

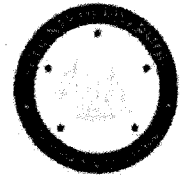
**PPT180018**

**ADVISORY NOTIFICATION DOCUMENT**



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

Juan C. Perez  
Agency Director



02/13/19, 10:55 am

PPT180018

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180018. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Project Description**

Plan No. 180018 proposes to develop 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826, known as Planning Area 8 within Specific Plan No. 327A1S01. Duplex cluster will range from 1,200 square feet to 1,575 square feet or up to 1,900 square feet with second story pop-up.

The proposed duplex clusters shall comply with the Development Standards as provided for in the Design Guidelines of SP327A1S01.

**Advisory Notification. 2            AND - Design Guidelines**

1. Compliance with Section IV. Design Guidelines for Specific Plan No. 327A1S01, Adopted February, 2019,
2. County Wide Design Guidelines and Standards.
3. Temescal Valley Guidelines

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED PLOT PLAN AND EXHIBIT(S)

- Exhibit A (Site Plan/Building Footprint), dated December 2018.
- Exhibit B (Parking Exhibit), dated December 2018
- Exhibit C (Entryway Plan), dated December 2018
- Exhibit E Exhibit G (Conceptual Grading Plan), dated December 2018.
- Exhibit P - Planning Area 8 Phasing Plan, December 2018
- Exhibit W (Conceptual Wall Plan) dated December 2018.
- Other Exhibit(s) Specific Plan Architectural Style Exhibits for Planning Area 8, dated December 2018.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)















## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO02529 ACCEPTED (cont.)  
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.

"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 engineering geologist prior to fill placement.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO02529 ACCEPTED (cont.)

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.

Comments: RECOMMEND DWALSH 20180703

### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL

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 the remains.
7. Any recovered fossil remains will be prepared to the point of identification and

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

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.

Comments: RECOMMEND DWALSH 20180703

#### Transportation

Transportation. 1                      Transportation General

• With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance 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.

• The driveway shall be constructed in accordance with County Standard No. 207A.

• 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 project boundaries 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.

#### Waste Resources

Waste Resources. 1                      Waste - General

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### Waste Resources

#### Waste Resources. 1            Waste - General (cont.)

-Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

-Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

**PPT180018**  
**CONDITIONS OF APPROVAL**

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                    EASEMENTS/PERMISSION                    Not Satisfied

A minimum of 324 garage parking spaces for the 162 dwelling units. A total of 107 guest parking spaces will be provided, for a total of 431 parking spaces.

060 - BS-Grade. 2                    IF WQMP IS REQUIRED                    Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                    IMPROVEMENT SECURITIES                    Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1                    060 - Change of Zone                    Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800016 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to this property.

Planning-CUL

060 - Planning-CUL. 1                    Native American Monitor                    Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.  
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.  
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.  
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                    Project Archaeologist                    Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.  
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2            Project Archaeologist (cont.)            Not Satisfied

Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Transportation

060 - Transportation. 1            FINAL WQMP REQUIRED            Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes) . ): All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2            Prior to Road Construction            Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3            Submit Grading Plans            Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            Artifact Disposition            Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

**Historic Resources-** all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

**Prehistoric Resources-** One of the following treatments shall be applied.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            Artifact Disposition (cont.)            Not Satisfied

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2            Phase IV Cultural Resource Monitoring Report            Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1            NO BUILDING PERMIT W/O GRADING PERMIT            Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2            ROUGH GRADE APPROVAL            Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Planning

080 - Planning. 1                      080 - Planning - CC & R's Parking Program                      Not Satisfied

Prior to the issuance of building permits CC & R's shall be established that creates a parking program.

080 - Planning. 2                      080 - Planning - Required Change of Zone                      Not Satisfied

No building permits shall be issued until Change of Zone No. 1800016 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to this property.

080 - Planning. 3                      080 - Planning - School Mitigation                      Not Satisfied

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

Transportation

080 - Transportation. 1                      Annex - L&LMD/Other District                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal located on Temescal Canyon Road at its intersection with Terramor Drive.
- (4) Graffiti abatement.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            ESTABLISH WQMP MAINT ENTITY            Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 3            IMPLEMENT WQMP            Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 4            LSP - LANDSCAPE INSPECTION DEPOSIT            Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 5            LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT            Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 6 Street Improvement Plan Not Satisfied

The project shall demonstrate it is provided primary and secondary access. If such access does not exist, the project shall be required to construct or provide surety of its construction through bonds or other means acceptable to the Transportation Department. In the event plans are required, the project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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 projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

Planning

090 - Planning. 1                      090 - Planning - Covered Parking                      Not Satisfied

Each duplex unit within Planning Area 8 shall provide 2 enclosed parking spaces. For a total of 324 parking stalls.

A total of 107 guest parking spaces will be provided within the boundaries of Planning Area 8.

A total of 431 parking spaces provided shall be provided within Planning Area 8.

090 - Planning. 2                      Gen - Custom                      Not Satisfied

Roof-mounted equipment for the duplex clusters shall not be permitted within Planning Area 8.

Transportation

090 - Transportation. 1                      Annex - L&LMD/Other District                      Not Satisfied

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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the

Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal located on Temescal Canyon Road at its intersection with Terramor Drive.
- (4) Graffiti abatement.
- (5) Street sweeping.

090 - Transportation. 2                      LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 3                      LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

090 - Transportation. 4                      Street Light Authorization                      Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Street Light Authorization (cont.) Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

"Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 5 Street Light Install Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection

090 - Transportation. 6 Utility Install Not Satisfied

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.

090 - Transportation. 7 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 8 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 28, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Temescal Valley Municipal Advisory Council  
(MAC)

Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
Corona Sphere of Influence  
Corona Norco Unified School District  
Western Municipal Water District (WMWD)

**SPECIFIC PLAN NO. 327 AMENDMENT 1, SUBSTANTIAL CONFORMANCE 1 / CHANGE OF ZONE NO. 180016 / PLOT PLAN NO. 180018 - CEQ180057** – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: T & B Planning, Inc., Joel Morse – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 19.2 Acres - Zoning: Specific Plan - **REQUEST: Specific Plan No. 327A1 Substantial Conformance No. 1**, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage of dwelling units in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 180016** proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the permitted use and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826. APNs: 290-930-003, 004, and 005 – Concurrent Cases: TR36826. **BBID: 278-181-545**

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on July 12, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at [dbradfor@rivco.org](mailto:dbradfor@rivco.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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PPT180018

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Forestar Toscana Development Company (FTDC)

Contact Person: Andy Petitjean E-Mail: Andyp@foremostcompanies.com

Mailing Address: 4590 Mac Arthur Blvd Suite 600  
Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 748-6714x208 Fax No: ( )

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive  
Riverside CA 92504  
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Forestar Toscana Development Company

Contact Person: Stephen C. Cameron E-Mail: SteveC@foremostcompanies.com

Mailing Address: 4590 Mac Arthur Blvd Suite 600  
Newport Beach CA 92660  
City State ZIP

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

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Stephen C. Cameron - President FTDC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 290-930-003, 290-930-004, 290-930-005

Approximate Gross Acreage: 19.18 Acres

General location (nearby or cross streets): North of Temescal Hills Drive, South of Vacant Land, East of Temescal Hills Drive, West of Phoebe

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Develop 162 Condominium Units (Duplex) shown as part of Tentative Tract Map 36826, contained within Lots 6, 7 and 9.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Land Use specified by Specific Plan SP327A1, CZ Processed Concurrently

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	T.B.D	T.B.D.	1	162 Duplex Units, in Conformance with SP and Zoning requirements. Note: CZ being processed concurrently.		
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	T.B.D			Park Site, Openspace, Slopes		
2						
3						
4						
5						

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Change of Zone - Concurrent Processing

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). TR36826 TR36825 SPA327A1 CZ7807 EIR439  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR439 EIR No. (if applicable): EIR439

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 signed copy(ies): See EIR Addendum No. 4 TR36826

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): No Address Exists

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 290-930-003, 290-930-004, 290-930-005

Specify any list pursuant to Section 65962.5 of the Government Code: None Identified

Regulatory Identification number: N/A

Date of list: N/A

Applicant: \_\_\_\_\_

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) \_\_\_\_\_

Date \_\_\_\_\_

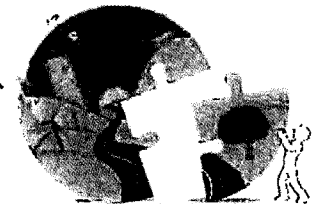
Owner/Authorized Agent (2) \_\_\_\_\_

Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CZ 1800016

### APPLICATION INFORMATION

Applicant Name: Forestar Toscana Development Company

Contact Person: Andy Petitean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600  
Newport Beach Street CA 92660  
City State ZIP

Daytime Phone No: (949) 748-6714 x 208 Fax No: ( )

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100  
Tustin Street CA 92780  
City State ZIP

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

Property Owner Name: Forestar Toscana Development Company

Contact Person: Andy Petitean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600  
Street

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) 863-7555

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**APPLICATION FOR CHANGE OF ZONE**

Newport Beach

City

CA

State

92660

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Stephen C. Cameron - President, Forestar Toscana Dev. Company

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 283-210-002; 283-240-001, 283-240-002, 283-240-003, 283-240-018, 283-240-019, 283-240-020; 290-070-046, 290-070-053, 290-070-064, 290-070-065, 290-070-006

Approximate Gross Acreage: 19.2

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

**APPLICATION FOR CHANGE OF ZONE**

---

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

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed Change of Zone would modify the text only of the Specific Plan (SP 327 A-1) Zoning Ordinance to modify the the permitted uses and development standards for PA 8.

---

Related cases filed in conjunction with this request:

Substantial Conformance #1 to SP 327 A-1, Plot Plan  
TR36826, TR36825, SPA327A1, CZ7807, EIR439

---

**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 05/17/2016





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SP00327AISO1

### APPLICATION INFORMATION

Applicant's Name: Forestar Toscana Development Company E-Mail: andyp@foremostcompanies.com

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600  
Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 748-6714x 208 Fax No: ( )

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

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100  
Tustin CA 92780  
City State ZIP

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

Property Owner's Name: Forestar Toscana Development Company E-Mail:

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600  
Newport Beach CA 92780  
City State ZIP

Daytime Phone No: (949) 748-6714x 208 Fax No: ( )

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and

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(760) 863-8277 • Fax (760) 863-7555

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**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Stephen C. Cameron - President, Forestar Toscana Dev. Co.

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROJECT INFORMATION:**

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

Minor modifications to the text: 1) to make Specific Plan 327 A-1 internally consistent regarding the intended allowed uses within Planning Area 8; 2) revise the development standards pertaining to Duplex Cluster product to make the SP consistent with the Zoning Ordinance, 3) modify the Plant Palette to include additional plant species and eliminate prohibited plant species; 4) modify the acreage and number of dwelling units in PA 8; 5) modify the acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14.

Related cases filed in advance of, or concurrently with, this request:

Change of Zone & Major Plot Plan, plus TR36825, TR36826, CZ7807, EIR439

**PROPERTY INFORMATION:**

283-210-002; 283-240-001, 283-240-002, 283-240-003, 283-240-018, 283-240-019,  
283-240-020; 290-070-046, 290-070-053, 290-070-064, 290-070-065, 290-070-006

Assessor's Parcel Number(s):

Approximate Gross Acreage: PA 8 is 19.2 acres

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

Have there been any prior requests for substantial conformance? Yes  No

If yes, of what nature? \_\_\_\_\_

Addendum # 4 - discuss PA 8 for condo units.  
The ultimate # of units 171. The <sup>PPT 180018</sup> application submitted proposes 162 units

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Forestar Toscana Development Company, a Delaware Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-070-045, 290-070-046, 283-240-009, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-010, 290-070-024 and 290-070-026 ("PROPERTY"); and,

WHEREAS, on October 2, 2013, PROPERTY OWNER filed an application for Specific Plan No. 327 Amendment 1, on July 17, 2015, PROPERTY OWNER filed an Application for Tract No. 36825 and on May 18, 2016, PROPERTY OWNER filed an application for Tract No. 36826 ("PROJECT") and it is anticipated that PROPERTY OWNER will file future land use applications on THE PROPERTY which are also to be covered by this Agreement and are also considered to be part of the PROJECT; and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE,** it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including future land use applications on THE PROPERTY as well as any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("***Indemnification Obligation.***")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY

OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Forestar Toscana, LLC  
4590 MacArthur Blvd., Ste. 600  
Newport Beach, CA 92660

With a copy to:  
Alex Jacobs  
1925 Century Park East, Ste. 1700  
Los Angeles, CA 90067

Sunny Sage, LLC  
Attn: Won Sang Yoo  
27431 Enterprise Circle West #201  
Temecula, CA 92590

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,

construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California


By:   
Juan Perez ~~CHARLEEN~~ LEACH

Asst. Riverside County TLMA Director/Interim Planning Director

Dated: 4/4/17

FORM APPROVED COUNTY COUNSEL  
BY:  3/28/17  
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:  
Forestar Toscana Development Company, a Delaware Corporation

By:   
Stephen C. Cameron  
President

Dated: March 28, 2017



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On March 28th, 2017 before me, Sakura Davenport, Notary Public  
(insert name and title of the officer)

personally appeared Stephen C. Cameron  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sakura Davenport (Seal)



## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

**SPECIFIC PLAN NO. 327A1 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800016, and PLOT PLAN NO. 180018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Forestar Toscana Development Co./Andy Petitjean – Engineer/Representative: Adkan Engineers/Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 19.2 Acres – Zoning: Specific Plan No. 327A1 (Terramor) – **REQUEST: Specific Plan No. 327A1, Substantial Conformance No. 1**, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text only of the Specific Plan's Zoning Ordinance related to the permitted uses and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within PA 8 of the Specific Plan.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: FEBRUARY 20, 2019  
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 the Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto: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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Street 12<sup>th</sup> 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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on December 13, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT180018 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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.

TITLE: GIS Analyst

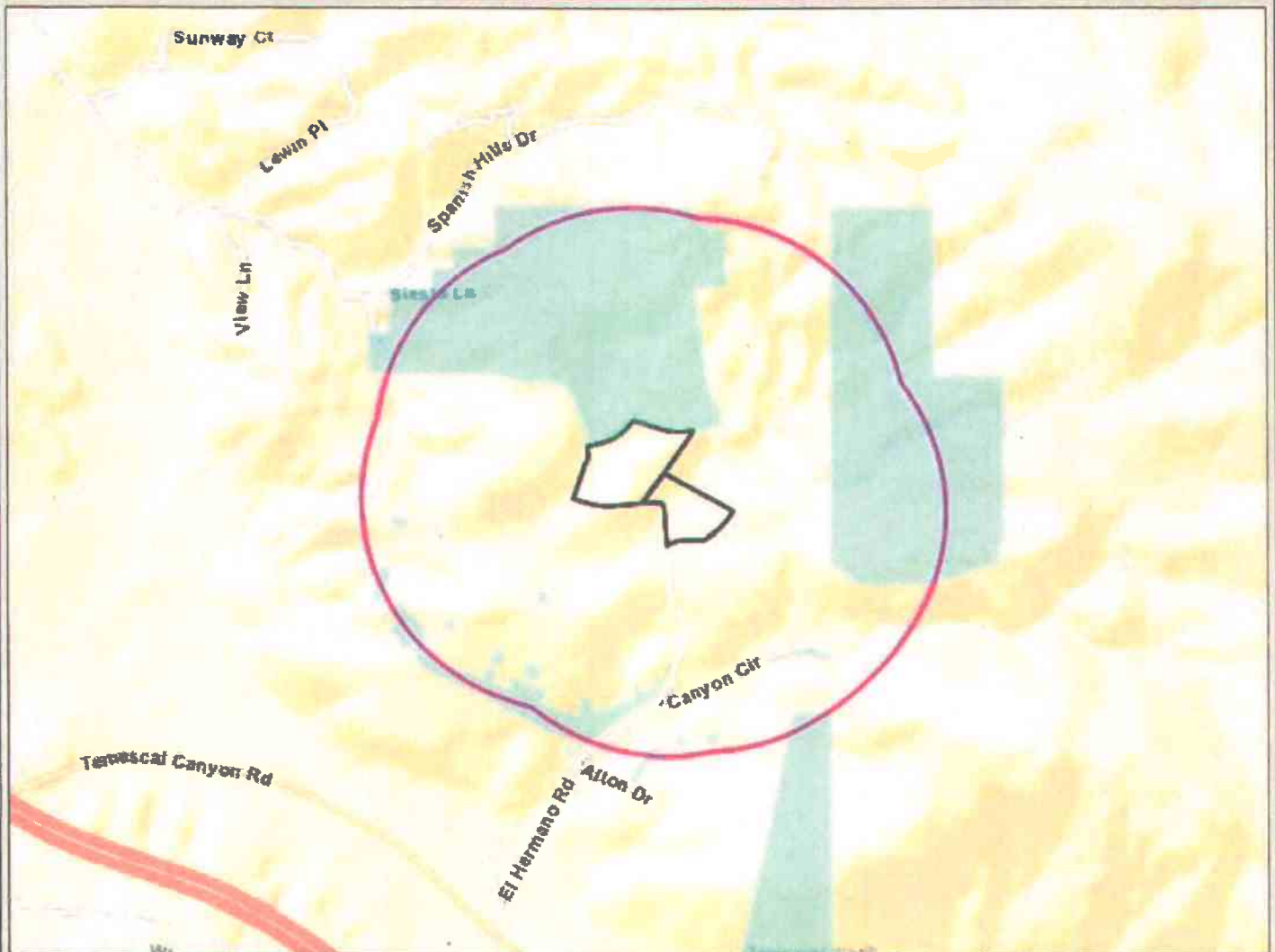
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

PPT180018 ( 2000 foot buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 Feet

"IMPORTANT" 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.

REPORT PRINTED ON... 12/13/2018 11:04:50 AM

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283230016  
JOHN MOODY  
KIM MOODY  
11353 SIESTA LN  
CORONA CA. 92883

283230017  
JOSE GARCIA  
MARTHA GARCIA  
RAUL GARCIA

182 W WINSTON RD  
ANAHEIM CA 92805

283230022  
JOHN W MOODY  
21641 JORANDA  
MISSION VIEJO CA 92692

283230023  
TERESINA A SALOMONE  
LARRY R SEVIN  
15344 MANZANARES RD  
LA MIRADA CA 90638

283230027  
JAMES MICHAEL DEELEY  
BERTHA GODINEZ CAMACHO  
11480 SIESTA DR  
CORONA CA. 92883

283230036  
OLIVE MANFORD  
13056 BURNS LN  
REDLANDS CA 92373

283240019  
HERMANO RANCH  
C/O C/O 1031 FUNDING & REVERSE CORP  
5355 AVD ENCINAS BLV 203  
CARLSBAD CA 92008

289080009  
MARK A SAYEGH  
RAIDA C SAYEGH  
4165 ROBBY CIR  
CORONA CA 92882

290080038  
WESTERN RIVERSIDE COUNTY REGIONAL  
C/O C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

290080055  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

290080062  
FORESTAR TOSCANA DEV CO  
C/O C/O FOREMOST COMPANIES/ SATISH LION  
4590 MACARTHUR BL STE 600  
NEWPORT BEACH CA 92660

290770020  
TERRAMOR 83  
C/O C/O VAN DAELE HOMES INC  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92504

290780054  
FORESTAR TOSCANA DEV CO  
C/O C/O STEPHEN CAMERON  
4590 MACARTHUR BLV NO 600  
NEWPORT BEACH CA 92660

290790013  
MICHAEL A PATTISON  
DEBORAH A PATTISON  
24496 CRESTLEY DR  
CORONA CA. 92883

290790014  
SCOTT WILLIAM PARKER  
RONNIE HENRIETTA PARKER  
24484 CRESTLEY DR  
CORONA CA. 92883

290790015  
SERGIO A MORALES  
CARMEN E MORALES  
24491 CRESTLEY DR  
CORONA CA. 92883

290790016  
DONALD S FROOK  
NGA T FROOK  
24503 CRESTLEY DR  
CORONA CA. 92883

290790017  
JOHN C LORAND  
24515 CRESTLEY DR  
CORONA CA. 92883

290790022  
CALATLANTIC GROUP INC  
C/O C/O MARTIN LANGPAP  
355 E RINCON ST STE 300  
CORONA CA 92879

290800004  
ERICK S MCCARTHY  
JULIA A MCCARTHY  
24436 CRESTLEY DR  
CORONA CA. 92883

290800011  
CALATLANTIC GROUP  
C/O C/O LENNAR CORP/NIC VISLAY  
980 MONTECITO DR STE 302  
CORONA CA 92879

290800025  
DALE EUGENE REIGHTER  
JOANNE REIGHTER  
24443 CRESTLEY DR  
CORONA CA. 92883

290800028  
BRIAN W HARMS  
1121 CALIFORNIA AVE  
CORONA CA 92881

290810046  
GLORIA L HAACK  
11348 ALTON DR  
CORONA CA. 92883

290810047  
ROBERT L HARTMANN  
PATRICIA A HARTMANN  
11336 ALTON DR  
CORONA CA. 92883

290810048  
RAYMOND T TAKEDA  
TONI M TAKEDA  
11324 ALTON DR  
CORONA CA. 92883

290830009  
JOSEPH H TALBERT  
CATHY A TALBERT  
24356 OVERLOOK DR  
CORONA CA 92883

290830010  
CHARLES J VISCUSI  
LINDA J VISCUSI  
24344 OVERLOOK DR  
CORONA CA 92883



SUBSTANTIAL CONFORMANCE NO. 1  
TO SPECIFIC PLAN 327, AMENDMENT NO. 1  
(Revised Pages Only)



### III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Based on final engineering and design, the total number of dwelling units within each residential Planning Area may vary in a manner consistent with their land use designations.

The following is a general description of each of the land uses proposed for the project. Additional information on each of these uses and Planning Areas within the Specific Plan is provided in the detailed land use summary (Table III.A-1), as well as in the specific Planning Area descriptions provided in Section III.B.

**Table III.A-1 Land Use Summary**

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	TARGET DWELL. UNITS
<b>MEDIUM DENSITY RESIDENTIAL</b> (2.0 - 5.0 du/ac)  Subtotal = <u>222.5</u> <del>220.6</del> acres	2	20.7	85
	3	32.0	106
	4	31.3	135
	5	28.1	106
	6	19.2	93
	7	<u>15.8</u> <del>15.4</del>	<u>75</u> <del>64</del>
	10	16.2	71
	11	<u>21.2</u> <del>19.1</del>	<u>100</u> <del>86</del>
	12	<u>15.8</u> <del>17.1</del>	<u>79</u> <del>72</del>
<b>MEDIUM-HIGH DENSITY RESIDENTIAL</b> (5.0 - 8.0 du/ac) Subtotal = <u>56.7</u> <del>58.6</del> acres	1	27.4	170
	9	16.5	88
	13	<u>14.7</u> <del>12.8</del>	<u>80</u> <del>64</del>
<b>HIGH DENSITY RESIDENTIAL</b> (8.0 - 14.0 du/ac)	8	<u>19.2</u> <del>21.3</del>	<u>162</u> <del>210</del>
<b>RESIDENTIAL SUBTOTAL</b>		<u>300.5</u> <del>298.4</del> acres	1,443 du
<b>RECREATIONAL</b>	15 Rec. Center	<u>6.8</u> <del>5.6</del>	—





III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
Subtotal = <u>22.621.4</u> acres	16	Neighborhood Park	5.0	—
	17	Public Park	5.3	—
	18	Neighborhood Park	2.8	—
	19	Pocket Park	1.1	—
	20	Pocket Park	0.4	—
	21	Pocket Park	0.3	—
	22	Pocket Park	0.2	—
	23	Pocket Park	0.7	—
<b>OTHER DEVELOPMENT</b>	24	Public Facilities	1.2	—
	25	Open Space – Water (Water Quality Feature)	1.2	—
	27A	Manufactured Slope / Fuel Modification Zone	21.7	
	27B	Manufactured Slope / Fuel Modification Zone	3.4	
	27C	Manufactured Slope / Fuel Modification Zone	0.2	
	27D	Manufactured Slope / Fuel Modification Zone	<u>1.81.5</u>	



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
	27E	Manufactured Slope / Fuel Modification Zone	<del>14.3</del> 13.7	
	27F	Manufactured Slope / Fuel Modification Zone	10.5	
	27G	Manufactured Slope / Fuel Modification Zone	3.9	
	27H	Manufactured Slope / Fuel Modification Zone	2.7	
	27I	Manufactured Slope / Fuel Modification Zone	12.3	
		On-Site Roadways	22.7	
<b>DEVELOPMENT FOOTPRINT TOTAL</b>			416.9 acres	<del>3.5</del> 3.4 du/ac net
<b>OPEN SPACE</b> (MSHCP Conservation Areas)	26	Open Space – Conservation Habitat	544.3	—
<b>OPEN SPACE SUBTOTAL</b>			<del>544.3</del> 542.4 acres	—
<b>GRAND TOTAL PROJECT TOTAL</b>	27 PA's		961.2 Acres	1.50 du/ac gross

a. Residential Planning Area Development Procedures

Each Residential Planning Area within TOSCANA has an identified Target Number of Dwelling Units, and Dwelling Unit Range, see Table III.A-2, *Residential Planning Area Dwelling Unit Range*. The Target Number of Dwelling Units represents current planning expectations for each Planning Area as



### III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

shown on the Specific Plan Land Use Plan, rather than limits on maximum development for that Planning Area.

However, during the mapping of individual Planning Areas, the Target Number of Dwelling Units may not be achieved due to the more exact nature of the mapping process, or it may be desirable to reallocate units from one Planning Area to another. The Dwelling Unit Range is a mathematical calculation based on the density range of the General Plan Designation for each Planning Area multiplied by the Planning Area acreage. The Dwelling Unit Range calculation determines how many units may be built within each Planning Area and whether a Specific Plan Amendment is required due to changes in the number of dwelling units or Planning Area acreage. A Specific Plan Amendment is required if changes to the number of dwelling units within a Planning Area or the acreage of a Planning Area causes the Planning Area's density to be above or below its assigned density range.

Additionally, Planning Area acreages may be revised when more accurate information is available. A 15% variation in Planning Area acreage may be allowed without a Specific Plan Amendment. Any acreage change in a Planning Area of over 15% will require a Specific Plan Amendment. However, a Specific Plan Amendment is required for any change to Planning Area acreage that results in the Planning Area's density being above or below its assigned density range.

**Table III.A-2 Residential Planning Area Dwelling Unit Range**

Residential PAs	Land Use	Density Range		Gross Acres	Target Number of DU	Dwelling Unit Range	
1	MHDR	5.0	8.0	27.4	170	137	219
2	MDR	2.0	5.0	20.7	85	41	103
3	MDR	2.0	5.0	32.0	106	64	160
4	MDR	2.0	5.0	31.3	135	62	156
5	MDR	2.0	5.0	28.1	106	56	140
6	MDR	2.0	5.0	19.2	93	38	96
7	MDR	2.0	5.0	15.8+5.4	7564	3130	7977
8	HDR	8.0	14.0	21.3+19.2	210162	153170	268298
9	MHDR	5.0	8.0	16.5	88	82	132
10	MDR	2.0	5.0	16.2	71	32	81
11	MDR	2.0	5.0	21.2+9.4	10086	3842	10695
12	MDR	2.0	5.0	17.1+15.8	7279	3134	7985
13	MHDR	5.0	8.0	14.7+12.8	8064	7364	117102
14	MDR	2.0	5.0	21.5+22.2	77109	4443	107111

**b. Residential Land Use**

The TCAP land use plan designates most of the Specific Plan site (approximately 790 acres) as "Medium Density Residential" (MDR). According to the General Plan, the MDR designation provides for the development of smaller lot residences at densities between 2.0 to 5.0 dwelling units per acre. Thus, this General Plan land use designation would allow the development of between 1,580 and 3,950 dwelling units on the site's 790 acres.



### III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

However, policy TCAP 3.3 of the East Temescal Hillside Policy Area, in which the Specific Plan is located, states that: "In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation."

Thus, as provided for in the TCAP East Temescal Hillside Policy Area, the TOSCANA Specific Plan provides for the reduction in the maximum number of dwelling units to 1,443, the restriction of the total development footprint to approximately 416.9 acres and the development of attached and/or multi-family homes in conjunction with the use of residential clustering onsite. As a result, the project enables the preservation of approximately 544.3 acres of natural open space onsite. The Specific Plan's compliance with policies TCAP 3.2 and 3.3 also ensures that the project is consistent with the Riverside County General Plan.

Overall, the TOSCANA Specific Plan has a density of 1.50 du/ac, and a residential development density of 4.8 du/ac. In conformance with project goals, a variety of housing styles, sizes and values are proposed to appeal to community residents in a variety of economic circumstances. The residential Planning Areas account for ~~298.4300.5~~ gross acres (31%) of the site and contain a maximum of 1,443 dwelling units. The housing mix includes three General Plan residential designations and density ranges: Medium (2.0 - 5.0 du/ac), Medium-High (5.0 - 8.0 du/ac) and High (8.0 - 14.0 du/ac). See Section III.B for Planning Area specifics.

The Target Dwelling Units represent current planning expectations for each Planning Area, rather than limits on maximum development. Based on final engineering and design, the total number of dwelling units within any residential Planning Area shall not exceed the density range stated in Table III.A-2, *Residential Planning Area Dwelling Unit Range*, for that specific Planning Area, unless a Specific Plan Amendment (SPA) is approved. A Specific Plan Amendment shall be required for a re-allocation of dwelling units that causes a Planning Area's density being above or below its density range.

(1) Medium Density Residential (2.0 - 5.0 du/ac): This use provides for a total of between ~~444441~~ to ~~1,1101,103~~ single-family detached dwelling units on ~~220.6222.5~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~959895~~ dwelling units. Medium density units are proposed for Planning Areas 2, 3, 4, 5, 6, 7, 10, 11, 12 and 14. This density of residential land use will encompass roughly 23% of the gross project site.

(2) Medium-High Density Residential (5.0 - 8.0 du/ac): This use will provide a total of between ~~284293~~ to ~~454469~~ single-family detached and/or attached single-family dwelling units on a total of ~~56.758.6~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~322338~~ dwelling units. Medium-high density units are proposed for Planning Areas 1, 9, and 13. This residential land use will encompass roughly 6% of the gross project site.

(3) High Density Residential (8.0 - 14.0 du/ac): This land use will provide a total of between ~~153470~~ and ~~298268~~ single-family detached and/or attached single- or multi-family dwelling units on ~~19.221.3~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of



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~~162210~~ dwelling units. High density units are proposed for Planning Area 8. This density of land use will encompass roughly 2% of the gross site.

#### c. Recreation Center

Planning Area 15, located in the center of the project development footprint, provides ~~5.66.8~~ acres of recreational uses consisting of a recreation center and associated outdoor uses. The recreation center shall provide residents with amenities including a meeting room with kitchen, junior Olympic swimming pool, resort pool, event lawn, barbecues, picnic tables and tot lot.

#### d. Public Park

Planning Area 17, located along Temescal Canyon Road west of Temescal Hills Drive, provides 5.3 acres of active recreational uses available to the public. The Public Park includes ball fields, a pedestrian path, seating, trail, and restrooms. This park will also provide access to the Multipurpose Trail on Temescal Canyon Road and the Regional Trail connection.

#### e. Neighborhood Parks

TOSCANA will feature two Neighborhood Parks within Planning Areas 16 and 18, totaling 7.8 acres. The Neighborhood Parks include a tot lot, pool, outdoor fireplace, seating areas, walking paths and restrooms.

#### f. Pocket Parks

Planning Areas 19, 20, 21, 22 and 23 encompass the five pocket parks totaling 2.7 acres. The pocket parks provide turfed recreational and seating areas with additional landscaping located for convenient use by the surrounding neighborhoods.

#### g. Open Space

A major design feature of the Specific Plan is the conservation of ~~544.3542.6~~ acres of natural open space including the rolling hillsides that form the backdrop to the community and the riparian areas of Temescal Wash Planning Area 26 (A-H) designated Open Space – Conservation Habitat (OS-CH).

The only development necessary within the OS-CH area onsite are the two bridge crossings Temescal Wash at Toscana Drive and Temescal Hills Drive, flood control improvements necessary to protect the bridges and Temescal Canyon Road offsite, and a Regional Trail. In addition, an existing emergency access road for the Spanish Hills community will be preserved within Planning Area 26D.

The key function of the open space system is to protect natural habitats and preserve wildlife functions and values. In particular, nearly all of Temescal Wash onsite along the southern and western site boundaries will be preserved. The riparian corridor associated with Temescal Wash is considered one of the major wildlife corridors in the Temescal Valley. An open space corridor (Planning Areas 26A and 26B) will also be preserved onsite connecting Temescal Wash in the south, to the Lake Mathews/Estelle Mountain Reserve to the east, preserving a wildlife movement linkage identified in the MSHCP. Additionally, manufactured slopes along the development perimeter act as fuel management areas and create an additional buffer between human activities onsite and the habitat areas both onsite and offsite.



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Initially, open space and recreational uses onsite shall be owned and maintained by the project Master Homeowners Association (HOA). Once the final boundaries of the fire fuel modification zones within the development footprint have been legally defined, the boundaries of the natural open space areas (Planning Area 26) shall be defined and be available for conveyance to the appropriate habitat conservation agency. Maintenance of project fuel modification zones (including grooming, thinning, discing or other maintenance activities) shall remain the responsibility of the HOA, or other similar appropriate entity, as acceptable to the County.

**Table III.A-3 Open Space and Recreation Area Summary**

LAND USE	PLANNING AREA	ACREAGE
Recreation Center	15	<u>6.85-6</u>
Neighborhood Parks	16	5.0
	18	2.8
Public Park	17	5.3
Pocket Parks	19	1.1
	20	0.4
	21	0.3
	22	0.2
	23	0.7
High Density Recreational Areas*	8	0.5
<b>TOTAL DEVELOPED AREA</b>		<b><u>23.121-9</u> acres</b>
Natural Open Space (MSHCP Conservation Areas)	26A-H	544.3 (Including 1.7 acre Regional Trail)
<b>TOTAL OPEN SPACE AREA</b>		<b>544.3 acres</b>
<b>GRAND-TOTAL OPEN SPACE AND RECREATION</b>		<b><u>567.4566-2</u> acres</b>



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The detailed program elements and acreages proposed for the open space and recreation program for the TOSCANA Specific Plan are as follows:

(1) Recreation Center: Planning Area 15, the 5.66.8-acre Recreation Center, is intended for the use of onsite residents and their guests. Amenities to be associated with the recreation center include: clubhouse/community meeting room and kitchen, picnic area, swimming pool and event lawn. This facility shall remain HOA owned and maintained. A design concept for the Recreation Center is shown in Figure III.A-14, *Recreation Center (PA 15) Concept*.

(2) Neighborhood Parks: There are two Neighborhood Parks, within Planning Areas 16 and 18 of 5.0 and 2.8 acres, respectively, which shall include active recreational opportunities to the residents of the project. The Neighborhood Park shall provide amenities including: ball fields, soccer fields, playgrounds, picnic areas, bathroom facilities and parking facilities. The Neighborhood Parks shall remain HOA owned and maintained. Design concepts for the Neighborhood Parks are shown in Figure III.A-15, *Neighborhood Park (PA 16) Concept*, and Figure III.A-16, *Neighborhood Park (PA 18) Concept*.

(3) Public Park: Planning Area 17 includes a 5.3-acre Public Park which shall include recreational amenities for community residents and the public. Amenities will include a ball field, pedestrian path, a seating area, and restrooms. The Public Park will be dedicated to an appropriate public entity (such as a County Service Area (CSA) or Parks and Recreation District). A design concept for the Public Park is shown in Figure III.A-17, *Public Park (PA 17) Concept*.

(4) Pocket Parks: Project development shall include five pocket parks located throughout the residential areas to provide local recreational opportunities to the nearby residents. The five Pocket Parks, located within Planning Areas 19, 20, 21, 22 and 23, shall consist of a total of approximately 2.7 acres (1.1 acres, 0.4 acres, 0.3 acres, 0.2 acres and 0.7 acres, respectively). The Paseo will provide pedestrian access to these parks. Amenities within each Pocket Park may include turfing recreational areas, sitting areas (such as benches) and fixed recreational equipment (such as a tot lot, or other appropriate fixtures). A design concept for the Pocket Park in PA 19 is shown in Figure III.A-18, *Pocket Park (PA 19) Concept*.

(5) High Density Recreational Area: Recreational uses within Planning Area 8 totaling approximately 0.5 acres. These recreational uses shall be located within Planning Area 8 to provide local recreational opportunities to residents of this neighborhood. The precise locations and types of recreational amenities to be provided within Planning Area 8 shall be determined in conjunction with the submittal of the first implementing subdivision within the Planning Area. Where feasible, these recreation areas should connect to pedestrian walkways, or the Paseo.

This high density recreational area shall be designed and constructed in conjunction with buildout of the associated Planning Area. Therefore, the phasing of such recreational areas shall be the same as that of the residential Planning Area to which they are attached. These recreational uses shall be private and, therefore, owned and maintained by the management entity for the development. Suggested amenities for these internal uses include, but are not limited to, turfing areas, playgrounds (play equipment), rest areas and picnic facilities, as deemed appropriate for the area.

Table III.A-4 Park and Recreational Facilities Phasing Milestones

Planning Area	Facility	Site Size	Milestones & Requirements
<b>PHASE I</b>			
PA 15	Recreation Center	6.85-6 acres	a. The Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP.
PA 17	Public Park	5.3 acres	a. Park construction shall commence prior to the issuance of the first residential building permit within the SP. b. Park construction shall be completed within 12 months.
PA 18	Neighborhood Park	2.8 acres	a. Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP. b. Park construction completed prior to issuance of the 601st residential building permit within the SP.
PA 19	Pocket Park	1.1 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 50th residential building permit within the PA 4. b. Park construction completed prior to issuance of the 100th residential building permit within the PA 4.
<b>PHASE II</b>			
PA 15	Recreation Center	6.85-6 acres	a. Construction of PA 15 shall be completed prior to issuance of the 650th residential building permit within the SP.
PA 16	Neighborhood Park	5.0 acres	a. To be constructed during Phase II. The Park designs (plot plan) submitted for County approval prior to issuance of 850th residential building permit within the SP. b. Construction of PA 16 shall be completed prior to issuance of the 1,122nd residential building permit within the SP.





### III.B. Planning Area Standards

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#### 7. PLANNING AREA 7: Medium Density Residential

##### a. Descriptive Summary

Planning Area 7 (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for Medium Density Residential land uses and is planned for the development of ~~7564~~ homes on ~~15.815.4~~ gross residential acres at a gross density of ~~4.74.2~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3130~~ to ~~7977~~ single family lots. Planning Area 7 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 7 is provided from Street A via local roads. Pedestrian access is provided via sidewalks along Street A. Recreational amenities include the Pocket Park within PA 20, the Recreation Center within PA 15, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

##### b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

##### c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 20 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 7 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Street A.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 7 is adjacent to the open space of Planning Area 26H. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.



### III.B. Planning Area Standards

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#### 8. PLANNING AREA 8: High Density Residential

##### a. Descriptive Summary

Planning Area 8<sup>1</sup> (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for High Density Residential land uses and is planned for development of ~~162240~~ homes on ~~19.2213~~ gross residential acres at a gross density of ~~9.984~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 8.0 to 14.0 du/ac, and could include from ~~153470~~ to ~~268298~~ homes. Planning Area 8 provides for the development of innovative, cost effective residences, including, but not limited to, duplex clusters, townhomes, motor court clusters, and green court clusters.

Vehicular access to Planning Area 8 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along the south side of Temescal Hills Drive and the east side of Street A. Recreational amenities include the Recreation Center within PA 15, which is directly south of and adjacent to PA 8; the Temescal Hills Drive Paseo, ~~and a 0.5 acre recreational amenity internal to the Planning Area.~~

Additional standards relating to architecture and landscaping are provided below.

##### b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

##### c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-47, *Plotting Diagram with Development Standards - Duplex Clusters*, Figure IV-48, *Plotting Diagram with Development Standards - Townhomes*, Figure IV-49, *Plotting Diagram with Development Standards - Motorcourts*, and Figure IV-50, *Plotting Diagram with Development Standards - Greencourts*.

(2) Parking standards shall comply with Riverside County Ordinance 348 Section 18.12 as they apply to planned residential developments. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided with an enclosed garage. Single bedroom dwelling units shall have no less than 1.5 spaces per unit. Two or more bedroom dwelling units shall have no less than 2.5 spaces per unit. At least one of the required parking spaces per unit shall be located in a garage which is architecturally harmonious with the main structure. On-street parallel parking shall be provided, with each space no less than measuring 8' by 22'. All parking spaces shall be located within 300 feet of the building they serve unless otherwise specified. Location of guest parking shall be identified by any implementing project within Planning Area 8.

(3) Access to Planning Area 8 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

<sup>1</sup> Within Planning Area 8, the term "Lot" means the defined area within the Plot Plan which contains one duplex unit consisting of two homes.



### III.B. Planning Area Standards

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#### 11. PLANNING AREA 11: Medium Density Residential

##### a. Descriptive Summary

Planning Area 11 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~10086~~ homes on ~~21.2494~~ gross residential acres at a gross density of ~~4.75~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~4238~~ to ~~95106~~ single family lots. Planning Area 11 includes traditional, detached homes on minimum 5,000 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 11 is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

##### b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

##### c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 23 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 11 shall be provided from Temescal Hills Drive North and the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

**12. PLANNING AREA 12: Medium Density Residential****a. Descriptive Summary**

Planning Area 12 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~7972~~ homes on ~~15.8474~~ gross residential acres at a gross density of ~~5.042~~ dwelling units per acre (du/ac). The density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3134~~ to ~~7985~~ single family lots. Planning Area 12 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 12 is provided from Temescal Hills Drive to the west via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 21, Pocket Park within PA 22, Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

**c. Planning Standards**

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 12 shall be provided from the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive (opposite Planning Area 12).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be

**13. PLANNING AREA 13: Medium-High Density Residential****a. Descriptive Summary**

Planning Area 13 (Figure III.B-8, *Planning Areas 13 and 14*) is designed for Medium-High Density Residential land uses and is planned for development of ~~6480~~ homes on ~~12.814.7~~ gross residential acres at a gross density of ~~5.4~~ 5.0 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac, and could include from ~~6473~~ to ~~117-102~~ single family lots. Planning Area 13 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Access to Planning Area 13 provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along Temescal Hills Drive and Street A, and the Paseo along Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

**c. Planning Standards**

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Primary access to Planning Area 13 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing plot plan(s) associated with the development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 13).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.

**14. PLANNING AREA 14: Medium Density Residential****a. Descriptive Summary**

Planning Area 14 (Figure III.B-8, Planning Areas 13 and 14) is designed for Medium Density Residential land uses and is planned for development of 10977 homes on 21,522.2 gross residential acres at a gross density of 4.93-6 dwelling units per acre (du/ac). The General Plan for this Planning Area ranges from 2.0 du/ac to 5.0 du/ac, and could include from 4443 to 111407 single family lots. Planning Area 14 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 14 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks and the Paseo along the west side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, the Pocket Park within PA 23, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

**c. Planning Standards**

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Parks in Planning Areas 20 and 23 shall have either the front or side elevation oriented toward the park.

(3) Access to Planning Area 14 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of a Local Street within Planning Area 14 that will connect the Temescal Hills Drive Paseo with the Pocket Park in Planning Area 23.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.



III.B. Planning Area Standards

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15. PLANNING AREA 15: Open Space – Recreation (Recreation Center)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III.B-5, Planning Areas 7, 8, 15 and 20, provides for development of a total of 6.85-6 acres gross as a recreation center for residents' use.

The recreation center shall be landscaped and shall include amenities such as a community meeting room with kitchen, restrooms, parking, tot lot, junior Olympic swimming pool, kids pool, event lawn, group barbeque, shade structures and picnic area. After construction, the recreation center will be maintained by the project's Master Homeowners Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See Specific Plan Zoning Ordinance in Section V.)

c. Planning Standards

(1) Access to Planning Area 15 shall be provided from Temescal Hills Drive and Street A via local roads or driveway.

(2) The Recreation Center designs shall require plot plan review and approval by the County.

(3) Recreation Center monumentation, as shown in Figure IV-11, Recreation Center Monumentation - Plan View, and Figure IV-12, Recreation Center Monumentation - Elevation View, shall be provided at the entrance to Planning Area 15 from Temescal Hills Drive.

(4) A portion of the Paseo, as shown on Figure III.A-13, Open Space and Recreation Plan, will border the Planning Area along the northern side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 15).

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, Conceptual Wall and Fence Plan. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-41 and IV-42, Wall and Fence Details.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(7) Please refer to Section III.A, Development Plans and Standards, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan



III.B. Planning Area Standards

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27. PLANNING AREA 27A-I: Open Space – Manufactured Slope / Fuel Modification Zone

a. Descriptive Summary

Planning Area 27 A-I, as depicted in Figure III.B-11, Planning Areas 27A-27I, provides for 70.869-9 acres of graded slope and fire fuel modified hillside.

These Planning Areas provide for a buffer between the residential and other uses within Toscana, and the Open Space – Conservation Habitat within Planning Area 26A-H. This buffer is intended to protect the Open Space – Conservation Habitat from noise and light pollution, as well as resident and pet intrusion, that would disturb the natural habitat. In addition, these buffers will provide a fire break between the undisturbed hillsides and the residences of Toscana.

b. Land Use Development Standards

Please refer to Ordinance No. 7807. (See Specific Plan Zoning Ordinance in Section V.)

c. Planning Standards

(1) Where required, vegetation shall be removed or thinned in order to provide for a fire break between the Open Space – Conservation Habitat and the Toscana residences in accordance with the Fire Master Plan.

(2) Where required, solid perimeter walls as described in Section IV.C.4, Walls and Fencing shall be placed between Planning Areas 27A-I and the open space within Planning Areas 26A-H to prevent human and pet encroachments into the open space. View fencing may also be used where permissible.

(3) Please refer to Section III.A, Development Plans and Standards, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan





IV. Design Guidelines

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Table IV-1 Community Plant Palette						
Plant Material			Sub-palette			
Botanical Name	Native	Common Name	Collector Road Lower	Upland/Collector Road Upper	Local Street Manufactured Slope	Park/Rec Center
<b>TREES</b>						
Aesculus californica	*	California Buckeye	◆		◆	◆
Agonis flexuosa		Peppermint Tree			◆	◆
Alnus rhombifolia	*	Alder	◆		◆	◆
Albizia julibrissin		Silk Tree			◆	
Arbutus unedo		Strawberry Tree	◆	◆		◆
Arbutus unedo 'Marina'		Marina Strawberry Tree	◆	◆		◆
Callistemon citrinus		Lemon Bottlebrush		◆		
Cassia surattensis		Yellow Cassia	◆	◆		◆
Cercis occidentalis	*	Western Redbud	◆	◆		◆
Chamaerops humilis		Mediterranean Fan Palm				◆
Chilopsis linearis	*	Desert Willow	◆	◆		◆
Chitalpa tashkentensis		Chitalpa	◆	◆		◆
Ficus macrophylla		Moreton Bay Fig		◆	◆	◆
Ficus rubiginosa		Port Jackson Fig		◆	◆	◆
Fraxinus greggii		Little Leaf Ash			◆	◆
Fraxinus o. 'Raywood'		Raywood Ash		◆	◆	
Fraxinus velutina	*	Arizona Ash			◆	
Geijera parviflora		Australian Willow			◆	◆
Gleditsia triacanthos		Honey Locust				◆
Jacaranda mimosifolia		Jacaranda			◆	◆
Juglans californica	*	S. California Black Walnut				◆
Koelreuteria bipinata		Chinese Flame Tree			◆	
Koelreuteria paniculata		Golden Rain Tree			◆	
Lagerstroemia indica		Crape Myrtle		◆	◆	◆
Liquidambar styraciflua (seedless var.)		Sweet Gum		◆	◆	◆
Lyonothamnus floribundus		Catalina Ironwood		◆		◆
Olea europaea 'Swan Hill'		Fruitless Olive	◆	◆		◆
Olea europaea 'Wilsonii'		Wilson Fruitless Olive		◆	◆	◆
Parkinsonia floridum 'Desert Museum'		Desert Museum Blue Palo Verde		◆	◆	◆
Parkinsonia microphyllum (C. microphyllum)		Little Leaf Palo Verde		◆	◆	◆
Parkinsonia praecox (Cercidum praecox)		Sonoran Palo Verde		◆	◆	◆
Phoenix dactylifera		Date Palm				◆
Phoenix roebelenii		Pigmy Date Palm				◆
Pistacia chinensis		Chinese Pistache			◆	◆
Pittosporum phylloraeoides		Willow Pittosporum		◆		◆
Platanus acerifolia 'columbia'		London Plane Tree	◆	◆	◆	◆
Platanus racemosa	*	California Sycamore	◆			◆
Platanus wrightii		Arizona Sycamore	◆			◆
Podocarpus gracilior (Afrocarpus gracilior)		Fern Pine		◆	◆	◆
Podocarpus macrophyllus		Yew Pine				◆
Populus fremontii	*	Fremont Cottonwood	◆			◆
Prosopis alba		Argentine Mesquite				◆
Prosopis chilensis		Chilean Mesquite				◆
Prunus caroliniana		Carolina Laurel Cherry		◆		◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆		◆



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Table IV-1 Community Plant Palette

Plant Material			Sub-palette				
			Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope	Park/Rec Center
Botanical Name	Native	Common Name					
Prunus ilicifolia lyonii	*	Catalina Cherry		◆			◆
Punica granatum		Pomegranate		◆			◆
Quercus agrifolia	*	Coast Live Oak	◆	◆	◆	◆	◆
Quercus chrysolepis	*	Canyon Live Oak				◆	◆
Quercus engelmannii	*	Pasadena Oak		◆	◆	◆	◆
Quercus ilex		Holly Oak		◆		◆	◆
<b>TREES (cont.)</b>							
Quercus kelloggii	*	California Black Oak	◆	◆		◆	◆
Quercus suber		Cork Oak				◆	◆
Quercus virginiana		Southern Live Oak	◆	◆	◆	◆	◆
Quercus wislizeni	*	Interior Live Oak				◆	◆
Raphiolepis indica 'Majestic Beauty'		Majestic Beauty Hawthorn		◆			◆
Salix gooddingii	*	Black Willow, Goodding's Willow	◆				◆
Salix laevigata	*	Red Willow	◆				◆
Salix lasiolepis	*	Arroyo Willow	◆				◆
Sambucus mexicana	*	Mexican Elderberry	◆			◆	◆
Ulmus parvifolia		Chinese Elm			◆		
Umbellularia californica	*	California Laurel	◆	◆			
<b>SHRUBS</b>							
Alyogyne huegelii		Blue Hibiscus		◆			◆
Arctostaphylos densiflora	*	Sonoma Manzanita	◆			◆	◆
Arctostaphylos edmundsii	*	Little Sur Manzanita				◆	◆
Atriplex lentiformis breweri	*	Brewer Saltbush				◆	
Baccharis emoryi	*	Emory's Baccharis	◆	◆		◆	◆
Baccharis hybrid 'starn'		Thompson Baccharis	◆	◆		◆	◆
Baccharis pilularis	*	Coyote Brush	◆	◆		◆	◆
Baccharis salicifolia		Mulefat	◆	◆		◆	◆
Baccharis sarathroides	*	Desert Broom	◆	◆		◆	◆
Bougainvillea spp.		Bougainvillea				◆	◆
Brickellia californica	*	California Brickellbush	◆				
Buxus microphylla japonica		Japanese Boxwood					◆
Caesalpinia gilliesii		Desert Bird of Paradise		◆			◆
Caesalpinia mexicana		Mexican Poinciana					◆
Calliandra californica		Baja Fairy Duster	◆	◆		◆	◆
Calliandra eriophylla	*	Fairy Duster	◆	◆		◆	◆
Calliandra inaequilatera		Red/Pink Powder Puff	◆	◆			◆
Callistemon viminalis 'Little John'		Weeping Bottlebrush		◆			◆
Carissa macrocarpa		Natal Plum					◆
Ceanothus griseus 'horizontalis'	*	Carmel Creeper		◆		◆	◆
Ceanothus spp.	*	California Wild Lilac		◆			◆
Cistus x pulverulentus 'Sunset'		Magenta Rockrose	◆	◆		◆	◆
Convolvulus cneorum		Bush Morning Glory	◆	◆			◆
Convolvulus mauritanicus (C. sasbatus)		Ground Morning Glory		◆		◆	◆
Correa spp.		Australian Fuchsia					◆
Cotoneaster adpressus praecox		Creeping Cotoneaster		◆		◆	◆
Crassula spp.		Crassula					◆



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**Table IV-1 Community Plant Palette**

Plant Material		Sub-palette				
		Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope	Park/Rec Center
Botanical Name	Native	Common Name				
Croton californicus	*	◆				
Dendromecon harfordii	*	◆	◆			◆
Dendromecon rigida	*	◆	◆			◆
Diosma pulchrum			◆			◆
Echium fastuosum		◆	◆		◆	◆
Elaeagnus pungens			◆			◆
Encelia californica	*		◆		◆	◆
<b>SHRUBS (cont.)</b>						
Encelia farinosa	*	◆			◆	◆
Eriodictyon crassifolium	*	◆				
Escallonia species			◆			◆
Eschscholzia minutiflora		◆				
Euonymus japonicus spp.						◆
Euryops pectinatus						◆
Feijoa sellowiana (Acca sellowiana)						◆
Fremontodendron spp.	*	◆	◆		◆	◆
Garrya elliptica	*				◆	◆
Grevellia 'Noellii'			◆			◆
Grewia occidentalis						◆
Hakea laurina			◆		◆	◆
Hakea suaveolens			◆		◆	◆
Hebe 'Veronica Lake'						◆
Hesperoyucca whipplei		◆			◆	
Heteromeles arbutifolia	*	◆	◆		◆	◆
Heuchera sanguinea			◆			◆
Ilex cornuta 'Burfordii'						◆
Ilex vomitoria						◆
Justicia californica		◆	◆		◆	◆
Justicia spicigera		◆	◆			◆
Lantana camara			◆		◆	◆
Lantana 'New Gold'			◆		◆	◆
Laurus nobilis			◆	◆	◆	◆
Lavandula species						◆
Lavatera assurgentiflora			◆			◆
Lavatera bicolor (L. maritima)						◆
Leonotis leonurus			◆		◆	
Leptospermum laevigatum						◆
Leptospermum scoparium spp.			◆			◆
Leucophyllum species candidum			◆			◆
Ligustrum japonicum 'Texanum'						◆
Lobelia laxiflora						◆
Lonicera nitida						◆
Mahonia species	*				◆	◆
Malosma laurina	*	◆	◆			◆
Melaleuca nesophila			◆		◆	◆
Mimulus aurantiacus	*	◆	◆		◆	◆
Myrica californica	*	◆				◆



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Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
		Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope	Park/Rec Center	
Botanical Name	Native	Common Name					
Myrsine africana		African Boxwood					◆
Myrtus communis		Common Myrtle					◆
Nandina domestica species		Heavenly Bamboo					◆
Olea europaea 'Little Ollie'		Dwarf Fruitless Olive	◆	◆	◆	◆	
Phlomis fruticosa		Jerusalem Sage					◆
Photinia serratifolia (P. serrulata)		Chinese Photinia	◆		◆	◆	
Photinia x fraseri		Fraser's Photinia	◆		◆	◆	
Pittosporum tobira and hybrids		Tobira / Japanese Mock Orange	◆		◆	◆	
Plumbago auriculata (campense)		Cape Plumbago	◆		◆	◆	
Potentilla gracilis (P. fruticosa)		Cinquefoil	◆				◆
<b>SHRUBS (cont.)</b>							
Prunus caroliniana	*	Laurel Cherry		◆		◆	◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆		◆	◆
Punica granatum 'Nana'		Dwarf Pomegranate		◆		◆	◆
Pyracantha species		Firethorn		◆		◆	◆
Rhamnus californica	*	Coffeeberry	◆	◆		◆	◆
Rhamnus crocea	*	Redberry Buckthorn	◆				
Rhaphiolepis indica		Indian Hawthorn		◆		◆	◆
Rhus integrifolia	*	Lemonade Berry	◆	◆		◆	◆
Ribes spp.	*		◆	*		◆	◆
Romneya coulteri	*	Matilija Poppy	◆			◆	◆
Rosa banksiae		Lady Bank's Rose		◆			◆
Rosa floribunda 'Iceberg'		Iceberg Shrub Rose					◆
Ruellia californica		Sonoran Desert Ruellia	◆				◆
Russelia equisetiformis		Coral Fountain		◆			◆
Sambucus mexicana	*	Mexican Elderberry	◆				◆
Santolina chamaecyparissus (S. incana)		Lavender Cotton		◆			◆
Santolina rosmarinifolia (S. virens)		NCN		◆			◆
Senna spp.		Cassia/Senna		◆			◆
Solanum rantonnetii (Lycianthus rant.)		Blue Potato Bush					◆
Sollya heterophylla		Australian Bluebell Creeper					◆
Sophora arizonica		Arizona Sophora					◆
Sophora secundiflora		Texas Mountain Laurel					◆
Sphaeralcea ambigua		Desert Mallow				◆	◆
Tagetes lemmonii		Mountain Marigold		◆			◆
Tecoma stans cultivars		Yellow Bells (Shrub Forms)					◆
Tecomaria capensis		Cape Honeysuckle		◆			◆
Viburnum spp		Viburnum		◆			◆
Westringia fruticosa (rosmariniformis)		Coast Rosemary		◆			◆
Westringia longifolia		Coast Rosemary		◆			◆
Xylosma congestum		Shiny Xylosma				◆	◆
<b>ACCENT SHRUBS and GRASSES</b>							
Acorus aurea		Sweet Flag			◆		◆
Agave species		Agave	◆	◆		◆	◆
Aloe species		Aloe	◆			◆	◆
Anigozanthos cultivars (A. flavidus)		Kangaroo Paw		◆			◆

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**Table IV-2 Prohibited Plant List**

PLANTS NOT ALLOWED IN WESTERN COACHELLA VALLEY RIVERSIDE COUNTY MSHCP	
Acacia spp. (all species)	Acacia (all species except native cat-claw)
Achillea millefolium var. millefolium Arundo donax	common yarrow Giant Reed or Arundo-Grass
Ailanthus altissima Atriplex semibaccata	Australian-Saltbush tree of heaven
Avena barbata Apetina cordifolia	Slender Wild-Oat red apple
Artotheca calendula Avena fatua	Wild-Oat cape weed
Brassica tournefortii Artotis spp. (all species & hybrids)	African or Saharan Mustard African daisy
Bromus madritensis ssp. Rubens Arundo donax	Red-Brome giant reed or arundo grass
Bromus tectorum asphodelus fistulosus	Cheat-Grass or Downy Brome asphodel
Atriplex glauca Cistus-Ladanifer	white saltbush Crimson-Spot Rockrose
Atriplex semibaccata Cortaderia jubata [syn. C. atacamensis]	Australian saltbush Jubata Grass or Andean Pampas Grass
Carex spp. (all species*) Cortaderia dioica [syn. C. selloana]	sedge Pampas-Grass
Carpobrotus chilensis Cynodon dactylon	ice plant Bermuda grass
Carpobrotus edulis Descurainia sophia	sea fig Fanny-Mustard
Centranthus ruber Eichhornia crassipes	red valerian Water-Hyacinth
Chrysanthemum coronarium Elaeagnus angustifolia	annual chrysanthemum Russian-Olive
Cistus ladanifer (incl. hybrids/varieties) Foeniculum vulgare	gum rockrose Sweet-Fennel
Cortaderia jubata [syn. C. Atacamensis] Hirschfeldia incana	jubata grass pampas grass Mediterranean or Short-pod Mustard
Cortaderia dioica [syn. C. sellowiana] Lepidium latifolium	pampas grass Perennial Pepperweed
Cotoneaster spp. (all species) Lolium multiflorum	cotoneaster Italian-Ryegrass
Cynodon dactylon (incl. hybrids varieties) Lonicera japonica	Bermuda grass Japanese Honeysuckle
Cyperus spp. (all species*) Nerium oleander	nut sedge umbrella plant Oleander
Cytisus spp. (all species) Nicotiana glauca	broom Tree-Tobacco
Delosperma 'Alba' Oenothera berlandieri	white trailing ice plant Mexican Evening-Primrose
Dimorphotheca spp. (all species) Olea europea	African daisy Cape marigold European-Olive-Tree
Drosanthemum floribundum Parkinsonia aculeata	rosea ice plant Mexican Palo Verde
Drosanthemum hispidum Pennisetum clandestinum	purple ice plant Kikuyu-Grass
Eichhornia crassipes Pennisetum setaceum	water hyacinth Fountain-Grass
Elaeagnus angustifolia Phoenix canariensis	Russian olive Canary-Island Date-Palm
Eucalyptus spp. (all)	eucalyptus or gum tree Date

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**Table IV-2 Prohibited Plant List**

<u>species)Phoenix dactylifera</u>	<u>Palm</u>
<u>Eupatorium coelestinum [syn. Ageratina sp.]Ricinus communis</u>	<u>mist flowerCasterbean</u>
<u>Festuca arundinaceaSalsola tragus</u>	<u>tall fescueRussian Thistle</u>
<u>Festuca rubraSchinus molle</u>	<u>creeping red fescuePeruvian Pepper-Tree or California Pepper</u>
<u>Foeniculum vulgareSchinus terebinthifolius</u>	<u>sweet fennelBrazilian Pepper Tree</u>
<u>Fraxinus uhdei (and cultivars)Schismus arabicus</u>	<u>evergreen ash, shamel ashMediterranean Grass</u>
<u>Gaura (spp.) (all species)Schismus barbatus</u>	<u>gauraSaharan Grass- Abu Mashi</u>
<u>Gazania spp. (all species &amp; hybrids)Stipa capensis</u>	<u>gazaniaNo Common Name</u>
<u>Genista spp. (all species)Tamarix spp. (all species)</u>	<u>broomTamarisk or Salt Cedar</u>
<u>Hedera canariensisTaeniatherum caput-medusae</u>	<u>Algerian ivyMedusa head</u>
<u>Hedera helixTribulus terrestris</u>	<u>English ivyPuncturevine</u>
<u>Hypericum spp. (all species)Vinea major</u>	<u>St. John's WortPeriwinkle</u>
<u>Ipomoea acuminataWashingtonia robusta</u>	<u>Mexican morning gloryMexican fan palm</u>
<u>Lampranthus spectabilisYucca gloriosa</u>	<u>trailing ice plantSpanish Dagger</u>
<u>Lantana camara</u>	<u>common garden lantana</u>
<u>Lantana montevidensis [syn. L. sellowiana]</u>	<u>lantana</u>
<u>Limonium perezii</u>	<u>sea lavender</u>
<u>Linaria bipartita</u>	<u>toadflax</u>
<u>Lolium multiflorum</u>	<u>Italian ryegrass</u>
<u>Lolium perenne</u>	<u>perennial ryegrass</u>
<u>Lonicera japonica (incl. 'Halliana')</u>	<u>Japanese honeysuckle</u>
<u>Lotus comiculatus</u>	<u>birdsfoot trefoil</u>
<u>Lupinus arboreus</u>	<u>yellow bush lupine</u>
<u>Lupinus texanus</u>	<u>Texas blue bonnets</u>
<u>Malephora crocea</u>	<u>ice plant</u>
<u>Malephora luteola</u>	<u>ice plant</u>
<u>Mesembryanthemum nodiflorum</u>	<u>little ice plant</u>
<u>Myoporum laetum</u>	<u>myoporum</u>
<u>Myoporum pacificum</u>	<u>shiny myoporum</u>
<u>Myoporum parvifolium (incl. 'Prostratum')</u>	<u>ground cover myoporum</u>
<u>Oenothera bertandieri</u>	<u>Mexican evening primrose</u>
<u>Olea europea</u>	<u>European olive tree</u>
<u>Opuntia ficus-indica</u>	<u>Indian fig</u>
<u>Osteospermum spp. (all species)</u>	<u>trailing African daisy, African daisy</u>
<u>Oxalis pes-caprae</u>	<u>Bermuda buttercup</u>
<u>Parkinsonia aculeata</u>	<u>Mexican palo verde</u>
<u>Pennisetum clandestinum</u>	<u>Kikuyu grass</u>
<u>Pennisetum setaceum</u>	<u>fountain grass</u>
<u>Phoenix canariensis</u>	<u>Canary Island date palm</u>
<u>Phoenix dactylifera</u>	<u>date palm</u>

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**Table IV-2 Prohibited Plant List**

<u><i>Plumbago auriculata</i></u>	<u>cape plumbago</u>
<u><i>Polygonum</i> spp. (all species)</u>	<u>knotweed</u>
<u><i>Populus nigra</i> 'italica'</u>	<u>Lombardy poplar</u>
<u><i>Prosopis</i> spp. (all species*)</u>	<u>mesquite</u>
<u><i>Ricinus communis</i></u>	<u>castorbean</u>
<u><i>Robinia pseudoacacia</i></u>	<u>black locust</u>
<u><i>Rubus procerus</i></u>	<u>Himalayan blackberry</u>
<u><i>Sapium sebiferum</i></u>	<u>Chinese tallow tree</u>
<u><i>Saponaria officinalis</i></u>	<u>bouncing bet, soapwort</u>
<u><i>Schinus molle</i></u>	<u>Peruvian pepper tree, California pepper</u>
<u><i>Schinus terebinthifolius</i></u>	<u>Brazilian pepper tree</u>
<u><i>Spartium junceum</i></u>	<u>Spanish broom</u>
<u><i>Tamarix</i> spp. (all species)</u>	<u>tamarisk, salt cedar</u>
<u><i>Trifolium fragiferum</i></u>	<u>strawberry clover</u>
<u><i>Tropaeolum majus</i></u>	<u>garden nasturtium</u>
<u><i>Ulex europaeus</i></u>	<u>prickly broom</u>
<u><i>Vinca major</i></u>	<u>periwinkle</u>
<u><i>Yucca gloriosa</i></u>	<u>Spanish dagger</u>

An asterisk (\*) indicates some native species of the genera exists that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual: Higher Plants of California, and County of San Diego-Department of Agriculture.

FIRE PROTECTION PLAN PROHIBITED PLANT LIST	
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Adenostema sparsifolium	Red Shank
Artemisia californica	California Sagebrush
Anthemis cotula	Mayweed
FIRE PROTECTION PLAN PROHIBITED PLANT LIST (cont.)	
Arundo donax	Giant reed
Brassica nigra	Black Mustard
Brassica ropa	Yellow Mustard
Cedrus species	Cedar
Cirsium vulgare	Wild Artichoke
Conyza canadensis	Horseweed
Cortaderia species	Pampas Grass
Cupressus species	Cypress
Cytisus striatus	Broom
Cytisus scoparius	Broom
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora	Telegraph plant
Genista monosperma	Broom
Juniperus species	Junipers
Lactuca serriola	Prickly lettuce
Nicotiana bigelovii	Indian tobacco
Nicotiana glauca	Tree tobacco
Pennisetum species	Fountain Grass

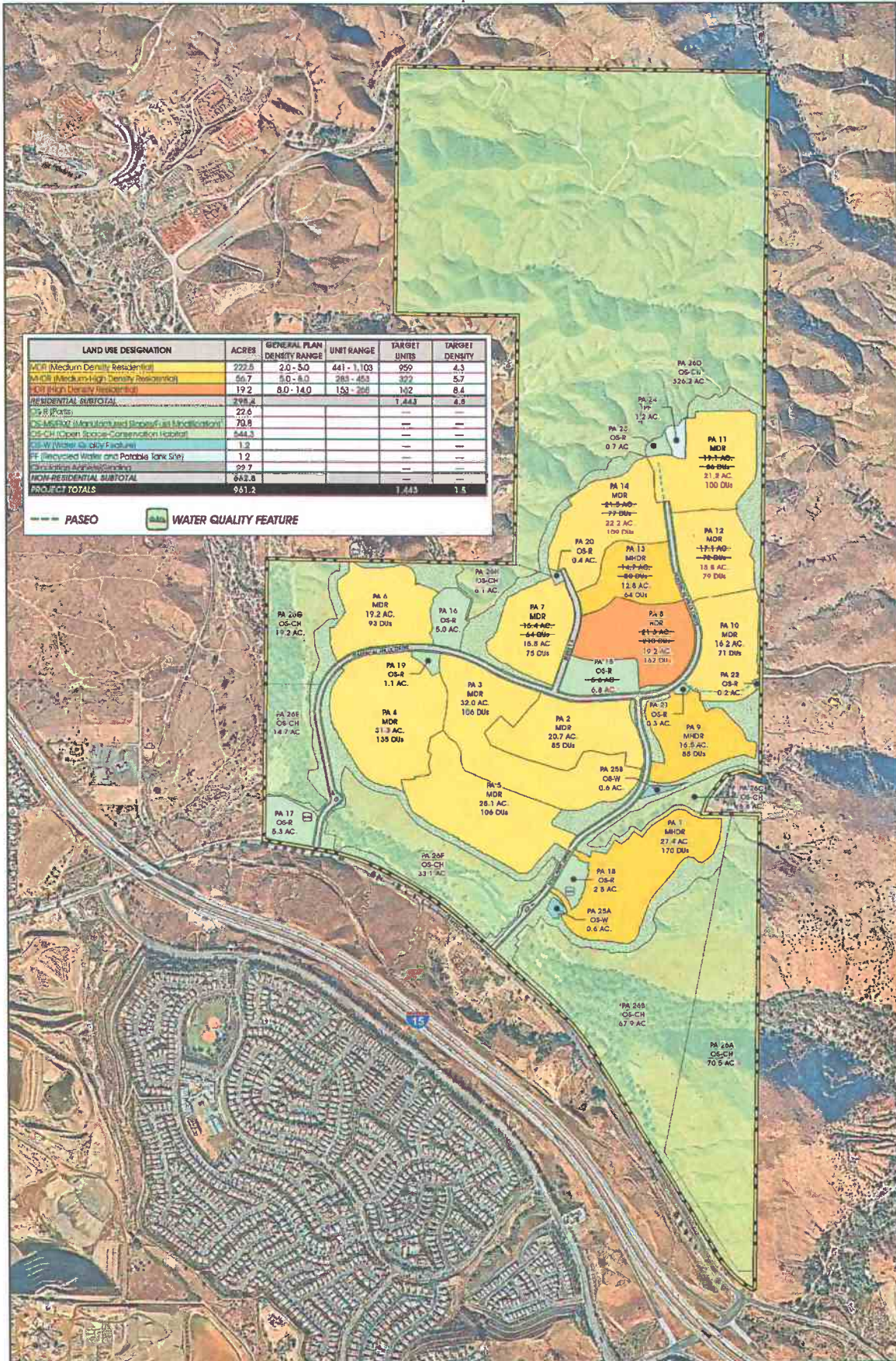


Figure I-1

CONCEPTUAL LAND USE PLAN





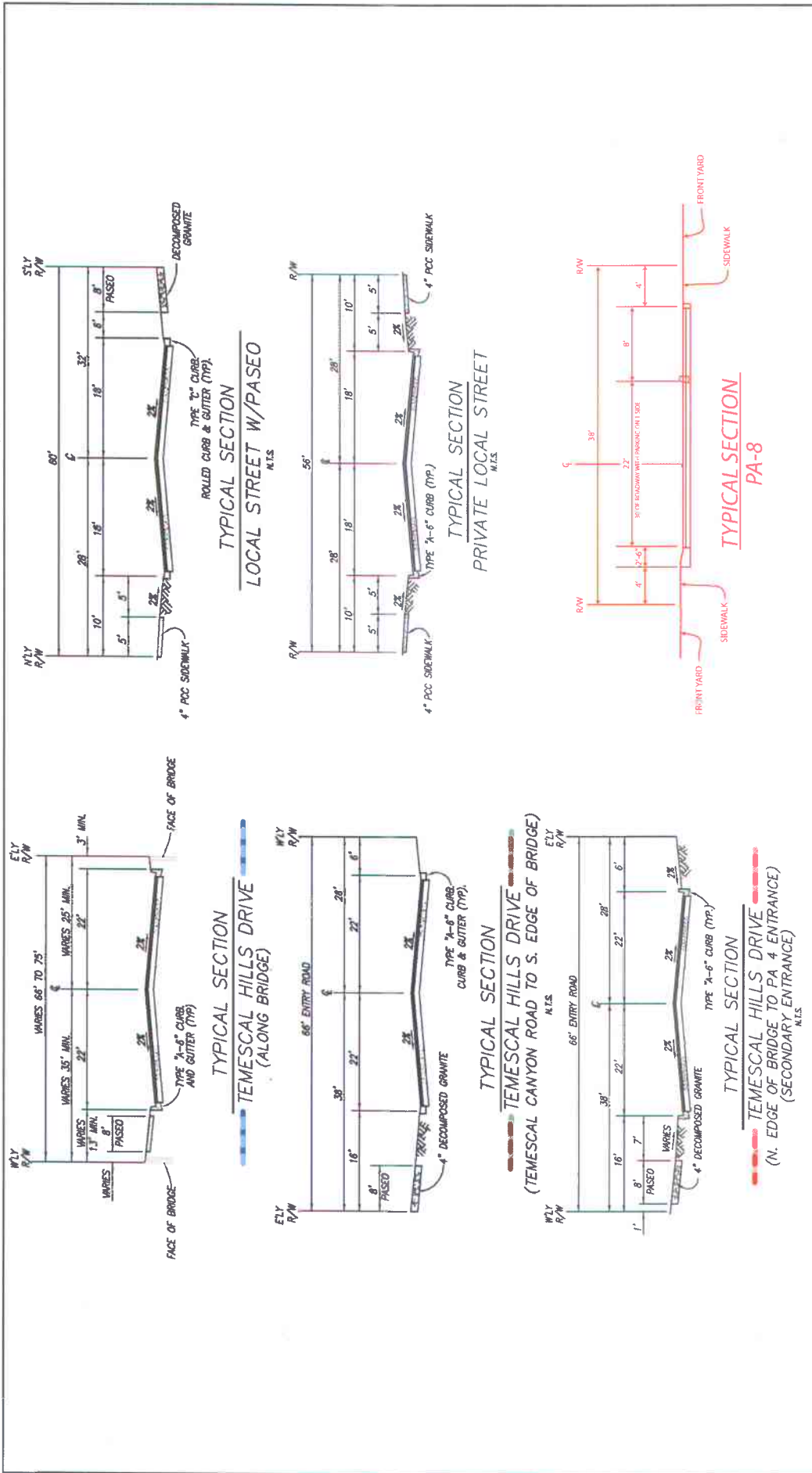


Figure III.A-6  
 ROADWAY CROSS-SECTIONS B  
 Page III.A-17

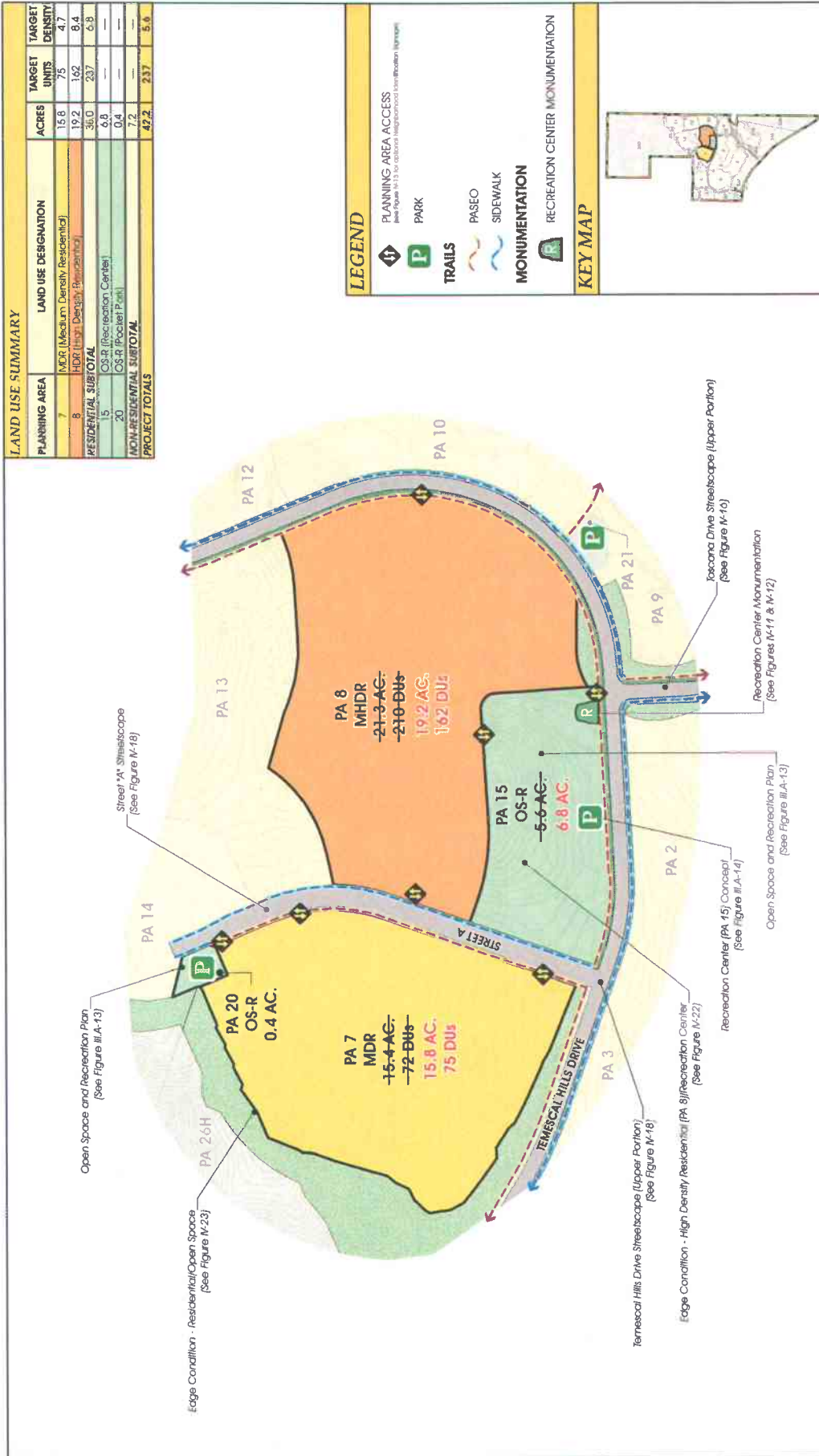


Figure III.B-5

PLANNING AREAS 7, 8, 15 AND 20

**III. Comprehensive Land Use Plan**

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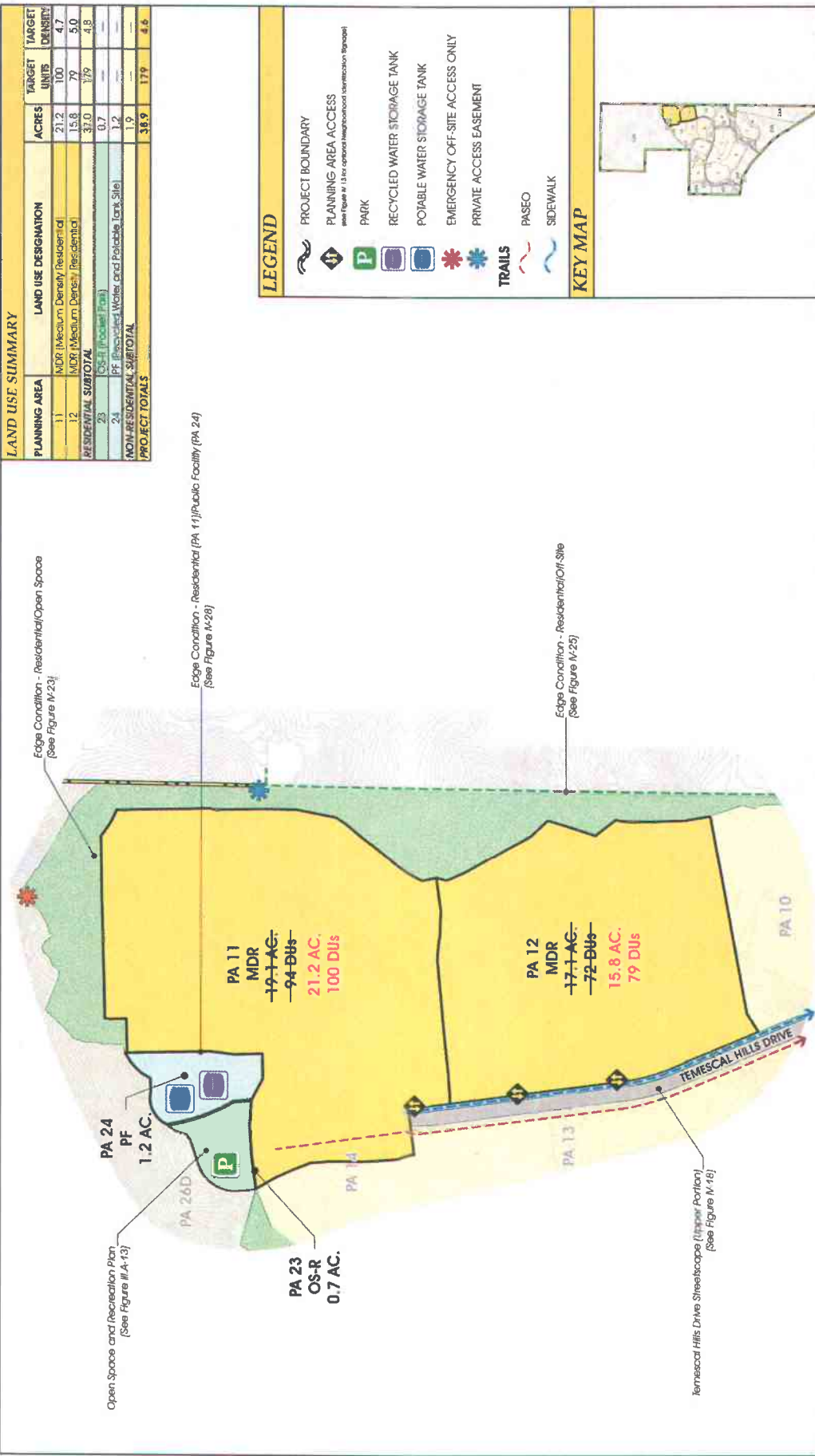


Figure III.B-7

**PLANNING AREAS 11, 12, 23 AND 24**

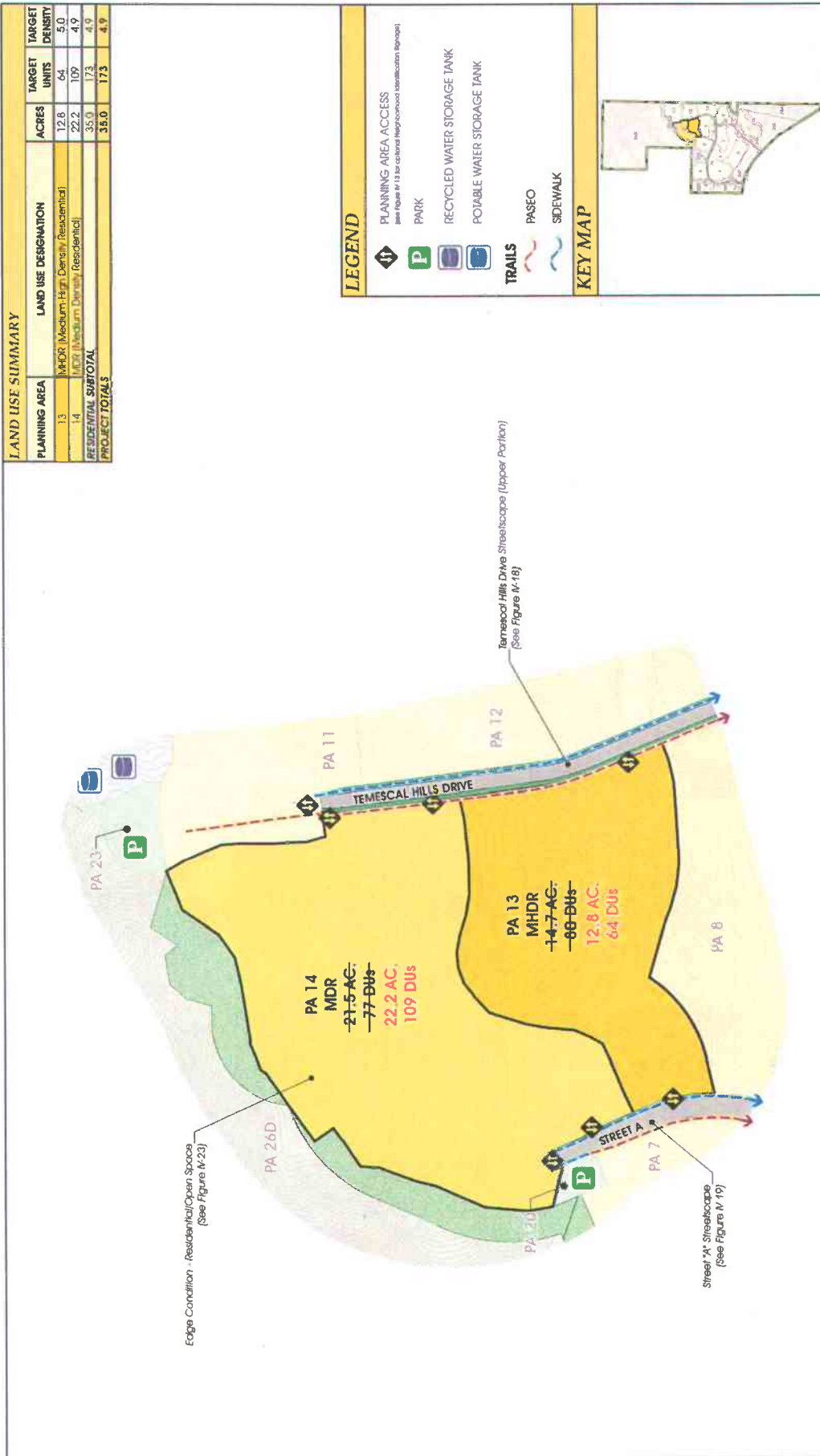
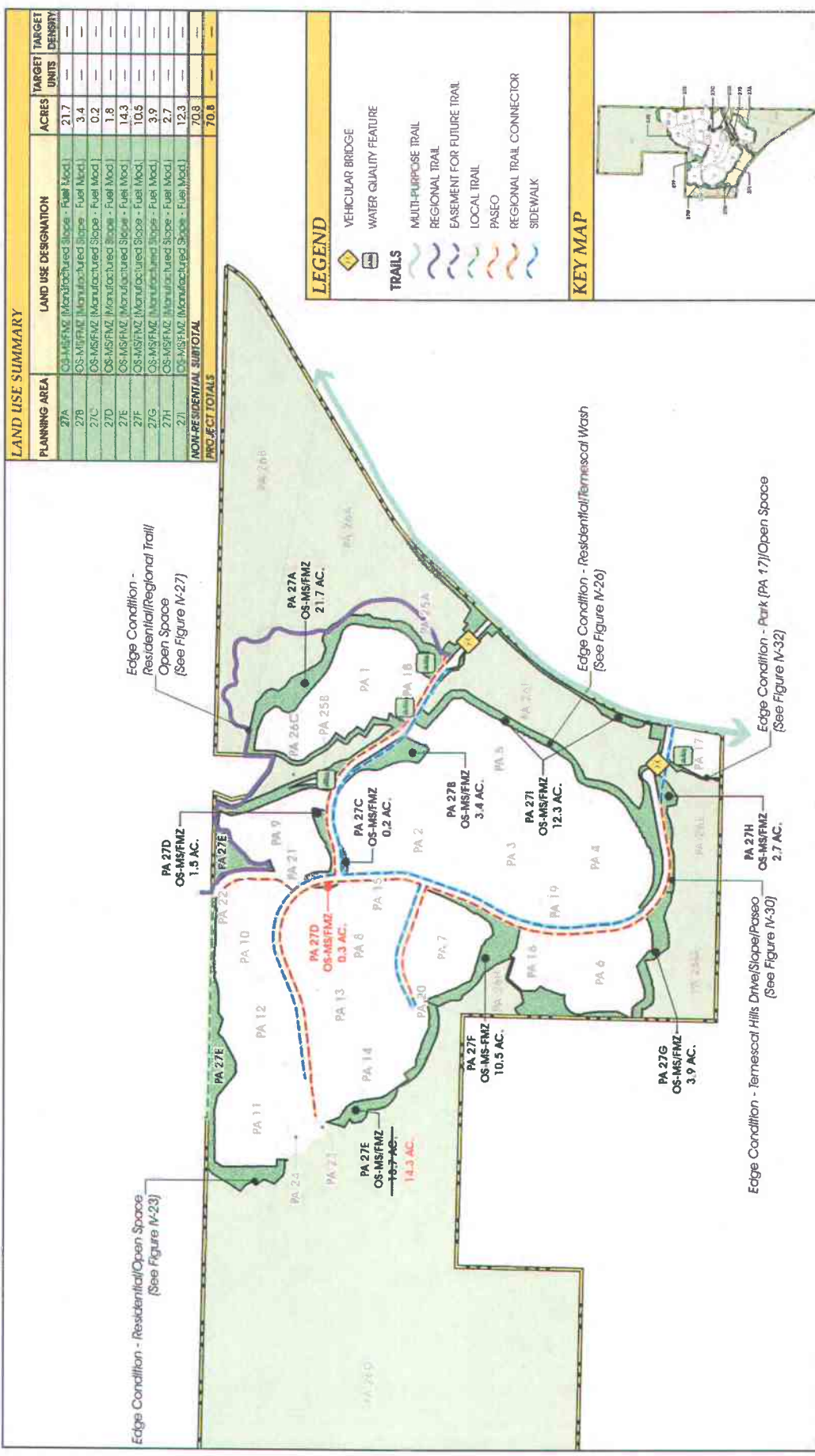


Figure III.B-8

PLANNING AREAS 13 AND 14



**III. Comprehensive Land Use Plan**  
 Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1



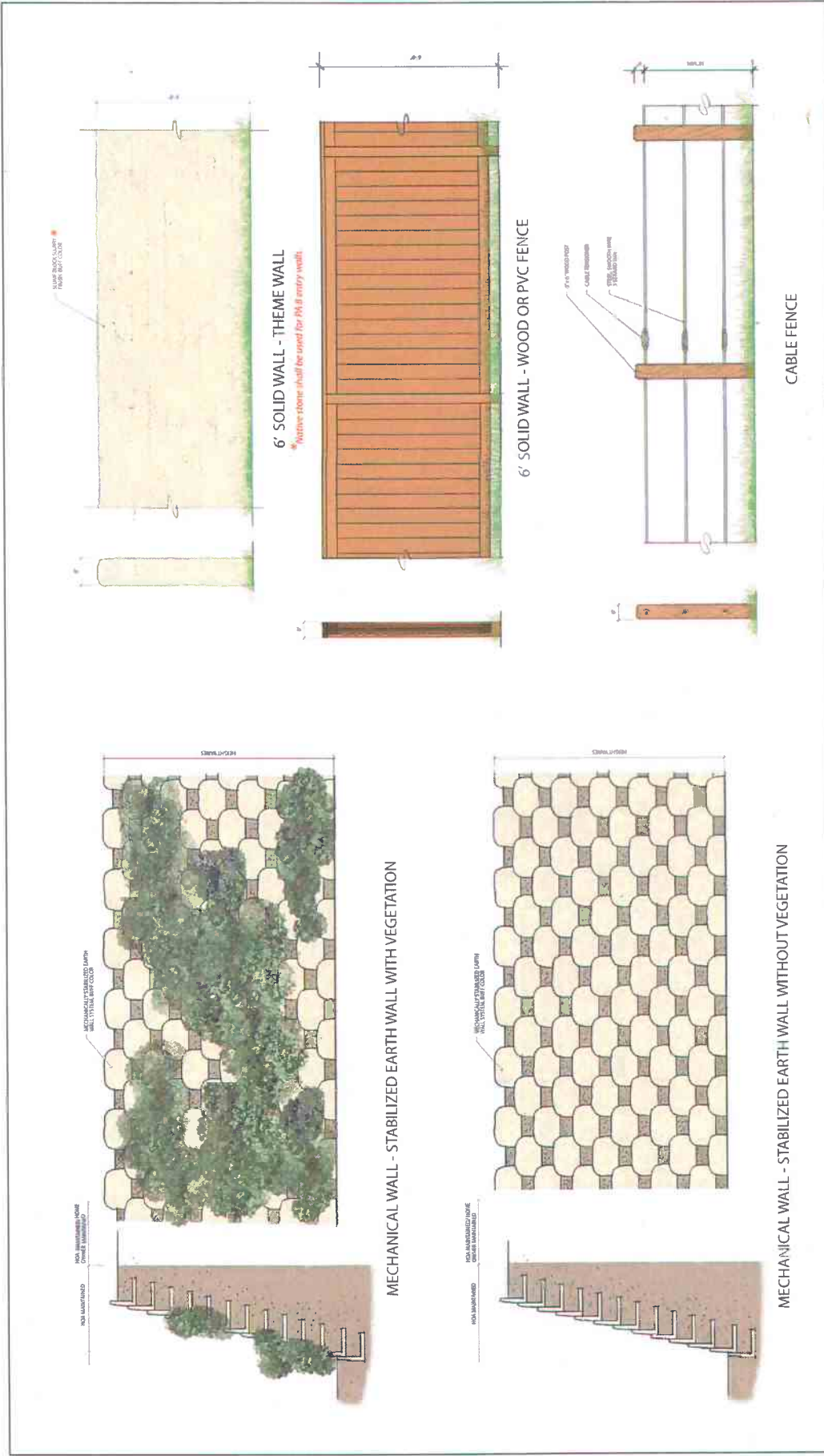


Figure IV-41

**WALL AND FENCE DETAILS (1 OF 2)**



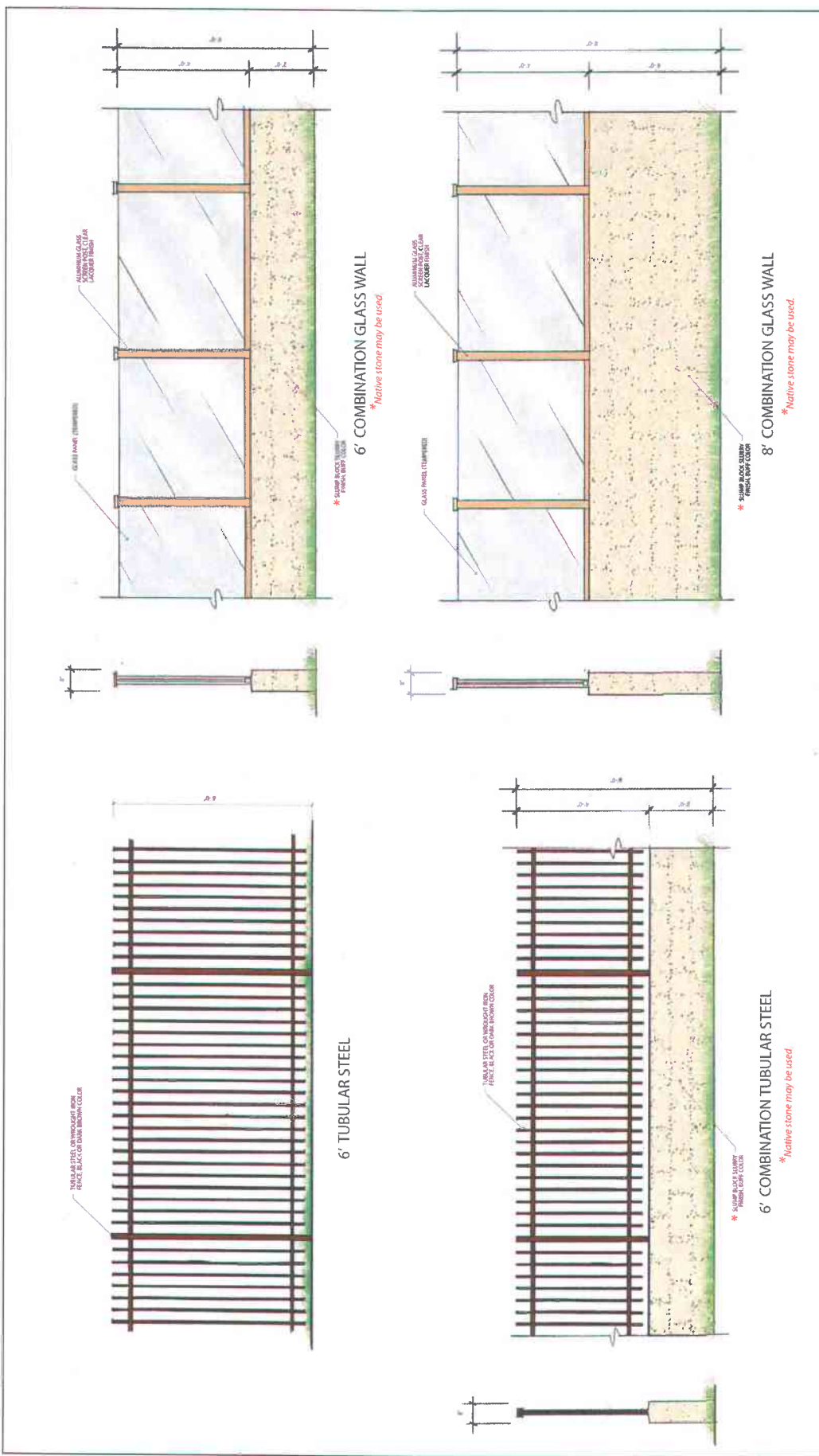


Figure IV-42

**WALL AND FENCE DETAILS (2 OF 2)**

**SAMPLE ARCHITECTURE**



RESIDENTIAL DEVELOPMENT STANDARDS DUPLIX CLUSTERS	
Minimum Lot Dimensions	47'
Lot Width	57'
Minimum Front Yard Setback <sup>2</sup>	5'
Front Elevation	Visible 3 to 9'
Front Entry Canopy	1' min.
Front Encroachments	1' max.
Minimum Side Yard Setback <sup>2</sup>	4'
Side Setback Encroach.	4'
Side Encroachments	1' max.
Minimum Rear Yard Setback <sup>2</sup>	5' or 75% max. (10' or 25% rear setback)
Front Entry Canopy	3' min. or 10'
Minimum Building Separation	4.8 min.
Front to Front	10'
305 to 306	10'
Rear to Rear	10' 1st story 2nd story 28' between garage doors
Other	
Minimum Street and Height	50'
Minimum Lot Coverage	75%
Front Area Ratio	75%
Required Parking Per Unit	2 garage spaces, 0.5 guest spaces
Minimum Lot Width for Duplex <sup>1</sup>	30'
Minimum Street Width <sup>1</sup>	24'
Minimum Garage Depth <sup>1</sup>	150 ft.
Minimum Frontage <sup>1</sup>	8' x 222 min.

- 1 Within Planning Area & the term "lot" means the defined area within the Plat Plan which contains one duplex unit consisting of two homes.
- 2 Measured from property line or right-of-way to main structure.
- 3 24' width may be acceptable for 1.5-story building provided that the street is less than 150 ft length and the lot is less than 100 ft wide, or the street is less than 300 ft length and the lot is less than 150 ft wide, or the street is less than 300 ft length and the lot is less than 150 ft wide on both ends to a 30' wide street, or as approved by Fire Department. Otherwise, minimum street width is 30'.
- 4 30' includes on-street parking, one side only.
- 5 Shall include usable, private, exterior open space abutting each home, including porches, patios, and balconies.

**SITE PLANNING GUIDELINES**

- ▶ Homes are attached on one or more sides and plotted in rows.
- ▶ Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene.
- ▶ Any of the other Specific Plan styles may be used in PA 8.



**PLOTTING DIAGRAM**

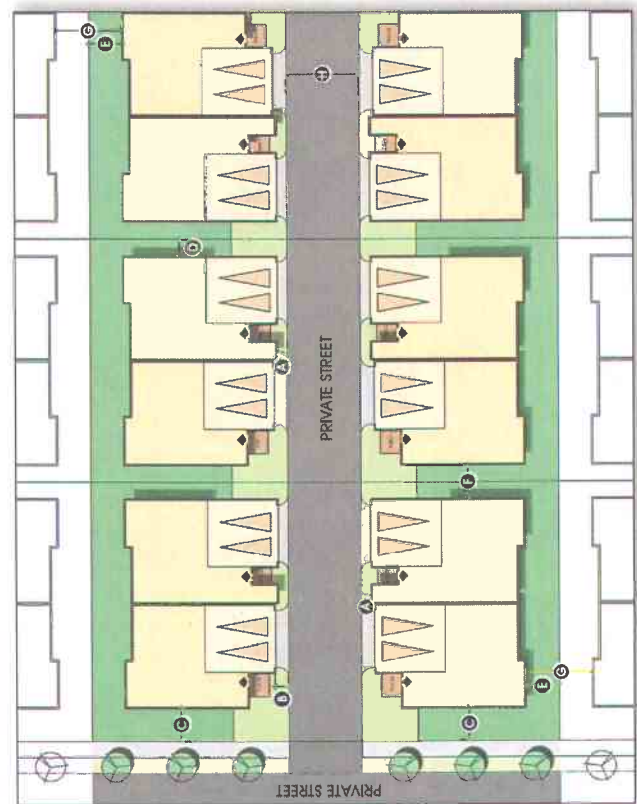


Figure IV-47

**PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - DUPLIX CLUSTERS**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**DATE: March 14, 2019**

**TO: Clerk of the Board of Supervisors – April 2, 2019 BOS meeting**

**FROM: Planning Department – Riverside – Deborah Bradford, Project Planner x56646**

**SUBJECT: SP327A Substantial Conformance No. 1, CZ 1800016, Plot Plan No. 180018**  
(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

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

3018 MAR 17 PM 8:35

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

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

"Planning Our Future... Preserving Our Past"

21.1

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on December 13, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT180018 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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.

TITLE: GIS Analyst

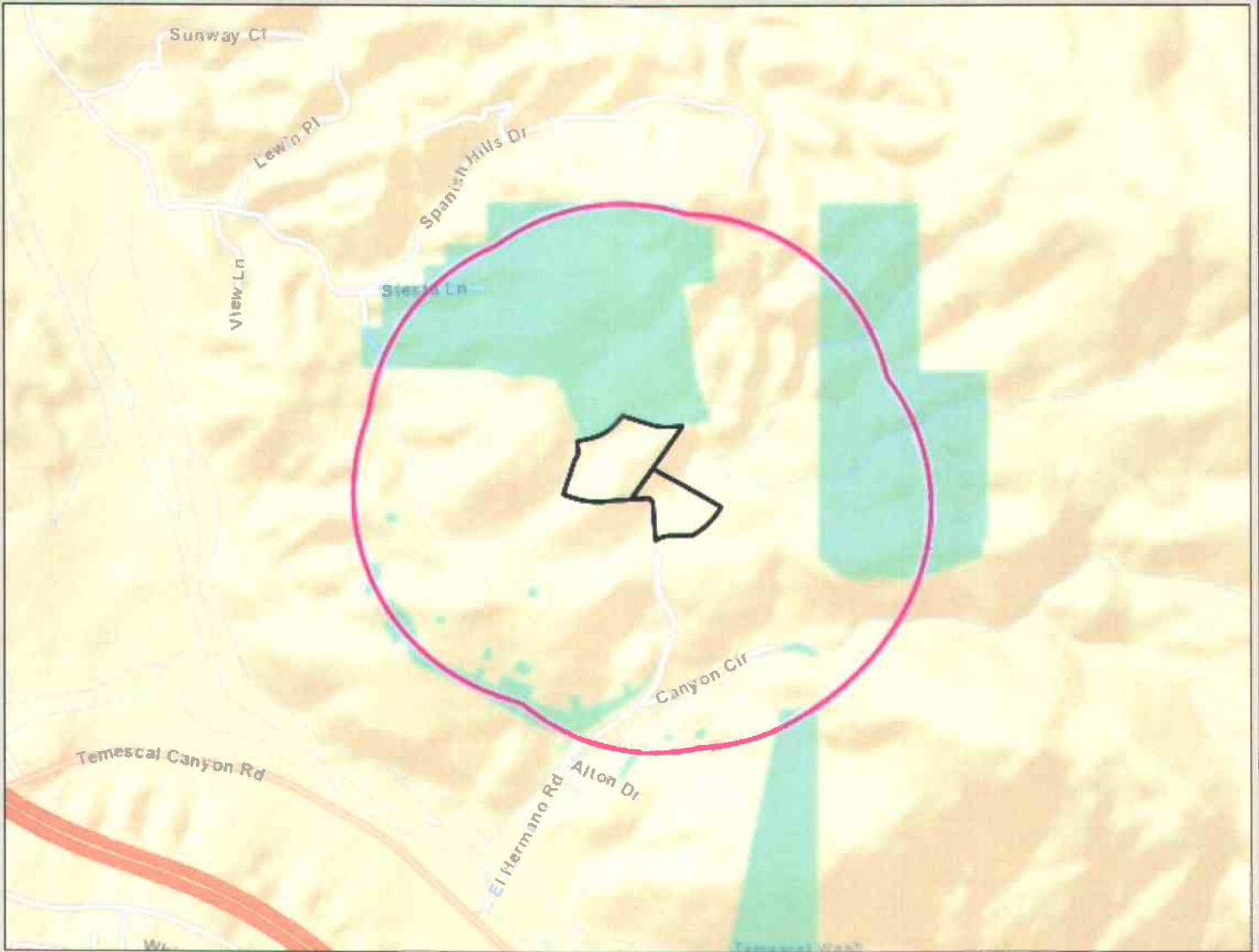
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT180018 ( 2000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 Feet

**\*IMPORTANT\*** 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.

REPORT PRINTED ON... 12/13/2018 11:04:50 AM

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Atten: Andy Petitjean  
4590 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660

Forestar Toscana Development Co.  
Atten: Andy Petitjean  
4590 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660

T & B Planning  
Atten: Joel Morse  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

T & B Planning  
Atten: Joel Morse  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

Adkan Engineers  
Atten: Mitch Adkison  
6879 Airport Drive  
Riverside, CA 92504

Adkan Engineers  
Atten: Mitch Adkison  
6879 Airport Drive  
Riverside, CA 92504

Southern California Edison  
P.O Box 800  
Rosemead, CA 91770

Southern California Edison  
P.O Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, California 92593

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, California 92593

Corona-Norco Unified School District  
2820 Clark Avenue  
Norco, CA 92860

Corona-Norco Unified School District  
2820 Clark Avenue  
Norco, CA 92860

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

Temescal Valley Municipal Advisory  
Council  
Atten: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Temescal Valley Municipal Advisory  
Council  
Atten: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Western Municipal Water District  
14205 Meridian Pkwy  
Riverside, CA 92507

Western Municipal Water District  
14205 Meridian Pkwy  
Riverside, CA 92507

283230016  
JOHN MOODY  
KIM MOODY  
11353 SIESTA LN  
CORONA CA. 92883

283230017  
JOSE GARCIA  
MARTHA GARCIA  
RAUL GARCIA

182 W WINSTON RD  
ANAHEIM CA 92805

283230022  
JOHN W MOODY  
21641 JORANDA  
MISSION VIEJO CA 92692

283230023  
TERESINA A SALOMONE  
LARRY R SEVIN  
15344 MANZANARES RD  
LA MIRADA CA 90638

283230027  
JAMES MICHAEL DEELEY  
BERTHA GODINEZ CAMACHO  
11480 SIESTA DR  
CORONA CA. 92883

283230036  
OLIVE MANFORD  
13056 BURNS LN  
REDLANDS CA 92373

283240019  
HERMANO RANCH  
C/O C/O 1031 FUNDING & REVERSE CORP  
5355 AVD ENCINAS BLV 203  
CARLSBAD CA 92008

289080009  
MARK A SAYEGH  
RAIDA C SAYEGH  
4165 ROBBY CIR  
CORONA CA 92882

290080038  
WESTERN RIVERSIDE COUNTY REGIONAL  
C/O C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502

290080055  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

290080062  
FORESTAR TOSCANA DEV CO  
C/O C/O FOREMOST COMPANIES/ SATISH LION  
4590 MACARTHUR BL STE 600  
NEWPORT BEACH CA 92660

290770020  
TERRAMOR 83  
C/O C/O VAN DAELE HOMES INC  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92504

290780054  
FORESTAR TOSCANA DEV CO  
C/O C/O STEPHEN CAMERON  
4590 MACARTHUR BLV NO 600  
NEWPORT BEACH CA 92660

290790013  
MICHAEL A PATTISON  
DEBORAH A PATTISON  
24496 CRESTLEY DR  
CORONA CA. 92883

290790014  
 SCOTT WILLIAM PARKER  
 RONNIE HENRIETTA PARKER  
 24484 CRESTLEY DR  
 CORONA CA. 92883

290790015  
 SERGIO A MORALES  
 CARMEN E MORALES  
 24491 CRESTLEY DR  
 CORONA CA. 92883

290790016  
 DONALD S FROOK  
 NGA T FROOK  
 24503 CRESTLEY DR  
 CORONA CA. 92883

290790017  
 JOHN C LORAND  
 24515 CRESTLEY DR  
 CORONA CA. 92883

290790022  
 CALATLANTIC GROUP INC  
 C/O C/O MARTIN LANGPAP  
 355 E RINCON ST STE 300  
 CORONA CA 92879

290800004  
 ERICK S MCCARTHY  
 JULIA A MCCARTHY  
 24436 CRESTLEY DR  
 CORONA CA. 92883

290800011  
 CALATLANTIC GROUP  
 C/O C/O LENNAR CORP/NIC VISLAY  
 980 MONTECITO DR STE 302  
 CORONA CA 92879

290800025  
 DALE EUGENE REIGHTER  
 JOANNE REIGHTER  
 24443 CRESTLEY DR  
 CORONA CA. 92883

290800028  
 BRIAN W HARMS  
 1121 CALIFORNIA AVE  
 CORONA CA 92881

290810046  
 GLORIA L HAACK  
 11348 ALTON DR  
 CORONA CA. 92883

290810047  
 ROBERT L HARTMANN  
 PATRICIA A HARTMANN  
 11336 ALTON DR  
 CORONA CA. 92883

290810048  
 RAYMOND T TAKEDA  
 TONI M TAKEDA  
 11324 ALTON DR  
 CORONA CA. 92883

290830009  
 JOSEPH H TALBERT  
 CATHY A TALBERT  
 24356 OVERLOOK DR  
 CORONA CA 92883

290830010  
 CHARLES J VISCUSI  
 LINDA J VISCUSI  
 24344 OVERLOOK DR  
 CORONA CA 92883

290830011  
 ANDREW B LIAO  
 SHERRY X HSU  
 XIAODI SHEN

222 ENCORE WAY  
 CORONA CA 92879

290830013  
 BLANE WILLIAMS  
 JANET L WILLIAMS  
 24308 OVERLOOK DR  
 CORONA CA 92883

290840051  
 TERRAMOR COMMUNITY ASSN  
 C/O C/O FIRSTSERVICE RESIDENTIAL  
 24602 TERRAMOR DR  
 TEMESCAL VALLEY CA 92883

290860033  
 KB HOME CALIFORNIA LLC  
 C/O C/O JOHN FENN  
 36310 INLAND VALLEY DR  
 WILDOMAR CA 92595

393010001  
 USA BLM  
 6221 BOX SPRINGS BL  
 RIVERSIDE CA 92507

290830012  
 DAVID M PAVLU  
 BIANCA M PAVLU  
 24320 OVERLOOK DR  
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290830042  
 PULTE HOME CO  
 27101 PUERTA REAL NO 300  
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290860010  
 VIRGILIO C PUERTOLLANO  
 XERINA G PUERTOLLANO  
 24667 ACADIA DR  
 CORONA CA 92883

290930015  
 JANICE M MORGER  
 17745 LOMITA LN  
 YORBA LINDA CA 92886

393010002  
 BRIAN JAMES PORTEOUS  
 LAURIE ANN PORTEOUS  
 P O BOX 78327  
 CORONA CA 92877



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

**KECIA HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

March 19, 2019

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: SP 327A, CZ 1800016, PP 180018

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, March 22, 2019.**

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

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

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Stephanie Cribbs*

Board Assistant to:  
KECIA HARPER, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND A PLOT PLAN IN THE TEMESCAL ZONING AREA, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 2, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Specific Plan No. 327A Substantial Conformance No. 1**, which proposes to modify the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses with PA 8, revises the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modifies the Plant Palette to include additional plant species and eliminate prohibited plant species that are not allowed in the Riverside County Multi-Species Habitat Conservation Plan (MSHCP), modifies the acreage of dwelling units in PA 8, and modifies the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016**, which proposes to modify only the text of the Specific Plan's Zoning Ordinance related to the permitted use and development standards for PA 8. **Plot Pan No. 180018**, which proposes to develop 162 condominium units (duplex), contained within Lots 6, 7 and 9 of approved Tentative Tract Map No. 36826. This project is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail in the Temescal Zoning Area of the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is EXEMPT from the **California Environmental Quality Act (CEQA)**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: March 19, 2019

Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 19, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 327A, CZ 1800016, PP 180018

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** April 2, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs      DATE: March 19, 2019  
Stephanie Cribbs

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 19, 2019, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 327A, CZ 1800016, PP 180018

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** April 2, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs  
Stephanie Cribbs

DATE: March 19, 2019



CALL (951) 368-9222  
EMAIL legal@pe.com

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<b>Placed by: Stephanie Cribbs</b>					<b>BALANCE DUE</b>
					358.80
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CALIFORNIA NEWSPAPER PARTNERSHIP  
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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 327A /

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

**03/22/2019**

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

Date: March 22, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011249214-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND A PLOT PLAN IN THE TEMESCAL ZONING AREA, FIRST SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: March 19, 2019

Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

3/22



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 9, 2019

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4906

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, April 13, 2019.**

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

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

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4906

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

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

a. Planning Areas 1 and 9.

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

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

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.
- B. The minimum front yard setback shall be twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- C. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in width.

- D. The rear yard shall be not less than ten (10') feet.
- E. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

(2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand four hundred (5,400) square feet.



- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty (60') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be sixty (60') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-two (32') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches and balconies shall be allowed to encroach into front yards a maximum of six (6') feet. Courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

(1) The uses permitted in Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No. 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3),

and (5); and 6.1 c. (1) shall not be permitted.

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

- A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall

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

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

d. Planning Areas 5 and 11.

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

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

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.

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

e. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be permitted.

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

- A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall have a minimum average lot width of forty (40') feet and a minimum average lot depth of fifty (50') feet.
- B. The minimum front entry garage setback shall vary between three (3') feet and six (6') feet.
- C. The minimum front yard setback shall be five (5') feet.
- D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%) percent maximum and ten (10') feet for twenty-five (25%) percent.
- E. Side yards on corner and reversed corner lots shall be not less than five (5') feet. Side yards on interior and through lots shall be not less than four (4') feet in width.
- F. The minimum front to front building separation distance shall not be less than forty-four (44') feet.
- G. The minimum side to side building separation distance shall not be less than ten (10') feet.
- H. The minimum rear to rear building separation distance shall not be less than ten (10') feet for first story, twenty (20') feet for second story, and twenty-eight (28') feet between garage doors.
- I. In no case shall more than seventy-five (75%) percent of any lot be covered by buildings.
- J. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.
- K. The minimum building setback from interior streets shall be five (5') feet.

290830011  
ANDREW B LIAO  
SHERRY X HSU  
XIAODI SHEN

222 ENCORE WAY  
CORONA CA 92879

290830013  
BLANE WILLIAMS  
JANET L WILLIAMS  
24308 OVERLOOK DR  
CORONA CA 92883

290840051  
TERRAMOR COMMUNITY ASSN  
C/O C/O FIRTSERVICE RESIDENTIAL  
24602 TERRAMOR DR  
TEMESCAL VALLEY CA 92883

290860033  
KB HOME CALIFORNIA LLC  
C/O C/O JOHN FENN  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

393010001  
USA BLM  
6221 BOX SPRINGS BL  
RIVERSIDE CA 92507

290830012  
DAVID M PAVLU  
BIANCA M PAVLU  
24320 OVERLOOK DR  
CORONA CA 92883

290830042  
PULTE HOME CO  
27101 PUERTA REAL NO 300  
MISSION VIEJO CA 92691

290860010  
VIRGILIO C PUERTOLLANO  
XERINA G PUERTOLLANO  
24667 ACADIA DR  
CORONA CA 92883

290930015  
JANICE M MORGER  
17745 LOMITA LN  
YORBA LINDA CA 92886

393010002  
BRIAN JAMES PORTEOUS  
LAURIE ANN PORTEOUS  
P O BOX 78327  
CORONA CA 92877

Forestar Toscana Development Co.  
Atten: Andy Petitjean  
4590 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660

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Atten: Andy Petitjean  
4590 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660

T & B Planning  
Atten: Joel Morse  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

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Atten: Joel Morse  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

Adkan Engineers  
Atten: Mitch Adkison  
6879 Airport Drive  
Riverside, CA 92504

Adkan Engineers  
Atten: Mitch Adkison  
6879 Airport Drive  
Riverside, CA 92504

Southern California Edison  
P.O Box 800  
Rosemead, CA 91770

Southern California Edison  
P.O Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, California 92593

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, California 92593

Corona-Norco Unified School District  
2820 Clark Avenue  
Norco, CA 92860

Corona-Norco Unified School District  
2820 Clark Avenue  
Norco, CA 92860

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

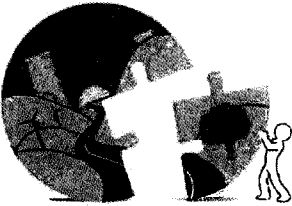
Temescal Valley Municipal Advisory  
Council  
Atten: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Temescal Valley Municipal Advisory  
Council  
Atten: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Western Municipal Water District  
14205 Meridian Pkwy  
Riverside, CA 92507

Western Municipal Water District  
14205 Meridian Pkwy  
Riverside, CA 92507

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA Director

## NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: SPA1327S01, CZ180016, and PPT180018

Project Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail

**Project Description:** Specific Plan No. 327A1 Substantial Conformance No. 1, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage of dwelling units in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. Change of Zone No. 1800016 proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the permitted use and development standards for PA 8. Plot Plan No. 180018 proposes to develop 162 condominium units (duplex), contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826. APNs: 290-930-003, 004, and 005

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Forestar Toscana Development Co., Andy Petitjean, 4590 MacArthur Blvd., Suite 600, Newport Beach, CA., 92660

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15182)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

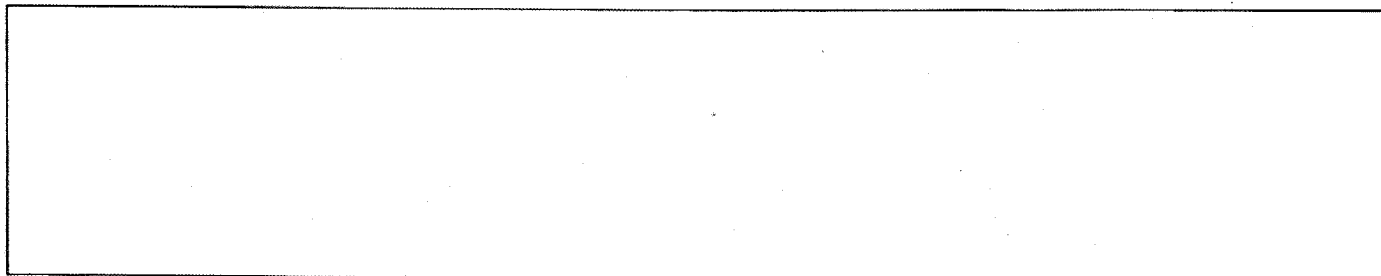
**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). Section 15182 states that an EIR or negative declaration does not need to be prepared if the proposed project is a residential project and is conformance with the approved Specific Plan. In addition the following requirements must be met: the EIR for the Specific Plan must have been prepared after January 1, 1980; and, if a Supplemental or Subsequent EIR is being prepared for the Specific Plan the Notice of Determination shall be filed before an exemption can be applied, fees may be requested to defray cost of the preparation of the initial Specific Plan and EIR, and if a court action has been filed regarding not preparing a supplemental EIR the exemption can commence within 30 days after the decision to approve the project in accordance with the Specific Plan. The proposed Project meets these requirements.

Deborah Bradford (951) 955-6646  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

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

**FOR COUNTY CLERK'S USE ONLY**  
Please charge deposit fee case#: CEQ180057 ZCFG No. 180049 - County Clerk Posting Fee







**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 20, 2019**

**I. AGENDA ITEM 4.5  
SPECIFIC PLAN NO. 327A1 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800016, and PLOT PLAN NO. 180018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Forestar Toscana Development Co./Andy Petitjean – Engineer/Representative: Adkan Engineers/Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 19.2 Acres – Zoning: Specific Plan No. 327A1 (Terramor).**

**II. PROJECT DESCRIPTION:**  
**Specific Plan No. 327A1, Substantial Conformance No. 1**, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text only of the Specific Plan's Zoning Ordinance related to the permitted uses and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within PA 8 of the Specific Plan.

**III. MEETING SUMMARY:**  
The following staff presented the subject proposal:  
Project Planner: Deborah Bradford at (951) 955- 6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Spoke in favor:  
Joel Morse, Applicant's Representative, Tustin, (714) 505-6360

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, 2<sup>nd</sup> by Commissioner Hake  
A vote of 4-0 (Commissioner Taylor-Berger Absent)

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**FIND** the project is exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Specific Plan No. 327 Substantial Conformance No. 1; and

**TENTATIVELY** Approve Change of Zone No. 1800016; and

**APPROVE** Plot Plan No. 180018, subject to the conditions of approval.

2



**SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, SUBSTANTIAL  
CONFORMANCE NO. 1**

*Prepared for:*

**COUNTY OF RIVERSIDE**  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-3200  
Contact: John E. Hildebrand III

*Developed by:*

**FORESTAR TOSCANA DEVELOPMENT COMPANY**  
4590 MacArthur Blvd., Suite 600  
Newport Beach, CA 92660  
(949) 748-6714 x 208  
Contact: Andrew Petitjean

*Prepared by:*

**T&B PLANNING**  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780  
(714) 505-6360 x 105  
Contact: Joel Morse  
JOB NUMBER: 761-012

*Engineer:*

**ADKAN ENGINEERS**  
6879 Airport Drive  
Riverside, CA 92504  
Phone: (951) 688-0241

*Landscape Architect:*

**SWA GROUP**  
570 Glenneyre Street  
Laguna Beach, CA 92651  
Phone: (949) 497-5471

**SECOND SCREENCHECK – NOVEMBER 30, 2018**

D



**A. SUMMARY OF CHANGES**

SPA No. 1, Substantial Conformance No. 1 maintains the approved maximum of 1,443 residential units, on 961.2 acres, and revises the Specific Plan text and graphics to: modify the Specific Plan text to clarify the intended uses allowed in PA 8; revise the development standards pertaining to Duplex Cluster product to ensure consistency between the Specific Plan and Zoning Ordinance; modify the community Plant Palette to eliminate prohibited plant species and identify 6 additional plant species; decrease the acreage of Planning Area 8 by 2.1 acres (9.9%) and decrease the number of dwelling units by 48 units; reconfigure and increase the acreage of PA 15; and reconfigure acreages, boundaries and/or unit counts of Planning Areas 7, 10, 11, 12, 13, 14 to accommodate the reallocation of units from PA 8. Additionally, SPA No.1, Substantial Conformance No. 1 makes other, non-substantive changes throughout the document to incorporate these modifications.

Specifically, SPA No. 1, Substantial Conformance No. 1 provides for the following modifications to Specific Plan No. 327:

- Modifies the Specific Plan text to clarify the intended use of Duplex Cluster housing product in PA 8
  - Revises PA 8 figures to reflect the changes in Duplex Cluster product development standards;
- Revises the Development Standards for Duplex Cluster product to be consistent with the Zoning Ordinance;
- Decreases the overall residential development by 2.1 acres, from 300.5 acres to 298.4 acres, and reallocates 1.2 acres of the 2.1 to recreational land uses and reallocates 0.9 acres of the 2.1 acres to open space- manufactured slope/ fuel modification zone;
  - Modifies Planning Area 15 to increase acreage by 1.2 acres, from 5.6 to 6.8 acres;
  - Modifies Open Space- Manufactured Slope/ Fuel Modification Zone to increase acreage by 0.9 acres, from 69.9 to 70.8 acres;
- Increases the acreage of Medium Density Residential (MDR) land uses by 1.9 acres, from 220.6 acres to 222.5 acres, and increases the target number of homes in MDR neighborhoods from 895 to 959 (64 unit increase);
  - Modifies Planning Area 7 to increase the number of residential units from 64 to 75 (11 unit increase) and increase acreage from 15.4 to 15.8 acres (3.0% increase);
  - Modifies Planning Area 11 to increase the number of residential units from 86 to 100 (14 unit increase) and increase acreage from 19.1 to 21.2 acres (11% increase);
  - Modifies Planning Area 12 to increase the number of residential units from 72 to 79 (7 unit increase) and decrease acreage from 17.1 to 15.8 acres (7.6% decrease);
  - Modifies Planning Area 14 to increase the number of residential units from 77 to 109 (32 unit increase) and increase acreage from 21.5 to 22.2 acres (3.3% increase);



## Summary of Changes

### Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses by 1.9 acres, from 58.6 acres to 56.7 acres, and decreases the target number of homes in MHDR neighborhoods from 338 to 322 (16 unit decrease);
  - Modifies Planning Area 13 to decrease the number of residential units from 80 to 64 (16 unit decrease) and decreases acreage from 14.7 to 12.8 acres (12.2% decrease); and
- Decreases the acreage High Density Residential (HDR) land uses by 2.1 acres, from 21.3 acres to 19.2 acres, and decreases the target number of homes in HDR neighborhoods from 210 to 162 (48 unit decrease);
  - Modifies Planning Area 8 to decrease the number of residential units from 210 to 162 (48 unit decrease) and decrease acreage from 21.3 to 19.2 acres (9.9% decrease).

The modifications provided by SPA No. 1, Substantial Conformance No.1 are summarized in Table ES-1, Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1.

**Table ES-1 Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1**

Approved Toscana Specific Plan No. 327 Amendment No. 1						Toscana Specific Plan No. 327 Amendment No. 1, Substantial Conformance No. 1					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
7	Medium Density Residential	64	15.4	30-77	4.2	7	Medium Density Residential	75	15.8	31-79	4.9
8	High Density Residential	210	21.3	170-298	9.9	8	High Density Residential	162	19.2	153-268	8.4
11	Medium Density Residential	86	19.1	38-95	4.5	11	Medium Density Residential	100	21.2	42-106	4.7
12	Medium Density Residential	72	17.1	34-85	4.2	12	Medium Density Residential	79	15.8	31-79	5.0
13	Medium High Density Residential	80	14.7	73-117	5.4	13	Medium High Density Residential	64	12.8	64-102	5.0
14	Medium Density Residential	77	21.5	43-107	3.6	14	Medium Density Residential	109	22.2	44-111	4.9
15	Recreational	--	5.6	--	--	15	Recreational	--	6.8	--	--
--	Fuel Modification Zone	--	69.9	--	--	--	Fuel Modification Zone	--	70.8	--	--
<b>Total</b>		<b>589</b>	<b>184.6</b>			<b>Total</b>		<b>589</b>	<b>184.6</b>		

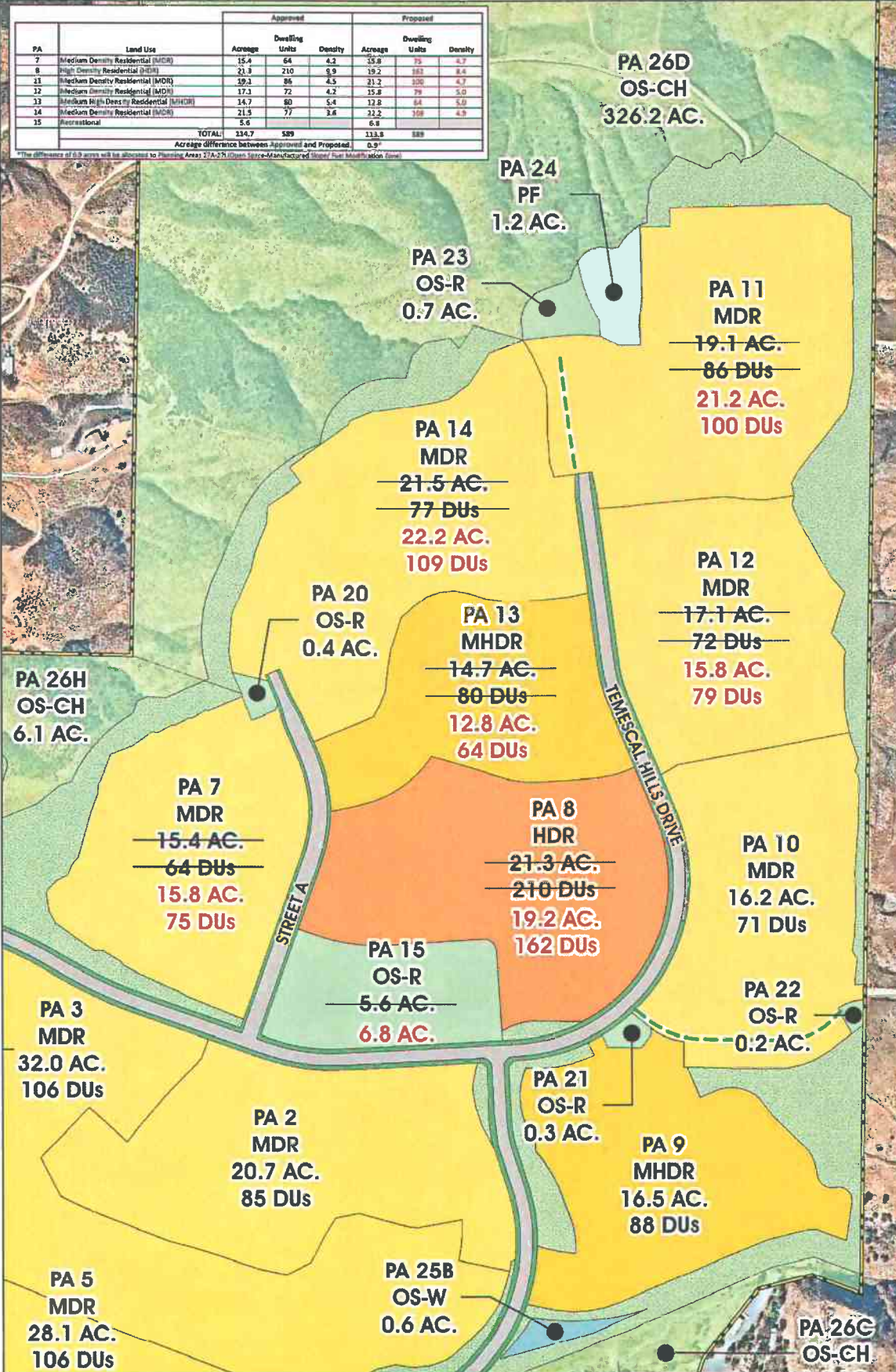


Figure I-X

SUBSTANTIAL CONFORMANCE - AREA OF CHANGE