

## **ERRATA TO ALTERNATIVE 7 SPECIFIC PLAN DATED JULY 2017**

The following Errata presents the changes proposed to the July 2017 Alternative 7 Specific Plan.

- Exhibit B.1.5 – Conceptual Land Use Diagram will be amended as attached herewith to clarify the boundary and acreages of Mixed Use Planning Area (PA) 19 and acres designated for circulation. Applicable exhibits and tables, and text will also be updated to reflect this change.
- Exhibits B.2.6A – Vehicular Community Circulation Plan, respectively) will be amended as attached herewith to include an asterisk and note to call out F Street will be constructed as a cul de sac to terminate at Planning Area 25 with full right-of-way dedicated up to Marvin Road. Applicable text and exhibits will also be updated to reflect this change.
- Exhibit B.8.18B – Trails Plan will be amended as attached herewith to:
  - 1) change the Merge Trail to a Multi-Purpose Trail and border the northern boundary of the commercial office planning areas and form a loop around agricultural planning area 48;
  - 2) the 10-12 foot Multi-Purpose Trail along F Street will be shortened to end at the boundary of commercial office planning area 25;
  - 3) notation will be added to the Specific Plan to specify potential future connections to County-proposed trails east and west of the project site may occur with additional consultation and agreement between the County and CDFW and RCA staff;
  - 4) the 10-12 foot Multi-Purpose Trail (restricted use) south of the Metropolitan Water District (MWD) Aqueduct shall be re-designated to an unrestricted 10-12 foot Multi-Purpose Trail to allow for horses; and
  - 5) the 10-12 foot Multi-Purpose Trail north of the MWD Aqueduct will terminate at the southern boundary of Mixed Use PA 17.

Additionally, the description of the Urban Wildlife Edge Trail shall clarify that it will be a minimum of 10-12 feet wide and allow equestrian uses. Applicable exhibits, tables, and text will also be updated to reflect these changes to trails.

- Table B.11.9 – Forecasted Units at Buildout, will be amended as attached herewith to correct the Mixed Use Units count total to reflect 2,775.
- Table B.11.11 – Estimated Parkland Acreage Provided and Required at Full Buildout by Village (Based on 5 acres per 1,000 Residents) will be amended as attached herewith to update the parkland acreage provided per the updated trails plan.
- Appendix B. Master Plant Palette will be amended as attached herewith to eliminate any species from the Multiple Species Habitat Conservation Plan (MSHCP) Prohibited Plant List (Specific Plan Appendix C).

**Table B.11.9 – Forecasted Units at Buildout**

<b>Land Use Designation</b>	<b>River Bend</b>	<b>Town</b>	<b>Parks</b>	<b>Garden</b>	<b>Foothill</b>	<b>Enclave</b>	<b>Pinnacle</b>	<b>Total</b>
Medium, Medium High & High Density Residential (Detached)	0	0	1,380	685	1,040	385	1,545	5,035
Medium Density Residential (Attached)	0	0	525	0	0	390	0	915
Mixed- Use	0	2,715	40	20	0	0	0	2,775
<b>TOTAL</b>	<b>0</b>	<b>2,715</b>	<b>1,945</b>	<b>705</b>	<b>1,040</b>	<b>775</b>	<b>1,545</b>	<b>8,725</b>

**Table B.11.11 – Estimated Parkland Acreage Provided and Required at Full Buildout by Village  
(Based on 5 acres per 1,000 Residents)**

<b>Proposed Parks</b>	<b>River Bend</b>	<b>Town</b>	<b>Parks</b>	<b>Garden</b>	<b>Foothill</b>	<b>Enclave</b>	<b>Pinnacle</b>	<b>Trails Off-Site</b>	<b>Total</b>
<u>On-and Off-site Trails Park</u>	0	0	0	0	0	0	0	<u>31.50.4</u>	<u>31.50.4</u>
Joint-use Park	0	5	5	0	5	0	0	0	15
Public Park	0	9	20.5	25.3	10.1	8.1	6	0	79
<b>Total Acreage Provided</b>	<b>0</b>	<b>14</b>	<b>25.5</b>	<b>25.3</b>	<b>15.1</b>	<b>8.1</b>	<b>6</b>	<b><u>31.50.4</u></b>	<b><u>125.144.4</u></b>
<b>Required Parkland</b>	<b>0</b>	<b>20.2</b>	<b>15.2</b>	<b>5.4</b>	<b>8.1</b>	<b>6.1</b>	<b>12</b>	<b>44.7</b>	<b>111.7</b>

NOTE: Forecasted acreages include rounded numbers. Trails include on- and off-site Multi-Purpose Community Trails and Urban Wildlife Edge Trail.