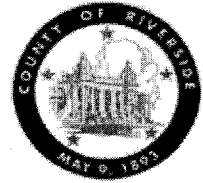


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

806B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 13, 2010

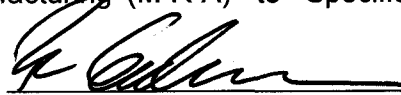
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
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DATE

Departmental Concurrence

**SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO. 32885 - Fast Track No. 2008-22** - Applicant: Rosetta Advisors – Engineer/Representative: T&B Planning and Stantec - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - 487.96 gross acres- Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The Specific Plan proposes to develop 487.96 acres into an industrial park along with commercial office and community center uses. The plan includes 172,150 square feet of community center/retail use on 16.99 acres, 622,450 square feet of commercial office/industrial use on 47.32 acres, and 5,978,454 square feet of industrial use on 299.30 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary. The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 “Policy Areas” to redesignate the Project Site from “Serrano Policy Area” to “Specific Plan No. 353,” and to amend the Land Use Designation from Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan, and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to reclassify the sites zoning clasification from “Rural Residential (R-R),” “Tourist Commercial (C-T),” “Scenic Highway Commercial (C-P-S),” and “Mineral Resources and Related Manufacturing (M-R-A)” to “Specific Plan (SP)”. The

  
Ron Goldman  
Planning Director

Initials:  
RG:vd 

(continued on attached pages)

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.**

**District:** First

**Agenda Number:**

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO. 32885

Page 2 of 3

Tentative Parcel Map proposes a Schedule E subdivision of 477.45 acres into 19 developable parcels. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.- APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026.

**RECOMMENDED MOTION:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 492**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 815** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan and as well as amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas" to modify the language of the Serrano Policy Area to encompass the land use policies of the Serrano Commerce Center Specific Plan No. 353;

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 353**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7365**, amending the zoning classification for the subject property from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance;

**TENTATIVE APPROVAL** of **TENTATIVE PARCEL MAP NO. 32885** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**May 5, 2009**

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

**April 15, 2009**

The General Plan Amendment was heard at the April 15, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE  
NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO.  
32885

Page 3 of 3

Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

The following comment(s) were provided by the Planning Commission on April 15, 2009:

**Commissioner John Roth:** Commissioner Roth commented that the proposal was a good project that will add to the ability for those whom live in the Temescal Valley to find a job near their homes. Commissioner Roth also stated that the Open Space located along the Temescal Wash was a preferable land use designation for that area.

**Commissioner John Snell:** No comment

**Commissioner John Petty:** No comment

**Commissioner Jim Porras:** No comment

**Commissioner Jan Zuppardo:** No comment

**Agenda Item No.:**  
**Area Plan:** Temescal Canyon  
**Zoning Area:** Glen Ivy  
**Supervisory District:** First  
**Project Planner:** Matt Straite  
**Board of Supervisors:** June 8, 2010

**ENVIRONMENTAL IMPACT REPORT NO. 492**  
**SPECIFIC PLAN NO. 353**  
**GENERAL PLAN AMENDMENT NO. 815**  
**CHANGE OF ZONE NO. 7365**  
**TENTATIVE PARCEL MAP NO. 32885**  
**Applicant:** Rosetta Advisors  
**Engineer:** T&B Planning Consultants, Inc.

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Environmental Impact Report No. 492** has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.

**Specific Plan No. 353** proposes to develop 489.28 acres into an industrial park along with commercial office park and community/retail center uses. The plan includes 172,150 square feet of community center/retail use on 17.45 acres, 622,450 square feet of commercial office/industrial use on 39.37 acres, and 5,978,454 square feet of industrial use on 332.01 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary.

**General Plan Amendment No. 815** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD:LI) (0.25 -0.60 Floor to Area Ratio) and Community Development: Community Center (CD:CC) Land Used Designations to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan, as well as amend the text of the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to modify the language of the "Serrano Policy Area" to encompass the land use policies of "Specific Plan No. 353."

**Change of Zone No. 7365** proposes to change the zoning from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance and SP development standards.

**Tentative Parcel Map No. 32885** is a Schedule E subdivision into eighteen (19) parcels ranging in size from 0.35 to 48.77 acres: seventeen (18) parcels are for commercial/industrial purposes and one (1) parcel is an open space lot for MSHCP conservation purposes. The Parcel Map does not propose to subdivide the entire Specific Plan property, only a large portion of the property.

The project is located easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road.

### **BACKGROUND:**

**May 5, 2009**

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

**April 15, 2009**

ASR  
5/13/10



The General Plan Amendment was heard at the April 15, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the April 15, 2009 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

**Commissioner John Roth:** Commissioner Roth commented that the proposal was a good project that will add to the ability for those whom live in the Temescal Valley to find a job near their homes. Commissioner Roth also stated that the Open Space located along the Temescal Wash was a preferable land use designation for that area.

**Commissioner John Snell:** No comment

**Commissioner John Petty:** No comment

**Commissioner Jim Porras:** No comment

**Commissioner Jan Zuppardo:** No comment

**ISSUES OF POTENTIAL CONCERN:**

*Trails:*

The Temescal Valley Design Guidelines call for a Class 1 Bike Path/Regional Trail along a re-routed Temescal Canyon Road. This will help elevate traffic burdens and keep truck traffic from residential neighborhoods. Given the final design of the street through the Specific Plan, and in an effort to implement the goals of the Guidelines, the Transportation Department, The Regional Parks Department, the Trail Committee and Planning are supporting a final design although it is not in conformance with the Guidelines. At the northern portion of the project, the Regional Trail will now follow along Temescal Canyon Road until it enters the project site, at which point the trail will turn and follow the 100 year flood plain limits to the east of the project site, reconvening with the Temescal Canyon Road as the trail leaves the project site to the south. This will also act as a buffer between the project uses, and the MSHCP conservation dedication. This modified trail alignment is consistent with the intentions of the Guidelines and with the Temescal Wash Policy Area. Please see the trail section of the Specific Plan and Parcel Map for more details.

*Mining-*

The site currently features clay mining activities, consistent with the General Plan Policies for the area. The mining activities will be phased out as the project develops. Conditions of approval and mitigation measures have been added to the project in order to ensure consistency with the reclamation plan.

**SUMMARY OF FINDINGS:**

- |                                     |  |
|-------------------------------------|--|
| 1. Existing Land Use (Ex. #1):      | Vacant Land and limited mining   |
| 2. Proposed Land Use (Ex. #1):      | Community Development Specific Plan  |
| 3. Surrounding Land Use (Ex. #1):   | Industrial buildings to the north, single family residential and vacant land to the east, railroad tracks and vacant land to the south, and vacant land, Interstate 15, and single family residences to the west.  |
| 4. Existing Zoning (Ex. #2):        | Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Commercial Tourist (C-T) and Mineral Resources and Related Manufacturing (M-R-A)   |
| 5. Proposed Zoning (Ex. #2)         | Specific Plan (SP Zone)  |
| 4. Surrounding Zoning (Ex. #2):     | Mineral Resources and Related Manufacturing (M-R-A), Medium Manufacturing (M-M) to the north, Mineral Resources and Related Manufacturing (M-R-A) and Watercourse, Watershed and Conservation Area (W-1) to the east, Manufacturing Service Commercial (M-SC) to the south, and Commercial Tourist (C-T), One Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S) to the west |
| 5. Existing General Plan: (Ex. #6): | Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water  |
| 6. Proposed General Plan (Ex. #6):  | Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan   |
| 6. Project Data:                    | Total Specific Plan Acreage: 489.28 Acres<br>Total Parcel Map Acreage: 380.3 Acres   |
| 7. Environmental Concerns:          | See included Environmental Impact Report   |

**RECOMMENDATIONS:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 492**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 815** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan and as well as amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas" to modify the language of the Serrano Policy Area to encompass the land use policies of the Serrano Commerce Center Specific Plan No. 353;

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 353**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7365**, amending the zoning classification for the subject property from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance;

**TENTATIVE APPROVAL** of **TENTATIVE PARCEL MAP NO. 32885** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP353), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The Serrano Policy area explains that the site will serve as a Job Center for area residents. Specifically the area includes the following policies:
  - TCAP 4.1 requires that the area be designed and developed as one specific plan of land use. This proposed project is compatible with this policy.
  - TCAP 4.2 requires the incorporation of park and ride facilities and pedestrian friendly access to jobs and area residences, which have been included as standards within the Specific Plan.
  - TCAP 4.3 requires that commercial areas be designed to bear a direct relationship to the employment uses proposed in the project in terms of size, location, access and use. This proposed project is compatible with this policy.
  - TCAP 4.4 allows limited scale interim uses, prior to adoption of a specific plan. This policy does not pertain to the proposed project.
2. The Temescal Wash Policy area requires that development be kept out of the floodplain. More specifically, TCAP 6.1 requires that any project protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Watershed Management section of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element in the General Plan. The proposed project is consistent with all aspects of the policy. Trails have been added to buffer the MSHCP conservation dedication and the light industrial uses permitted on the project site.
2. The land use on the subject site is currently vacant with limited mining.
3. The land uses on surrounding parcels are industrial buildings to the north, single family residential and vacant land and the Temescal Valley Wash to the east, railroad tracks and vacant land to the south, and vacant land, Interstate 15, and single family residences to the west.
4. The project site is currently designated Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water (OS-W) on the Temescal Canyon Area Plan.
5. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
6. The proposed General Plan Amendment contributes to the achievement of the purposes of the General Plan and is not be detrimental to them.
7. The proposed General Plan Amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
8. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has not provided written assurances from all of the owners of the properties underlying the off-site flood improvements to the Mayhew Canyon Channel (as shown on the Tentative Map) providing that sufficient right-of-

way can and will be provided. In the event the above referenced property owners or their successors-in-interest do not provide to the Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors. See conditions of approval 10.Flood Ri.22, 50.Flood RI. 3, and 4.

9. The project site is surrounded by properties which are designated Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water (OS-W) to the north, Community Development: Light Industrial (LI), Open Space: Open Space-Water (OS-W), Open Space: Open Space-Conservation (OS-W) and Community Development: Commercial Retail (CR) to the east, Community Development: Light Industrial (LI) and the I-15 Freeway to the south and Community Development: Commercial Tourist (CT), Community Development: Commercial Retail (CR), Community Development: Medium Density Residential – 2-5 Dwelling Units Per Acre (MDR) and Community Development: Business Park (BP) to the west.
10. The proposed zoning for the subject site is Specific Plan (SP Zone).
11. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
12. The project site is surrounded by properties which are zoned Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing - Medium (M-M) to the north, Mineral Resources and Related Manufacturing (M-R-A) and Specific Plan (SP Zone) to the east, Manufacturing – Service Commercial (M-SC) to the south and One Family Dwellings (R-1), Scenic Highway Commercial (C-P-S), Tourist Commercial (C-T) to the west.
13. The proposed project is consistent with the Temescal Valley Design Guidelines, except as noted in the staff report.
14. This project is partially located within Criteria Areas 3036, 3039, 3142, 3245, and 3348 of the Multi-Species Habitat Conservation Plan.
15. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (492) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures:
  - a. Air Quality (direct and cumulative short term impacts) – Significant short-term direct and cumulative emissions of ROG, NOx, and CO during Project construction.
  - b. Air Quality (cumulative long term impacts) – Significant long-term direct and cumulative emissions of ROG, NOx, CO, PM10 and PM2.5 resulting from increased vehicular trips and operation of the proposed Project.

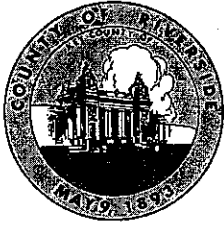
- c. Traffic (direct short term impacts) – Significant short-term cumulative impact from the incremental contribution of Project traffic to I-15 mainline segments operating at unacceptable levels of service, until planned freeway improvements are constructed by others to improve levels of service.
- d. Traffic (cumulative short term impacts) – Significant short term cumulative impact (during the Project's first phase of development) from the addition of traffic to: (a) the I-15 Southbound Ramp at Indian Truck Trail, (b) the I-15 Northbound Ramp at Indian Truck Trail, and (c) the intersection of Temescal Canyon Road with Indian Truck Trail. These impacts would be relieved after the construction of planned improvements at these intersections by others.
- e. Traffic (cumulative long term impacts) – Significant long-term cumulative (during the Project's second phase of development through buildout) from the addition of traffic to: (a) the I-15 Southbound Ramp at Indian Truck Trail and (b) the I-15 Northbound Ramp at Indian Truck Trail.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agricultural Preserve,
  - b. An Airport Influence Area, or
  - c. Ord. No. 655 Mount Palomar Lighting Influence Area.
3. The project site is located within:
  - a. A MSHCP Criteria Area, Cell Groups F, G, H and I , Cell Numbers: 3035, 3036, 3039, 3142, 3245, and 3248
  - b. Partially within the El Cerrito/Temescal Canyon Redevelopment Area;
  - c. A High Fire Area;
  - d. The City of Corona Sphere of Influence;
  - e. The Community of Glen Ivy Hot Springs;
  - f. The Serrano Policy Area;
  - g. ½ mile of a Fault Zone;
  - h. Partially within a flood zone;
  - i. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
4. The subject site is currently designated as Assessor's Parcel Numbers: 283-200-008, 283-190-027, 283-180-001, 283-190-014, 283-190-013, 283-170-021, 283-170-015, 283-170-014, 283-170-013, 283-170-012, 283-170-010, 283-200-010, and 283-200-009
5. The Specific Plan application was filed with the Planning Department on February 9, 2006.
6. This project was reviewed by the Land Development Committee four times on the following dates October 19, 2006, February 7, 2008, November 2008, and June 25, 2009.
7. Deposit Based Fees charged for the Specific Plan Set, as of the time of staff report preparation, total \$125,000.

# MEMORANDUM

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## RIVERSIDE COUNTY COUNSEL

April 29, 2010

TO: Matt Straite  
Contract Planner Supervisor

FROM: Shellie Clack *max  
in mac*  
Deputy County Counsel

RE: SP 353 CZ 7365

---

Please see the attached Specific Plan zoning ordinance with my stamped approval and signature. If you have any questions please do not hesitate to call. Once this goes to the Board for final adoption we will need to complete the first paragraph with the map information. Thank you.





1 B. Signage: All signage shall be in conformance to the  
2 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage  
3 Program, as approved by the Riverside County Planning Department.

4 C. Outside Storage: If a non-screened outdoor general retail  
5 area is proposed, the exhibit area shall be identified on the plot plan and  
6 shall be set back a minimum of ten feet (10') from the street line.

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

10 b. Planning Area 2.

11 (1) The uses permitted in Planning Area 2 of Specific Plan No. 353  
12 shall be the same as those permitted in Article X, Section 10.1. of Ordinance No.  
13 348, except that the uses permitted pursuant to Section 10.1.a.(2) (k) and (l); b.(1)  
14 and (2) shall not be permitted.

15 (2) The development standards for Planning Area 2 of Specific Plan  
16 No. 353 shall be the same as those standards identified in Article X, Section 10.4  
17 of Ordinance No. 348, with the exception of the following standards:

18 A. Minimum Yard Requirements: If the front of a structure  
19 is adjacent to a street, the front setback shall be twenty-five feet  
20 (25') from the street line. If the front of a structure is adjacent to a  
21 non-residential land uses, there shall be no minimum front setback.  
22 The rear setback shall be fifteen feet (15'). If a side of a structure  
23 is adjacent to a street, the side setback shall be twenty-five feet  
24 (25') from the street line. If the side of a structure is adjacent to a  
25 non-residential land uses, there shall be no minimum side setback.

26 B. Minimum Lot Dimensions: There shall be no minimum  
27 lot area and no minimum average lot width.  
28

1 C. Roof-Mounted Equipment: All roof-mounted mechanical  
2 equipment shall be screened from the ground elevation view from  
3 the adjacent public roadway, including Interstate 15.

4 D. Signage: All signage shall be in conformance to the  
5 Serrano Commerce Center Specific Plan No. 353 Comprehensive  
6 Signage Program, as approved by the Riverside County Planning  
7 Department.

8 E. Outside Storage: If a non-screened outdoor general retail  
9 area is proposed, the exhibit area shall be identified on the plot  
10 plan and shall be set back minimum of ten feet (10') from the  
11 street line.

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

14 c. Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11.

15 (1) The uses permitted in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11  
16 of Specific Plan No. 353 shall be the same as those uses permitted in Article X,  
17 Section 10.1. of Ordinance No. 348, except that the uses permitted pursuant to  
18 Section 10.1.a.(2) (k) and (l); b.(1) and (2) shall not be permitted.

19 (2) The development standards for Planning Areas 3, 4, 5, 6, 7, 8, 9,  
20 10 and 11 of Specific Plan No. 353 shall be the same as those standards identified  
21 in Article X, Section 10.4 of Ordinance No. 348, with the exception of the  
22 following standards:

23 A. Minimum Yard Requirements: If the side of a structure is  
24 adjacent to a street, the side setback shall be twenty-five feet (25') from  
25 the street line. If the side of a structure is adjacent to a non-residential  
26 uses, there shall be no minimum side setback.

1 B. Building Height: The maximum building height shall be  
2 fifty feet (50'), unless an exception pursuant to Section 18.34 of  
3 Ordinance No. 348 is obtained.

4 C. Roof-Mounted Equipment: All roof-mounted mechanical  
5 equipment shall be screened from the ground elevation view from the  
6 adjacent public roadway, including Interstate 15.

7 D. Signage: All signage shall be in conformance to the  
8 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage  
9 Program, as approved by the Riverside County Planning Department.

10 E. Outside Storage: If a non-screened outdoor general retail  
11 area is proposed, the exhibit area shall be identified on the plot plan and  
12 shall be set back a minimum of ten feet (10') from the street line.

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

15 d. Planning Area 12.

16 (1) The uses permitted in Planning Area 12 of Specific Plan No. 353  
17 shall be the same as those uses permitted in Article XVI, Section 16.1 of  
18 Ordinance No. 348, except that the uses permitted pursuant to Section 16.2.a. (1),  
19 (2), (3), (4), (5), (6), (7); b. (1), (2), (3), (4), (5), (6), (8), (9); c. (1) and (2); d. (1);  
20 and e. shall not be permitted. In addition, the permitted uses identified under  
21 Section 16.2 also shall include Open Space-Conservation.

22 (2) The development standards for Planning Area 12 of Specific Plan  
23 No. 353 shall be the same as those standards identified in Article XVI, Section  
24 16.4 of Ordinance No. 348.

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

1 e. Planning Areas 13A, 13B, 13C and 13D.

2 (1) The uses permitted in Planning Areas 13A, 13B, 13C and 13D of  
3 Specific Plan No. 353 shall be the same as those uses permitted in Article XVI,  
4 Section 16.1 of Ordinance No. 348, except that the uses permitted pursuant to  
5 Section 16.2.a.(1), (2), (3), (4), (5), (7); b.(1), (2), (3), (4), (5), (6), (8), (9); c.(1)  
6 and (2); d. (1); and e. shall not be permitted. In addition, the permitted uses  
7 identified under Section 16.2 also include Open Space-Water, including flood  
8 control channels.

9 (2) The development standards for Planning Areas 13A, 13B, 13C and  
10 13D of Specific Plan No. 353 shall be the same as those standards identified in  
11 Article XVI, Section 16.4 of Ordinance No. 348.

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

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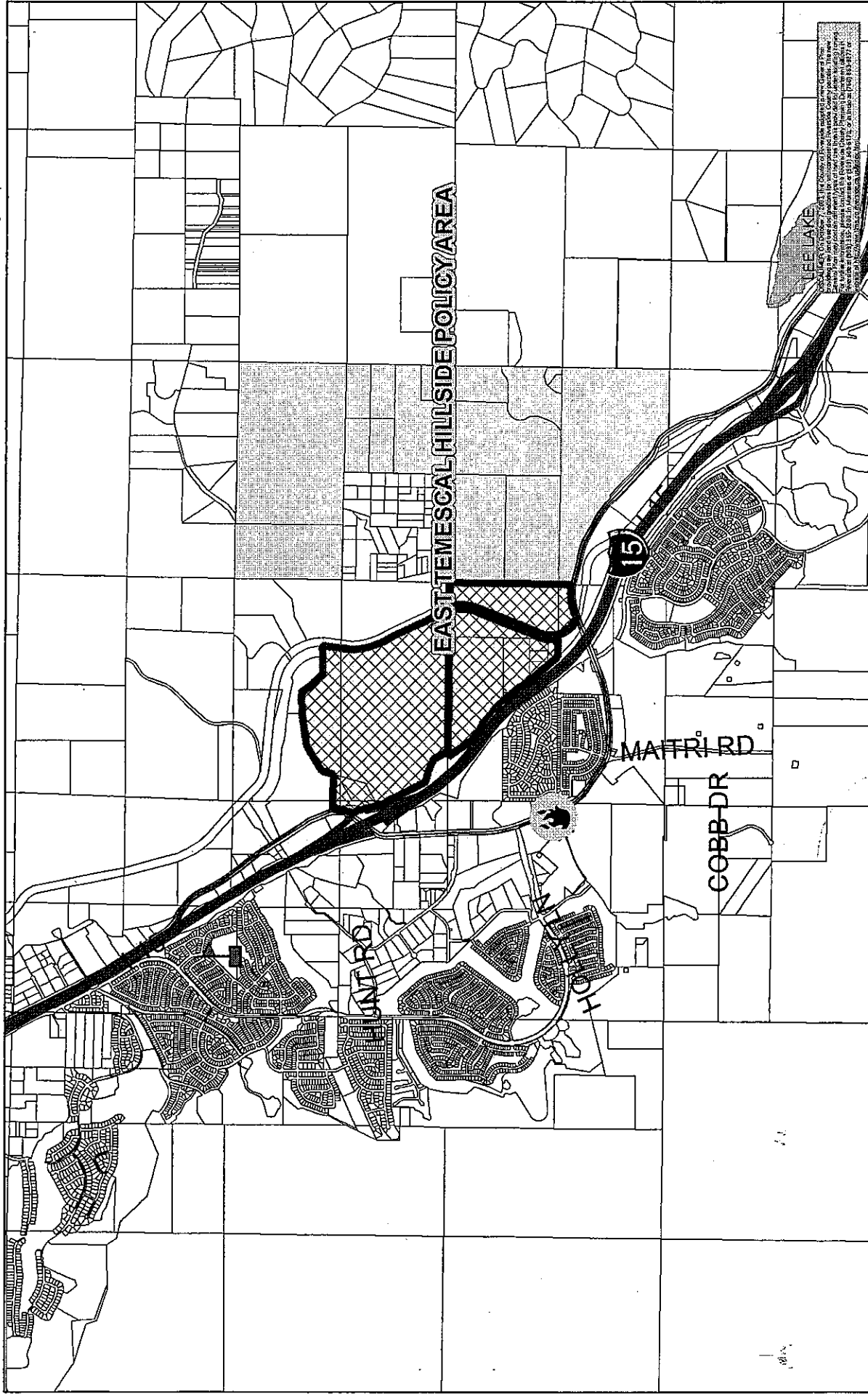
27 ///



Supervisor  
District 1  
DATE DRAWN: 9/15/06

CZ07365 PM3286 SP00353 GPA00815  
VICINITY MAP

Planner: Vanessa, vng  
Date: 10/2/06  
Vicinity Map

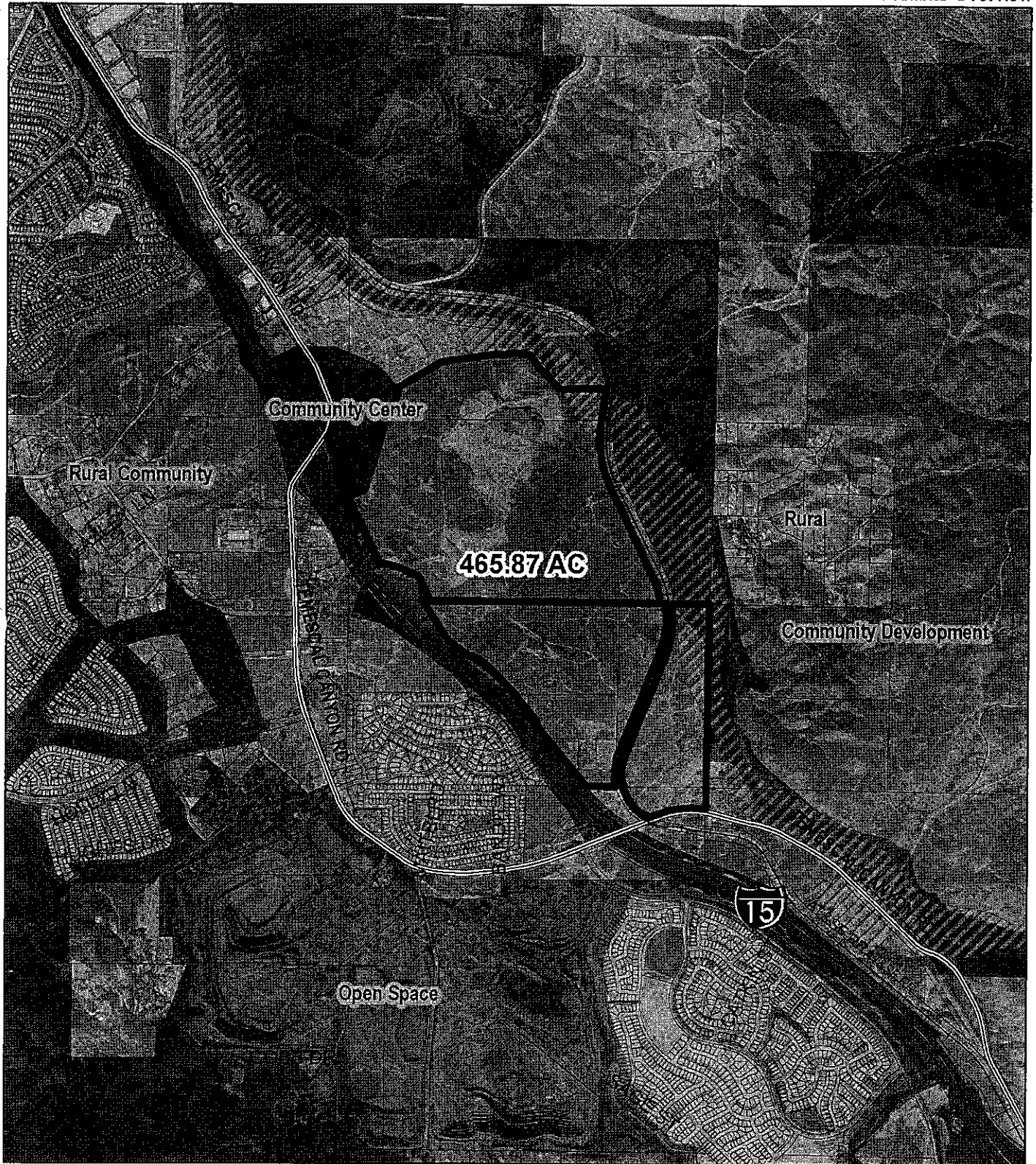


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: **Glen Ivy**  
Township/Range: T4SR6W T5SR6W  
Section : 35 & 2

ASSESSORS 283-16,17,19,20  
BK. PG. 290-50,60  
THOMAS  
BROS.PG 804 E5

**DEVELOPMENT OPPORTUNITY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area Plan: **Glen Ivy**

Township/Range: **T4SR6W T5SR6W**

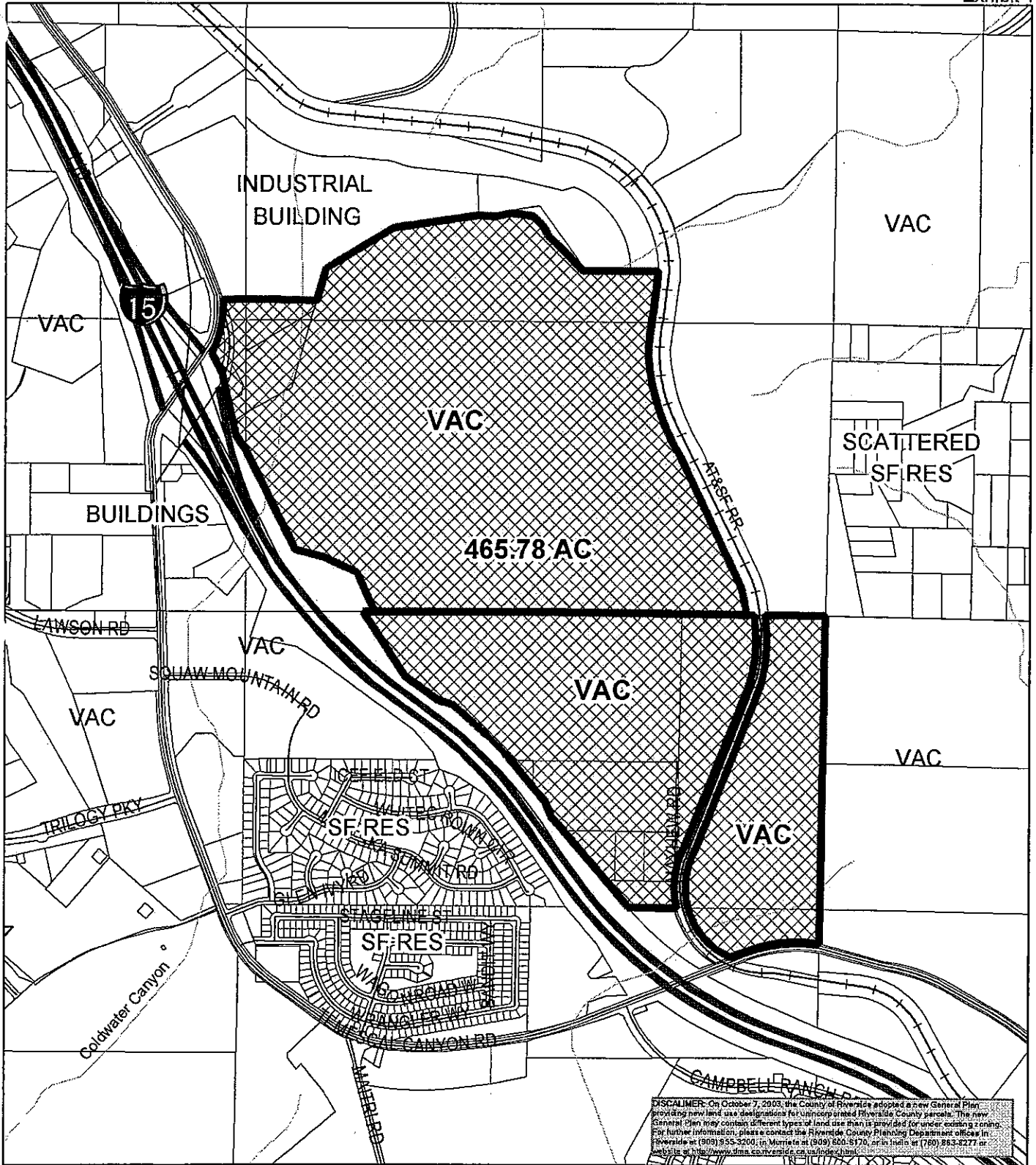
SECTION: **35 & 2**



**ASSESSORS**

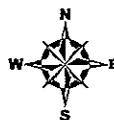
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290-50,60

**THOMAS 804 E5**  
**BROS.PG**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

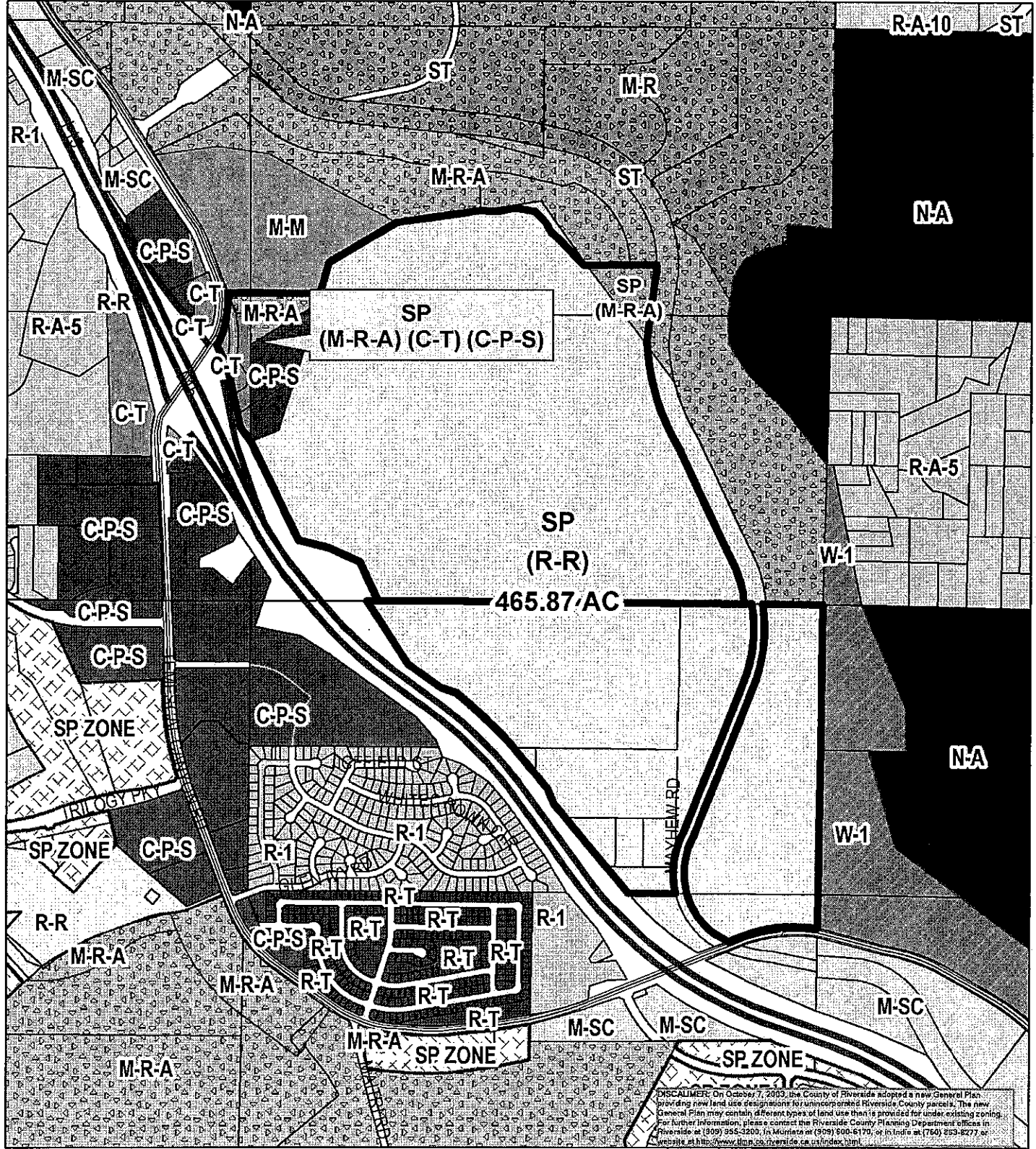
Zone  
Area: **Glen Ivy**  
Township/Range: T4SR6W  
Section : 35 & 2



ASSESSORS  
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290-50,60  
THOMAS  
BROS.PG 804 E5



PROPOSED ZONING

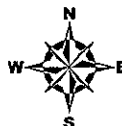


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Glen Ivy**

Township/Range: T4SR6W T5SR6W

Section : 35 & 2

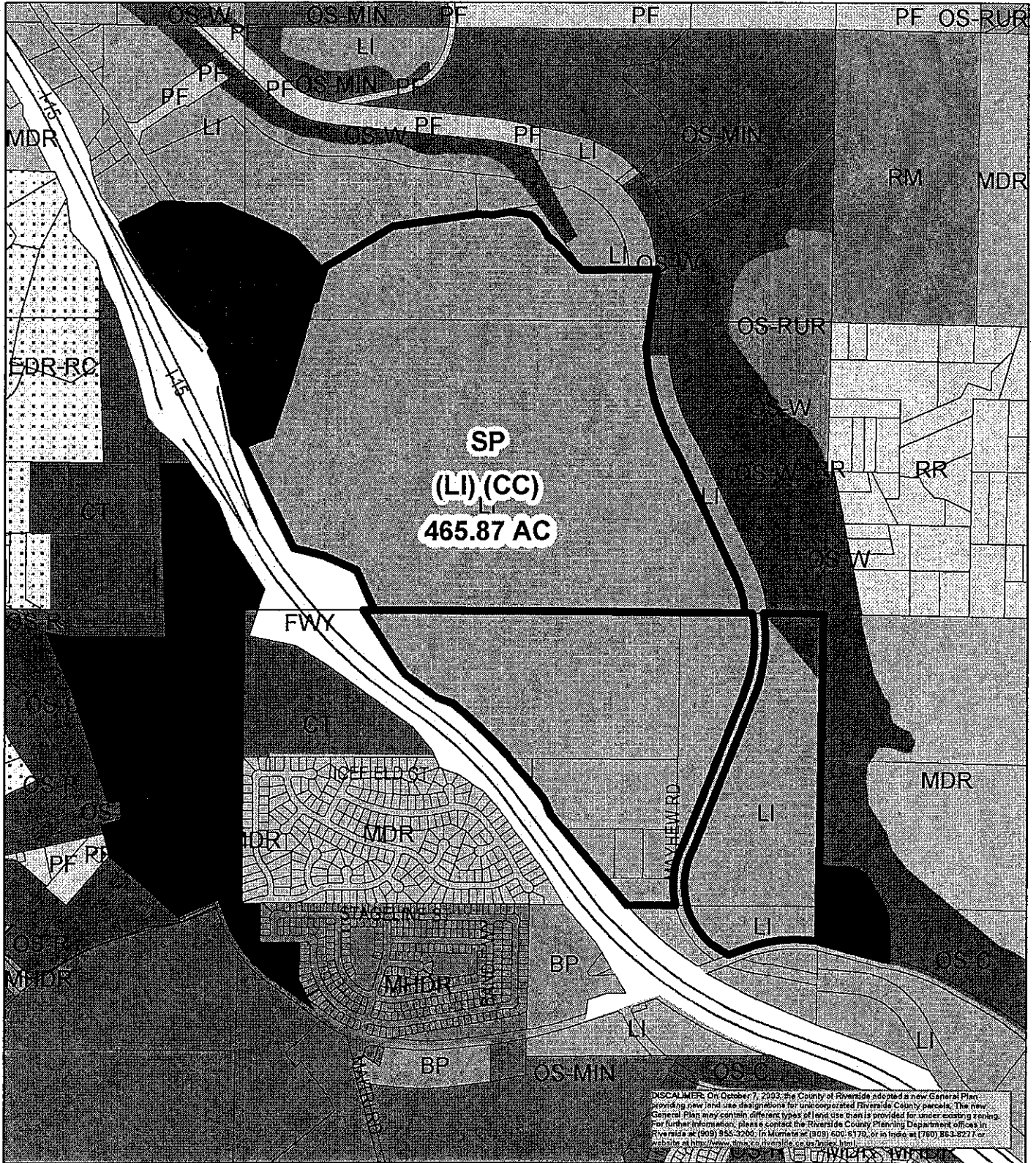


ASSESSORS

BK. PG. 283-16,17,19,20  
 290-50,60

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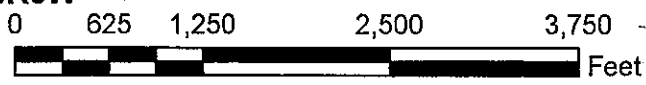
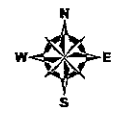


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone **Glen Ivy**  
 Area:

Township/Range: **T4SR6W T5SR6W**

Section : **35 & 2**



ASSESSORS  
 BK. PG. **283-16,17,19,20**  
**290-50,60**

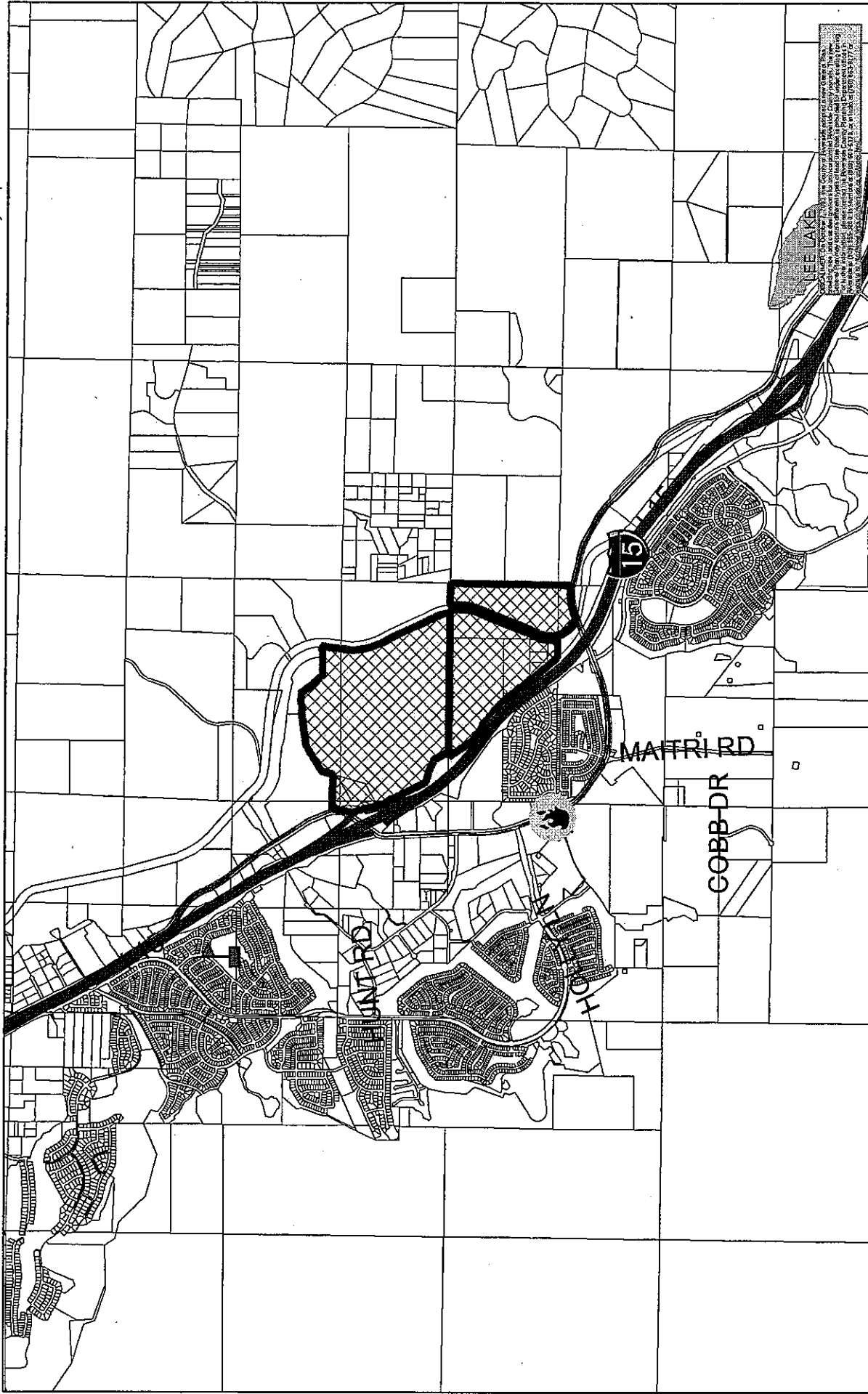
THOMAS **804 E5**  
 BROS.PG

Supervis. Juster  
District 1

DATE DRAWN: 9/19/06

# CZ07365 PM3286 SP00353 GPA00815 VICINITY MAP

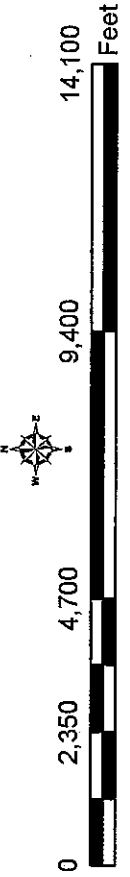
Planner: Vanessa Ivig  
Date: 10/2/06  
Vicinity Map



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Glen Ivy**  
Area: **T4SR6W T5SR6W**  
Township/Range: **35 & 2**

ASSESSORS **283-16, 17, 19, 20**  
BK. PG. **290-50, 60**  
THOMAS  
BROS.PG **804 E5**



THIS MAP IS A VICINITY MAP AND DOES NOT REPRESENT A LEGAL DESCRIPTION OF ANY PROPERTY. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY INFORMATION OBTAINED FROM THIS MAP.







**I. EXECUTIVE SUMMARY****A. PROJECT SUMMARY**

The SERRANO COMMERCE CENTER SPECIFIC PLAN provides for the development of a commerce center on approximately 489.28 acres in the Temescal Canyon area of unincorporated Riverside County, California. The Specific Plan provides for the establishment of a large, successful commerce center with light industrial, commercial retail, and open space land uses along the Interstate 15 (I-15) corridor that offers job opportunities for many Riverside County residents. As the population of Riverside County continues to grow, employment opportunities for the County's residents is a necessary component to achieving a better jobs-to-housing balance and to reducing commute times and travel distances between work and home.

This Specific Plan has been prepared to guide development of the commerce center by setting forth a development plan, phasing plan, infrastructure plans, development standards, and design guidelines for building placement, architecture, landscaping and other design elements. All architectural design elements are planned to create interest, unity, and compatibility through the consistent use of similar (but not identical) exterior building materials, colors, and façade treatments. In addition, a cohesive landscaping and lighting program is planned to provide pleasing views of the commerce center from off-site locations.

The "Urban Desert California" design theme has been crafted for this Specific Plan to evoke the simple, powerful, and rugged imagery of the light industrial and commercial retail land uses. By using earth-toned building materials and colors, water-efficient and drought-resistant landscaping, and energy-conserving features, the SERRANO COMMERCE CENTER complements Temescal Valley and its position as a gateway to urbanizing areas of Riverside County.

Circulation and infrastructure improvements are designed and coordinated by this Specific Plan to ensure their timely construction. Most important among these improvements is the realignment and extension of Temescal Canyon Road as an arterial highway through the SERRANO COMMERCE CENTER SPECIFIC PLAN. Temescal Canyon Road is planned to provide primary local access to the commerce center and serve as an important component of the area's local circulation system. In addition to roads, other master-planned infrastructure systems on the site include water, wastewater, and flood control/drainage systems. The Specific Plan's phasing plan ensures that necessary roads, utilities, landscape elements, and other infrastructure facilities are installed when needed to accommodate the needs of the commerce center at build-out.

Almost 6.8 million square feet of building space can occur on the property upon full build-out of the Specific Plan. Light industrial land uses account for 372.06 acres, the majority of the commerce center area. A 17.45-acre commercial retail center occurs in the northwest portion of the site to support and complement the light industrial uses.

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (2003) is a regional habitat conservation plan that was prepared to preserve a connected system of habitats for sensitive plant and wildlife species. A total of 48.77 acres, located along the eastern and northeastern boundaries of the SERRANO COMMERCE CENTER, are designated as Open Space-Conservation pursuant to the requirements of the MSHCP. This open space area, conveyed to the Riverside Conservation Authority (RCA) as part of the MSHCP Reserve, maintains a segment of Temescal

Wash in its natural condition to preserve habitat, facilitate species mitigation, and allow for groundwater recharge. Additionally, two natural drainages located in the northern and southern sections of the commerce center (Coldwater Canyon Wash and Mayhew Wash) are planned to be improved as part of the County’s regional drainage system to convey storm waters to the Temescal Wash. In total, 13.08 acres of the SERRANO COMMERCE CENTER are designated Open Space-Water.

Figure 1-1, *Land Use Plan*, provides a graphic depiction of the land use distribution. Table 1-1, *Land Use Abstract*, provides a summary of the land uses designated within the SERRANO COMMERCE CENTER.

**TABLE 1-1 LAND USE ABSTRACT**

LAND USE	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
Light Industrial	372.06	6,600,994
Commercial Retail	17.45	172,150
Open Space – Conservation	48.77	--
Open Space – Water	13.08	--
Major Roadways	37.93	--
<b>PROJECT TOTALS</b>	<b>489.28 acres</b>	<b>6,773,144 square feet</b>

At the time this Specific Plan was prepared, the Serrano COMMERCE CENTER property was owned by several parties. The ownership distribution pattern, as depicted on Figure 1-2, *Ownership Map*, shows that approximately three-quarters of the Specific Plan area was owned by MCP Industries and the Garrett Family. The remainder was owned by various individuals, families, associations, and groups. Despite this multiple ownership pattern, development under the guidance of this Specific Plan is designed to be coordinated with site planning, infrastructure, and design elements cohesively structured to result in one, unified, master-planned and successful commerce center.

**B. DOCUMENT PURPOSE**

The SERRANO COMMERCE CENTER SPECIFIC PLAN establishes guidelines for the development of a commerce center in the Temescal Canyon area of unincorporated Riverside County. Specific Plans are tools authorized by California Government Code §65450 *et seq.* for the systematic implementation of General Plans for a defined portion of a community's planning area. This document provides the Riverside County with a defined set of plans, policies, and regulations to ensure efficient, orderly development of the site in accordance with the County’s adopted General Plan. The SERRANO COMMERCE CENTER SPECIFIC PLAN provides information relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping, and building arrangements as future plot plans are proposed to implement the Specific Plan. The subsequent approval of plot plans is required by the County, which will show specific building arrangements and sizes, architecture, parking and loading area juxtapositions, landscape details, and other particulars consistent with the direction given in this Specific Plan.

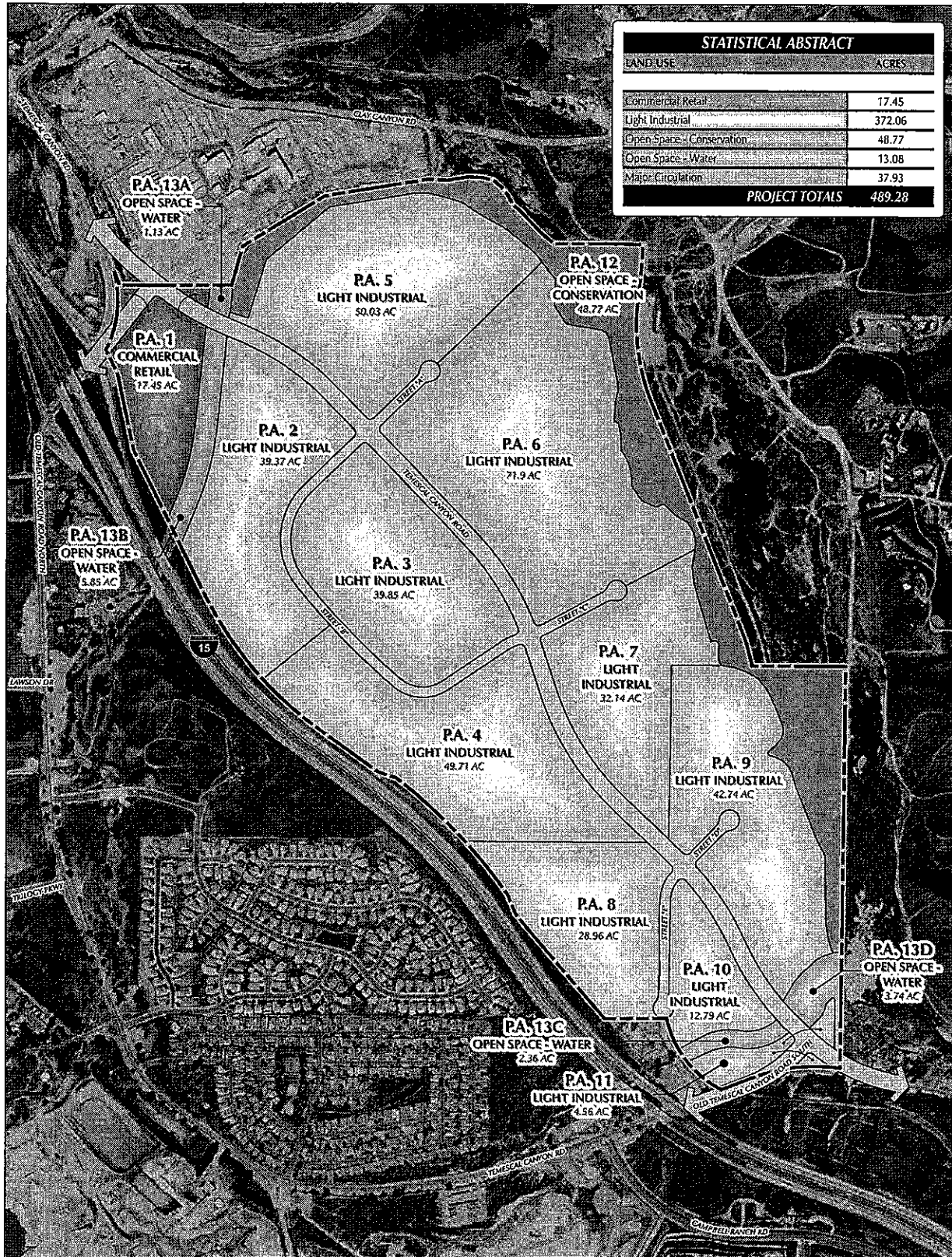

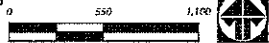


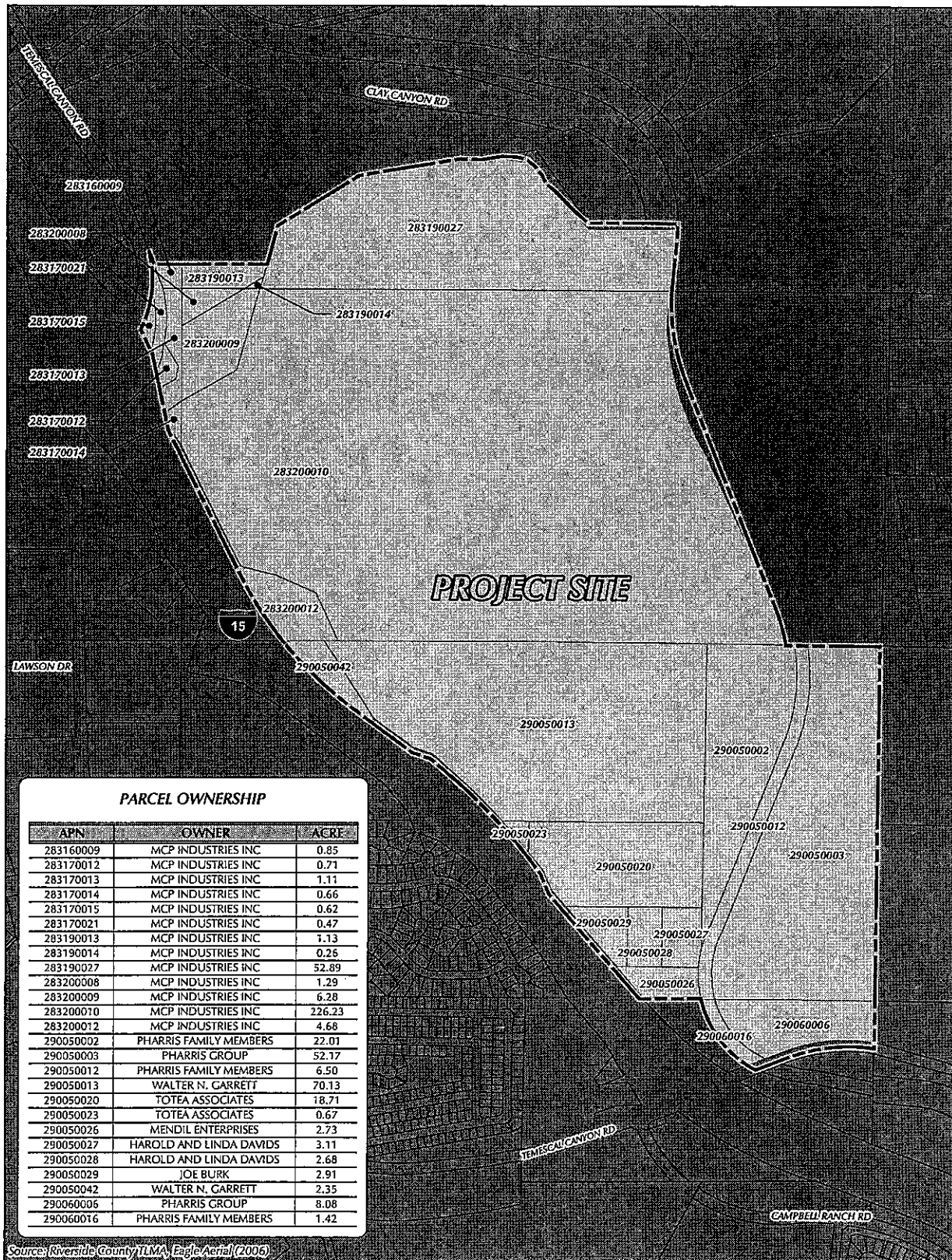
FIGURE I-1


**T&B PLANNING**  
 12247 East 170 Street, Suite 100, Tustin, CA 92780  
 p. 714.205.6350 f. 714.205.6361  
[www.tbplanning.com](http://www.tbplanning.com)



Land Use Plan





Source: Riverside County TLMA, Eagle Aerial (2006)

FIGURE 1-2

T&B PLANNING  
 17543 East 17th Street, Suite 100, Torrey, CA 92790  
 p. 714.505.6260 f. 714.545.6361  
 www.tbplanning.com

Ownership Map

The State of California (under California Government Code §65450 *et seq.*) encourages jurisdictions to adopt Specific Plans either by resolution to establish a policy document or by ordinance to establish a regulatory document. This Specific Plan document is intended to be a regulatory document and, therefore, is adopted by ordinance and subject to Riverside County Planning Commission review and Board of Supervisors approval.

All future development plans, plot plans, site plans, parcel maps, use permits, and other similar entitlements for properties located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phase, or portion of this document is for any reason held to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

A General Plan Amendment (GPA), Tentative Parcel Map (TPM), Change of Zone (CZ) and Environmental Impact Report (EIR) were processed concurrently with this Specific Plan. The GPA and CZ are companion actions to the Specific Plan to achieve consistency between the General Plan land use designations, the Specific Plan land use designations, and zoning. The TPM is an implementing action that defines legal lots for future development on a portion of the site. The EIR is required by the California Environmental Quality Act (CEQA) to analyze impacts to the physical environment that could be caused by the project, and to avoid, reduce, and mitigate those impacts to the greatest practical extent. The actions considered by Riverside County include:

- **Specific Plan No. 353** to establish the SERRANO COMMERCE CENTER SPECIFIC PLAN.
- **General Plan Amendment No. 815** to amend the Riverside County General Plan Use Element from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) and Community Development: Community Center (CD:CC) to Specific Plan (SP), as well as amend the text of the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to modify the language of the Serrano Policy Area to encompass the land use policies of Specific Plan No. 353. See Figure 1-6, *Temescal Canyon Area Plan Land Use Map*, which depicts the Area Plan's land use exhibit before the approval of GPA No. 815.
- **Change of Zone No. 7365** to modify the site's zoning designations of Rural Residential (RR), Tourist Commercial (CT), Scenic Highway Commercial (CPS), Manufacturing-Service Commercial (M-S-C), Mineral Resources & Related Manufacturing (MRA), Warehouse, Watershed, & Conservation Area (W-1), and Unzoned/Street to the zoning designation of Specific Plan No. 353 (SP).
- **Tentative Parcel Map No. 32885** to create 19 developable parcels within a portion of the SERRANO COMMERCE CENTER SPECIFIC PLAN for future development.
- **Environmental Impact Report No. 492** analyzes the physical environmental impacts that may result upon implementation of this Specific Plan and related actions. EIR No. 492 recommends mitigation measures to avoid or reduce the significant environmental impacts that may result from planning, constructing, and operating the SERRANO COMMERCE CENTER. Compliance with the mitigation measures set forth in EIR No. 492 is mandatory for implementation of this Specific Plan. Additionally, many design aspects of the SERRANO

COMMERCE CENTER included in this Specific Plan are intended to further reduce the commerce center's environmental impacts, such as the Specific Plan's water recharge plan, energy efficiency guidelines, and low water-use landscaping plan.

The SERRANO COMMERCE CENTER SPECIFIC PLAN provides Riverside County's staff and decision makers, as well as developers, community interest groups, utility providers, public service districts, and others with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the commerce center. This Specific Plan implements each element of the Riverside County General Plan and the Temescal Canyon Area Plan as they apply to this property.

SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

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

10. EVERY. 2 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 353 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 353, Screencheck No.3.

CHANGE OF ZONE = Change of Zone No. 07365.

GPA = Comprehensive General Plan Amendment No. 815.

EIR = Environmental Impact Report No. 492.

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 353 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.

SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

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

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

b. Final Environmental Impact Report No. 492 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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

10. EVERY. 4                      SP - Ordinance Requirements                      RECOMMND

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

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

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

SIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2                    SP\*GSP-1 ORD. NOT SUPERSEDED                    RECOMMND

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

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

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

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

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

10.BS GRADE. 5                    SP\*-NO GRADING & SUBDIVIDING                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - CONNECT TO LLWD SEWER                    RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the SP 353 for the CD:LI development and have no objections.  
LLWD(purveyor) water and sewer should be available for this development plan.  
PRIOR to regular submittal to the Building and Safety Department will serve letters from the purveyor will be required.

CIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

10.E HEALTH. 1                    SP - CONNECT TO LLWD SEWER (cont.)                    RECOMMND

Food facilities will be required to Food Plan check their plans with the DEH PRIOR to Building permit issuance.

10.E HEALTH. 2                    HAZMAT BUSINESS EMERGENCY PLAN                    RECOMMND

A business plan will be required for any facility that stores hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or stores any acutely hazardous materials or extremely hazardous substances.

10.E HEALTH. 3                    ABANDON WELLS AND SEPTIC                    RECOMMND

Any existing wells and/or septic systems be properly abandoned under permit from the Department of Environmental Health (DEH) prior to the issuance of a grading permit.

EPD DEPARTMENT

10.EPD. 1                    SP - UWIG REQUIREMENTS                    RECOMMND

General

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control

CIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

10.EPD. 1

SP - UWIG REQUIREMENTS (cont.)

RECOMMND

systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia

Achillea millefolium-var. millefolium common yarrow



SPECIAL SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

10.EPD. 1

SP - UWIG REQUIREMENTS (cont.) (cont.)

RECOMMEND

Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush  
Carex spp. (all species\*)-sedge  
Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass  
Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy  
Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax

CIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

10.EPD. 1 SP - UWIG REQUIREMENTS (cont.) (cont.) (cont.RECOMMND

Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant  
Mesembryanthemum nodiflorum-little ice plant  
Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover  
myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy,  
African daisy,  
Oxalis pes-caprae-Bermuda buttercup  
Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwart  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium tragiferum-strawberry clover  
Tropaelolum majus-garden nasturtium  
Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger  
An asterisk (\*) indicates some native species of the genera  
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United

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10. GENERAL CONDITIONS

10.EPD. 1 SP - UWIG REQUIREMENTS (cont.) (cont.) (cont.RECOMMND

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.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

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

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

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

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

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10. GENERAL CONDITIONS

10.FIRE. 3                      SP-#95-HAZ FIRE AREA                      RECOMMND

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

10.FIRE. 4                      SP-#96-ROOFING MATERIAL                      RECOMMND

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

10.FIRE. 6                      SP-#47 SECONDARY ACCESS                      RECOMMND

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

10.FIRE. 7                      SP-#100-FIRE STATION                      RECOMMND

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      SP- FLOOD HAZARD REPORT                      RECOMMND

Specific Plan No. 353 (Serrano Commerce Center) proposes to develop 489 acres for commercial, industrial and retail. The project is located in the Temescal Canyon area easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Temescal Wash and southerly of Clay Canyon Road. This project is being reviewed in conjunction with Parcel Map No. 32885, which encompasses the majority of the SP, and Environmental Impact Report No. 492.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is subject to offsite runoff from three large watersheds. The northern and eastern sides of the site are within the 100 year FEMA floodplain of Temescal Wash as shown on Panel No. 06065C1390G, of the Flood Insurance Rate Maps (FIRM) dated August 8, 2008 issued in conjunction with the National Flood Insurance Program (NFIP) by the Federal Emergency management Agency (FEMA). Mayhew Canyon Wash impacts the southern end of the site while Coldwater Canyon Wash impacts the northwestern portion of the site. Offsite runoff from freeway culverts also impacts the site.

The applicant submitted a drainage plan, (See Conceptual Drainage and Phasing Plan Figure 2-7 in the SP) in which Coldwater Canyon and Mayhew Canyon Washes would be improved from the I-15 freeway bridge to Temescal Wash. The drainage plan also proposes a system of storm drains that would collect and convey onsite runoff to treatment control BMPs and then discharge into Temescal Wash, Cold Water Canyon Wash or Mayhew Canyon Wash as appropriate. Offsite runoff from freeway culvers would also be collected and discharged into the proposed storm drains/channels and/or directly into Temescal Wash. A study supporting the conceptual drainage plan was submitted to the District and found to be acceptable for this stage of development. It shall be noted that Coldwater Canyon Wash and Mayhew Canyon Wash would be constructed offsite. The project proponent has submitted a letter from the affected property owners indicating their willingness to allow the construction of Cold Water Canyon Wash Channel on their property. To date, a similar permission has not been submitted to the District for the construction of Mayhew Canyon Wash. The District would not issue recommended conditions of approval for development proposals within Planning Areas 10, 11 and 13 unless a letter from the property owner allowing the offsite improvements to Mayhew Canyon is submitted to the District.

The Specific Plan proposes water quality impact mitigation measures. These will be refined as individual development proposal come in and will have to be consistent with our MS4 permit requirements in effect at the time the individual cases are submitted.

According to the Specific Plan, treated runoff would be discharged into underground storage areas; dubbed Storm

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    SP- FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

Water Recovery and Storage System (SWRSS) over which will be constructed buildings. The underground storage areas would be created by filling in steep canyon areas with large rocks generated during grading. This stored water would be used for landscape irrigation. In concept, the District is supportive of the SWRSS as a water conservation element. However, the SWRSS would not be considered a flood control element or a water quality feature since its continuous maintenance and viability is unclear at this time.

Full implementation of the drainage plan will be subject to market conditions. Thus, the District will write specific recommended conditions of approval for the Parcel Map and/or any subsequent cases filed within the Specific plan boundary. Interim facilities may be proposed until full implementation of the drainage plan but would be subject to the approval of the Chief Engineer-General Manager of the Flood Control District.

PLANNING DEPARTMENT

10.PLANNING. 1                    SP - GEO01759                    RECOMMND

County Geologic Report (GEO) No. 1759, submitted for the following cases (PM32885 & SP00353), was prepared by Neblett & Associates, Inc. and is entitled: "Summary of Engineering Geologic Findings, Input to EIR for Preliminary Feasibility, MCP-Serrano Project, Temescal Canyon / Clay Canyon Roads, Corona Area, Riverside County, California", dated March 15, 2004. In addition, Neblett & Associates prepared the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated May 22, 2008 and

"Second Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated September 30, 2008.

"Summary Statement - Potential for Active Faulting and Surface Rupture Potential, Serrano SP Project, County of Riverside EIR 492 / SP 353", dated October 15, 2008.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO01759 (cont.)

RECOMMND

These documents are herein incorporated as a part of GEO No. 1759.

GEO No. 1759 concluded:

1.The site is located within a Mineral Resource Zone and contains local areas designated MRZ-2a and MRZ-2b. The mineral product is principally clay (both common and kaolinite). Much of onsite mineral resources have already been identified and/or mined.

2.The potential for active faulting onsite is considered to be low. The potential for surface rupture is also considered to be low. No structural setback will be required.

3.Liquefaction is considered to be a hazard within the alluvial units associated with the washes on the site. No commercial structures are proposed in the areas where liquefaction is a concern. Flood control channel improvements, a portion of the re-alignment of Temescal Canyon Road, and a culvert will transgress some portion of the wash areas where liquefaction is a concern.

4.Wedge failures due to the intersection of sets of joints may be consideration for cut slope stability within the heavily jointed bedrock areas.

5.The risks presented by seiches, tsunami, and ground lurching are considered remote.

GEO No. 1759 recommended:

1.Selective grading may potentially be performed to extract any economically important clay and or to utilize the material for onsite construction during grading.

2.An Engineering Geologist will monitor all grading operations to evaluate and map the conditions exposed by grading and confirm that no active faulting exists.

3.Liquefaction mitigation methods include removal of unsuitable soils and replacement with compacted fill, specialized foundations, and the utilization of geogrid reinforcement.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO01759 (cont.) (cont.)

RECOMMND

4.Mitigation of possible wedge failures includes various methods such as stabilization fill prisms, rock bolting and rock mesh placement.

GEO No. 1759 satisfies the requirement for a Geologic Study for Planning /CEQA purposes for this specific plan and associated parcel map. GEO No. 1759 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for entitlement of any implementing project (tract map, plot plan, CUP, etc.) or for issuance of any grading permit. Additional studies and reporting will be required for all implementing projects. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 SP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.



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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5                    SP - NO P.A. DENSITY TRANSPER                    RECOMMND

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

In this commercial/industrial SPECIFIC PLAN, each Planning Area (PA) has a "Target" FAR count. Each PA also has a Land Use Designation FAR Range. The Target FAR count is an estimate used to create a total square foot maximum for the entire SPECIFIC PLAN. However, the target for each PA does not limit the total FAR in a PA. A PA is permitted to build over the Target density so long as the PA total unit count does not exceed the top of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total square footage (6,773,144) be exceeded. Per the SPECIFIC PLAN Trips may be transferred, see the SPECIFIC PLAN for details.

10.PLANNING. 6                    SP - LANDSCAPING PLANS                    RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

TRANS DEPARTMENT

10.TRANS. 1                    SP - SP353/TS CONDITIONS                    RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 NB Ramps (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP353/TS CONDITIONS (cont.)

RECOMMND

Weirick Road (EW) (Intersection # 4 in the traffic study)

I-15 SB Ramps (NS) at:

Weirick Road (EW) (Intersection # 1 in the traffic study)

I-15 NB Ramps (NS) at:

Temescal Canyon Road (EW) (Intersection # 5 in the traffic study)

I-15 SB Ramps (NS) at:

Temescal Canyon Road (EW) (Intersection # 2 in the traffic study)

Temescal Canyon Road (NS) at:

Lawson Road (EW) (Intersection # 7 in the traffic study)

Temescal Canyon Road (NS) at:

Trilogy Parkway (EW) (Intersection # 8 in the traffic study)

Temescal Canyon Road (NS) at:

Weirick Road (EW) (Intersection # 9 in the traffic study)

Temescal Canyon Road (NS) at:

Temescal Canyon Road Loop North (EW) (Intersection # 10 in the traffic study)

Temescal Canyon Road (NS) at:

Temescal Canyon Road Loop South (EW) (Intersection # 15 in the traffic study)

Campbell Ranch Road (NS) at:

Temescal Canyon Road (EW) (Intersection # 17 in the traffic study)

Project North Access (NS) at:

Temescal Canyon Road (EW) (Intersection # 18 in the traffic study)

Project South Access (NS) at:

Temescal Canyon Road (EW) (Intersection # 14 in the traffic study)

Temescal Canyon Road (NS) at:

Project North West Driveway (EW) (Intersection # 19 in the

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10. GENERAL CONDITIONS

10.TRANS. 1                    SP - SP353/TS CONDITIONS (cont.) (cont.)                    RECOMMND

traffic study)

Temescal Canyon Road (NS) at:  
Project North East Driveway (EW) (Intersection # 20 in the  
traffic study)

Temescal Canyon Road (NS) at:  
Street A/Street B (EW) (Intersection # 11 in the traffic  
study)

Temescal Canyon Road (NS) at:  
Project North Central West Driveway (EW) (Intersection # 21  
in the traffic study)

Temescal Canyon Road (NS) at:  
Project North Central East Driveway (EW) (Intersection # 22  
in the traffic study)

Temescal Canyon Road (NS) at:  
Street B/Street C (EW) (Intersection # 12 in the traffic  
study)

Temescal Canyon Road (NS) at:  
Project South Central West Driveway (EW) (Intersection # 23  
in the traffic study)

Temescal Canyon Road (NS) at:  
Project South Central East Driveway (EW) (Intersection # 24  
in the traffic study)

Temescal Canyon Road (NS) at:  
Street D/Street E (EW) (Intersection # 13 in the traffic  
study)

Temescal Canyon Road (NS) at:  
Project South West Driveway (EW) (Intersection # 25 in the  
traffic study)

Temescal Canyon Road (NS) at:  
Project South East Driveway (EW) (Intersection # 26 in the  
traffic study)

A finding of overriding considerations will be needed at  
the interchange of I-15 and Indian Truck Trail to allow for  
temporary unsatisfactory Level of Service conditions. The  
County of Riverside and Caltrans are cooperating to make

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP353/TS CONDITIONS (cont.) (cont.) (conRECOMMND

improvements at this interchange, but the improvements may not be completed until after the initial phase of the Serrano SP generates a level of traffic that would trigger the need for improvements. The affected intersections are:

I-15 SB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 3 in the traffic study)

I-15 NB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 6 in the traffic study)

Temescal Canyon Road (NS) at:  
Indian Truck Trail (EW) (Intersection # 16 in the traffic study)

After the completion of the County/Caltrans improvements at the interchange of I-15 and Indian Truck Trail, as development continues at the Serrano SP, further improvements in the interchange area may be necessary. Such further improvements to achieve satisfactory levels of service are not considered practical, necessitating a finding of overriding considerations for the following intersections in the interchange area:

I-15 SB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 3 in the traffic study)

Temescal Canyon Road (NS) at:  
Indian Truck Trail (EW) (Intersection # 6 in the traffic study)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - EPD

RECOMMND

MSHCP REQUIREMENTS SHALL BE APPLIED TO ALL SUBSEQUENT PROJECTS ASSOCIATED WITH THE SPECIFIC PLAN.

30.EPD. 2 SP - CONSERVATION DEDICATION

RECOMMND

The following condition shall be added to all projects prior to project approval.

The area mapped as "P.A. 12, OPEN SPACE, 48.77 AC" on Figure 1-1 of SP00353, Screencheck #3, Dated 2/19/09 shall be offered, in its entirety, for dedication to Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit, or the recordation of a map. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FLOOD RI DEPARTMENT

30.FLOOD RI. 1 SP- SUBMIT WQMP

RECOMMND

A preliminary project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to any project approval. The WQMP shall be prepared consistent with the County's MS4 permit requirement in effect at the time the project is submitted.

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30. PRIOR TO ANY PROJECT APPROVAL

30.FLOOD RI. 7                      SP- LETTER OF ASSURANCE                      RECOMMND

A letter of assurance consistent with Ordinance 460.3.2.J allowing offsite improvement shall be provided.

PLANNING DEPARTMENT

30.PLANNING. 1                      SP - ARCHAEO M/M PROGRAM                      RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist certified by the County. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

Tribal monitoring shall be assigned to the Pechanga Band of Luiseno Indians pursuant their request.

Remaining Requirements:

Prior to any clearing and grubbing and/or earth moving activities, a qualified archaeologist, retained by the project proponent and approved by the County, shall review the approved development plan. The archaeologist shall conduct any pre-construction work required and participate in a pre-construction project meeting with development staff and construction operators to ensure an understanding of the mitigation measures required during construction.

Archaeological site P-33-000034 - The Petroglyph Site, shall be avoided and preserved with a 50 meter buffer surrounding the site.

Archaeological Site P-33-000108 - Temporary or Seasonal Habitation Site - This site could not be relocated. Once brushing/grubbing of the area where this site is recorded, the area shall be resurveyed by the Project Archaeologist and tribal monitor to search for any evidence of this cultural resource. If site indicators are found, a Phase II Significance Testing program shall be conducted in consultation with the Pechanga Band of Luiseno Indians. If

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

no subsurface remains are identified, site monitoring shall continue during all earth-moving activities.

Archaeological Site P-33-003832 - AT&SF Rail Line - This site is significant at a local level for its association with the economic development of the region and the study area. The railroad bed, culvert, and loading bin shall be documented through archival quality photography if they are to be impacted by the proposed project. Copies of the photographs shall be given to the Corona Library, the Eastern Information Center, the County Archaeologist, and the County of Riverside Parks Department.

Archaeological Site P-33-006441 - Third Serrano Adobe and the A. A. Lathrop House - During to any clearing or grubbing within the area of these two structures, a historic archaeologist shall survey and monitor during any grading the former locations and nearby vicinities of these buildings. Should remains of either house be identified, they shall be evaluated for significance, including subsurface testing methods if necessary. If the remains are determined to be significant, appropriate mitigation measures shall be implemented, and can include avoidance and preservation, or data recovery, followed by a report interpreting the findings for the public benefit. A Modified grading program that accommodates a slower, controlled removal of soil (four-inches or less at a time) in the vicinity of these two site areas is required.

Archaeological Site P-33-004111 and P-33-006438 Serrano Tanning Vats - The tanning vats are currently located on the shoulder of Old TemescalCanyon road, jsut east of the Interstate 15 north off-ramp. According to the California Office of Historic Preservation (OHP, the Vats can be removed and/or reocated as they are not in their original location. The Vats were relocated to their current location by members of the Billy Holcomb Chapter of E. Calmpus Vitus although the current property and the Vats are owned by MCP Industries. Two options have been identified for  
The Vats:

Option A: Best efforts should be made to contact E. Clampus Vitus to inform them that the Tanning Vats will be impacted by the proposed development. They shall be provided the option of collecting the CA Landmark plaque, as they provided funding for it, or allowing the plaque to remain with the Vats. They should also be provided the



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1            SP - ARCHAEO M/M PROGRAM (cont.) (cont.)            RECOMMND

option of relocating the Vats. In the event that E. Clampus Vitus cannot be contacted or is uninterested, relocation be performed by the Property Owner. If relocation is chosen, either by E. Clampus Vitus and/or by the Property Owner, a suitable location shall be selected near the original location and the official State-approved forms must be submitted to the OHP to reassess the CA landmark status. In the event that the Landmark status is approved, the Vats shall be relocated immediately and either the E. Clampus vitua or a new plaque provided by the Property Owner reinstated. In the event that the Landmark status is denied, the Property Owner shall otherwise provide appropriate mitigation for the planned impact to the Vats, such as relocating them to an area for their historic interpretation value to the public.

Option B: Removal with Relocation and Relinquishment of CA Landmark Status - Best efforts shall be made to contact E. Clampus Vitus to inform them that the Tanning Vats will be impacted by the proposed development. They shall be provided the option of collecting the CA Landmark plaque, as they provided the funding for it, or allowing the plaque to remain with the Vats. If the Vats are not to be relocated to a suitable area near to their original location, the location is unknown or the area is developed or planned for development, the following mitigation measure may be applied: (1) donation of the Vats to a local museum or historical society who would be willing to display the artifacts or, (2) if an appropriate museum or historical society is not located, the Vats may be suitably displayed within the proposed development. Presentation at a museum, historical society or at a secondary place within the property will relinquish the CA Landmark status of the artifacts. The current nomenclature of the Landmark would transfer from "the Actual Location of..." to "the Site of..." on all official forms. As a result. the Property Owner shall provide for a plaque to be prominently displayed at or near the location of the removed Vats indicating this is "The Site of CA Landmark #186" with an appropriate description of the Vats and their importance to the Community, and where they can be viewed.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider/permittee for archaeological monitoring and mitigation services for the proposed grading with respect to potential impacts to unique archaeological resources. Pre-grading meetings between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place for each grading permit issued. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

30.PLANNING. 3

SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3                    SP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 5                    SP - GEOLOGIC STUDY                    RECOMMND

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

"PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of deposit-based review fees (DBF) is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - GEOLOGIC STUDY (cont.)

RECOMMND

items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 6 SP - PALEO PRIMP & MONITOR

RECOMMND

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

"This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of

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30.PLANNING. 6

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office."

30.PLANNING. 7 SP - PALEO MONITORING REPORT RECOMMND

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

90 Series Condition for Monitoring Report Submittal

"PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PALEO MONITORING REPORT (cont.)

RECOMMND

prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 8 SP - RCL00135

RECOMMND

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

60.PLANNING Condition:

"Prior to the issuance of any grading permit from an implementing map or use permit the following condition shall apply:

All mining activity shall cease, all required mining-related reclamation shall be completed, and all mine site closure approvals (County, OMR, etc.) shall be in place prior to issuance of grading permits for the project.

This condition shall be "MET" if issuance of a grading permit is part of the reclamation requirements stipulated above."

30.PLANNING. 9 SP - RCL00135 AMENDMENT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the amendment of RCL00135 shall include the design considerations of the new project, as appropriate, and the amendment shall have been approved prior to approving the new project.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10            SP - M/M PROGRAM (GENERAL)            RECOMMND

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

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

30.PLANNING. 11            SP - NON-IMPLEMENTING MAPS            RECOMMND

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

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

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

30.PLANNING. 13            SP - SUBMIT FINAL DOCUMENTS            RECOMMND

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department

1 copy



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13                    SP - SUBMIT FINAL DOCUMENTS (cont.)                    RECOMMND

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

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

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

30.PLANNING. 14                    SP - PROJECT LOCATION EXHIBIT                    RECOMMND

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

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

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

30.PLANNING. 22                    SP \*- ADDENDUM EIR                    RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP \*- ADDENDUM EIR (cont.)

RECOMMND

environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 23 SP \*- SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 24 SP \*- SUBSEQUENT EIR

RECOMMND

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

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30.PLANNING. 24 SP \*- SUBSEQUENT EIR (cont.)

RECOMMND

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

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

30.PLANNING. 25 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 26 SP - AMENDMENT REQUIRED

RECOMMND

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

"If this implementing project meets any of the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26

SP - AMENDMENT REQUIRED (cont.)

RECOMMND

criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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

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

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

30.PLANNING. 27

SP - CSA REQUIRED

RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 134, shall be annexed into the County Service Area 134 or a similar entity. Documentation of said annexation shall be provided to the Planning Department. Services shall include but not be limited to Street Landscaping, Street Lights, and Street Sweeping.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 134 is unwilling or unable to annex the property in question."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP \*- PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 30

SP \*- CC&R RES PUB COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30

SP \*- CC&R RES PUB COMMON AREA (cont.)

RECOMMND

Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall:

a) provide for a minimum term of 60 years,

b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common,

c) per EIR492 shall include:

-a provision that the permanent fence constructed between the Project's development areas and the MSHCP Conservation Area shall be properly maintained at all times to discourage human access between the development area and the Conservation Area,

-a provision that the CC&R's shall specifically prohibit the planting of invasive plant species listed in Section 6.1.4 of the MSHCP and in the "California Exotic Pest Plant Council, List of Most Invasive Wildland Pest Plants" by future owners and occupants of the Project,

-a provision that the CC&R's shall include limitations on the use of landscape fertilization overspray and runoff to avoid toxin impacts to the MSHCP Criteria Area,

d) contain the following provisions verbatim:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP \*- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described in the SPECIFIC PLAN. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP \*- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 32 SP - ARCHAEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

"

30.PLANNING. 33 SP - PALEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR as 'prior to grading'. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 37 SP - SKR FEE CONDITION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 489.28 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 38 SP - POST GRADING REPORT

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - POST GRADING REPORT (cont.) RECOMMND

on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist were complied with."

30.PLANNING. 39 SP - SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 41 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

30.PLANNING. 42 SP \*-ENTRY MONUMENTATION RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit \_\_\_\_.
- 2.The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN, as shown on pages IV-9 to IV-14.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 43 SP - MASTER TRAILS PLAN RECOMMND

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

"PRIOR TO GRADING of any implementing project of the

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Riverside County LMS  
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - MASTER TRAILS PLAN (cont.) RECOMMND

SPECIFIC PLAN, Conceptual Trail Plans for all trails required in Figure 2-6 of the SPECIFIC PLAN shall be submitted to and approved by the Planning Department, with input from the CSA, the County Regional Parks Department or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance", as deemed appropriate by the Planning Department. The Conceptual Trail Plans shall conform with the design criteria in the specific plan document and with the requirements of the CSA, the County Regional Parks Department or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance". The Conceptual Trail Plans need not be working drawings, but shall include, at a minimum, types and placement of lighting, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the trail and its facilities. This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 44 SP - REGIONAL TRAILS CONST RECOMMND

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

"PRIOR TO FINAL INSPECTION of the first structure of any implementing project in the SPECIFIC PLAN, all regional trails required in Figure 2-6 within the SPECIFIC PLAN shall be constructed and fully operable."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP353/TS REQUIRED RECOMMND

Before final inspection of the first building in SP000353, proponent of the Serrano SP shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop, in its entirety. The SP proponent shall also grade the full ultimate 128-ft width of the right-of-way for the Temescal Canyon Road extension along its entire length between the north and south loops. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and

30. SPECIFIC PLAN Case #: SP00353

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP353/TS REQUIRED (cont.)

RECOMMND

Temescal Canyon Road at Temescal Canyon South Loop.

The SP proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 and three lanes in each direction by the end of Phase 3. The actual timing of improvements to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The SP proponent shall dedicate sufficient right-of-way to provide three lanes in each direction on Temescal Canyon Road within the SP boundaries. The right-of-way dedication shall be sufficient for a six-lane cross section, and any slopes shall be outside the right-of-way limits. The roadway cross section and the right-of-way dedication limits shall be subject to approval by the Transportation Department.

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 353 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

Each implementing project shall make all necessary on-site and off-site improvements to achieve/maintain adequate LOS at all locations.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

If any improvements proposed by the applicants for individual projects are found to be infeasible, the applicants for individual projects will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

All intersection spacing for individual tracts, CUPs, or plot plans shall conform to the minimum County intersection spacing standards.

All turn pocket lengths shall conform at least to the minimum County turn pocket length standards.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP353/TS SIGNALS

RECOMMND

The project proponent shall be responsible for the design and installation of traffic signals, unless the signals are designed and installed by others, at the intersections of:

Temescal Canyon Road (NS) at:  
Lawson Road (EW)

with fee credit eligibility

Temescal Canyon Road (NS) at:  
Temescal Canyon North Loop (EW)

Temescal Canyon Road (NS) at:  
Temescal Canyon South Loop (EW)

Temescal Canyon Road (NS) at:  
Street A/Street B (EW)

Temescal Canyon Road (NS) at:  
Street B/Street C (EW)

Temescal Canyon Road (NS) at:  
Street D/Street E (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department.

All signals are to be installed and operational prior to the issuance of any building permit that would bring total development to more than 80% of the development in Phase 1 of the Serrano SP, or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation department.

The modification of traffic signals to accommodate the phased widening of the Temescal Canyon Road Extension shall be the responsibility of the SP proponent or the implementing projects.

30.TRANS. 3

SP - SP353/TS GEOMETRICS

RECOMMND

The SP proponent or the implementing projects shall be responsible for making intersection improvements, to the extent that these improvements are not provided by others. While the intersection improvements are listed by SP phases

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP353/TS GEOMETRICS (cont.)

RECOMMND

and they may be made as the need arises, all improvements shall be designed and constructed to be consistent with the ultimate configuration of the intersection. Improvements for each phase shall be in place prior to the issuance of any building permit that would bring total development to more than 80% of the development for that phase of the Serrano SP, or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation Department.

PHASE 1 (2010)

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one right turn lane  
Southbound: NA  
Eastbound: One left turn lane, two through lanes  
Westbound: Two through lanes, one free-flow right turn lane

The intersection of Temescal Canyon (N/S) and Lawson Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane  
Southbound: One shared through/right turn lane  
Eastbound: One shared left turn/right turn lane  
Westbound: NA

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes  
Southbound: Two through lanes, one right turn lane  
Eastbound: Two left turn lanes, one right turn lane  
Westbound: NA

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3                      SP - SP353/TS GEOMETRICS (cont.) (cont.)                      RECOMMND

Southbound: One left turn lane, two through lanes, one right turn lane  
Eastbound: One left turn lane, one shared through/right turn lane  
Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes  
Eastbound: NA  
Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes  
Eastbound: NA  
Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane  
Southbound: One left turn lane, one through lane, one shared through/right turn lane  
Eastbound: One left turn lane, one shared through/right turn lane  
Westbound: One left turn lane, one shared through/right turn lane

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA  
Southbound: One right turn lane - stop control  
Eastbound: One through lane  
Westbound: One shared through/right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: One through lane, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

PHASE 2 (2012)

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes  
Southbound: One left turn lane, two through lanes, one free-flow right turn lane  
Eastbound: One left turn lane, one shared left turn/through lane, one right turn lane with overlap  
Westbound: NA

NOTE: Signal modification will be necessary to accommodate a second southbound through lane and implementation of right turn overlap phasing on the eastbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, one through lane, one shared through/right turn lane  
Southbound: One left turn lane, one striped-out left turn lane (to mirror second northbound left turn lane), two through lanes, one right turn lane  
Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap  
Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a southbound left turn lane, a shared through/right turn lane and implementation of right turn overlap phasing on the eastbound approach of the intersection, and the addition of the westbound approach of the intersection (one shared left turn/through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

shared through/right turn lane  
Eastbound: One left turn lane, one shared through/right  
turn lane  
Westbound: One left turn lane, one shared through/right  
turn lane

NOTE: Signal modification will be necessary to accommodate  
a second southbound through lane.

The intersection of Temescal Canyon Road (N/S) and Street  
A/Street B (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn  
lane  
Southbound: Two left turn lanes, two through lanes  
Eastbound: NA  
Westbound: Two left turn lanes, one right turn lane

NOTE: Signal modification will be necessary to accommodate  
a second southbound left turn lane and a second westbound  
left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street  
D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one  
shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one  
shared through/right turn lane  
Eastbound: One left turn lane, one striped-out left turn  
lane (to mirror second westbound left turn lane), one  
shared through/right turn lane  
Westbound: Two left turn lanes, one shared through/right  
turn lane

NOTE: Signal modification will be necessary to accommodate  
a second southbound through lane and a second westbound  
left turn lane.

The intersection of Project North Access (N/S) and Temescal  
Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control  
Southbound: NA  
Eastbound: Two through lanes, one shared through/right

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

turn lane

Westbound: Two through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project Access (E/W) (north of bridge) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: Two through lanes, one right-turn lane

Eastbound: one right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

PHASE 3 (2014)

The intersection of I-15 Southbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, two right turn lanes

Eastbound: One through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, two through lanes

Westbound: Two through lanes, two right turn lanes

NOTE: Signal modification will be necessary to accommodate a second northbound right turn lane, a second eastbound left turn lane, and a second westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

Northbound: One left ~~turn lane~~, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second northbound through lane, a southbound right turn lane, and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, three through lanes, one right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane, a third northbound through lane, a southbound right turn lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right ~~turn lane~~

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane and a third northbound through lane, a third southbound through lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one shared through/right turn lane  
Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane  
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound through lane.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

or as approved by the Transportation Department.

PHASE 4 (2016)

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

- Northbound: Three left turn lanes, two through lanes, one right turn lane
- Southbound: One left turn lane, two through lanes, one right turn lane with overlap
- Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap
- Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound left turn lane, a northbound right turn lane, and right turn overlap phasing on the southbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

- Northbound: One left turn lane, three through lanes, one right turn lane
- Southbound: One left turn lane, three through lanes, one right turn lane
- Eastbound: Two left turn lanes, one shared through/right turn lane
- Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

- Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane
- Southbound: Two left turn lanes, two through lanes, one

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

Westbound: Two left turn lanes, one through lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a right turn lane and right turn overlap phasing on the westbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate an eastbound right turn lane and right turn overlap phasing and a westbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, one striped-out left turn lane (to mirror second northbound left turn lane), two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

an eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second eastbound through lane.

The intersection of I-15 Northbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, one through lane

Westbound: Two through lanes, one free-flow right turn lane

NOTE: Signal modification will be necessary to accommodate free-right turn phasing for the westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes

Southbound: One left turn lane, two through lanes, one free-flow right turn lane

Eastbound: One left turn lane, one shared left turn/through lane, two right turn lanes with overlap

Westbound: NA

NOTE: Signal modification will be necessary to accommodate a second eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Three left turn lanes, two through lanes, one right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

Southbound: One left turn lane, three ~~through~~ lanes, one right turn lane with overlap  
Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap  
Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third southbound through lane.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane  
Southbound: One left turn lane, three through lanes, one right turn lane with overlap  
Eastbound: Three left turn lanes, one through lane, one right turn lane with overlap  
Westbound: One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate right turn overlap phasing on the southbound approach of the intersection, a third eastbound left turn lane, and a right turn lane with overlap phasing on the eastbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane  
Southbound: Two left turn lanes, three through lanes, one right turn lane  
Eastbound: Two left turn lanes, one shared through/right turn lane  
Westbound: Two left turn lanes, one through lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a third southbound through lane and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane, a southbound right turn lane, and a second westbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second northbound left turn lane, a second southbound left turn lane, and a second eastbound left turn lane.

The intersection of Project North Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control

Southbound: NA

Eastbound: Three through lanes, one right turn lane

Westbound: Three through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project Access (E/W) (north of bridge) shall provide the following



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right-turn lane  
Eastbound: one right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA  
Southbound: One right turn lane - stop control  
Eastbound: One through lane  
Westbound: One through lane, one shared through/right turn lane

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

05/13/10  
10:36

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

The applicant will be required to provide an appropriate taper on Temescal Canyon Road north of the North Loop and south of the South Loop to join the existing lanes to both the north and south.

05/13/10  
10:36

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - CULTURAL RESOURCES REP

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

1 CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Commercial Parcel Map No. 32885 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Commercial Parcel Map No. 22885, Amended No. 2, dated 4/22/10.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule E subdivision into nineteen (19) parcels ranging in size from 0.5 to 50.1 net acres: sixteen (16) parcels are for commercial/industrial purposes, one (1) parcel is an open space lot for MSHCP conservation purposes and two (2) parcels are lettered Parcels A and B that will not be developed. The Parcel Map proposes to subdivide 380.3 acres, which is a large portion of Specific Plan No. 353, Serrano Commerce Center Specific Plan.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY, its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

JEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2                      MAP-G1.2 OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3                      MAP-G1.3 DISTURBS NEED G/PMT                      RECOMMND

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

10.BS GRADE. 4                      MAP-G1.5 EROS CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5                      MAP-G1.6 DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

1 CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the building during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

E HEALTH DEPARTMENT

10.E HEALTH. 2                    WATER&SEWER INST TO APPR PLANS                    RECOMMND

The water and sewer system should be installed according to plans and specifications approved by Lee Lake Water District and the State of California.

10.E HEALTH. 3                    LLWD WATER AND SEWER SERVICE                    RECOMMND

Parcel Map#32885 is proposing Lee Lake Water District (LLWD) water and sewer service. It is the responsibility of

1 CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.E HEALTH. 3 LLWD WATER AND SEWER SERVICE (cont.) RECOMMND

the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH Land Use Section at (951) 955-8980.

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

General

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP



1 CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED  
ADJACENT TO THE MSHCP CONSERVATION AREA  
BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia  
Achillea millefolium-var. millefolium common yarrow  
Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.)

RECOMMND

Carex spp. (all species\*)-sedge  
Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas  
grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids/varieties) Bermuda grass  
Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape  
marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy  
Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax  
Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.)

RECOMMND

Mesembryanthemum nodiflorum-little ice plant  
Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover  
myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy,  
African daisy,  
Oxalis pes-caprae-Bermuda buttercup  
Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwart  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium tragiferum-strawberry clover  
Tropaelolum majus-garden nasturtium  
Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger  
An asterisk (\*) indicates some native species of the genera  
exist 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.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area

1 CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 22 MAP FLOOD HAZARD REPORT RECOMMND

A portion of this property is designated 100-year Zone AE floodplain limits for Temescal Wash as delineated on Panel No. 06065C 1390G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The developer has elected to avoid any encroachment into the designated

F. JEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

floodplain so no grading or other improvements are proposed within the Temescal Wash floodplain. The floodplain shall be delineated on the environmental constraint sheet.

Parcels 1,3,17 and 18 are subject to the Coldwater Canyon Wash flood flows. Of these, parcels 1, 17 and 18 shall not develop until the Coldwater Canyon Channel improvements are completed and considered functional. In addition, offsite flows that are discharged from several freeway culverts impact the project.

Flows from Coldwater Canyon cross the northerly portion of the site specifically impacting lots 1, 3 17 and 18 while to the south of the site, flows from Mayhew Canyon will impact access to the site. The proposed drainage infrastructure for this project includes open channels and onsite storm drain systems and is for the most part, consistent with the SP 353 drainage plan. A soft bottom channel is proposed to convey the flows from Coldwater Canyon Wash. This channel will be designed to District standards and once constructed, will be operated and maintained by the District. Coldwater Canyon Channel is proposed to be soft bottom channel with steep side slopes (1.25:1) using grade control structures to minimize scour and degradation of the channel bottom and stream bank revetment for bank protection. Letters of permission from the adjacent property owners for the construction of this channel have been obtained. Unless otherwise approved by the District, no community trail or public access will be permitted within District right of way. The channel shall be design to discharge flows into Temescal Wash. Proper maintenance access and turnarounds shall be provided. Additional rip rap/erosion protection at the junction of Temescal Wash and Coldwater Canyon may be required.

The realignment of Temescal Canyon Road through the site requires the construction of at least one, possibly, two bridges as part of this project.

If the development is divided into phases, each phase will be required to provide protection from the 100-year storm runoff and may be required to construct drainage infrastructure outside of the phase limits so proper drainage and water quality mitigation of the site is provided.

Although the Amended 2 exhibit shows channelization of the Mayhew Canyon Wash from the I-15 to Temescal Wash, it is

1 JEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

not clear whether it would be constructed as part of this improvement. It is possible that it would be constructed as part of the Temescal Canyon Road realignment. Since the Parcel map is not impacted from Mayhew Canyon flood flows, the District is not requiring improvements to Mayhew Canyon. However, should the Wash be channelized, it shall be designed in accordance with District Standards.

In order to mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). A combination of detention ponds and grass lined swales are to be utilized as Treatment Control Best Management Practices (BMPs). However, while the development of the entire site will have a significant impact to water quality, it is assumed that this proposal will mass grade the site, install underground utilities and infrastructure including the proposed storm drains and construct the internal streets resulting in minimal impervious surfaces in relation to the overall site acreage. Therefore, the District will not require a preliminary project specific WQMP for the tentative map but in accordance with the regional water quality control board requirements, the roadway's impervious areas will require water quality mitigation and a final project specific WQMP will be required before the issuance of any grading permits. As development proposals are processed through the County for each individual lot, those development proposals will be required to submit a preliminary project specific WQMP which provides information on how that individual development will mitigate its' water quality impact. A note shall be placed on the environmental constraint sheet to notify the public and potential property owners of this requirement for any future development.

If the development is divided into phases, each phase will be required to provide protection from the 100-year storm runoff and may be required to construct drainage infrastructure outside of the phase limits so proper drainage and water quality mitigation of the site is provided. The construction of Coldwater Canyon Channel and Mayhew Canyon Channel would be required with the first phase.

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10. GENERAL CONDITIONS

10.FLOOD RI. 24

MAP COORDINATE DRAINAGE DESIGN

RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 32

MAP SUBMIT FINAL WQMP ST IMP

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.rcflood.org/NPDES](http://www.rcflood.org/NPDES).

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. The WQMP for the Parcel Map is limited to the street improvements only. It is anticipated use cases will be filed on each individual lot at which time, a WQMP for each lot will be required.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01759

RECOMMND

County Geologic Report (GEO) No. 1759, submitted for the following cases (PM32885 & SP00353), was prepared by Neblett & Associates, Inc. and is entitled: "Summary of Engineering Geologic Findings, Input to EIR for Preliminary Feasibility, MCP-Serrano Project, Temescal Canyon / Clay Canyon Roads, Corona Area, Riverside County, California", dated March 15, 2004. In addition, Neblett & Associates prepared the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated May 22, 2008 and

"Second Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated September 30, 2008.

"Summary Statement - Potential for Active Faulting and Surface Rupture Potential, Serrano SP Project, County of Riverside EIR 492 / SP 353", dated October 15, 2008.

These documents are herein incorporated as a part of GEO No. 1759.

GEO No. 1759 concluded:

1.The site is located within a Mineral Resource Zone and contains local areas designated MRZ-2a and MRZ-2b. The mineral product is principally clay (both common and kaolinite). Much of onsite mineral resources have already been identified and/or mined.

2.The potential for active faulting onsite is considered to be low. The potential for surface rupture is also considered to be low. No structural setback will be required.

3.Liquefaction is considered to be a hazard within the alluvial units associated with the washes on the site. No commercial structures are proposed in the areas where liquefaction is a concern. Flood control channel improvements, a portion of the re-alignment of Temescal



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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - GEO01759 (cont.)

RECOMMND

Canyon Road, and a culvert will transgress some portion of the wash areas where liquefaction is a concern.

4.Wedge failures due to the intersection of sets of joints may be consideration for cut slope stability within the heavily jointed bedrock areas.

5.The risks presented by seiches, tsunami, and ground lurching are considered remote.

GEO No. 1759 recommended:

1.Selective grading may potentially be performed to extract any economically important clay and or to utilize the material for onsite construction during grading.

2.An Engineering Geologist will monitor all grading operations to evaluate and map the conditions exposed by grading and confirm that no active faulting exists.

3.Liquefaction mitigation methods include removal of unsuitable soils and replacement with compacted fill, specialized foundations, and the utilization of geogrid reinforcement.

4.Mitigation of possible wedge failures includes various methods such as stabilization fill prisms, rock bolting and rock mesh placement.

GEO No. 1759 satisfies the requirement for a Geologic Study for Planning /CEQA purposes for this specific plan and associated parcel map. GEO No. 1759 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for entitlement of any implementing project (tract map, plot plan, CUP, etc.) or for issuance of any grading permit. Additional studies and reporting will be required for all implementing projects. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

IN ADDITION, AN ENVIRONMENTAL CONSTRAINTS SHEET (ECS) SHALL BE PREPARED RELATIVE TO THE POTENTIAL LIQUEFACTION AND SLOPE STABILITY HAZARDS ASSOCIATED WITH THIS PROJECT, AS DESCRIBED ELSEWHERE IN THIS CONTIDITONS SET.

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 3

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative),

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10. GENERAL CONDITIONS

10.PLANNING. 3                   MAP - INADVERTANT ARCHAEO FIND (cont.)                   RECOMMND

and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 5                   MAP - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 7                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 9                   MAP - NO OFFSITE SIGNAGE                   RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE (cont.) RECOMMND  
679.3 (Kiosk Program).

10.PLANNING. 10 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND  
No offsite subdivision signs advertising this land  
Division/development are permitted, other than those  
allowed under Ordinance No. 679.4. Violation of this  
condition of approval may result in no further permits of  
any type being issued for this subdivision until the  
unpermitted signage is removed.

10.PLANNING. 11 MAP - FINAL MAP PREPARER RECOMMND  
The FINAL MAP shall be prepared by a licensed land surveyor  
or registered civil engineer.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND  
Prior to the issuance of either a certificate of occupancy  
or prior to building permit final inspection, the applicant  
shall comply with the provisions of Riverside County  
Ordinance No. 810, which requires payment of the  
appropriate fee set forth in the Ordinance. Riverside  
County Ordinance No. 810 has been established to set forth  
policies, regulations and fees related to the funding and  
acquisition of open space and habitat necessary to address  
the direct and cumulative environmental effects generated  
by new development projects described and defined in this  
Ordinance.

The fee shall be paid for each commercial and/or industrial  
lot within this land division.

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

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) RECOMMND  
Prior to the issuance of either a certificate of occupancy  
or prior to building permit final inspection, the applicant  
shall comply with the provisions of Riverside County

CEL MAP Parcel Map #: PM32885

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10. GENERAL CONDITIONS

10.PLANNING. 15                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 16                   MAP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

No recreational off-highway vehicle use shall be allowed on any parcel created by this tentative map. The landowners shall make all resonable attempts to secure all parcels to prevent all recreational off-highway vehicles from using the property.

10.PLANNING. 17                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

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10. GENERAL CONDITIONS

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

drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along the Old Temescal Canyon Road exceeds that which is required for this project, the

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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - R-O-W EXCEEDS/VACATION (cont.)                      RECOMMND

developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 6                      MAP - OFF-SITE PHASE                      RECOMMND

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

10.TRANS. 7                      MAP - TS/CONDITIONS                      RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 NB Ramps (NS) at:  
Weirick Road (EW) (Intersection # 4 in the traffic study)

I-15 SB Ramps (NS) at:  
Weirick Road (EW) (Intersection # 1 in the traffic study)

I-15 NB Ramps (NS) at:  
Temescal Canyon Road (EW) (Intersection # 5 in the traffic study)

I-15 SB Ramps (NS) at:  
Temescal Canyon Road (EW) (Intersection # 2 in the traffic study)

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10. GENERAL CONDITIONS

10. TRANS. 7

MAP - TS/CONDITIONS (cont.)

RECOMMND

Temescal Canyon Road (NS) at:  
Lawson Road (EW) (Intersection # 7 in the traffic study)

Temescal Canyon Road (NS) at:  
Trilogy Parkway (EW) (Intersection # 8 in the traffic study)

Temescal Canyon Road (NS) at:  
Weirick Road (EW) (Intersection # 9 in the traffic study)

Temescal Canyon Road (NS) at:  
Temescal Canyon Road Loop North (EW) (Intersection # 10 in the traffic study)

Temescal Canyon Road (NS) at:  
Temescal Canyon Road Loop South (EW) (Intersection # 15 in the traffic study)

Campbell Ranch Road (NS) at:  
Temescal Canyon Road (EW) (Intersection # 17 in the traffic study)

Project North Access (NS) at:  
Temescal Canyon Road (EW) (Intersection # 18 in the traffic study)

Project South Access (NS) at:  
Temescal Canyon Road (EW) (Intersection # 14 in the traffic study)

Temescal Canyon Road (NS) at:  
Project North West Driveway (EW) (Intersection # 19 in the traffic study)

Temescal Canyon Road (NS) at:  
Project North East Driveway (EW) (Intersection # 20 in the traffic study)

Temescal Canyon Road (NS) at:  
Street A/Street B (EW) (Intersection # 11 in the traffic study)

Temescal Canyon Road (NS) at:  
Project North Central West Driveway (EW) (Intersection # 21



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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - TS/CONDITIONS (cont.) (cont.)

RECOMMND

in the traffic study)

Temescal Canyon Road (NS) at:  
Project North Central East Driveway (EW) (Intersection # 22  
in the traffic study)

Temescal Canyon Road (NS) at:  
Street B/Street C (EW) (Intersection # 12 in the traffic  
study)

Temescal Canyon Road (NS) at:  
Project South Central West Driveway (EW) (Intersection # 23  
in the traffic study)

Temescal Canyon Road (NS) at:  
Project South Central East Driveway (EW) (Intersection # 24  
in the traffic study)

Temescal Canyon Road (NS) at:  
Street D/Street E (EW) (Intersection # 13 in the traffic  
study)

Temescal Canyon Road (NS) at:  
Project South West Driveway (EW) (Intersection # 25 in the  
traffic study)

Temescal Canyon Road (NS) at:  
Project South East Driveway (EW) (Intersection # 26 in the  
traffic study)

A finding of overriding considerations will be needed at the interchange of I-15 and Indian Truck Trail to allow for temporary unsatisfactory Level of Service conditions. The County of Riverside and Caltrans are cooperating to make improvements at this interchange, but the improvements may not be completed until after the initial phase of the Serrano SP generates a level of traffic that would trigger the need for improvements. The affected intersections are:

I-15 SB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 3 in the traffic  
study)

I-15 NB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 6 in the traffic  
study)

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.) (cont.) (cont.) RECOMMND

Temescal Canyon Road (NS) at:  
Indian Truck Trail (EW) (Intersection # 16 in the traffic study)

After the completion of the County/Caltrans improvements at the interchange of I-15 and Indian Truck Trail, as development continues, further improvements in the interchange area may be necessary. Such further improvements to achieve satisfactory levels of service are not considered practical, necessitating a finding of overriding considerations for the following intersections in the interchange area:

I-15 SB Ramps (NS) at:  
Indian Truck Trail (EW) (Intersection # 3 in the traffic study)

Temescal Canyon Road (NS) at:  
Indian Truck Trail (EW) (Intersection # 6 in the traffic study)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - PRELIMINARY PHASE GRADIN

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved preliminary grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP DEDICATION

RECOMMND

The areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009, shall be offered for dedication Western Riverside County Regional Conservation Authority, or other entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 2 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009. These areas shall be mapped and labeled "WRCMSHCP Conservation Area" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS CONDITION (cont.) RECOMMND

increased."

50.EPD. 3 MAP - ECS PREP RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

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50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, (for street improvements only) and the necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5                      MAP WRITTEN PERM FOR GRADING                      RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP STRT ONL

RECOMMND

A copy of the project specific WQMP for the street improvement shall be submitted to the District for review and approval.

50.FLOOD RI. 13

MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 13                    MAP ENCROACHMENT PERMIT REQ (cont.)                    RECOMMND

processed and approved concurrently with the improvement plans.

50.FLOOD RI. 14                    MAP SUBMIT ECS & FINAL MAP                    RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 15                    MAP SHOW FLOODPLAIN ECS                    RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing across the floodplain shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 16                    MAP PROJ SPECIFIC WQMP ON ECS                    RECOMMND

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

50.FLOOD RI. 17                    MAP FINAL WQMP ON ECS                    RECOMMND

A note shall be placed on the environmental constraint sheet stating, "a preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to issuance of recommended conditions of approval for any use case on any lot within this project"



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50.FLOOD RI. 18                    MAP SHOW FLOODPLAIN ECS(TEMP)                    RECOMMND

The 100-year floodplain limits for Coldwater Canyon Wash through the property shall be delineated on an environmental constraint sheet to accompany the final map. This will affect lots 1, 3,17 and 18.

Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains and watercourses must be kept free of all new buildings and obstructions until flood control facilities have been constructed".

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - ECS LIQUEFACTION                    RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1759, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 2                    MAP - ECS SLOPE STABILITY                    RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1759, contain areas of potential slope instability and/or rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All

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50.PLANNING. 2                   MAP - ECS SLOPE STABILITY (cont.)                   RECOMMND

slopes must be maintained by the property owner to protect against erosion and future potential rockfall and slope failure."

50.PLANNING. 3                   MAP - PREPARE A FINAL MAP                   RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 815, Specific Plan No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 6                   MAP - OFFER OF TRAILS                   RECOMMND

An offer of dedication to the County of Riverside for a twenty foot (20') wide community trail along the western side of the Coldwater Channel as shown on the tentative map; a twenty foot (20') wide regional trail roughly along the southern/western edge of Lot 16 (PA 12); shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 7                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a twenty (20') wide community trail located along western side of the Coldwater Channel and a twenty foot (20') wide Regional Trail roughly along the southern and western edge of Lot 16 (PA12). The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community

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50.PLANNING. 7                   MAP - TRAIL MAINTENANCE (cont.)                   RECOMMND

and regional trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 11                  MAP - FINAL MAP PREPARER                   RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 12                  MAP - ECS SHALL BE PREPARED                   RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 14                  MAP - FEE BALANCE                   RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 15                  MAP - REMOVAL OF STRUCTURES                   RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 18                  MAP - SURVEYOR CHECK                   RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50.PLANNING. 18            MAP - SURVEYOR CHECK (cont.)            RECOMMND

D. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

E. The total number of commercial lots on the final map shall be 18, with 1 open space, recreation/utility lots.

50.PLANNING. 19            MAP - BUS TURNOUTS            DRAFT

Prior to recordation of a final map, the Riverside Transit Agency, or applicable transit agency at the time, shall review and approve the addition of bus turnouts, or equivalent transit vehicle accommodation, along Temescal Canyon Road to be shown on the Final Map. The Planning Director shall full discretion as to the satisfaction of this condition of approval.

TRANS DEPARTMENT

50.TRANS. 1                MAP - SOILS 2                RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 2                MAP - CALTRANS 1            RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 3                MAP - OFF-SITE INFO           RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 4                MAP - EASEMENT               RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

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50.TRANS. 5                    MAP - R-O-W DEDICATED 1                    RECOMMND

Sufficient public street right-of-way along the southerly property line of parcel 7 (unnamed cul-de-sac) shall be dedicated for public use to provide for a 39 foot half-width right-of-way per County Standard No. 111, Ordinance 461.

50.TRANS. 6                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map with the exception of one 40' right-in/right-out access for parcel 10 and one 16' access for sensitive area.

50.TRANS. 7                    MAP - VACATION                    RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the north and south old Temescal Canyon Road intersections with the new Temescal Canyon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 8                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with SP00327 and SP00353.

50.TRANS. 9                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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50.TRANS. 10                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 11                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 12                    MAP-STREET & BRIDGE LIGHT PLAN                    RECOMMND

A separate street and bridge light plan is required for this project.

Street and bridge lighting shall be designed in accordance with the Lakeview-Nuevo Design Guidelines (for Temescal Canyon Road) and for all other streets use County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 13                    MAP - MAP.CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 14                    MAP - UTILITY PLAN                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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50.TRANS. 14 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - DEDICATION RECOMMND

Temescal Canyon Road is designated as an Arterial Highway and shall be improved with 116 foot full-width AC pavement, 8" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 128' full-width dedicated right-of-way in accordance with County Standard No. 92. (116'/128') (Modified for increased AC pavement from 86' to 116' and no meandering sidewalk.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the parkway.
2. A 28' wide curbed raised median shall be constructed as shown on Amended No. 2 exhibit dated 4/22/2010.
3. The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Streets "A", "B", "C", and "D" are designated as Industrial Collector streets and shall be improved with 56 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.
2. Driveway shall be constructed per County Standard No. 207A.

Old Temescal Canyon Road (south and north loop) are designated as an Arterial Highway and shall be improved with 116 foot full-width AC pavement, 8" concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 128' full-width dedicated right-of-way in accordance with County Standard No. 92. (116'/128') (Modified for increased AC

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50.TRANS. 15                      MAP - DEDICATION (cont.)                      RECOMMND

pavement from 86' to 116' and no meandering sidewalk.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the parkway.

2. Driveway at the north loop shall be right-in/right-out with proper channelization as approved by the Director of Transportation.

50.TRANS. 16                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 17                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Streetlights.
- (2) Bridge lights.
- (3) Traffic signals per 90.TRANS.8 condition.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing



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50.TRANS. 17 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 18 MAP - TS/DESIGN 1

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Before the issuance of any building permits, the project proponent shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and Temescal Canyon Road at Temescal Canyon South Loop.

The project proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 (2010) and three lanes in each direction by the end of Phase 3 (2014). The actual timing of improvements between Phase 1 and Phase 3 to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The project proponent shall dedicate sufficient right-of-way and shall construct the Temescal Canyon Road Extension such that the roadway can be improved to provide four lanes in each direction to accommodate cumulative projects and other long-term traffic growth per the County General Plan.

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50.TRANS. 18

MAP - TS/DESIGN 1 (cont.)

RECOMMND

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of PM32885 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

Each implementing project shall make all necessary on-site and off-site improvements to achieve/maintain adequate LOS at all locations.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

If any improvements proposed by the applicants for individual projects are found to be infeasible, the applicants for individual projects will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

All intersection spacing for individual tracts, CUPs, or plot plans shall conform to the minimum County intersection spacing standards.

All turn pocket lengths shall conform at least to the minimum County turn pocket length standards.

50.TRANS. 19

MAP - TS/DESIGN 2

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

The project proponent shall be responsible for the design and installation of traffic signals, unless the signals are designed and installed by others, at the intersections of:

Temescal Canyon Road (NS) at:  
Lawson Road (EW)

with fee credit eligibility

Temescal Canyon Road (NS) at:  
Temescal Canyon North Loop (EW)

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50.TRANS. 19 MAP - TS/DESIGN 2 (cont.)

RECOMMND

Temescal Canyon Road (NS) at:  
Temescal Canyon South Loop (EW)

Temescal Canyon Road (NS) at:  
Street A/Street B (EW)

Temescal Canyon Road (NS) at:  
Street B/Street C (EW)

Temescal Canyon Road (NS) at:  
Street D/Street E (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department.

All signals are to be installed and operational prior to the issuance of any building permit that would bring total development to more than 80% of the development in Phase 1, or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation department.

The modification of traffic signals to accommodate the phased widening of the Temescal Canyon Road Extension shall be the responsibility of the project proponent or the implementing projects.

50.TRANS. 20 MAP - TS/GEOMETRICS

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

The project proponent or the implementing projects shall be responsible for making intersection improvements, to the extent that these improvements are not provided by others. While the intersection improvements are listed by phases and they may be made as the need arises, all improvements shall be designed and constructed to be consistent with the ultimate configuration of the intersection. Improvements for each phase shall be in place prior to the issuance of any building permit that would bring total development to more than 80% of the development for that phase or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation Department.

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

PHASE 1 (2010)

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one right turn lane  
Southbound: NA  
Eastbound: One left turn lane, two through lanes  
Westbound: Two through lanes, one free-flow right turn lane

The intersection of Temescal Canyon (N/S) and Lawson Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane  
Southbound: One shared through/right turn lane  
Eastbound: One shared left turn/right turn lane  
Westbound: NA

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes  
Southbound: Two through lanes, one right turn lane  
Eastbound: Two left turn lanes, one right turn lane  
Westbound: NA

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one right turn lane  
Eastbound: One left turn lane, one shared through/right turn lane  
Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.) (cont.)

RECOMMND

Northbound: One through lane, one shared through/right turn lane

Southbound: One left turn lane, two through lanes

Eastbound: NA

Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

Southbound: One left turn lane, two through lanes

Eastbound: NA

Westbound: One left turn lane, one shared through/right turn lane

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane

Southbound: One left turn lane, one through lane, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: One right turn lane - stop control

Eastbound: One through lane

Westbound: One shared through/right turn lane

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND

Northbound: One through lane, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: One through lane, one shared through/right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

PHASE 2 (2012)

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes

Southbound: One left turn lane, two through lanes, one

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

free-flow right turn lane

Eastbound: One left turn lane, one shared left  
turn/through lane, one right turn lane with overlap

Westbound: NA

NOTE: Signal modification will be necessary to accommodate  
a second southbound through lane and implementation of  
right turn overlap phasing on the eastbound approach of the  
intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal  
Canyon North Loop (E/W) shall provide the following  
geometrics:

Northbound: Two left turn lanes, one through lane, one  
shared through/right turn lane

Southbound: One left turn lane, one striped-out left turn  
lane (to mirror second northbound left turn lane), two  
through lanes, one right turn lane

Eastbound: Three left turn lanes, one shared through/right  
turn lane, one right turn lane with overlap

Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate  
a southbound left turn lane, a shared through/right turn  
lane and implementation of right turn overlap phasing on  
the eastbound approach of the intersection, and the  
addition of the westbound approach of the intersection (one  
shared left turn/through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Temescal  
Canyon South Loop (E/W) shall provide the following  
geometrics:

Northbound: One left turn lane, one through lane, one  
shared through/right turn lane

Southbound: One left turn lane, two through lanes, one  
shared through/right turn lane

Eastbound: One left turn lane, one shared through/right  
turn lane

Westbound: One left turn lane, one shared through/right  
turn lane

NOTE: Signal modification will be necessary to accommodate  
a second southbound through lane.

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

Southbound: Two left turn lanes, two through lanes

Eastbound: NA

Westbound: Two left turn lanes, one right turn lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane and a second westbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second southbound through lane and a second westbound left turn lane.

The intersection of Project North Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control

Southbound: NA

Eastbound: Two through lanes, one shared through/right turn lane

Westbound: Two through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project



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Access (E/W) (north of bridge) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: Two through lanes, one right-turn lane  
Eastbound: one right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

PHASE 3 (2014)

The intersection of I-15 Southbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: NA  
Southbound: Two left turn lanes, two right turn lanes

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Eastbound: One through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, two through lanes

Westbound: Two through lanes, two right turn lanes

NOTE: Signal modification will be necessary to accommodate a second northbound right turn lane, a second eastbound left turn lane, and a second westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

NOTE: Signal modification will be necessary to accommodate a second northbound through lane, a southbound right turn lane, and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, three through lanes, one right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane, a third northbound through lane, a southbound right turn lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane and a third northbound through lane, a third southbound through lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Northbound: One left turn lane, two through lanes, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one shared through/right turn lane  
Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane  
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound through lane.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Two through lanes, one shared through/right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes

Southbound: Two through lanes, one shared through/right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

PHASE 4 (2016)

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Northbound: Three left turn lanes, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane with overlap

Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound left turn lane, a northbound right turn lane, and right turn overlap phasing on the southbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, two through lanes, one right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

Westbound: Two left turn lanes, one through lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a right turn lane and right turn overlap phasing on the

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

westbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane  
Southbound: One left turn lane, two through lanes, one shared through/right turn lane  
Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap  
Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate an eastbound right turn lane and right turn overlap phasing and a westbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane  
Southbound: One left turn lane, one striped-out left turn lane (to mirror second northbound left turn lane), two through lanes, one shared through/right turn lane  
Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane, one right turn lane with overlap  
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate an eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes  
Southbound: Two through lanes, one shared through/right



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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

PHASE 5 (2018)

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second eastbound through lane.

The intersection of I-15 Northbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, one through lane

Westbound: Two through lanes, one free-flow right turn lane

NOTE: Signal modification will be necessary to accommodate free-right turn phasing for the westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes

Southbound: One left turn lane, two through lanes, one free-flow right turn lane

Eastbound: One left turn lane, one shared left turn/through lane, two right turn lanes with overlap

Westbound: NA

NOTE: Signal modification will be necessary to accommodate a second eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Three left turn lanes, two through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane with overlap

Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third southbound through lane.

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The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane with overlap

Eastbound: Three left turn lanes, one through lane, one right turn lane with overlap

Westbound: One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate right turn overlap phasing on the southbound approach of the intersection, a third eastbound left turn lane, and a right turn lane with overlap phasing on the eastbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane

Westbound: Two left turn lanes, one through lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a third southbound through lane and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right

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turn lane, one right turn lane with overlap.

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane, a southbound right turn lane, and a second westbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane  
Southbound: Two left turn lanes, two through lanes, one shared through/right turn lane  
Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap  
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second northbound left turn lane, a second southbound left turn lane, and a second eastbound left turn lane.

The intersection of Project North Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control  
Southbound: NA  
Eastbound: Three through lanes, one right turn lane  
Westbound: Three through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project Access (E/W) (north of bridge) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: one right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

driveway to right turns in and out only..

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: One right turn lane - stop control

Eastbound: One through lane

Westbound: One through lane, one shared through/right turn lane

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes

Southbound: Three through lanes, one right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes  
Southbound: Three through lanes, one right turn lane  
Eastbound: One right turn lane - stop control  
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane  
Southbound: Three through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

The applicant will be required to provide an appropriate taper on Temescal Canyon Road north of the North Loop and south of the South Loop to join the existing lanes to both the north and south.

50.TRANS. 21 MAP - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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MAP - DEDICATION/BRIDGE

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Temescal Canyon Road (bridge) along project boundary is designated as an Arterial Highway and shall be improved with 98 foot minimum full-width AC pavement; 8" concrete curb and gutter within the 112' minimum full-width dedicated right-of-way in accordance with County Standard No. 117 and as determined by the Director of Transportation. (98' minimum/112' minimum)

NOTE: A 10' Regional Trail on the east side and a 6' concrete sidewalk on the west side shall be constructed adjacent to the curb line as shown on Amended No. 2 exhibit dated 4/22/2010 and as approved by the Director of Transportation.

51. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2

MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    MAP-G2.7DRNAGE DESIGN Q100 (cont.)                    RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5                    MAP IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                    MAP IMPORT/EXPORT (cont.)                    RECOMMND

permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 6                    NO Precise Grade Permits                    RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT AND APPROVED BY THE BOARD OF SUPERVISORS, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

60.E HEALTH. 4                    GRADE - HAZMAT PHASE II                    RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1    - GRADING PLAN CHECK                    RECOMMND

The areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "MSHCP Conservation Area" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2    - BIO MONITOR                    RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIO MONITOR (cont.)

RECOMMND

work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - MSHCP DEDICATION

RECOMMND

The area mapped as "P.A. 12, OPEN SPACE, 48.77 AC" on Figure 1-1 of SP00353, Screencheck #3, Dated 2/19/09 shall be offered for dedication to Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 4 - FENCING

RECOMMND

The area mapped as "P.A. 12, OPEN SPACE, 48.77 AC" on Figure 1-1 of SP00353, Screencheck #3, Dated 2/19/09, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 5 - LANDSCAPING PLAN

RECOMMND

All manufactured slopes that abut the MSHCP Conservation Area shall be planted with Riversidean sage scrub species. The plant mix shall be shown on the Project's construction landscaping plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 7

- MITIGATION MONITOR PLAN

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall submit a mitigation monitoring plan that is consistent with the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP), Serrano Specific Plan, HANS #441" dated July 2005. The mitigation monitoring plan shall include but not be limited to, a description of all proposed mitigation activities, time lines with success criteria and itemized cost estimates. Financial assurances must be in place prior to the issuance of a grading permit.

60.EPD. 8

- MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the mitigation monitoring plan. Any proposed changes to the mitigation monitoring plan referenced above shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8 - MITIGATION (cont.)

RECOMMND

approved by the Environmental Programs Department (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD                    RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN                    RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

If the project is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP STRt ONl                    RECOMMND

A copy of the project specific WQMP for any project element that results in impervious areas shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR                    RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 4 MAP - CULTURAL RES. DISP. AG.

RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - CULTURAL RES. DISP. AG. (cont.) RECOMMND

agreement with a County-approved curation facility that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the approved curation facility for proper treatment and disposition. The Applicant/Permittee is responsible for any curation fees or costs.

60.PLANNING. 5 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigation PD-A-4446, it has been determined that archaeological monitoring shall be required for this implementing project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 8 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number 16, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 380.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the ~~deposit based fees~~ are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16                   MAP - GRADING PLAN REVIEW                   RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 18                   MAP - REQ APPL PRIOR TO GRDG                   RECOMMND

No final map shall record until General Plan Amendment No. 815, Specific Plan Amendment No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

60.PLANNING. 19                   MAP - SLOPE STBILTY RPRT                   RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/helr review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 21                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No grading permits shall be issued until General Plan Amendment No. 815, Specific Plan No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1                   MAP-CREDIT/REIMBURSEMENT 4 IMP                   RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                      MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)                      RECOMMND

To enter into an agreement, please ~~contact~~ our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP-G3.1NO B/PMT W/O G/PMT                      RECOMMND

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

EPD DEPARTMENT

80.EPD. 1                      MAP - MMP INSTILLATION INSPECT                      RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the Mitigation Monitoring Plan (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 2                      MAP - MONITORING REPORT                      RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional ~~documentation in the form of~~ biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MAP - PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 MAP - PLAN CHECK (cont.)

RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 3 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 4 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - MMP SUCCESS CRITERIA

RECOMMND

Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Mitigation Monitoring Plan (MMP) has been achieved. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to final inspection.

90.EPD. 2 MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

\* Drainage

Drafted Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such



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10:36

Riverside County LMS  
CONDITIONS OF APPROVAL

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1 CEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 2

MAP - UWIG INSPECTION (cont.)

RECOMMND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

1 JEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

F JEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 3                   MAP - CULTURAL RESOURCES RPT                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1                   MAP - WRCOG TUMF                   RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                   MAP STREETLIGHT AUTHORIZATION                   RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3                   MAP - E STREET LIGHTS INSTALL                   RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461 and per

1 JEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

Lakeview-Nuevo Design Guidelines.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Bridge lights.

CEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

(3) Traffic signals per 90.TRANS.8 condition.

(4) Street sweeping.

90.TRANS. 7                      MAP - TS/INSTALLATION 1                      RECOMMND

Before the issuance of any building permits, the project proponent shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and Temescal Canyon Road at Temescal Canyon South Loop.

The project proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 (2010) and three lanes in each direction by the end of Phase 3 (2014). The actual timing of improvements to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The project proponent shall dedicate sufficient right-of-way and shall construct the Temescal Canyon Road Extension such that the roadway can be improved to provide four lanes in each direction to accommodate cumulative projects and other long-term traffic growth per the County General Plan.

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of PM32885 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

Each implementing project shall make all necessary on-site and off-site improvements to achieve/maintain adequate LOS at all locations.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

If any improvements proposed by the applicants for

CEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7                      MAP - TS/INSTALLATION 1 (cont.)                      RECOMMND

individual projects are found to be infeasible, the applicants for individual projects will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

All intersection spacing for individual tracts, CUPs, or plot plans shall conform to the minimum County intersection spacing standards.

All turn pocket lengths shall conform at least to the minimum County turn pocket length standards.

90.TRANS. 8                      MAP - TS/INSTALLATION 2                      RECOMMND

The project proponent shall be responsible for the design and installation of traffic signals, unless the signals are designed and installed by others, at the intersections of:

Temescal Canyon Road (NS) at:  
Lawson Road (EW)

with fee credit eligibility

Temescal Canyon Road (NS) at:  
Temescal Canyon North Loop (EW)

Temescal Canyon Road (NS) at:  
Temescal Canyon South Loop (EW)

Temescal Canyon Road (NS) at:  
Street A/Street B (EW)

Temescal Canyon Road (NS) at:  
Street B/Street C (EW)

Temescal Canyon Road (NS) at:  
Street D/Street E (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department.

All signals are to be installed and operational prior to the issuance of any building permit that would bring total development to more than 80% of the development in Phase 1, or earlier if the need is indicated in project level

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Riverside County LMS  
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CEL MAP Parcel Map #: PM32885

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - TS/INSTALLATION 2 (cont.)

RECOMMND

traffic studies, or as approved by the Transportation department.

The modification of traffic signals to accommodate the phased widening of the Temescal Canyon Road Extension shall be the responsibility of the project proponent or the implementing projects.

**COMPREHENSIVE PROJECT REVIEW  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: November 15, 2006

TO:

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire

County Geologist  
Environmental Programs Dept.  
Regional Parks & Open Space

**ENVIRONMENTAL IMPACT REPORT NO. 492, SCREENCHECK NO. 1** – Applicant: Rosetta Advisors – Engineer/Representative: T&B Planning and Stantec - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** Environmental Impact Report No. 492 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with the development of the Serrano Specific Plan No. 353 - APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026. – Concurrent Cases: SP353, GPA00815, CZ07365, PM32885.

Please review the attached **Screen Check and Tech. Appendices** for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 7, 2006 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at [jphithay@RCTLMA.org](mailto:jphithay@RCTLMA.org) / **MAILSTOP #: 1070**

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.*



**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 19, 2008February 19, 2009

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones  
P.D. Archaeology Section-L. Mouriquand

**SPECIFIC PLAN NO. 353 SCREEN CHECK NO. 3 / ENVIRONMENTAL IMPACT REPORT NO. 492 SCREEN CHECK NO. 3/ PARCEL MAP NO. 32885 AMENDED NO. 1** –FAST TRACK No. 2008-22-EA40673 – Applicant: Rosetta Advisors – Engineer/Representative: T&B Planning and Stantec - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 489.28 acres - Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The Specific Plan proposes to develop 489.28 acres into an industrial park along with commercial office park and community/retail center uses. The plan includes 172,150 square feet of community center/retail use on 17.45 acres, 622,450 square feet of commercial office/industrial use on 39.37 acres, and 5,978,454 square feet of industrial use on 332.01 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary. The Parcel Map proposes a Schedule E subdivision of 380.3 acres into 19 Commercial/Industrial parcels with a minimum 0.5 acre lot size - APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-190-013, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-060-006, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026. - Related Cases: N/A - Concurrent Cases: GPA00815, CZ07365

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 5, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Nicole Berumen**, (951) 955-0545, or e-mail at [nberumen@rctlma.org](mailto:nberumen@rctlma.org) / **MAILSTOP #: 1070**

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.*

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 6/14/06 PARCELS/LOTS: 20  
RE: SUBDIVISION NO. \_\_\_\_\_ ZONING: SP  
PARCEL MAP NO. JTR 32885 MAP SCHEDULE: E  
MOBILEHOME, T.T., R.V., PARK \_\_\_\_\_ OTHER: 292-570-002

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE LLWD WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 13 Jun 06.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(CLASS C. CLASS D, OTHER SUBDIVISION \_\_\_\_\_)
- INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO LLWD SEWER SYSTEM AS PER LETTER DATED 13 Jun 06.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY \_\_\_\_\_  
JOB/PROJECT # \_\_\_\_\_ DATED \_\_\_\_\_
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH \_\_\_\_\_ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH \_\_\_\_\_ GAL/SQ. FT/DAY OR \_\_\_\_\_ VERT. FT. (5' DIA.) \_\_\_\_\_ VERT. FT. (6' DIA.)  
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

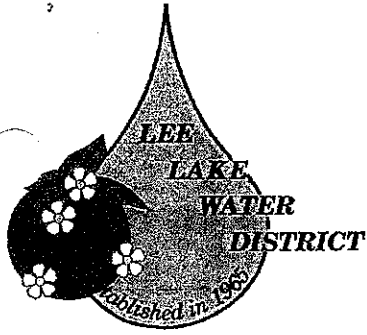
3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD \_\_\_\_\_  
REGION: APPROVAL LETTER DATED \_\_\_\_\_ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA

REQUIRED off site

REMARKS: prior to recordation, permits for Demo of water wells  
Reg'd. (4 wells LOB 1, 16, 14, 17)

BY \_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST



# LEE LAKE WATER DISTRICT

## BOARD OF DIRECTORS

C.W. Colladay  
Joyce Deleo  
Grant E. Destache  
Owen Garrett  
Paul Rodriguez

## GENERAL MANAGER

Jeff R. Pape

March 23, 2010

Mr. Ronald Goldman, Department of Planning & Land Use  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502

Re: **Water Availability for Tract #32885 (Serano Specific Plan)**

Dear Sirs:

It is the intention of this District to provide potable water service to the above referenced proposed development.

**Upon submittal of plans for review, the District will determine the following:**

1. Major off-site and/or on-site facilities which may be required to serve this project.

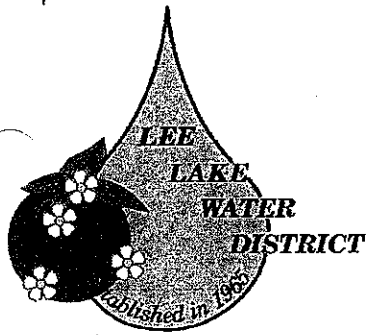
**Potable water service will be made available to the subject property provided:**

1. The owner completes all necessary financial and non-financial arrangements, as determined by the District, with the District by December 2010.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape  
General Manager



# LEE LAKE WATER DISTRICT

## BOARD OF DIRECTORS

C.W. Colladay  
Joyce Deleo  
Grant E. Destache  
Owen Garrett  
Paul Rodriguez

## GENERAL MANAGER

Jeff R. Pape

March 23, 2010

Mr. Ronald Goldman, Department of Planning & Land Use  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502

Re: **Sewer Availability for Tract #32885 (Serano Specific Plan)**

Dear Sirs:

It is the intention of this District to provide sanitary sewer service to the above referenced proposed development.

**Upon submittal of plans for review, the District will determine the following:**

1. Major off-site facilities which may be required to serve this project.

**Sanitary sewer service will be made available to the subject property provided:**

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by December 2010.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape  
General Manager



Department of **Public Health**  
Riverside County Community Health Agency

**Date:** February 28, 2008

**To:** Jim Phithayanukarn  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven T. Uhlman, REHS, CIH, JD *S*  
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050

**Report written by:** Leah McNamara *LM*  
Industrial Hygienist I

**Report Reviewed by:** Steven D. Hinde, REHS, CIH *SH*  
Senior Industrial Hygienist

**Project Reviewed:** PM 32885

**Reference Number:** 96414

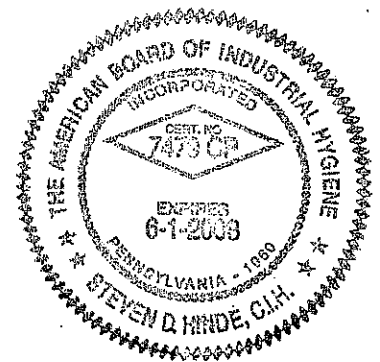
**Applicant:** Kimberlin Tran  
T&B PLANNING  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

**Noise Consultant:** Giroux & Associates Environmental Consultants  
1820 E. Garry Street  
Santa Ana, CA 92705

**Review Stage:** First Review

**Information**  
**Provided:**

"Noise Impact Analysis, Serrano Commerce Center, Riverside, California." Project # P07-051 N; dated October 1, 2007.  
Revision dated February 11, 2008.



## **Noise Standards:**

### **For Stationary Noise Sources:**

#### **A. Standards:**

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

#### **B. Requirement for Determination of Community Noise Impact:**

- a) Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as “point” sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.


### **Findings:**

The consultant's report is adequate. Based on our calculations the on-site noise from stationary sources is less than significant. The following recommendations listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night. Project-related on-site noise will not impact residential or sensitive receiver. No residential users are adjacent to the site (closest is 4,200 feet away).

### **Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Rock crusher and Truck operations are to be limited to daytime hours (7:00 am to 10:00 pm.).
3. Riverside County noise standards only limit the hours of construction when the site is within one quarter (1/4) mile of an occupied residence. The construction noise limits do not apply since the nearest home is greater than ¼ mile.



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

October 16, 2006

Vanessa Ng, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Specific Plan No. 353 and Tentative Parcel Map No. 32885**  
**Proposal: The Specific Plan proposes to develop 487 acres into an industrial park along with commercial offices and community center uses while subdividing 477 acres into 19 developable parcels.**

Dear Ms. Ng:

The Riverside County Waste Management Department has reviewed the proposed project located east of Interstate 15, northeast of Temescal Canyon Road, west of Park Canyon Road, and south of Clay Canyon Road, in the Temescal Canyon Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

3. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.



4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner II

COMPREHENSIVE PROJECT REVIEW  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

007 73-6  
✓ EL SOB

COUNTY OF RIVERSIDE  
WASTE MANAGEMENT  
06 OCT - 2 PM 1:48

DATE: September 28, 2006

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator - J. Jolliffe  
Commissioner Roth  
Supervisor Buster  
CSA# 152 c/o EDA  
Co. Waste Management Dept. ¶  
Co. Sheriff's Office  
Temescal Municipal Advisory Coun.  
Corona/Norco Unified School Dist.  
Lee Lake Municipal Water

Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
SBC  
Comcast  
City of Corona  
Caltrans #8  
EIC "Attachment A"  
US Postal Service  
South Coast Air Quality Mngt.  
Santa Ana Regional WQCB  
CA Dept. of Fish and Game  
U.S. Fish and Wildlife Service  
Bureau of Land Management  
Riverside Transit Agency  
Pechanga Band of Indians  
Army Corps of Engineers  
Riverside / Corona Resource Conserv. Dist.

**SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / TENTATIVE PARCEL MAP NO. 32885** - EA40673 - Applicant: Rosetta Advisors - Engineer/Representative: T&B Planning and Stantec - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) - Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The Specific Plan proposes to develop 487.96 acres into an industrial park along with commercial office and community center uses. The plan includes 172,150 square feet of community center/retail use on 16.99 acres, 622,450 square feet of commercial office/industrial use on 47.32 acres, and 2,978,454 square feet of industrial use on 299.30 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary. The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to redesignate the site from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The Tentative Parcel Map proposes a Schedule I subdivision of 477.45 acres into 19 developable parcels. - APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026. - Related Cases: N/A - Concurrent Cases: EIR00492.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on October 19, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at (951) 955-5133 or email at [vmng@RCTLMA.org](mailto:vmng@RCTLMA.org) / MAILSTOP# 1070.

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.

COMPREHENSIVE PROJECT REVIEW  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: September 28, 2006

Rec'd 9/29

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator - J. Jolliffe  
Commissioner Roth  
Supervisor Buster  
CSA# 152 c/o EDA  
Co. Waste Management Dept.  
Co. Sheriff's Office  
Temescal Municipal Advisory Coun.  
Corona/Norco Unified School Dist.  
Lee Lake Municipal Water

Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
SBC  
Comcast  
City of Corona  
Caltrans #8  
EIC "Attachment A"  
US Postal Service  
South Coast Air Quality Mngt.  
Santa Ana Regional WQCB  
CA Dept. of Fish and Game  
U.S. Fish and Wildlife Service  
Bureau of Land Management  
Riverside Transit Agency  
Pechanga Band of Indians  
Army Corps of Engineers  
Riverside / Corona Resource Conserv. Dist.

**SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / TENTATIVE PARCEL MAP NO. 32885** - EA40673 - Applicant: Rosetta Advisors - Engineer/Representative: T&B Planning and Stantec - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) - Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The Specific Plan proposes to develop 487.96 acres into an industrial park along with commercial office and community center uses. The plan includes 172,150 square feet of community center/retail use on 16.99 acres, 622,450 square feet of commercial office/industrial use on 47.32 acres, and 2,978,454 square feet of industrial use on 299.30 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary. The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to redesignate the site from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The Tentative Parcel Map proposes a Schedule I subdivision of 477.45 acres into 19 developable parcels. - APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026. - Related Cases: N/A - Concurrent Cases: EIR00492.

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Should you have any questions regarding this item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at (951) 955-5133 or email at [vmng@RCTLMA.org](mailto:vmng@RCTLMA.org) / MAILSTOP# 1070.

COMMENTS:

DATE: Oct 5 2006

SIGNATURE: Michael McCoy

See Attached

PLEASE PRINT NAME AND TITLE: MICHAEL MCCOY, SENIOR PLANNER, RTA

TELEPHONE: 951-565-5164

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 Transit Agency**

1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968  
Phone: (951) 565-5000  
Fax: (951) 565-5001

Oct 3, 2006

Vanessa Ng, Project Planner  
County of Riverside Planning Department  
County Building (9<sup>th</sup> Floor)  
P. O. Box 1409  
Riverside CA 92502-1409

**SUBJECT: PM 32885 and Serrano Specific Plan #353 plus related cases**

**Riverside Transit Agency (RTA) Comments**

Thank you for the opportunity to review the plans for PM 32885, proposed to be a several million square foot industrial area along a proposed extended or realigned Temescal Canyon Rd, east of I-15 and east of the Tom's Farm area in Temescal Canyon area. RTA staff would like to comment on the proposal.

RTA currently does not operate transit buses in this area but will likely do so in the relatively near future. There have been several requests for a local bus line from Corona to Lake Elsinore to serve growing residential, commercial and industrial areas in this corridor. Supervisor Buster has personally communicated to me that he would like to see bus service in this area.

Because of the potential for bus service along the arterial-level realigned Temescal Canyon Rd, RTA is proposing 8 bus stops with bus turnouts along this trafficway. The approximate locations are shown on the attached copy of an earlier version of the tract map. The buses are at ¼ mile intervals and serve both sides of the street, as per standard practice. The County of Riverside Transp Dept bus turnout standard can be used since it meets or exceeds the RTA standard.

A minimum 8-ft wide sidewalk will be needed adjacent to a turnout and a designated, ADA-compliant pedestrian pathway is requested to connect the stop with nearby buildings' entrances.

Please ensure that site plans or street improvement plans in PM 32885 include these 8 bus turnouts. Bus passenger benches and shelters will be added by RTA at a later time when supported by ridership levels.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at [mmccoy@riversidetransit.com](mailto:mmccoy@riversidetransit.com).

Sincerely,

A handwritten signature in black ink that reads "Michael McCoy". The signature is written in a cursive, flowing style.

Michael McCoy  
Senior Planner





**APPLICATION FOR SPECIFIC PLAN LAND USE**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

BLAIR D. DAHL

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See Attached List

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 488.0

General location (street address, cross streets, etc.): North of Temescal Canyon Road, South of \_\_\_\_\_, East of Interstate 15, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: Page 804, 2003

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 4/19/2010,

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

APN (s) or case numbers SP00353 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

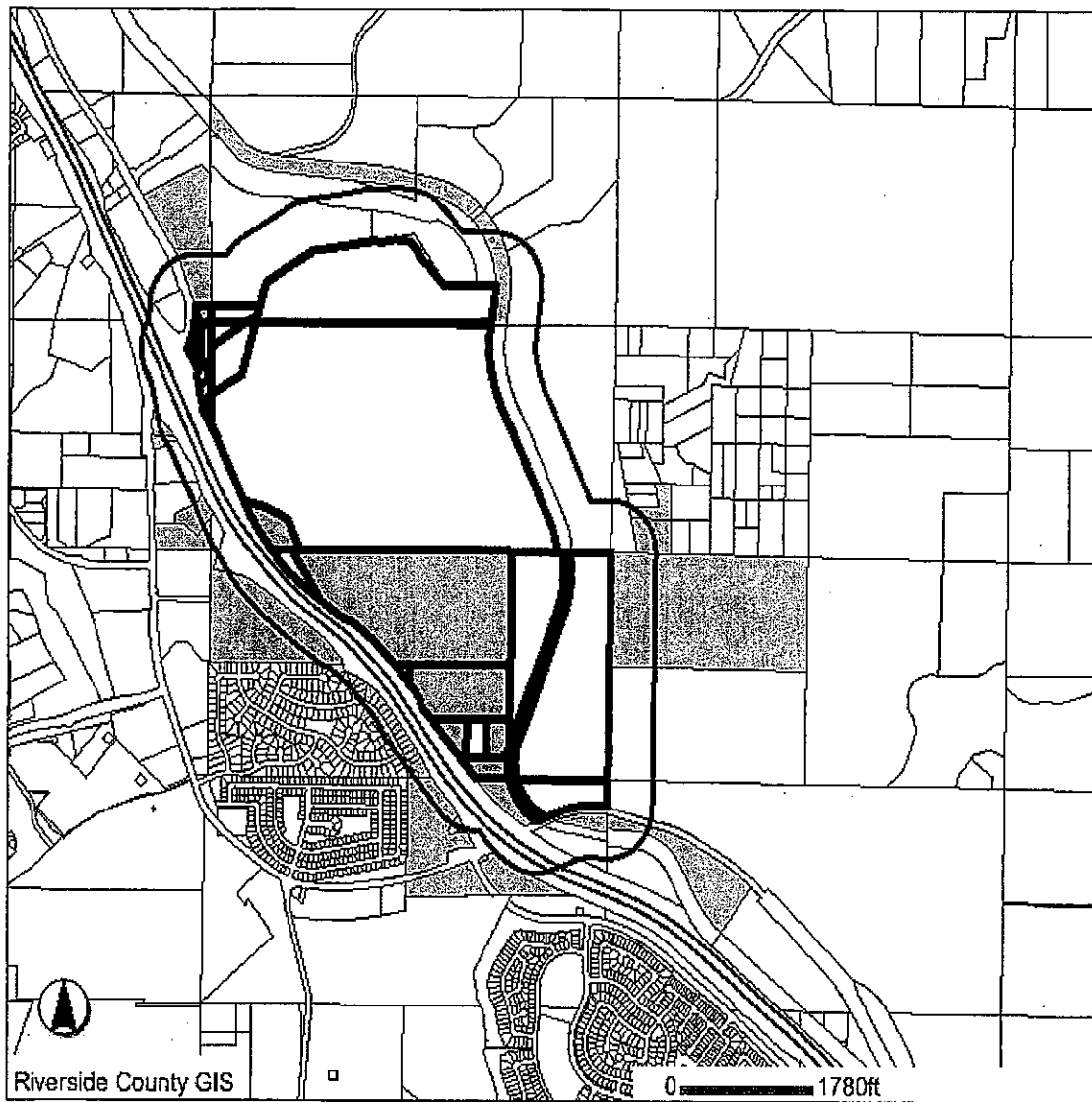
Riverside, Ca. 92502

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

✓ 4/19/10  
Expires: 10/19/10



600 feet buffer



**Selected parcel(s):**

283-160-006	283-160-009	283-170-024	283-180-024	283-180-038	283-180-049	283-190-030
283-190-033	283-190-042	283-190-043	283-200-012	283-230-007	283-230-026	290-050-013
290-050-020	290-050-026	290-050-027	290-050-029	290-050-030	290-060-007	290-060-016
290-060-024	290-060-034	290-060-065	290-070-001	290-080-016	290-254-006	290-254-007
290-254-008	290-254-009	290-254-030	290-261-001	290-261-002	290-261-003	290-261-004
290-261-005	290-261-006	290-261-007	290-261-008	290-261-009	290-261-010	290-261-011
290-261-012	290-262-006	290-262-007	290-262-008	290-271-010	290-271-011	290-271-012
290-272-014	290-272-015	290-272-016	290-272-017	290-272-018	290-272-019	290-272-020
			290-272-022			

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

IAP PRINTED ON...04/19/2010

APN: 283160006 ASMT: 283160006  
CORONA CLAY CO  
1501 BELVEDERE RD  
WEST PALM BEACH FL 33406

APN: 283160009 ASMT: 283160009  
MCP INDUSTRIES INC  
P O BOX 1839  
CORONA CA 92878

APN: 283170024 ASMT: 283170024  
VERMEULEN PROP 5  
C/O IRENE E VERMEULEN  
11671 TAMMANY CIR  
SANTA ANA CA 92705

APN: 283180024 ASMT: 283180024  
TOM BARNES INV  
C/O FIDUCIARY SERVIES LIMITED  
4041 MACARTHUR BLV 270  
NEWPORT BEACH CA 92660

APN: 283180038 ASMT: 283180038  
ALBERT N BAHU  
SAMIRA A BAHU  
THOMAS H BARNES  
C/O THOMAS H BARNES  
23900 TEMESCAL CANYON RD  
CORONA CA 92883

APN: 283180049 ASMT: 283180049  
THOMAS H BARNES  
23900 TEMESCAL CANYON RD  
CORONA CA 92883

APN: 283190030 ASMT: 283190030  
WILLIAM JAY TIEN  
VINCENT JAY TIEN  
HENRY JAY TIEN  
C/O MEI L TIEN  
23531 ESTELLE MOUNTAIN RD  
GAVILAN HILLS CA 92570

APN: 283190033 ASMT: 283190033  
USA WASTE OF CALIF  
C/O WASTE MGMT INC  
P O BOX 1450  
CHICAGO IL 60690

APN: 283190042 ASMT: 283190042  
NUCAST INDUSTRIES INC  
23220 PARK CANYON DR  
CORONA CA. 92883

APN: 283190043 ASMT: 283190043  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

APN: 283200012 ASMT: 283200012  
MCP INDUSTRIES  
P O BOX 1839  
CORONA CA 92878

APN: 283230007 ASMT: 283230007  
MARIA E BANUELOS  
1605 W 9TH ST  
POMONA CA 91766

APN: 283230026 ASMT: 283230026  
MARTIN LANGE  
SABINE LANGE  
11081 VIEW LN  
CORONA CA 92883

APN: 290050013 ASMT: 290050013  
WALTER N GARRETT  
SALLY GARRETT  
OWEN BEN GARRETT  
MARY THERESA GARRETT  
C/O OWEN GARRETT  
P O BOX 549  
CORONA CA 92878

APN: 290050020 ASMT: 290050020  
TOTE ASSOC  
1000 SEGOVIA CIR  
PLACENTIA CA 92870

APN: 290050026 ASMT: 290050026  
MENDIL ENTERPRISES  
C/O GREG D MENEN  
21908 NE 198TH ST  
WOODINVILLE WA 98077

APN: 290050027 ASMT: 290050027  
HAROLD E DAVIDS  
LINDA L DAVIDS  
PMB 515  
23905 CLINTON KEITH RD 114  
WILDOMAR CA 92595

APN: 290050029 ASMT: 290050029  
JOIE D BURK  
NANCY C BURK  
JOIE D HAYSON  
13544 INDIANA AVE  
CORONA CA 92882

APN: 290050030 ASMT: 290050030  
GERALD K DELEO  
JOYCE DELEO  
CRAIG DELEO  
628 LANCER LN  
CORONA CA 92879

APN: 290060007 ASMT: 290060007  
INDUSI  
1609 N BUSH ST STE 1  
SANTA ANA CA 92701

APN: 290060016 ASMT: 290060016  
RONALD W PHARRIS  
NANCY RODGERS PHARRIS  
GERALD NELSON PHARRIS  
CHIELL LAWRENCE PHARRIS, ETAL.  
2050 MAIN ST STE 250  
IRVINE CA 92614

APN: 290060024 ASMT: 290060024  
TEMESCAL OFFICE PARTNERS  
C/O RS DEV CO  
3151 AIRWAY AVE STE U2  
COSTA MESA CA 92626

APN: 290060034 ASMT: 290060034  
TIM J CUTHERS  
VICKI K CUTHERS  
P O BOX 3766  
ORANGE CA 92857

APN: 290060065 ASMT: 290060065  
PHARRIS GROUP  
250 MAIN ST STE 250  
IRVINE CA 92614

APN: 290070001 ASMT: 290070001  
JANICE M MORGER  
3325 W LINCOLN  
ANAHEIM CA 92801

APN: 290080016 ASMT: 290080016  
ASGARD  
C/O FERRO MANAGEMENT CO  
1609 N BUSH ST STE 6  
SANTA ANA CA 92701

APN: 290254006 ASMT: 290254006  
ERIK LELAND SMITH  
ISELA C SMITH  
10274 ICEFIELD CT  
CORONA CA. 92883

APN: 290254007 ASMT: 290254007  
DEBRA T MACIAS  
10286 ICEFIELD CT  
CORONA CA. 92883

APN: 290254008 ASMT: 290254008  
MOHAMMED JAMEELUDDIN  
NOUSHEENA JAMEELUDDIN  
3995 HOLLY SPRINGS DR  
CORONA CA 92881

APN: 290254009 ASMT: 290254009  
JOHN FOLEY  
MELISSA J FOLEY  
10310 ICEFIELD CT  
CORONA CA. 92883

APN: 290254030 ASMT: 290254030  
VICENTE C CEJA  
24285 KENOSHA CT  
CORONA CA. 92883

APN: 290261001 ASMT: 290261001  
KENNETH A EKES  
CAROLYN M EKES  
24280 KENOSHA CT  
CORONA CA. 92883

APN: 290261002 ASMT: 290261002  
CRASS MANAGEMENT GROUP  
C/O GABRIEL WEERTZ  
24294 KENOSHA CT  
CORONA CA. 92883

APN: 290261003 ASMT: 290261003  
ALVINO J ABAD  
24308 KENOSHA CT  
CORONA CA. 92883

APN: 290261004 ASMT: 290261004  
TYEICKA GATES  
24322 KENOSHA CT  
CORONA CA. 92883

APN: 290261005 ASMT: 290261005  
RONALD VANEGAS  
JOCELYN LEE  
10384 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261006 ASMT: 290261006  
KHANH TRAN  
WILLIAM TRAN  
10396 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261007 ASMT: 290261007  
EDELmira GOMEZ GUERRERO  
ERNIE M RUBALCAVA  
JOHN A RUBALCAVA  
C/O JOHN RUBALCAVA  
10402 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261008 ASMT: 290261008  
MICHAEL SIMMONS  
TRUDY MARIA SIMMONS  
10408 WHITECROWN CIR  
CORONA CA 92883

APN: 290261009 ASMT: 290261009  
ISMAEL JAVIER MARTINEZ  
JUAN MANUEL CARACOZA  
10414 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261010 ASMT: 290261010  
MICHAEL J DURK  
LINDA D DURK  
10420 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261011 ASMT: 290261011  
DAVID L CASTANEDA  
DENISE M CASTANEDA  
10426 WHITECROWN CIR  
CORONA CA. 92883

APN: 290261012 ASMT: 290261012  
JEFF HARTON  
PATRICIA HARTON  
10432 WHITECROWN CIR  
CORONA CA. 92883

APN: 290262006 ASMT: 290262006  
DAVID N KNORR  
DINA A KNORR  
10391 WHITECROWN CIR  
CORONA CA. 92883

APN: 290262007 ASMT: 290262007  
PRISCILLA CONTRERAS  
10403 WHITECROWN CIR  
CORONA CA. 92883

APN: 290262008 ASMT: 290262008  
DANA T NGUYEN  
DANI T NGUYEN  
10430 BALDY CT  
CORONA CA 92883

APN: 290271010 ASMT: 290271010  
MICHAEL VILLANO  
MICHELLE VILLANO  
10435 BALDY CT  
CORONA CA. 92883

APN: 290271011 ASMT: 290271011  
MIGUEL LUCERO SALAS  
HILDA LUCERO  
10445 WHITECROWN CIR  
CORONA CA 92883

APN: 290271012 ASMT: 290271012  
HENRY J CRUCES  
TERESA L WAGENAAR  
10457 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272014 ASMT: 290272014  
CAITLIN YEN TA  
1750 HERRIN ST  
REDONDO BEACH CA 90278

APN: 290272015 ASMT: 290272015  
JEREMY STEVEN HALL  
LYNDA COLLEEN HALL  
10474 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272016 ASMT: 290272016  
DANNA DYE  
CHARLES MARK DYE  
10468 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272017 ASMT: 290272017  
GARRICK G TEMPLE  
10462 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272018 ASMT: 290272018  
PATRICIA LOPEZ  
10450 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272019 ASMT: 290272019  
ALI R BAJWA  
HASHIM R BAJWA  
AHMESH SHAHABUDDIN  
HASAN ALI  
C/O AHMESH SHAHABUDDIN  
3980 VALLEY BLV NO A  
WALNUT CA 91789

APN: 290272020 ASMT: 290272020  
JOHN R SCHRIMSHER  
SUSAN J SCHRIMSHER  
10505 WHITECROWN CIR  
CORONA CA. 92883

APN: 290272022 ASMT: 290272022  
CHRISTOPHER J COCHRANE  
JAMIE S COCHRANE  
10498 WHITECROWN CIR  
CORONA CA. 92883

ATTN: Susan Morgan  
AT&T California  
126<sup>th</sup> Van Buren St., Rm. 180  
Anaheim, CA 92807

Bureau of Land Management,  
U.S. Department of the Interior  
22835 Calle San Juan de los Lagos  
Moreno Valley, CA 92553

ATTN: Nate Pickett  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

City of Corona  
815 W. Sixth St.  
Corona, CA 92882-3238

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 9150  
San Dimas, CA 91773

Corona-Norco Unified School District  
2820 Clark Ave.  
Norco, CA 91760

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
3010 Hidden Valley Rd.  
Carlsbad, CA 92011

Lee Lake Water District  
22646 Temescal Canyon Rd.  
Corona, CA 92883-4106

Los Angeles District,  
U.S. Army Corps of Engineers  
911 Wilshire Blvd.  
P.O. Box 532711  
Los Angeles, CA 90053-2325

Processing & Distribution Center,  
U.S. Postal Service  
1900 W. Redlands Blvd.  
San Bernardino, CA 92403-9997

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

ATTN: District Manager  
Resource Conservation District,  
Riverside-Corona  
4500 Glenwood Dr., Building A  
Riverside, CA 92501

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: Bryan Crawford  
Temescal MAC  
P.O. Box 77025  
Corona, CA 92877-0100

ATTN: Bob Jones, VP Engineering  
Time Warner Cable  
41-725 Cook St.  
Palm Desert, CA 92211-5100

Applicant:  
Rosetta Advisors  
Attn: Dahl Blair  
P.O. box 549  
Corona, CA 92878

Eng-Rep:  
T&B Planning  
17542 East 17<sup>th</sup> St. #100  
Tustin, CA 92870

Owner:  
Joe Burke  
13544 Indiana Ave.  
Corona, CA 92879

Owner:  
Dwen & Walter Garrett  
23855 Temescal Canyon Rd.  
P.O. Box 549  
Corona, CA 92878

Owner:  
Totea Associates  
Martin Vogle  
1000 Segovia Cr.  
Placentia, CA 92870

Owner:  
Mendil Enterprises  
Greg Menen  
21908 NE 198<sup>th</sup> St.  
Woodenville, WA 98077

Owner:  
Harold & Linda Davids  
1 Harbor Cove Dr.  
Old Hickory, TN 37138

Owner:  
Gerald Pharris  
2050 Main St., Ste. 250  
Irvine, CA 92614

Banning Civic Center  
99 E. Ramsey St.  
Banning, CA 92220

Beaumont City Hall  
550 E. Sixth St.  
Beaumont, CA 92223

Building Industry Assoc.  
ATTN: Borre Winchel  
3600 Lime St., Suite 221  
Riverside, CA 92501

Bureau of Land Management, U.S. Department of the  
Interior  
6221 Box Springs Blvd.  
Riverside, CA 92507

Bureau of Land Management, U.S. Department of the  
Interior  
22835 Calle San Juan de los Lagos  
Moreno Valley, CA 92553

Cabazon Unincorporated Community  
ATTN: Jean Wiener  
P.O. Box 737  
Cabazon, CA 92230

California Energy Commission  
ATTN: Pramod Kuikarni  
1516 Ninth St., Mail Stop 29  
Sacramento, CA 95814

California Integrated Waste Management Board  
1001 I St. P.O. Box 4025  
Sacramento, CA 95812

California State Clearinghouse Office of Planning &  
Res.  
ATTN: Terry Roberts  
1400 Tenth St., Rm 121, P.O. Box 3044  
Sacramento, CA 95812

California State Dept. of Conservation  
Alquist-Priolo Earthquake Fault Zoning Program  
801 K St., Mail Stop 12-32  
Sacramento, CA 95814

California State Dept. of Fish & Game  
East Sierra and Inland Deserts, Reg. 6  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

California State Dept. of Forestry & Fire Protection  
210 W. San Jacinto Ave.  
Perris, CA 92570

California State Dept. of Parks & Recreation  
1416 9th St., Rm 1435 P.O. Box 942896  
Sacramento, CA 95814

Calimesa City Hall  
908 Park Ave.  
Calimesa, CA 92320





Canyon Lake City Hall  
31516 Railroad Canyon Rd.  
Canyon Lake, CA 92587

Canyon Lake Property Owners' Assoc.  
29221 Longhorn Dr.  
Canyon Lake, CA 92587

Cathedral City, City Hall  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

Center for Community Action & Environmental Justice  
ATTN: Penny Newman  
P.O. Box 33124  
Riverside, CA 92519

City of Calipatria  
125 Park St. P.O. Box 167  
Calipatria, CA 92233

City of Canyon Lake  
ATTN: Frank Kessler, City Manager  
31516 Railroad Canyon Rd.  
Canyon Lake, CA 92587

City of Colton  
650 N. La Cadena Dr.  
Colton, CA 92324

City of Corona  
815 W. Sixth St.  
Corona, CA 92882

City of Grand Terrace  
22795 Barton Rd.  
Grand Terrace, CA 92313

City of Holtville  
121 W. 5th St.  
Holtville, CA 92250

City of Imperial  
420 S. Imperial Ave.  
Imperial, CA 92251

City of Indio  
100 Civic Center Mall  
Indio, CA 92201

City of Ontario  
303 E. B St.  
Ontario, CA 91764

City of Perris  
101 N. D St.  
Perris, CA 92570



City of Perris  
101 N. D St.  
Perris, CA 92570

City of Redlands  
35 Cajon St. P.O. Box 3005  
Redlands, CA 92373

City of Temecula  
ATTN: Gary Thornbill  
43174 Business Park Dr.  
Temecula, CA 92590

City of Temecula, Planning Department  
43200 Business Park Drive  
Temecula, CA 92590

City of Twenty Nine Palms  
6136 Adobe Rd. P.O. Box 995  
Twenty Nine Palms, CA 92277

City of Westmorland  
355 S. Center  
Westmorland, CA 92281

City of Yorba Linda  
4845 Casa Loma Ave. P.O. Box 87014  
Yorba Linda, CA 92886

Cleveland National Forest, U.S. Forest Services  
10845 Rancho Bernardo Rd., #200  
San Diego, CA 92127

Cleveland Ridge Unincorporated Community  
ATTN: Dave Buchanan  
30831 Plumas St.  
Lake Elsinore, CA 92540

Cleveland Ridge Unincorporated Community  
ATTN: Dave Buchanan  
30831 Plumas St.  
Lake Elsinore, CA 92540

Coachella City Hall  
1515 Sixth St.  
Coachella, CA 92236

Community Development Dept., City of Corona  
ATTN: Peggy Temple, Planning Director  
815 W. Sixth St.  
Corona, CA 92882

Community Development, City of Chino Hills  
2001 Grand Ave.  
Chino Hills, CA 91709

Community Development, Town of Yucca Valley  
57090 29 Palms Hwy  
Yucca Valley, CA 92284



Community Services, City of Yuma  
ATTN: Mike Steele, Director  
180 W. 1st St., Suite A  
Yuma, AZ 85364

Corona / Norco Unified School District  
2820 Clark Ave.  
Norco, CA 91760

Corona Water Company  
815 W. Sixth St.  
Corona, CA 92882

Coronita Property Owners' Assoc.  
ATTN: Michael & Pamela McIntoch  
2126 Monterey Peninsula Dr.  
Corona, CA 92882

Desert Hot Springs City Hall  
65-950 Pierson Blvd.  
Desert Hot Springs, CA 92240

Development Services, Development Review Center,  
City of San Diego  
1222 First Ave.  
San Diego, CA 92101

East Blythe Water District, City Hall  
13068 Cottonwood Dr.  
Blythe, CA 92225

Ecological Service, U.S. Fish & Wildlife Service  
ATTN: Division Manager  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

El Cerrito Property Owners' Assoc.  
ATTN: Clarence Christianson  
19872 Katy Way  
El Cerrito, CA 91719

El Sobrante Mutual Water Company  
P.O. Box 5286  
Riverside, CA 92517

Elsinore Valley Municipal Water District  
31315 Chaney St. P.O. Box 3000  
Elsinore, CA 92531

Elsinore-Murrieta-Anza Resource Conservation District  
29090 Camino Alba  
Murrieta, CA 92563

Environmental & Project Planning Service Division,  
Orange County  
ATTN: George Britton  
300 N. Flower St. P.O. Box 4048  
Santa Ana, CA 92702

Farm Mutual Water Company  
33383 Mill Pond Drive  
Lake Elsinore, CA 92530



Control Advisory Board, Yuma County Dept. of  
Development Services  
2703 Ave. B  
Yuma, AZ 85364

Fontana City Hall  
8353 Sierra Ave.  
Fontana, CA 92335

Glen Ivy Community Assoc.  
P.O. Box 2286  
Corona, CA 92882

Good Hope School District  
143 E. 1st St.  
Perris, CA 92570

Growth Management, U.S. Postal Service  
P.O. Box 9998  
Riverside, CA 92507

Hemet City Hall  
445 E. Florida Ave.  
Hemet, CA 92543

Home Gardens County Water District  
3832 N. Grant St.  
Corona, CA 92879

Home Gardens Sanitary District  
13583 Magnolia Ave.  
Corona, CA 92879

Horsethief Ridge Ranch Assoc  
13900 Tahiti Way #224  
Marina Del Rey, CA 90292

Idyllwild Chamber of Commerce  
54295 Village Center Dr. P.O. Box 304  
Idyllwild, CA 92549

Indian Wells City Hall  
44-950 El Dorado Dr.  
Indian Wells, CA 92210

La Quinta City Hall  
P.O. Box 1504  
La Quinta, CA 92247

Lake Elsinore Chamber of Commerce  
132 W. Graham Ave.  
Lake Elsinore, CA 92530

Lake Elsinore City Hall  
130 Main St.  
Lake Elsinore, CA 92530



Lake Elsinore Unified School District  
545 Chaney St.  
Lake Elsinore, CA 92530

Meadowbrook Unincorporated Community  
ATTN: Garry Grant  
27068 Jarvis Ave.  
Perris, CA 92570

Menifee Union School District  
30205 Menifee Rd.  
Menifee, CA 92562

Menifee Valley Incorporation Committee  
P.O. Box 2111  
Sun City, CA 92586

Menifee Valley Municipal Advisory Council  
ATTN: Bobby Lou Gonsalves  
33300 Merritt Rd  
Menifee, CA 92584

Menifee Valley Unincorporated Community  
ATTN: Marc Miller  
33320 Merritt Rd.  
Menifee, CA 92584

Moreno Valley City Hall  
14177 Frederick St.  
Moreno Valley, CA 92553

Murrieta City Hall  
26442 Beckman Ct.  
Murrieta, CA 92562

Murrieta City Hall  
26442 Beckman Ct.  
Murrieta, CA 92562

Norco City Hall  
2870 Clark Ave.  
Norco, CA 92860

Palm Desert City Hall  
73-710 Fred Waring Dr.  
Palm Desert, CA 92260

Palm Springs City Hall  
3200 E. Tahquitz Cyn. Way  
Palm Springs, CA 92262

Perris Union High School District  
ATTN: Emmanuelle Reynolds  
155 E. 4th St.  
Perris, CA 92570

Perris Valley Airport  
2093 Goetz Rd.  
Perris, CA 92570



Perris Valley Airport  
2093 Goetz Rd.  
Perris, CA 92570

Perris Valley Chamber of Commerce  
11 S. D St.  
Perris, CA 92570

Perris Valley Chamber of Commerce  
11 S. D St.  
Perris, CA 92570

Planning Department, City of Anaheim  
200 S. Anaheim Blvd.  
Anaheim, CA 92805

Planning Department, City of Brawley  
400 Main St.  
Brawley, CA 92227

Planning Department, City of Calexico  
608 Heber Ave.  
Calexico, CA 92231

Planning Department, City of Chino  
13220 Central Ave.  
Chino, CA 91708

Planning Department, City of El Centro  
1275 Main St.  
El Centro, CA 92243

Planning Department, City of Loma Linda  
ATTN: HP Kang  
25541 Barton Rd.  
Loma Linda, CA 92354

Planning Department, City of Rancho Cucamonga  
10500 Civic Center Dr.  
Rancho Cucamonga, CA 91730

Planning Department, City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399

Planning Department, Imperial County  
ATTN: Jurg Heuberger  
939 Main St., Suite B-1  
El Centro, CA 92243

Planning Department, San Bernardino County  
385 N. Arrowhead Ave  
San Bernardino, CA 92415

Planning Department, San Diego County  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123



Planning Division, City of Rialto  
150 S. Palm Ave.  
Rialto, CA 92376

Public Works, City of Corona  
ATTN: Tom Koper  
815 W. Sixth St.  
Corona, CA 92882

Rancho California Water District  
42135 Winchester Rd. P.O. Box 9017  
Temecula, CA 92590

Rancho California Water District  
42135 Winchester Rd. P.O. Box 9017  
Temecula, CA 92590

Rancho Mirage City Hall  
69-825 Hwy 111  
Rancho Mirage, CA 92270

Resource Conservation District, Riverside-Corona  
4500 Glenwood Dr., Building A  
Riverside, CA 92501

Resource Conservation District, Riverside-Corona  
4500 Glenwood Dr., Building A  
Riverside, CA 92501

Riverside City Hall  
3900 Main St.  
Riverside, CA 92522

Riverside County Flood Control and Water District  
1995 Market Street  
Riverside, CA 92501

Riverside Transit Agency  
ATTN: Michael McCoy  
1825 3rd St. P.O. Box 2800  
Riverside, CA 92517

Santa Ana Watershed Project Authority  
11615 Sterling Ave.  
Riverside, CA 92503

Sierra Club  
ATTN: George B. Hague  
26711 Ironwood Ave.  
Moreno Valley, CA 92555

Sun City / Meniffee Valley Chamber of Commerce  
28005 Bradley Rd., Suite B  
Sun City, CA 92586

Sun City Civic Assoc.  
26850 Sun City Blvd.  
Sun City, CA 92586



U.S. Department of Agriculture, Forest Service, Corona  
1147 E. Sixth St.  
Corona, CA 91719

U.S. Fish & Wildlife Service Ecological Service  
ATTN: Division Manager  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

U.S. Soil Conservation Service  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582

U.S. Soil Conservation Service  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582

Union For A River Greenbelt Environment  
P.O. Box 568  
Murrieta, CA 92562

Union For A River Greenbelt Environment  
P.O. Box 568  
Murrieta, CA 92562

Valley-Wide Park & Recreation District  
ATTN: Samuel W. Goepf, General  
901 W. Esplanade P.O. Box 907  
San Jacinto, CA 92582

Warm Springs Community of Interest  
ATTN: George Etzel  
29315 Third St.  
Lake Elsinore, CA 92532

Warm Springs Valley Assoc  
c/o John Appleman  
28546 Haygood Way  
Lake Elsinore, CA 92532

Western Municipal Water District  
450 E. Alessandro Blvd.  
Riverside, CA 92508

Wildomar Municipal Advisory Council  
ATTN: Joann Fellows  
P.O. Box 1553  
Wildomar, CA 92595

Wildomar Unincorporated  
ATTN: Cheryl Ade  
35255 Amatista Ave.  
Wildomar, CA 92595





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

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

Specific Plan No. 353, Change of Zone No. 7365, General Plan Amendment No. 815, Tentative Parcel Map No. 32885, Environmental Impact Report No. 492  
*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

2006081015  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Rosetta Advisors  
*Project Applicant*

P.O. Box 549 Corona, Ca 92878  
*Address*

Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road  
*Project Location*

The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to redesignate the site from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The Tentative Parcel Map proposes a Schedule E subdivision of 477.45 acres into 19 developable parcels. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64.00).
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

Revised on 3/15/10 by R. Juarez  
Y:\Planning Case Files-Riverside office\SP00353\PC Hearings\NOD Form.doc

Please charge deposit fee case#: ZEIR00492 ZCFG No. 04111 - \*\*SELECT\*\*

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1000428

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MISSION CLAY PRODUCTS \$1,942.25  
paid by: CK 113745  
CALIFORNIA FISH AND GAME FOR EA40673  
paid towards: CFG04111 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By SBROSTRO Jan 13, 2010 10:30  
posting date Jan 13, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,942.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0622042

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: MISSION CLAY PRODUCTS \$850.00  
paid by: CK 238725  
paid towards: CFG04111 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA40673  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Dec 14, 2006 09:13  
MBRASWEL posting date Dec 14, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$850.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0603258

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MISSION CLAY PRODUCTS \$64.00  
paid by: CK 235542  
CALIFORNIA FISH AND GAME FOR EA40673  
paid towards: CFG04111 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 23, 2006 13:03  
MGARDNER posting date Feb 23, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!