	<p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p>	<p>Riverside County Waste Management Department</p> <p>Riverside County Planning Department</p>

As determined by EIR No. 441 for the Riverside County General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327 (Toscana) shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327.

CHANGE OF ZONE = Change of Zone No. 6651.

GPA = Comprehensive General Plan Amendment No. 825.

EIR = Environmental Impact Report No. 439.

10. EVERY. 3 SP - SP Document

INEFFECT

The documents related to Specific Plan No. 327 include the following:

a. The Specific Plan Document which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.

5. Specific Plan text.

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 439 Document which shall include:

1. Mitigation Reporting/Monitoring Program.

2. Draft EIR.

3. Comments received on the Draft EIR either verbatim or in summary.

4. A list of persons, organizations and public agencies commenting on the Draft EIR.

5. Responses of the County to significant environmental points raised in the review and consultation process.

6. Technical Appendices.

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding the

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Limits of SP DOCUMENT (cont.) INEFFECT

above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County design guidelines and standards.

10. EVERY. 6 MAP- PROJECT DESCRIPTION RECOMMND

The land division is permitted to subdivide 153.25 acres into 38 lots and are comprised of, eight (8) residential lots, four (4) park lots, three (3) public facility lots, (3) open space (conservation habitat) lots 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. The proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor.

10. EVERY. 7 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

10. EVERY. 7 MAP - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 8 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract] Map No.36825 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract] Map No. 36825

10. EVERY. 9 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS (cont.) RECOMMND

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS INEFFECT

The Department of Environmental Health cannot write comments on this Specific Plan until a (DEH) document book is obtained. The review so far only has been of the Draft EIR report.
With 1443 DU's proposed, water and sewer will serve letters

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - COMMENTS (cont.) INEFFECT

from the purveyors shall be reviewed by DEH PRIOR to regular submittal to the Planning Departmental with SAN 53 forms attached.

All existing subsurface sewage disposal systems shall be properly abandoned as shall all existing wells.

Recycled water shall be highly encouraged throughout the project in landscaped, greenbelts, school yards and park greens.

10.E HEALTH. 3 USE - WELL & OWTS DESTRUCTION RECOMMND

At the time of the review of the entitlement for TR36825, there are still wells that have not been properly destroyed. At proper milestones during project development, the applicant must provide information that all wells and OWTS are properly destroyed under permit with this Department. At all times any wells or OWTS that are yet to be destroyed, must not pose a hazard to human health or contribute to the contamination of groundwater.

10.E HEALTH. 4 USE - WATER AND SEWER SERVICE RECOMMND

TR36825 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD, previously known as Lee Lake Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 5 USE - ECP COMMENTS RECOMMND

The Riverside County Department of Environmental Health - Environmental Cleanup Programs (RCDEH-ECP) has reviewed the environmental site assessment reports submitted for this project. Based on the information provided in the reports and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring

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10. GENERAL CONDITIONS

10.E HEALTH. 5 USE - ECP COMMENTS (cont.) RECOMMND

hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact RCDEH-ECP at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1 - MITIGATION FEE INEFFECT

Prior to the issuance of the first building permit within each of the residential Planning Areas and the commercial Planning Area within the Specific Plan, a special fee in the amount of \$25,500 shall be paid. This special fee is required under the terms of the Memorandum of Understanding between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to all other fees generally applicable to development with Riverside County.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside

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10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS (cont.) INEFFECT

County Fire Department.

10.FIRE. 4 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 5 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any shingles shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 9 SP-#101-DISCL/FLAG LOT INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 10 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 11 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate

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10. GENERAL CONDITIONS

10.FIRE. 11 MAP-#50-BLUE DOT REFLECTORS (cont.) RECOMMND

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 12 MAP*-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection: approved standard fire hydrants (6"x4"x2 1/2") shall be located at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

The Toscana Specific Plan No. 327 is a proposal to develop approximately 960 acres into residential, commercial, recreational, and open space areas in the Temescal Canyon area. The project site is located on the east side of I-15, north of Temescal Canyon Road at the Indian Truck Trail Interchange.

Temescal Wash, which drains a several square mile local watershed, traverses the southern portion of the property. It also serves as the overflow outlet for Lake Elsinore, which receives flows from the entire 770 square mile San Jacinto River watershed. The 100-year Zone A floodplain limits are delineated on Panel No. 060245 1390B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Access to a majority of the site is served by Temescal Hills Drive North and Temescal Hill Drive South, both of which cross Temescal Creek. The document also states that Temescal Canyon Road will be raised out of the flood plain. The Retail Commercial area of Planning Area 13 at the intersection of Temescal Canyon Road appears to encroach into the flood plain. Encroachment into the floodplain/floodway for the construction of bridges, roadways or development shall require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. No occupancy of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

any phase of any development served by the two roads that cross Temescal Wash will be allowed until the applicant has received a Conditional Letter of Map Revision (CLOMR) from FEMA.

The Specific Plan project area is also subject to offsite flows from significant offsite areas to the east. Where watercourses are proposed to be left natural, they shall be kept free of all obstructions including fill slopes. This means the developer will be required to delineate floodplains for these watercourses and keep these free of obstructions and fill. All proposed flood control facilities shall be built to District standards including access to inlets and outlets. Where appropriate, inlet designs shall include debris catchments to prevent the clogging of drainage facilities. The exhibit proposes a broad passageway through the development for the large watercourse draining a 500-acre watershed. The avoidance criteria outlined above shall be followed. The developer shall map the floodplain through this area and submit the study to the District for review and approval prior to the issuance of conditions of approval for any development case within the Specific Plan adjacent to this watercourse.

Section VI. C. Subsection 3a of the Environmental Impact Report (EIR) indicates that detention basins and other means will ensure that there is no net increase in runoff and impacts to offsite drainage facilities will be minimal.

Subsection 4c provides that offsite impacts will be further studied and mitigation measures specified. This is especially necessary for any proposal upstream of the Spanish Hills development.

Unless properly mitigated, the development of this site would increase peak flow rates on downstream properties. Residents of the Spanish Hills area to the west of the project have constructed improvements within the watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These properties are sensitive even to minor flows. Increased volume and duration of flows must also be considered and mitigated where the project would have significant downstream impact.

The Developer has submitted a conceptual drainage plan that proposes mitigation of the offsite impacts by: 1.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

Re-direction of flows away from Spanish Hills, and 2.
Onsite attenuation of peak flows.

The developer has submitted an engineering report signed by experts in local hydro-geomorphology specifically addressing the potential long term impacts of the proposed redirection of flows and development on water supply and water quality in the Spanish Hills area. This report finds that there would be no adverse impacts on Spanish Hills water supply and water quality. On the contrary, the report provides a basis for assertion that the development of the Toscana project would benefit the quantity and quality of ground water supply in the Spanish Hills area.

Regarding potential increased flooding issues, the developer has proposed to limit post-developed discharges at all outfalls downstream of developed planning areas which are tributary to the Spanish Hills area to no more than 50-percent of the pre-developed peak flow rate for the governing 100-year storm event. As stated above, this reduction in flows is proposed to be accomplished by a combination of re-direction of offsite and onsite flows and attenuation of peak flows in detention basins.

The developer has submitted engineering data in support of preliminary sizing for the detention basins. It shall be noted that changes to the basin designs could be found to be necessary in final engineering. If so, any substantial increases in a mitigation basin footprint (and/or grading) must be approved by the County. Moreover, any expansion of mitigation features shall be absorbed into proposed "developed" planning areas. Expansion into designated open space areas may require an amendment to the specific plan and may not be approved.

A basin is proposed in Planning Area 12 serving the northernmost planning areas. This basin is currently sized to attenuate developed area flows only. The 50-percent reduction in total 100-year peak flows at this outfall may not be achievable using this basin alone. The District will credit attenuation created by the road culvert at this location.

As individual development cases within the specific plan are submitted to the District for review/comment and conditions of approval, it should be noted that each

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Parcel: 290-070-045

10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 415-087-144

Tract Map (TR) 36825 is a proposal for a Schedule "A" subdivision of a 153-acre site into multiple large lots (both numbered and lettered) for the purposes of conveying parcels in the Temescal Canyon area. The site is located northeast of both Interstate 15 and Temescal Canyon Road in the hills just north and east above Temescal Canyon Wash and north of the Indian Truck Trail/Interstate 15 interchange. This site is Phase 2 of Specific Plan (SP) 327 Amended No. 1 (Toscana/Terramor) and is associated with Tract Map 36826. The proposed lots appear to correspond to the Planning Areas within SP 327. Tract Map 36826 is a proposal for a Schedule "A" residential subdivision for the site.

The District's understanding is that Tract Map 36825 will construct most of the necessary infrastructure (roads, storm drains, sewer, water, etc.) and provide large mass-graded residential lots that will be further subdivided pursuant Tract Map 36826. Unless otherwise approved by the District, the final approval of any phase of development within Tract Map 36826 will require completion of the drainage improvements of Tract Map 36825.

The 100-year Zone A floodplain limits for Temescal Wash traverse the westerly portion of the site as delineated on Panel Number 06065C-1390G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash combined with flows from Mayhew Canyon amount to 15,900 cfs as they exit the project site. Access to the site is obtained through the Phase 1 improvements, which were constructed with Tract Map 36643 and included two arched culvert bridges that cross this floodplain to provide access to the site from Temescal Canyon Road. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) for this floodplain are being processed. Grading and building permits can be issued while the CLOMR/LOMR are being processed, but occupancy will not be permitted until the LOMR is approved. All improvements constructed within the floodplain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash floodplain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

A portion of the project site is also located within a Special Flood Hazard Area listed in Ordinance 458 Section 5.d (Department of Water Resources Awareness Maps). The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain traverses the middle portion of the project site.

In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis and an exhibit showing any modification of the currently effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671). Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until the necessary floodplain study and exhibits have been reviewed and approved by the FPM section.

A majority of the drainage and water quality issues for this site and the surrounding area have been addressed with the processing of SP 327 and Tract Map 36643. Tract Map 36825 will allow for the mass grading of the site and the construction of the backbone infrastructure, which will extend the drainage infrastructure constructed by Tract Map 36643. Subsequent development proposals (such as Tract Map 36826) to create the individual single family home are anticipated.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts and well heads to occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327 Amended No. 1 document, flow rates tributary to the Spanish Hills community shall be reduced by 50% in order to reduce the flood risk.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements. A groundwater recharge enhancement plan for runoff tributary to Spanish Hills shall be prepared by an engineering geologist and be submitted to the District for approval.

10.FLOOD RI. 5 MAP SPANISH HILLS MITIGATION RECOMMND

The development of this site would increase peak flow rates on the "Spanish Hills" community, which is downstream of this project site. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to the Spanish Hills area will be reduced to no more than 50% of the pre-developed flow rates in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Select materials to encourage groundwater recharge at the outfall of storm drains that discharge flows toward the Spanish Hills area shall be used where feasible and do not pose a public danger to other improvements.

10.FLOOD RI. 6 MAP GOUNDWATER RECHARGE RECOMMND

The potential flood damage to the Spanish Hills community is a major concern, but recharging the groundwater table is also important and necessary for these residents to maintain the use of their wells. The proposed drainage system that is to be implemented with this project shall reduce post-developed flow rates tributary to the Spanish Hills area to no more than 50% of the pre-developed flow rates to reduce the flood risk. In order to promote recharging the groundwater table for the wells of the residents of the Spanish Hills community, the outlet for the storm drain (typically constructed with rock rip rap) that discharges flows to the Spanish Hills area will be constructed with a minimum 4-foot thick bed of sand/small rock. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP GOUNDWATER RECHARGE (cont.) RECOMMND

infiltrate into the ground. No water quality mitigation is associated with this outlet. In the event the applicant's geologist determines that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, then an alternative method of groundwater recharge acceptable to the District and the County Geologist shall be submitted to the District.

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 10 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries may cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. The letter(s)/easement(s) shall be obtained prior to the release of recordation of the final map or grading permits for the project. Alternatively, the project may be redesigned to eliminate the need for such letters.

A copy of the recorded drainage easement shall be submitted to the District for review. If the 50% reduction of the post-developed flow rates tributary to the Spanish Hills area is achieved, then letters of permission from the downstream property owners will not be required.

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 15 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 16 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the

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10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are

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10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEO NO. 1341 INEFFECT

County Geologic Report (GEO) No. 1341 was prepared for this project (SP00327) by T.H.E. Soils Co. and is entitled: "Geotechnical Feasibility Investigation, Proposed 1,190 +/- Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area, Riverside County, California", dated February 15, 2001. In addition, the following reports were submitted for this project:

1.T.H.E. Soils Co. Inc., March 21, 2004, "Fault Hazard Investigation, Proposed 1,190 +/- Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area,

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO NO. 1341 (cont.)

INEFFECT

Riverside County, California".

2.T.H.E. Soils Co. Inc., September 13, 2004, "Response to Riverside County Building & Safety Department Conditions of Approval Review Sheet, County Geologic Report No. 1341 (Geologic), Proposed 1,190 +/- Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area, Riverside County, California".

Terra Geosciences, October 16, 2000, "Seismic Refraction Survey, Glen Ivy Project, Temescal Canyon, County of Riverside, California".

3.E.R. Browne & Associates, October 17, 1989, "Seismic Survey, Temescal, W.O. 101674".

4.Pacific Soils Engineering, Inc., October 24, 1989, "General Geologic Investigation and Shallow Refraction Seismic for Rippability Study, Glen Ivy Project, Riverside County, California".

These documents are herein incorporated as a part of GEO No. 1341.

GEO No. 1341 concluded:

1.Faults encountered in site exploratory trenches on the site are considered inactive. The faults observed in Jurassic age metavolcanic bedrock (Santiago Peak formation) units which were overlain by unfaulted conglomerates mapped as Old Alluvial Fan deposits that are at least 25,000 years old.

2.Several previously mapped faults in the northeast and southwest portions of the site were not trenched since these areas are proposed open space areas and outside of the planned area of development.

3.The active Elsinore Fault Zone - Glen Ivy North and Glen Ivy South faults are located 1.6 and 2.9 kilometers, respectively, southwest of the site.

4.The potential for liquefaction, seismic-induced landsliding and seismic-induced settlement is considered to be low at this site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO NO. 1341 (cont.) (cont.) INEFFECT

GEO No. 1341 recommended:

1.No setbacks for active faulting are recommended for this project at this time.

2.If planned site development changes to incorporate areas with potential faults in currently proposed open space areas then additional subsurface exploration for faulting shall be performed.

GEO No. 1341 satisfies the requirement for a geologic study for this Specific Plan relative to CEQA/planning purposes. GEO No. 1341 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. Furthermore, additional review and or reports may be required prior to approval of all implementing projects (Tracts, Plot Plans, etc.).

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 5 SP - TARGET DWELLING UNITS INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the process outlined below or the Specific Plan Amendment process.

Target dwelling units represent current planning expectations for each Planning Area rather than limits on maximum development. Target dwelling units for any Planning Area may be increased up to the maximum dwelling units listed based on a determination of substantial conformance. The determination of substantial conformance shall identify the Planning Area(s) with increased Target Dwelling Units and shall specify the Planning Area(s) to be

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - TARGET DWELLING UNITS (cont.) INEFFECT

developed with an equal and corresponding decrease in Target Dwelling Units. A Specific Plan Amendment shall not be required for such a re-allocation in Target Dwelling Units.

10.PLANNING. 6 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 7 MAP - GEO02529 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2529, submitted for the project TR36825, was prepared by Advanced Geotechnical Solutions, Inc. The report is titled; "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016. In addition, the following documents have been submitted for the project:

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

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10. GENERAL CONDITIONS

10.PLANNING. 7

MAP - GEO02529 ACCEPTED (cont.)

RECOMMND

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO02529.

GEO No. 2529 concluded:

1.Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.

2.No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.

3.According to FEMA, the site is not within a FEMA identified flood hazard.

4.The subject site is not in a State liquefaction susceptibility zone.

5.Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

1.Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.

2.The resulting undercuts should be replaced with engineered fill.

3.Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.

4.The removal bottom should be observed and mapped by the

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - GEO02529 ACCEPTED (cont.) (cont.) RECOMMND

engineering geologist prior to fill placement.

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 8 MAP- MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 9 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 13 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 20 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 21 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP*- AMD PER CONDITIONS MAP DRAFT

Within 10 days of approval by the [Planning Commission] [Board of Supervisors] ten (10) copies of an Amended Per Final Conditions map [along with amended R-2 calculations

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP*- AMD PER CONDITIONS MAP (cont.) DRAFT

per County Ordinance No. 348] shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall [be in substantial conformance with the TENTATIVE MAP [incorporate the following changes:

___].

20.PLANNING. 3 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - HANS00114 INEFFECT

All projects will be conditioned for compliance with HANS00114. A DBESP was done for impacts to Temescal Wash. All mitigation must be completed as outlined within the DBESP.

PARKS DEPARTMENT

30.PARKS. 3 SP - TRAILS PLAN INEFFECT

Prior to any implementing project approval, the applicant shall submit a "Final Trails Plan" to the Riverside County Regional Park and Open-Space District for its review and approval. Said Trails Plan shall contain the minimum:

- The plan shall show and identify all Regional and Community Trails within the proposed SP.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 3 SP - TRAILS PLAN (cont.) INEFFECT

- The plan shall show connectivity to all surrounding off-site Regional and Community Trails.
- The plan shall show a Regional Trail on the bridge on Temescal Hills Drive South.
- The plan shall show representative construction cross-sections for all Regional or Community Trails. Said cross-sections shall comply with the District's standards for Regional and Community Trails.
- The plan shall show a representative of a trail bridge crossing having a minimum width of eight feet clearly separated from the roadway traffic lanes. The trail shall be surfaced with an appropriate material for safe pedestrian and equestrian usage.
- The applicant will locate and construct a trail along the north side of Temescal Canyon Road in compliance with "Exhibit" the Temescal Valley Design Guidelines. Should these guidelines not be approved at the time of construction, the applicant will follow the District's standards for an "Urban Regional Trail."
- The applicant shall locate and install an equestrian height crossing signal button at the signalized intersection at Temescal Canyon Road and Temescal Hills Drive South.
- Any trail width which may vary from the District's approved width for either Regional or Community Trails due to constrains in the field shall be clearly identified on the plan.

30.PARKS. 4 SP - REGIONAL TRAIL COMPLETION INEFFECT

Prior to the construction of the offsite Regional Trail to the east of the project, or recordation of the final map of the last planning area within the Specific Plan, whichever

30.PARKS. 5 SP - STAGING AREA CONSTRUCT INEFFECT

The Master Developer shall pay a fair share towards the construction of an offsite staging area. The location of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 5 SP - STAGING AREA CONSTRUCT (cont.) INEFFECT

the offsite trail staging area shall be determined by the Parks and Recreation District. The contribution shall be paid upon the construction of the offsite trail staging area or recordation of the final map of the last planning area within the Specific Plan, whichever occurs first.

30.PARKS. 6 SP - COMMUNITY TR COMPLETION INEFFECT

The Community (local) Trail segments located along the easterly boundary tract maps of Planning Areas 10 and 11 of the Specific Plan, as shown on the Trails Plan (approved by the District) for the SP shall be constructed prior to the issuance of the 1st final inspection or residential occupancy permit within the adjacent tract map of Planning Areas 10 and 11.

30.PARKS. 7 SP - REGIONAL TRAIL COMPLETION INEFFECT

Prior to the construction of the offsite Regional Trail to the east of the project, or recordation of the final map of the last planning area within the Specific Plan, whichever occurs first, the Regional Trail segment for the SP shall be constructed by the Master Developer.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC REPORT INEFFECT

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

Review of County Geologic Report (GEO) No. 1341 was prepared for the Specific Plan governing this site. GEO No. 1341 shall be reviewed by the geotechnical consultant of record in conjunction with the implementing project case exhibit (tract map, parcel map, etc.). The geotechnical consultant of record shall then render appropriate comments and recommendations relative to the suitability of the findings made in GEO No. 1341 as they apply to the proposed implementing project.

These comments and recommendations shall be made in the form of a report submitted to the County in the form of a new GEO report for review by the County Geologist

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC REPORT (cont.) INEFFECT
prior to scheduling the project for public hearing.

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) INEFFECT
rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS INEFFECT
Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 4 SP - DURATION OF SP VALIDITY INEFFECT
Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.) INEFFECT

that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

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

"Eleven (11) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Corona 1 copy
- Riverside County Planning Department in 1 copy
- Murrieta
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT INEFFECT

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - ARCHAEO STUDY REQD INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - ARCHAEO STUDY REQD (cont.) INEFFECT

submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - BIOLOGICAL STUDY REQD INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - GEO STUDY REQUIRED NOTAPPLY

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - GEO STUDY REQUIRED (cont.) NOTAPPLY

study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 13 SP - EA REQUIRED INEFFECT

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - ADDENDUM EIR INEFFECT

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR (cont.) INEFFECT

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 15 SP - SUPPLEMENT TO EIR INEFFECT

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 16 SP - SUBSEQUENT EIR INEFFECT

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - SUBSEQUENT EIR (cont.)

INEFFECT

Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 17 SP - COMPLETE CASE APPROVALS

INEFFECT

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 18 SP = AMENDMENT REQUIRED

INEFFECT

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - AMENDMENT REQUIRED (cont.) INEFFECT

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 19 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 152B, shall be annexed into the County Service Area 152B or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 152B is unwilling or unable to annex the property in question."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - PA PROCEDURES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 14, 15, 16, 22."

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 25 SP - ARCHAEO M/M PROGRAM INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 26 SP - PALEO M/M PROGRAM NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - PALEO M/M PROGRAM (cont.) NOTAPPLY

unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - F&G CLEARANCE INEFFECT

Prior to the approval of any implementing project within planning area 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP - ACOE CLEARANCE INEFFECT

Prior to the approval of any implementing project within planning area 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 401 and 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - SKR FEE CONDITION

INEFFECT

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 960 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - ENTRY MONUMENTATION

INEFFECT

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit L.
2. The entry monument shall be in substantial conformance with each Planning Area Standards of the SPECIFIC PLAN, the Specific Plan Design Guidelines, and Figure III A-10 of the Specific Plan (Master Landscape Plan).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - POST GRADING REPORT INEFFECT

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 33 SP - SCHOOL MITIGATION INEFFECT

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

"PRIOR TO BUILDING PERMITS, impacts to the Corona Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 36 SP - HIGH DENSITY RECREATION INEFFECT

Prior to the approval of any implementing project within the Planning areas 1, 2, and 7 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Any residential development within Planning Areas 1, 2, and 7 of the SPECIFIC PLAN shall incorporate the following minimum acreages of recreational amenities:

Planning Area 1 - 1.8 acres
Planning Area 2 - 1.7 acres
Planning Area 7 - 1.0 acre

This condition shall be considered MET if the implementing project has included the required recreational amenity. This condition may not be deferred or not applied."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - GATE ACCESS INEFFECT

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

"The primary entry gate at Temescal Hills Drive South shall be designed to be accessible to both residents and visitors. All other gates may have limited access for residents only. All gates shall have provisions for emergency vehicle access at all times."

30.PLANNING. 39 SP - ARCHEOLOGICAL MONITORING INEFFECT

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

Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include any ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089).

30.PLANNING. 40 SP - PRE-CONSTRUCTION MEETING INEFFECT

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

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

30.PLANNING. 41 SP - AUTHORITY TO HALT INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - AUTHORITY TO HALT (cont.) INEFFECT

on the implementing project:

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

30.PLANNING. 42 SP - MONITORS NOT PRESENT INEFFECT

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

In the event that a cultural artifact is encountered when an archeological or Pechanga monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND INEFFECT

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

If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.

30.PLANNING. 44 SP - CA-RIV-1089 Protection INEFFECT

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

The known archeological site (CA-RIV-1089), located within a portion of the project site, shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints Sheet (ECS) for the parcel in which the site is located. The Pechanga Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.

30.PLANNING. 45 SP - TREATMENT AGREEMENT INEFFECT

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

The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 45 SP - TREATMENT AGREEMENT (cont.) INEFFECT

then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.

30.PLANNING. 46 SP - RELINQUISH OWNERSHIP INEFFECT

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

The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

30.PLANNING. 47 SP - AIR QUALITY MITIGATION INEFFECT

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

The following project-specific air quality mitigation measures shall be applied:

- 1.Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.
- 2.Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.
- 3.Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.
- 4.Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.
- 5.Perform regularly scheduled equipment maintenance to minimize equipment emissions.
- 6.A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - AIR QUALITY MITIGATION (cont.) INEFFECT

7.Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.

8.Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.

9.Use energy-efficiency built-in appliances.

10.Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11.Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

30.PLANNING. 48 SP - WATER RESOURCE MITIGATION INEFFECT

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

The following project-specific water resource mitigation measures shall be applied:

To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:

1.Fund the expansion of the wastewater pumping station on Temescal Canyon Road.

2.Fund the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity by approximately 357,000 gallons per day.

3.The timing of these improvements will be at the discretion of LLWD. Funding shall be provided on a fair-share basis in accordance with LLWD policies. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.

30.PLANNING. 49 SP - PALEONTOLOGIST RETAINED NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - PALEONTOLOGIST RETAINED (cont.) NOTAPPLY

Prior to any earth moving on the site, a project paleontologist shall be retained by the project developer. He/she will develop a storage agreement with the San Bernardino County Museum or other acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the site as a result of the mitigation and monitoring program, and for the archiving of any associated specimen data and/or corresponding geologic or geographic site data that may be generated.

30.PLANNING. 51 SP - QUIMBY FEES INEFFECT

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

"Prior to the recordation of the FINAL MAP, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area 152B or similar entity such as a County Service Area/District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460."

This condition shall be considered NOT APPLICABLE if the implementing project is NOT a TENTATIVE MAP for residential subdivision.

30.PLANNING. 52 SP - WASTE RECYCLING PLAN INEFFECT

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

"PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 52 SP - WASTE RECYCLING PLAN (cont.) INEFFECT

of materials, the facilities and/or haulers that will be utilized, and the targeted recycling reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951-486-3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

The applicant shall obtain a clearance letter from the Waste Management Department indicating that the WRP has been approved. Said clearance letter shall be submitted to the Planning Department."

30.PLANNING. 53 SP - COMPLIANCE WITH WRP INEFFECT

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

"PRIOR TO BUILDING FINAL INSPECTION, evidence (i.e. receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for building final inspection.

The applicant shall obtain a clearance letter from the Waste Management Department indicating that proper evidence has been submitted. Said clearance letter shall be submitted to the Planning Department.

30.PLANNING. 54 SP - SYNAGRO AND EL SOBRANTE INEFFECT

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

"All prospective buyers shall be notified of the proximity of the Synagro Biosolid Composting Facility and the El Sobrante Sanitary Landfill, a 24-hour operation, prior to any purchase. The notification shall come in the form of a vicinity map, showing the SPECIFIC PLAN site in relation to these facilities."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - ECS SYANGRO & EL SOBRANTE INEFFECT

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

"PRIOR TO MAP RECORDATION, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.

The ECS shall include this statement: This land/property is located in close proximity to a regional solid waste disposal facility, called the El Sobrante Landfill, which is a 24-hour operation, and a biosolid composting facility, called Synagro."

30.PLANNING. 56 SP - STREET LIGHTING PLAN INEFFECT

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

"PRIOR TO MAP RECORDATION, a street lighting plan shall be submitted to and approved by the Transportation Department. In addition to any requirements from the Transportation Department, the street lighting plan shall reduce unnecessary street lighting through the design of street lighting fixtures and by minimizing the number of street lights.

This condition shall be considered MET once the Transportation Department has reviewed and approved the street lighting plan."

30.PLANNING. 57 SP - OAK MITIGATION INEFFECT

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

"PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS, the following tree preservation guidelines shall be incorporated in the project's approved grading, building,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - OAK MITIGATION (cont.)

INEFFECT

and landscape plans:

In addition, all qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (*Quercus agrifolia*) or other local native oak species, as at a 3:1 replacement to loss ratio for naturally occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio.

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

PRIOR TO GRADING PERMITS, an Oak Tree Management Plan shall be prepared establishing planting details and specifications and success criteria for all replacement oaks. The Oak Tree Management Plan shall be submitted to and approved by the Planning Department."

30.PLANNING. 58 SP - PA 16 PLOT PLAN

INEFFECT

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

"Prior to the issuance of BUILDING PERMITS, a minor plot plan for landscaping shall be submitted to and approved by the Planning Department for the paseo system designated as Planning Area 16 of the SPECIFIC PLAN. The plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the paseo and its facilities."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - PA16 CONSTRUCTION INEFFECT

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

The paseo system designated as PA16 shall be constructed in phases and fully operable concurrent with the recordation of the final map for any implementing subdivision adjacent to the planned paseo system.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP327/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Temescal Canyon Road/Temescal Hills Drive-North
- Temescal Canyon Road/Temescal Hills Drive-South
- Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation Fees;

- I-15 NB Ramps/Indian Truck Trail
- Temescal Canyon Road/Indian Truck Trail
- I-15 SB Ramps/Indian Truck Trail
- Temescal Canyon Road/Horsethief Canyon Road
- Temescal Canyon Road/Campbell Ranch Road
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility.

30.TRANS. 2 SP - SP327/TRAFFIC STUDY REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportment Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP327/TRAFFIC STUDY REQ (cont.) INEFFECT
prior to each development phase.

30.TRANS. 3 SP - SP327/TS GEOMETRICS INEFFECT
Prior to Occupancy of 1st Dwelling Unit

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

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

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

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

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

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

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

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

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP327/TS GEOMETRICS (cont.) INEFFECT

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

30.TRANS. 4 SP -SP327/INTERSECTION SPACING INEFFECT

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 MAP - WATER & SEWER VERIFICATI RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class C material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 12 feet in width with 14' horizontal clearance and vertical clearance of 15'. Access will be designed to withstand the weight of 40 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND
measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 8 MAP-#46-WATER PLANS RECOMMND
The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 9 MAP-#6-ECS WATER CERTIFICATION RECOMMND
Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 10 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND
Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 11 MAP-#47-SECONDARY ACCESS RECOMMND
In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 12 MAP* -#70-ECS-ADDRESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Address numbers will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrasting with the background colors of the sign. Address shall be displayed horizontally.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

50.FLOOD RI. 2 MAP SHOW FLOODPLAIN ON ECS

RECOMMND

The 100-year floodplain limits for Temescal Wash and the unnamed watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP ORD 458 SPEC FLOOD AREA RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system. The trail plan shall be consistent with the trail alignments approved in SP327A1.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

he County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP327 zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 6 MAP - CCOC FOR REMNDR PARCEL RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 8 MAP- QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

County Service Area No. 134 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 11 MAP- OAK TREE ESMNT (1) RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP- OAK TREE ESMNT (1) (cont.) RECOMMND

Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.____ has been complied with.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 18 MAP - ECS NOTE NO FENCE WILDLF RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Fencing, which restricts the movement of wildlife, shall not be allowed in the Wildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

be in conformance with County Ordinance No. 655."

50.PLANNING. 22 MAP- ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA (cont.)

RECOMMND

registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP- ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

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50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 2 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36643 and TR36593M1.

50.TRANS. 3 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 4 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 5 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Temescal Hills Drive through TR36643/TR36593M1 to County maintained Temescal Canyon Road.

Said off-site access road shall be the southerly extension of Terramo Drive (through TR36643/TR36593M1) from Temescal Hill Drive to a County maintained Temescal Canyon Drive.

50.TRANS. 6 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Streetlights.
- (2) Traffic signals located on Temescal Canyon Road and Toscana Drive.

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 9 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - IMP PLANS

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 12 MAP - CONSTRUCT RAMP

RECOMMND

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

50.TRANS. 13 MAP - SIGNING & STRIPING PLAN

RECOMMND

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

50.TRANS. 14 MAP - DEDICATION

RECOMMND

Temescal Hills Drive along project boundary from Terramor Drive to gated entrance is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)), construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTES: 1. An 8' decomposed granite paseos (on west side) shall be constructed adjacent to the property line within the 16' parkway.

2. A 5' concrete sidewalk shall be constructed (on east side) 3' from the property line within the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP - DEDICATION (cont.)

RECOMMND

16' parkway.

3. A 10' to 32' raised curbed median at entry gate shall be constructed at the centerline within the 76' to 108' right-of-way.
4. Entry gate (privately maintained) shall be constructed with 44' to 76' AC pavement with a 38' radius turnaround, and call box as approved by the Director of Transportation.

Temescal Hills Drive along project boundary (including fronting Lot No. 9 of TR36643) from the southern project boundary Lot "B" to Terramor Drive is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)), construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTES: 1. An 8' decomposed granite paseos (on west/north side) shall be constructed adjacent to the property line within the 16' parkway.

2. A 5' concrete sidewalk shall be constructed (on east/south side) 3' from the property line within the 16' parkway.

Street "L" (from Temescal Hills Drive ((including fronting Lot No. 9 of TR36643)) to northerly project boundary) along project boundary is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)),

construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTES: 1. An 8' decomposed granite paseos (on west side) shall be constructed adjacent to the property

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - DEDICATION (cont.) (cont.) RECOMMND

line within the 16' parkway.

2. A 5' concrete sidewalk shall be constructed (on east side) 3' from the property line within the 16' parkway.
3. A 10' to 32' raised curbed median at entry gate shall be constructed at the centerline within the 76' to 108' right-of-way.
4. Entry gate (privately maintain) shall be constructed with 44' to 76' AC pavement with a 38' radius turnaround, and call box as approved by the Director of Transportation.

El Hermano Road (privately maintained road) is designated LOCAL ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. (40'/60'). The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 15 MAP - INTERIM ACCESS ROAD RECOMMND

Street "L" (future Phase 3 street) along project boundary from gated entrance of Temescal Hill Drive to future Phase 3 of street "M" is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) and shall be improved with 32' of acceptable Aggregate Base (0.33' thick) on a 48' graded section within a 74 foot full-width dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

Street "M" (future Phase 3 street) along project boundary from future Phase 3 of street "L" to future Phase 3 of street "N" is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) shall be improved with 27' of acceptable Aggregate Base (0.33' thick) on a 36' graded section within a 56 foot full-width

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - INTERIM ACCESS ROAD (cont.) RECOMMND

dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

Street "N" (future Phase 3 street) along project boundary from future Phase 3 of street "M" to the northern project boundary is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) shall be improved with 27' of acceptable Aggregate Base (0.33' thick) on a 36' graded section within a 56 foot full-width dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS RECOMMND

A GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - WELL DESTRUCTION RECOMMND

Prior to any grading permit issuance, all wells must be properly destroyed under permit with this Department.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- c) non flammable walls along common boundaries between rear yards and open space.
- d) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD AREA RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD AREA (cont.) RECOMMND

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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

60.PLANNING. 8 MAP- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT (cont.) RECOMMND

located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

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

60.PLANNING. 15 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 153.25 acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

80.EPD. 1 SP - MITIGATION FEE INEFFECT

Prior to the issuance of the first building permit within each of the residential Planning Areas and the commercial Planning Area within the Specific Plan, a special fee in the amount of \$25,500 shall be paid. This special fee is required under the terms of the Memorandum of Understanding

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 SP - MITIGATION FEE (cont.) INEFFECT

between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to all other fees generally applicable to development with Riverside County.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 2 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.) DRAFT

interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Streetlights.
- (2) Traffic signals located on Temescal Canyon Road and Toscana Drive.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number

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90. PRIOR TO BLDG FINAL INSPECTION

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

1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new drainage system is constructed and deemed functional.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS DRAFT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE DRAFT

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 6 MAP - ROOF RUN-OFF DISCHARGE DRAFT

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 153.25 acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP- MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 439 Addendum No. 3.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 SP - TEM CYN RD REG TR COMPLE INEFFECT

Prior to the issuance of the 1st Final Inspection or Residential Occupancy Permit within the Specific Plan, the Community Trail segment along Temescal Canyon Road shall be constructed by the Master Developer.

100.PARKS. 2 SP - BRIDGE REG TR COMPLETION INEFFECT

Prior to the issuance of the 1st Final Inspection or Residential Occupancy Permit within the Specific Plan, the bridge spanning the Temescal Wash at Temescal Hills Drive South as shown on the Trails Plan (approved by the District) for the SP shall be constructed by the Master Developer.

PLANNING DEPARTMENT

100.PLANNING. 3 SP - Count Res Build Permits INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1443 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4 SP - PLOT PLAN: PA14 PARK INEFFECT

PRIOR TO THE ISSUANCE OF THE 300th building permit within the SPECIFIC PLAN, a plot plan shall be submitted to and approved by the Planning Department. The plot plan shall substantially conform with the conceptual design in the SPECIFIC PLAN for Planning Area 14. The plot plan need not

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - PLOT PLAN: PA14 PARK (cont.) INEFFECT

include construction drawings, but shall include landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. The recreation center shall also include site plans, floor plans, elevations plans.

As part of the approval of the plot plan for Planning Area 14, a construction phasing schedule shall be established. Construction shall be completed in two phases: the first phase to be constructed by the 600th building permit within the SPECIFIC PLAN and the second phase to be constructed and fully operational prior to the issuance of the 900th building permit within the SPECIFIC PLAN.

100.PLANNING. 5 SP - CONSTRUCT PA14 (1) INEFFECT

PRIOR TO THE ISSUANCE OF THE 600th building permit within the SPECIFIC PLAN, phase one of Planning Area 14 shall be constructed and fully operational.

100.PLANNING. 7 SP - CONSTRUCT PA14 (2) INEFFECT

Prior to the issuance of the 900th building permit anywhere within the SPECIFIC PLAN, phase two of Planning Area 14 shall be constructed and fully operational.

100.PLANNING. 8 SP - PARK PLANS: PA15 (C) INEFFECT

PRIOR TO THE ISSUANCE OF THE 600th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (C). The minor landscaping plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 9 SP - PA15 (C): CONSTRUCT INEFFECT

PRIOR TO THE ISSUANCE OF THE 950th 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park C) shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PARK PLANS: PA15 (A) INEFFECT

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (A). The minor landscaping plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - CONSTRUCT: PA15 (A) INEFFECT

PRIOR TO THE ISSUANCE OF THE 1050th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park A) shall be constructed and fully operable.

100.PLANNING. 12 SP - PARK PLANS: PA15 (B) INEFFECT

PRIOR TO THE ISSUANCE OF THE 1000th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (B). The minor landscaping plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 13 SP - CONSTRUCT: PA15 (B) INEFFECT

PRIOR TO THE ISSUANCE OF THE 1250th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park B) shall be constructed and fully operable.

100.PLANNING. 14 SP - BRIDGE CONSTRUCTION INEFFECT

Prior to the issuance of the 1st occupancy permit or final inspection of any residential unit within the SPECIFIC PLAN, the two bridges spanning Temescal Wash (at Temescal Hills Drive North and South) shall be constructed by the Master Developer, regardless of the location of said dwelling unit.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 12, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Dept.
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
Western Municipal Water District

Southern California Edison
Southern California Gas Co.
Corona Norco Unified School District
AT&T Telephone
Time Warner Cable
USPS San Bernardino
CSA 152
City of Corona

TENTATIVE TRACT MAP NO. 36825 – EA42818 – Applicant: Forestar Toscana LLC – **Engineer/Representative:** Proactive Engineering West – **Owner:** Janice Morger - First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OS-C: MDR) (2-5 D.U./Ac.); East Temescal Hillside Policy Area; Serrano Policy Area; Temescal Wash Policy Area – **Location:** Southerly of Interstate 15, westerly of Mayhem Rd., northerly of Temescal Canyon Rd., and easterly of Park Canyon Rd. – 153.7 Gross Acres – **Zoning:** Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27) - **REQUEST:** Proposed schedule A subdivision of 153 acres into a total of 36 lots for the purposes of conveying parcels. This proposal is part of phase 2 of the former Toscana Specific Plan now known as Terramor. – **APNs:** 290-070-045, 290-070-046 – **Related Cases:** SP327A1

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 27, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Roger Arroyo, (951) 955-1195, Project Planner**, or e-mail at roarroyo@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 9, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the TR 36825

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated August 3, 2015 and received in our office August 12, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE TR 36825
September 9, 2015
Page 2

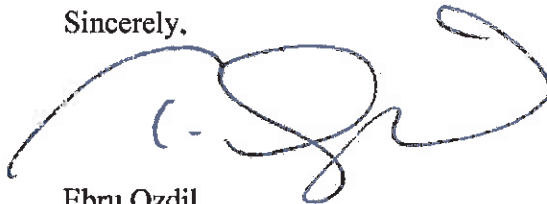
area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ebru Ozdil', with a large, stylized flourish extending to the right.

Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP 36825
 MINOR CHANGE
 VESTING MAP
 REVISED MAP
 REVERSION TO ACREAGE
 EXPIRED RECORDABLE MAP
 PARCEL MAP
 AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36825 DATE SUBMITTED: 7/17/15

APPLICATION INFORMATION

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

Mailing Address: 4590 MacArthur Blvd. Suite 600
Newport Beach CA 92660
City State ZIP

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

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

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

Daytime Phone No: (951) 200-6845 Fax No: (866) 454-4478

Property Owner's Name: Janice Morger / Sunny Sage, LLC E-Mail: _____

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

Daytime Phone No: (____) _____ Fax No: (____) _____

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Forestar Toscana, LLC- Andy Petitjean

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Janice Morger

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Sunny Sage, LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-070-045 & 290-070-046

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

Approximate Gross Acreage: 6,422,048 S.F. / 147.43 A.C.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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Janice Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sunny Sage, LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Temescal Canyon Rd, South of I-15 Freeway, East of Park Canyon Rd, West of Mayhem Road

Thomas Brothers map, edition year, page number, and coordinates: _____

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

Schedule "A" Tentative Tract Map No. 36825 is a proposal to subdivide Toscana Phase 2 into a number of parcels and lettered lots for conveyance purposes.

Related cases filed in conjunction with this request:

Tentative Tract Map No. 36826 & LLA

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

If yes, provide Case No(s). SP 327 (amendment #1) (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:	Tentative Tract No. 36825	
Project Location:	North of Temescal Canyon Rd, East of Park Canyon Rd	
Project Description:	To subdivide into a number of parcels and lettered lots for conveyance purposes.	
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed		
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:	NOT APPLICABLE	
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	YES	NO
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf . The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific SSMP (also referred to as a WQMP).	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	
Project Location:	NOT APPLICABLE
Project Description:	
Project Applicant Information:	

Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted [Riverside County Ordinance No. 754.1](#) establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: March 20, 2017

TO: Planning Commission Secretary

FROM: Deborah Bradford (Riverside)

PHONE No.: 951-955-6646

E-Mail: dbradfor@rivco.org

SCHEDULE FOR: Planning Commission on April 19, 2017

10-Day Advertisement: Advertisement Consider Addendum to Certified EIR

TENTATIVE TRACT MAP NO. 36825 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison - First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OS-C: MDR) (2-5 D.U./Ac.); East Temescal Hillside Policy Area; Serrano Policy Area; Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Rd., northerly of Temescal Canyon Rd., and easterly of Park Canyon Rd. – 153.11 Gross Acres – Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27) - **REQUEST:** Proposed schedule 'A' subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor. – APNs: 290-070-045, 290-070-046 – Related Cases: SP327A1

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,429.64, as of 03/20/17.

CFG Case # 06145 - Fee Balance: \$ X,XXX

Estimated amount of time needed for Public Hearing: 20 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: John A. K.

Date: 3/20/17

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/28/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers TR36825 For

Company or Individual's Name Planning Department.

Distance buffered 1600'.

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 2nd Floor

Riverside, Ca. 92502

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

T. Brattin 3/28/17

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 36825 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OSC-MDR) (2-5 D.U./Ac.) – East Temescal Hillside Policy Area – Serrano Policy Area – Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Road, northerly of Temescal Canyon Road, and easterly of Park Canyon Road – 153.11 Gross Acres – Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27) – **REQUEST:** Proposed Schedule “A” Subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: APRIL 19, 2017
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at 951-955-6646 or e-mail dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

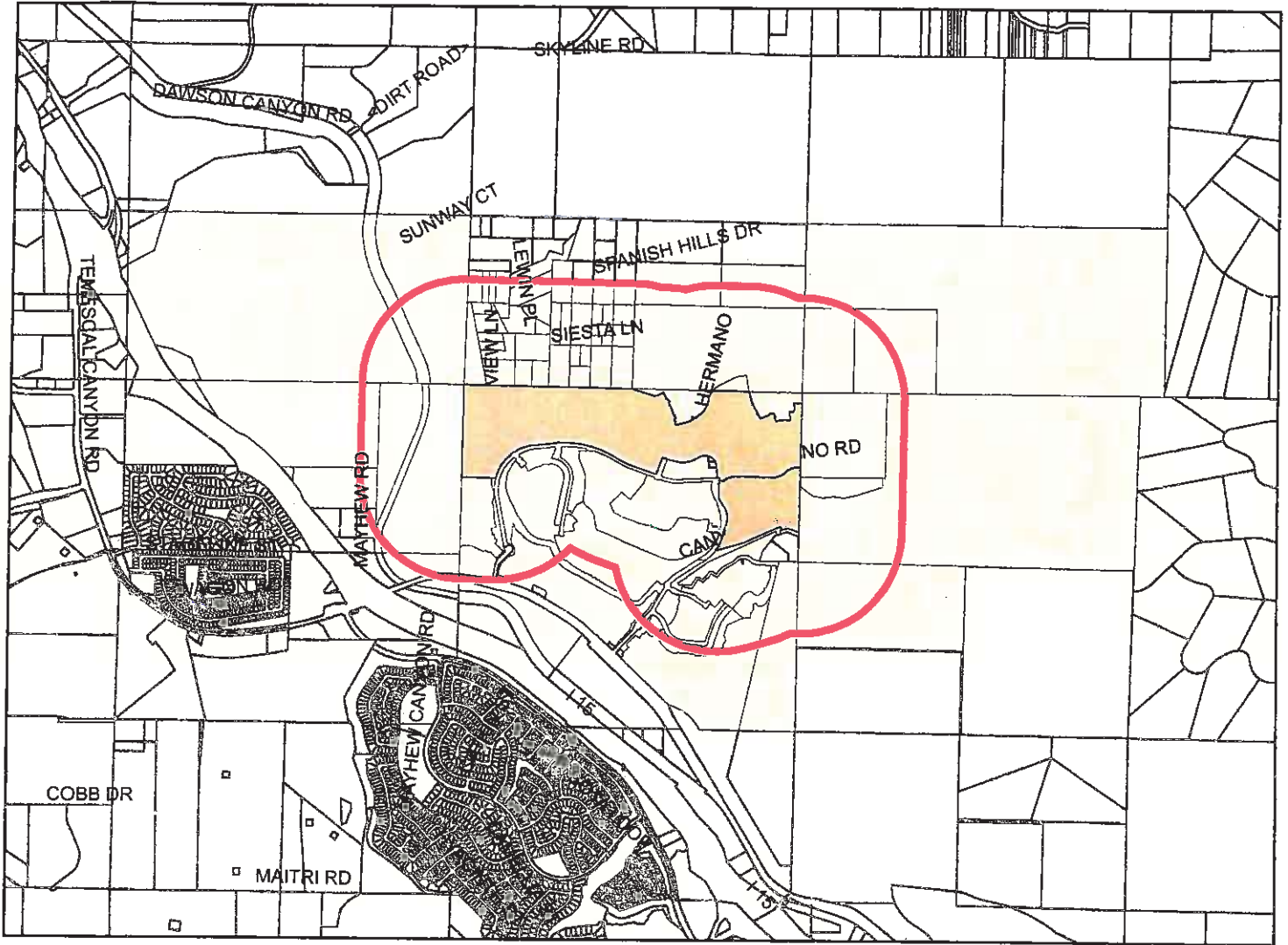
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

TR36825 (1600 feet buffer)



Selected Parcels

283-230-032	283-220-032	290-080-016	283-200-010	283-220-023	393-010-002	283-220-028	283-230-015	283-200-003	283-230-001
283-230-003	283-230-010	283-230-030	283-230-031	283-220-018	290-070-049	290-070-050	290-070-051	290-070-052	290-070-053
290-070-054	290-070-055	290-070-056	290-070-057	290-070-058	290-080-040	290-080-042	290-080-043	290-080-044	290-080-045
290-080-049	290-080-050	290-080-051	290-080-052	290-080-053	290-080-054	290-080-055	290-080-056	283-230-007	283-200-004
283-230-004	290-060-007	283-220-020	283-230-027	283-240-003	283-240-004	283-240-010	290-070-024	290-070-026	283-230-006
283-230-034	283-230-036	283-230-038	283-230-022	283-230-016	283-230-017	283-220-019	283-230-028	289-080-005	289-080-009
283-230-005	283-230-026	283-230-002	283-220-017	283-220-013	290-050-013	283-230-011	290-050-003	290-060-006	283-230-013
290-080-041	283-230-033	283-220-024	290-050-002	290-050-012	283-220-025	283-240-009	290-070-045	290-070-046	283-230-023
283-230-009	290-050-027	283-230-021	290-050-020	283-220-022	283-230-014	393-010-001	393-010-003	393-020-001	289-080-008
290-080-038									



2,300 1,150 0 2,300 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.

ASMT: 283200004, APN: 283200004
GREG TONKINSON
16376 SLOVER AVE
FONTANA CA 92337

ASMT: 283220024, APN: 283220024
RONALD MUGAR
3241 KIPS CORNER RD
NORCO CA 92860

ASMT: 283220013, APN: 283220013
NEWMAN ANNE R REVOCABLE TRUST
C/O ANNE R NEWMAN
17032 CAJON DR
PERRIS CA 92570

ASMT: 283220025, APN: 283220025
SFR 2012 1 U S WEST
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

ASMT: 283220017, APN: 283220017
CHRISTINA GRAFF, ETAL
11150 SPANISH HILLS DR
CORONA, CA. 92883

ASMT: 283220028, APN: 283220028
BLANCA MENDOZA, ETAL
PMB 158
750 S LINCOLN AVE STE 104
CORONA CA 92882

ASMT: 283220018, APN: 283220018
ELISAVETA COTOI
1717 SCOTTSDALE RD
BEAUMONT CA 92223

ASMT: 283220032, APN: 283220032
GABRIELA RAMOS, ETAL
23795 LAWSON RD
CORONA CA 92883

ASMT: 283220019, APN: 283220019
JUDITH SIPE
18642 MANNING DR
TUSTIN CA 92780

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

ASMT: 283220020, APN: 283220020
JACK DEARMOND
P O BOX 943
CORONA DEL MAR CA 92625

ASMT: 283230002, APN: 283230002
KATHLEEN CLEPPER, ETAL
11101 SPANISH HILLS DR
CORONA, CA. 92883

ASMT: 283220023, APN: 283220023
BETTY PFEIL
4731 LIBRA PL
YORBA LINDA CA 92886

ASMT: 283230003, APN: 283230003
DAVE PLANTE
11211 SPANISH HILLS DR
CORONA, CA. 92883

ASMT: 283230004, APN: 283230004
HARRY KOESLAG
11071 VIEW LN
CORONA, CA. 92883

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

ASMT: 283230005, APN: 283230005
SABINE LANGE, ETAL
11081 VIEW LN
CORONA, CA. 92883

ASMT: 283230014, APN: 283230014
YOUNG KIM, ETAL
C/O YOUNG J KIM
5262 LA CANADA
LA CANADA CA 91011

ASMT: 283230006, APN: 283230006
JASON WYMORE
140 W PIONEER AVE NO 126
REDLANDS CA 92374

ASMT: 283230015, APN: 283230015
CHARLOTTE GARVIN, ETAL
11351 SIESTA LN
CORONA, CA. 92883

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

ASMT: 283230016, APN: 283230016
KIM MOODY, ETAL
11353 SIESTA LN
CORONA, CA. 92883

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

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

ASMT: 283230010, APN: 283230010
DHARAMJIT GILL
24274 EL PILAR
LAGUNA NIGUEL CA 92677

ASMT: 283230021, APN: 283230021
TOM GEIDEMAN
3185 SONRISA DR
CORONA CA 92881

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

ASMT: 283230022, APN: 283230022
JOHN MOODY
21641 JORANDA
MISSION VIEJO CA 92692



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

ASMT: 289080008, APN: 289080008
WESTERN RIVERSIDE COUNTY REGIONAL CC
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 283230027, APN: 283230027
BERTHA CAMACHO, ETAL
11480 SIESTA DR
CORONA, CA. 92883

ASMT: 289080009, APN: 289080009
RAIDA SAYEGH, ETAL
4165 ROBBY CIR
CORONA CA 92882

ASMT: 283230028, APN: 283230028
JANINE POLLINA, ETAL
932 PENINSULA AVE NO 409
SAN MATEO CA 94401

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

ASMT: 283230031, APN: 283230031
DIANA FOSTER, ETAL
11111 SPANISH HILLS DR
CORONA, CA. 92883

ASMT: 290050013, APN: 290050013
MARY GARRETT, ETAL
P O BOX 1839
CORONA CA 92878

ASMT: 283230032, APN: 283230032
ANTHONY WIMENTA
8353 COVER CREEK RD
RIVERSIDE CA 92508

ASMT: 290050020, APN: 290050020
TOTE ASSOC
1000 SEGOVIA CIR
PLACENTIA CA 92870

ASMT: 283230033, APN: 283230033
ARTURO RAMOS, ETAL
11286 SPANISH HILLS DR
CORONA, CA. 92883

ASMT: 290050027, APN: 290050027
THOMAS GWIN
2131 GROVE AVE NO A
ONTARIO CA 91761

ASMT: 283230038, APN: 283230038
CHRISTENE ASBRA, ETAL
19835 GAVILON RD
PERRIS CA 92570

ASMT: 290060006, APN: 290060006
PHARRIS GROUP
C/O C L PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290060007, APN: 290060007
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

ASMT: 290080056, APN: 290080056
FORESTAR TOSCANA DEV CO
C/O STEPHEN CAMERON
4950 MACARTHUR BL STE 600
NEWPORT BEACH CA 92660

ASMT: 290070024, APN: 290070024
JANICE MORGER
17745 LOMITA LN
YORBA LINDA CA 92886

ASMT: 393010002, APN: 393010002
LAURIE PORTEOUS, ETAL
P O BOX 78327
CORONA CA 92877

ASMT: 290070026, APN: 290070026
JANICE MORGER
3325 W LINCOLN
ANAHEIM CA 92801

ASMT: 393020001, APN: 393020001
USA BLM
6221 BOX SPRINGS BL
RIVERSIDE CA 92507

ASMT: 290070046, APN: 290070046
SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA CA 92590

ASMT: 290080016, APN: 290080016
ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

ASMT: 290080038, APN: 290080038
WESTERN RIVERSIDE COUNTY REGIONAL CC
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 290080041, APN: 290080041
PULTE HOME CO
C/O DONALD J SAJOR
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

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Forestar Tosacana, LLC
c/o Andrew Petitjean
4590 McArthur Blvd., Suite 600
Newport Beach, CA 92660

Forestar Tosacana, LLC
c/o Andrew Petitjean
4590 McArthur Blvd., Suite 600
Newport Beach, CA 92660

Sunny Sage, LLC
27431 Enterprise Circle West
Temecula, CA 92590

Sunny Sage, LLC
27431 Enterprise Circle West
Temecula, CA 92590

Adkan Engineers
c/o Mitch Adkinson
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
c/o Mitch Adkinson
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
c/o Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
c/o Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Janice Morger
17745 Lomita Ln.
Yorba Linda, CA 92886

Janice Morger
17745 Lomita Ln.
Yorba Linda, CA 92886

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TR 36825



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

TR36825/EA42818
Project Title/Case Numbers

Deborah Bradford
County Contact Person

(951) 955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Forestar Toscana LLC
Project Applicant

4590 MacArthur Blvd., Suite 600 Newport Beach, CA 92660
Address

The proposed project is located northerly of Interstate 15 and Temescal Canyon Road, westerly of Mayhem Road, easterly of Park Canyon Road.
Project Location

Proposed schedule A subdivision of 153 acres into a total of 38 lots for the purposes of conveying parcels. This proposal is part of phase 2 of the former Toscana Specific Plan now known as Terramor. It has been determined that no new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously approved certified Environmental Impact Report No.439 and an Addendum to EIR No. 439 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No, 439 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR N0. 439, 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 Deborah Bradford, Contract Planner _____
Title _____
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1508209

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

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

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

Received from: FORESTAR TOSCANA LLC \$50.00
paid by: CK 1398
paid towards: CFG06196 CALIF FISH & GAME: DOC FEE
EA42818
at parcel #:
appl type: CFG3

By _____ Jul 17, 2015 15:54
MGARDNER posting date Jul 17, 2015

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

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: _____ Agenda #: _____

1.13

SPEAKER'S NAME: Ms Miller
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**