

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

806B



REVIEWED BY EXECUTIVE OFFICE

DATE

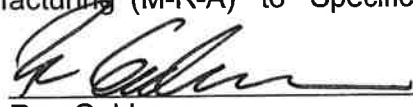
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

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)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended with added condition to specify West Side of Temescal.

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: June 22, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

16.2

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

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



Michelle Randall spoke in opposition

Greg Tonkinson spoke of his concern(s), is neutral on the project.
Amie Kinne spoke, is neutral on the project.

Tim Cuthers spoke in support of the project with restrictions.
Barry Burnell, T&B Planning, applicant representative spoke in support of the project.

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, June 22, 2010, at 1:30 p.m.

ROLL CALL:

Ayes: Buster, Tavaglione, Benoit, and Ashley
Nays: None
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 8, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

(seal) Dated: June 8, 2010
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: Kallu Bgita Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB

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



16.1

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department for the application submitted by Rosetta Advisors – T&B Planning and Stantec on Tentative Certification of Environmental Impact Report No. 492; Tentative Approval of Specific Plan No. 353 to develop 487.96 acres into an industrial park along with commercial office and community center uses, and which 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, and also proposes to dedicate a conservation area totaling 48.77 acres along the eastern project boundary; Tentative Approval of General Plan Amendment No. 815, to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to re-designate 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; Tentative Approval of Change of Zone No. 7365, to reclassify the zoning 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)"; and, Tentative Approval of Tentative Parcel Map No. 32885, Schedule E, to subdivide 477.45 acres into 19 developable parcels, 5th District, the Chairman called the matter for hearing.

Larry Ross, Planning staff presented the matter.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 8, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 8, 2010

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

8068

DATE: May 12, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

06.08.10

SUBJECT: SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO. 32885 FTA 2008-22

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Please schedule on the June 8, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG4111)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Rog
5.13.10

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

Memorandum

DATE: June 8, 2010

TO: The Honorable Board of Supervisors

FROM: Matt Straite, Staff Planner

RE: **Transportation Conditions of Approval edits for item 16.1, The Serrano Specific Plan.**

Supervisors,

Some minor edits to two Transportation Conditions of Approval were made after the Form 11 was printed for Item 16.1, Serrano Specific Plan. More specifically, minor revisions were made to conditions 30.Trans.3 on the Specific Plan and 50.Trans.20 on the Parcel Map to accommodate a request by Cal Trans.

06/08/10
12:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

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.

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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:

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20

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

RECOMMND

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:

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:

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12:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

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.

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

06/08/10
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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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.

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50. TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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
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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 20

MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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

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:

PARCEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

50. PRIOR TO MAP RECORDATION

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 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:

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

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MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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

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PARCEL MAP Parcel Map #: PM32885

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50. PRIOR TO MAP RECORDATION

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.

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

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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

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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

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

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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 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.

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50. TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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
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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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.

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.

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

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.

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SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

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 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

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SPECIFIC PLAN Case #: SP00353

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP353/TS GEOMETRICS (cont.)

RECOMMND

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:

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

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30.TRANS. 3

SP - SP353/TS GEOMETRICS (cont.) (cont.)

RECOMMND

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:

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

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

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 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

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

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.

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.

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

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 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

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

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
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

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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.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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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 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:

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

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
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

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

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:

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

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30. TRANS. 3

SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

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 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

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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, 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 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

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30.TRANS. 3

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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

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.

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30. TRANS. 3

SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

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.

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

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

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 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

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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. 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 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:

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30.TRANS. 3

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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
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

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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 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 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

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

south of the South Loop to join the existing lanes to both
the north and south.

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

APR 15/09

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
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



RIVERSIDE COUNTY COUNSEL

April 29, 2010

TO: Matt Straite
Contract Planner Supervisor

FROM: Shellie Clack *msl
for me*
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.

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

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.116 to read as follows:

a. Planning Area 1.

(2) The development standards for Planning Area 1 of Specific Plan No. 353 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348, with the exception of the following standards:

1

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.
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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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1 Section 3. This ordinance shall take affect 30 days after its adoption.

2
3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chairman, Board of Supervisors

7 ATTEST:

8 CLERK OF THE BOARD

9
10 By: _____
11 Deputy

12 (Seal)

13
14 APPROVED AS TO FORM
15 April 28, 2010

16 By: 
17 MICHELLE CLACK
18 Deputy County Counsel

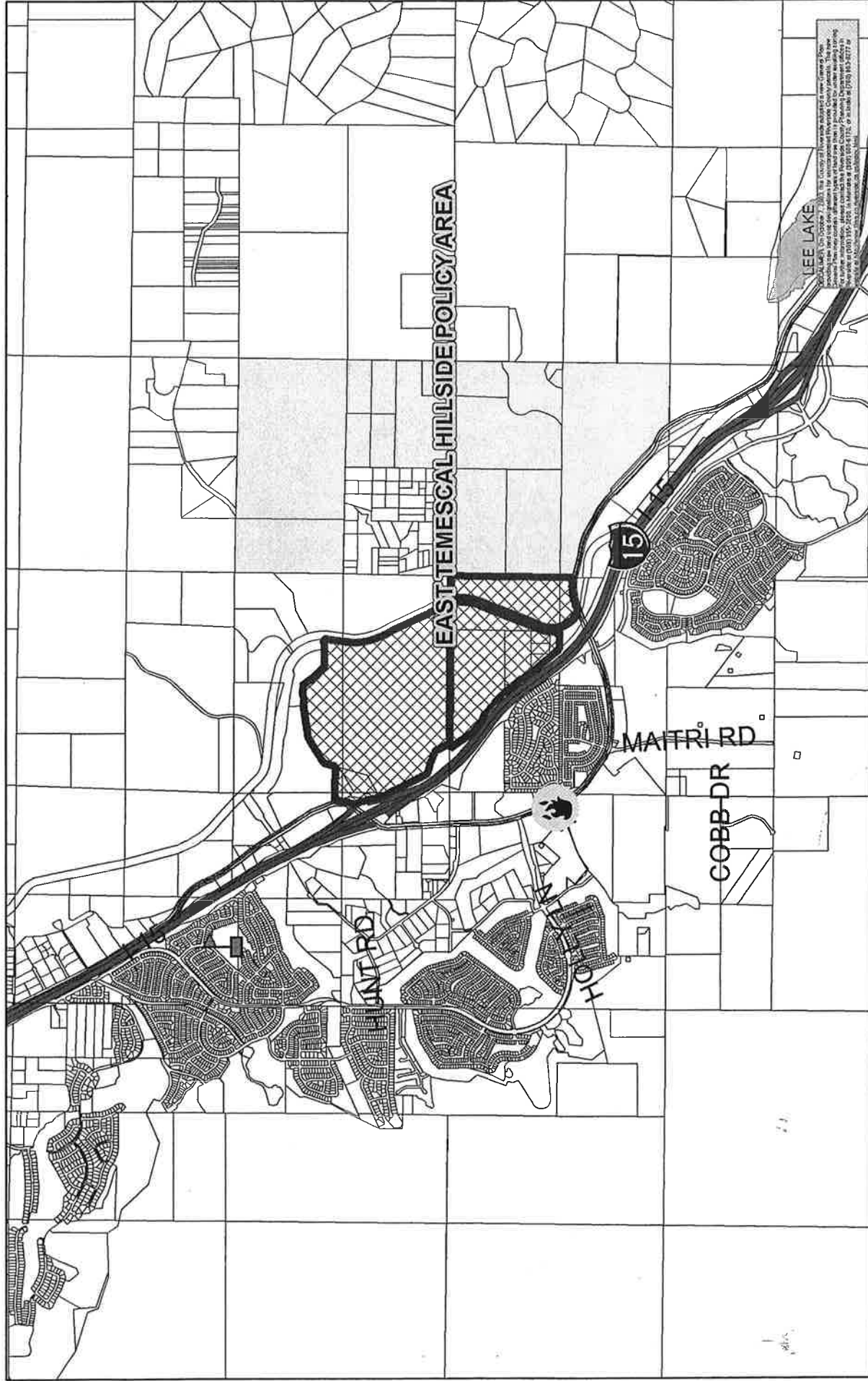
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21 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 353 CZ 7365.042210.DOC
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CZ07365 PM328 SP00353 GPA00815 **VICINITY MAP**

Superv. Cluster
 District 1
 DATE DRAWN: 9/15/06

Planner: Vaness .g
 Date: 10/2/06
 Vicinity Map

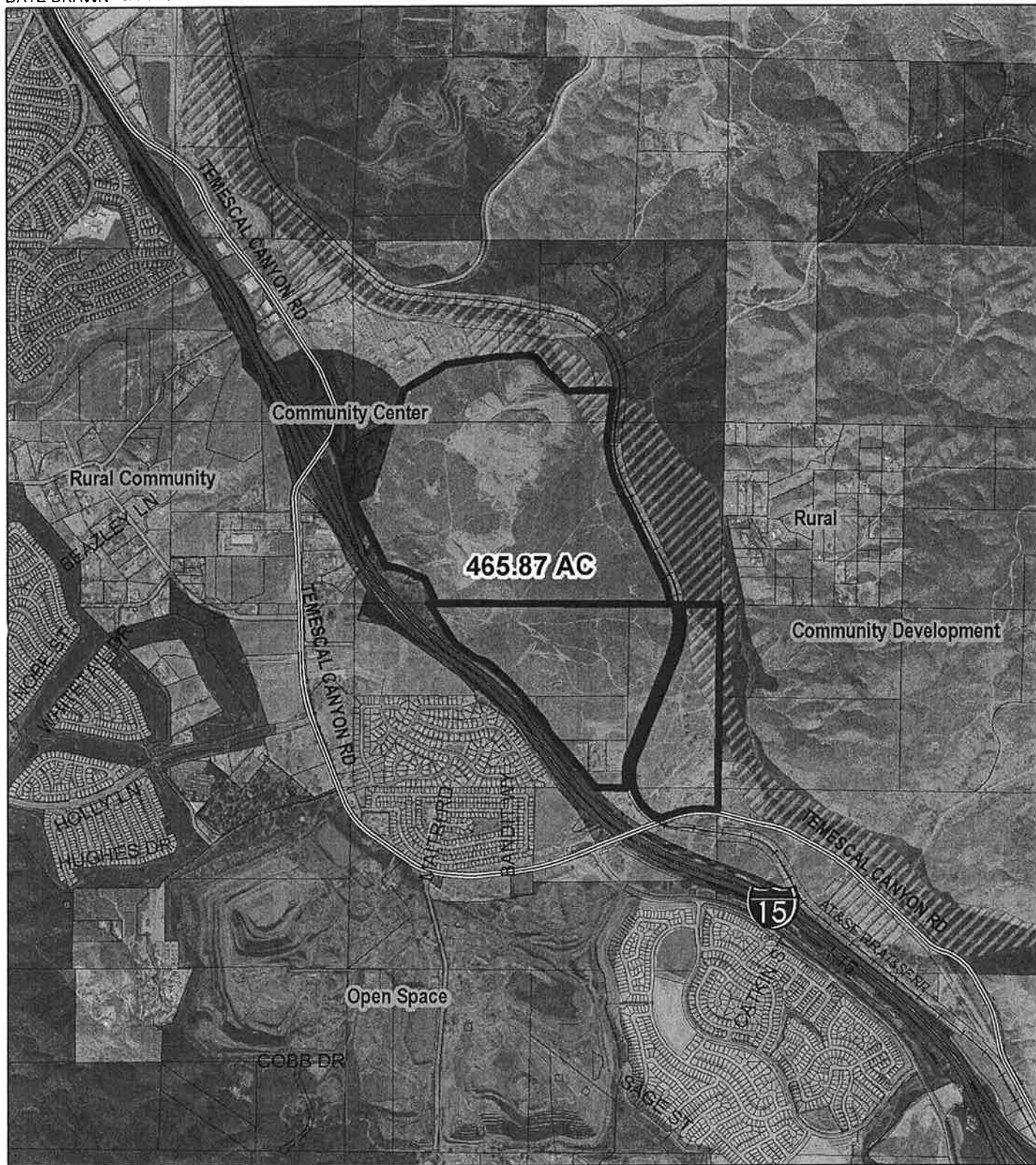


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



0 1,100 2,200 4,400 6,600 Feet

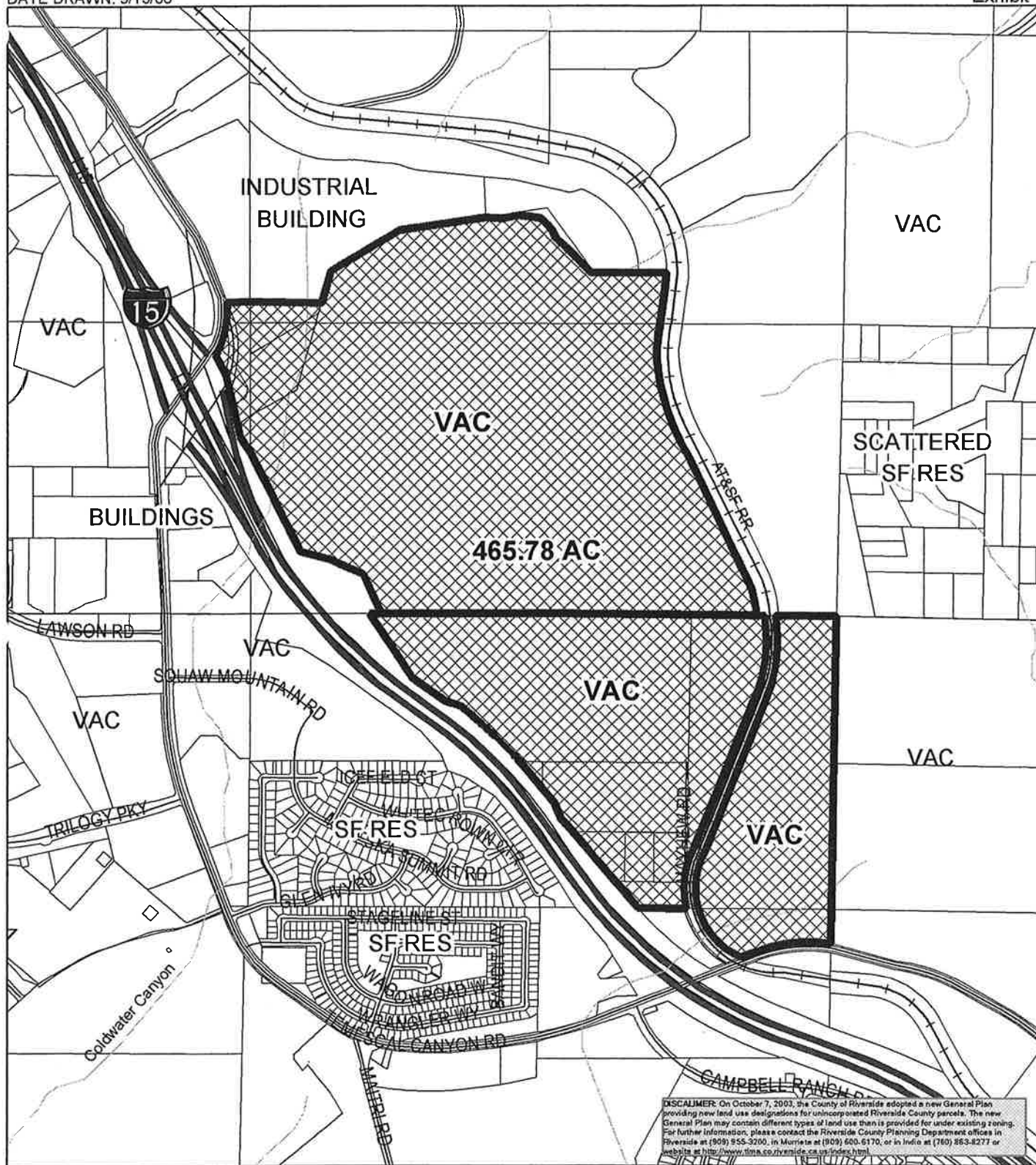
ASSESSORS
BK. PG. 283-16,17,19,20
290-50,60
THOMAS 804 E5
BROS.PG

DATE DRAWN: 9/15/06

Land Use

Date: 10/2/06

Exhibit 1



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



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

Supervisor Buster
District 1

CZ07365 PM32885 SP00353 GPA00815

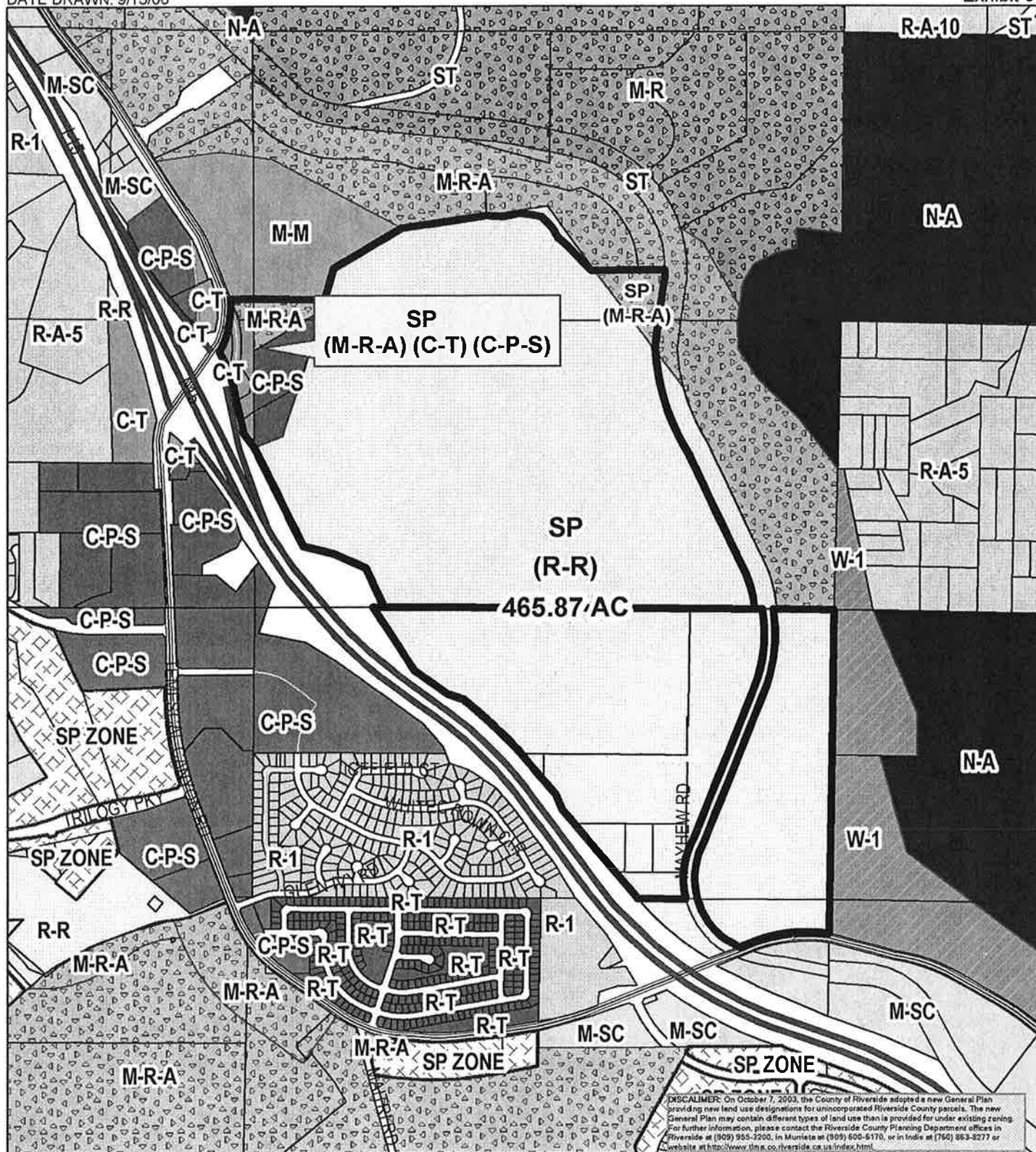
Planner: Vanessa Ng

Date: 10/2/06

Exhibit 3

DATE DRAWN: 9/15/06

PROPOSED ZONING

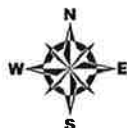


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Glen Ivy**

Township/Range: T4SR6W T5SR6W

Section : 35 & 2



0 625 1,250 2,500 3,750
Feet

ASSESSORS

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

THOMAS

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Supervisor Buster
District 1

CZ07365 PM32885 SP00353 GPA00815

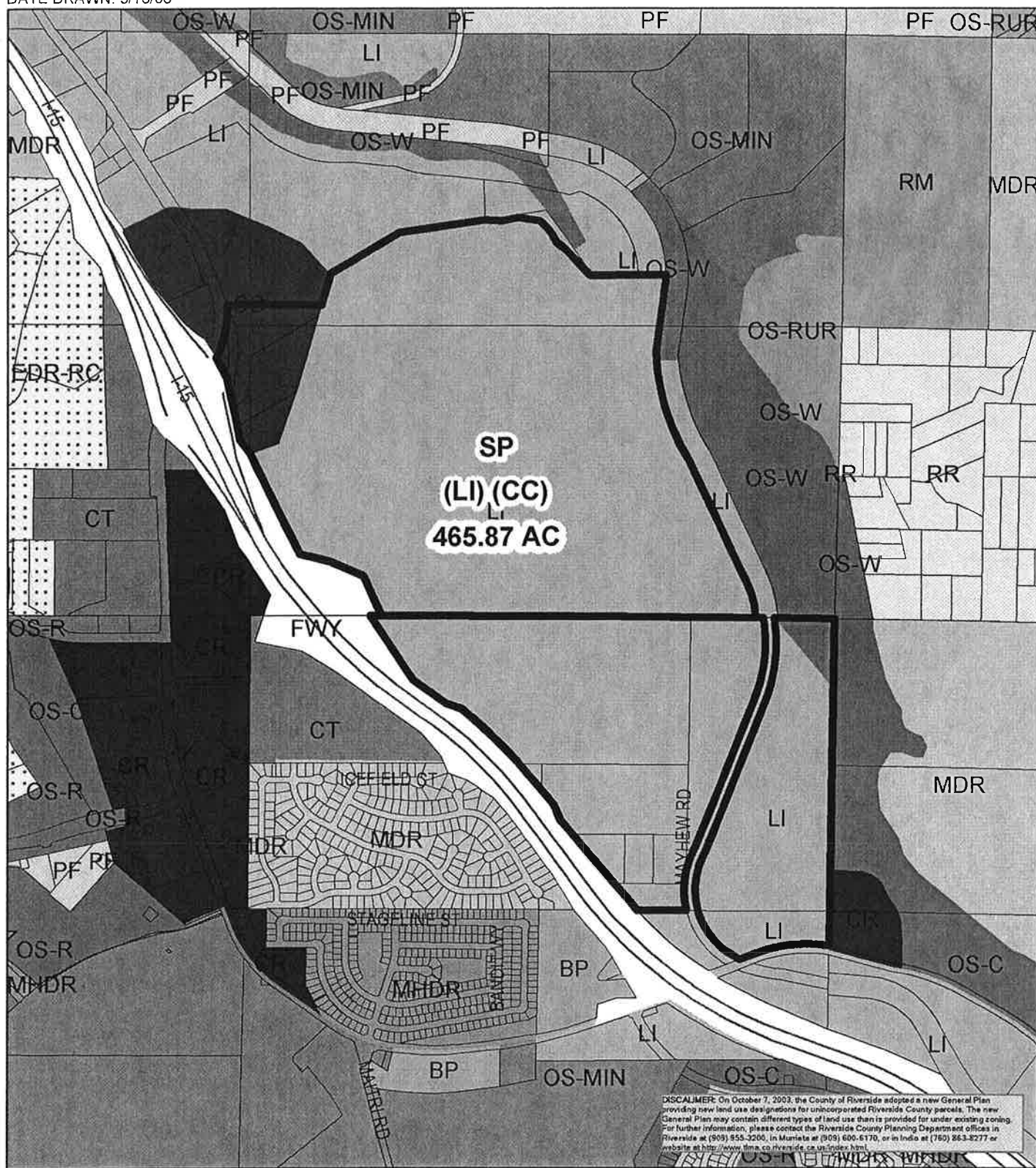
Planner: Vanessa Ng

Date: 10/2/06

Exhibit 6

DATE DRAWN: 9/15/06

Proposed General Plan



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

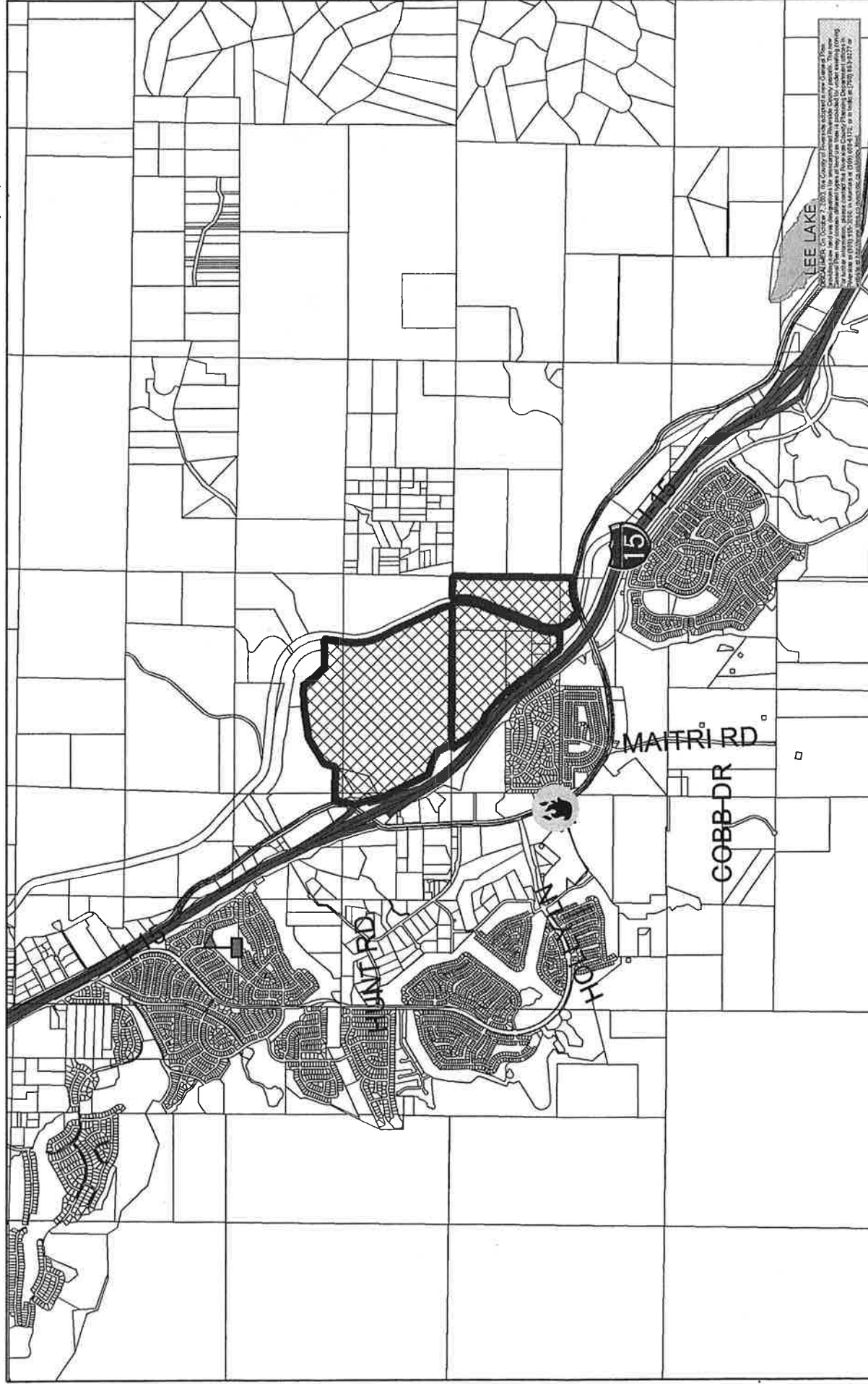
THOMAS
BROS.PG

804 E5

Supervisor: Juster
District 1
DATE DRAWN: 9/15/06

CZ07365 PM3286 SP00353 GPA00815 VICINITY MAP

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Glen Ivy

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

Township/Range: T4SR6W T5SR6W
Section: 35 & 2



THOMAS
BROS.PG 804 E5

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	--
PROJECT TOTALS	489.28 acres	6,773,144 square feet

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.

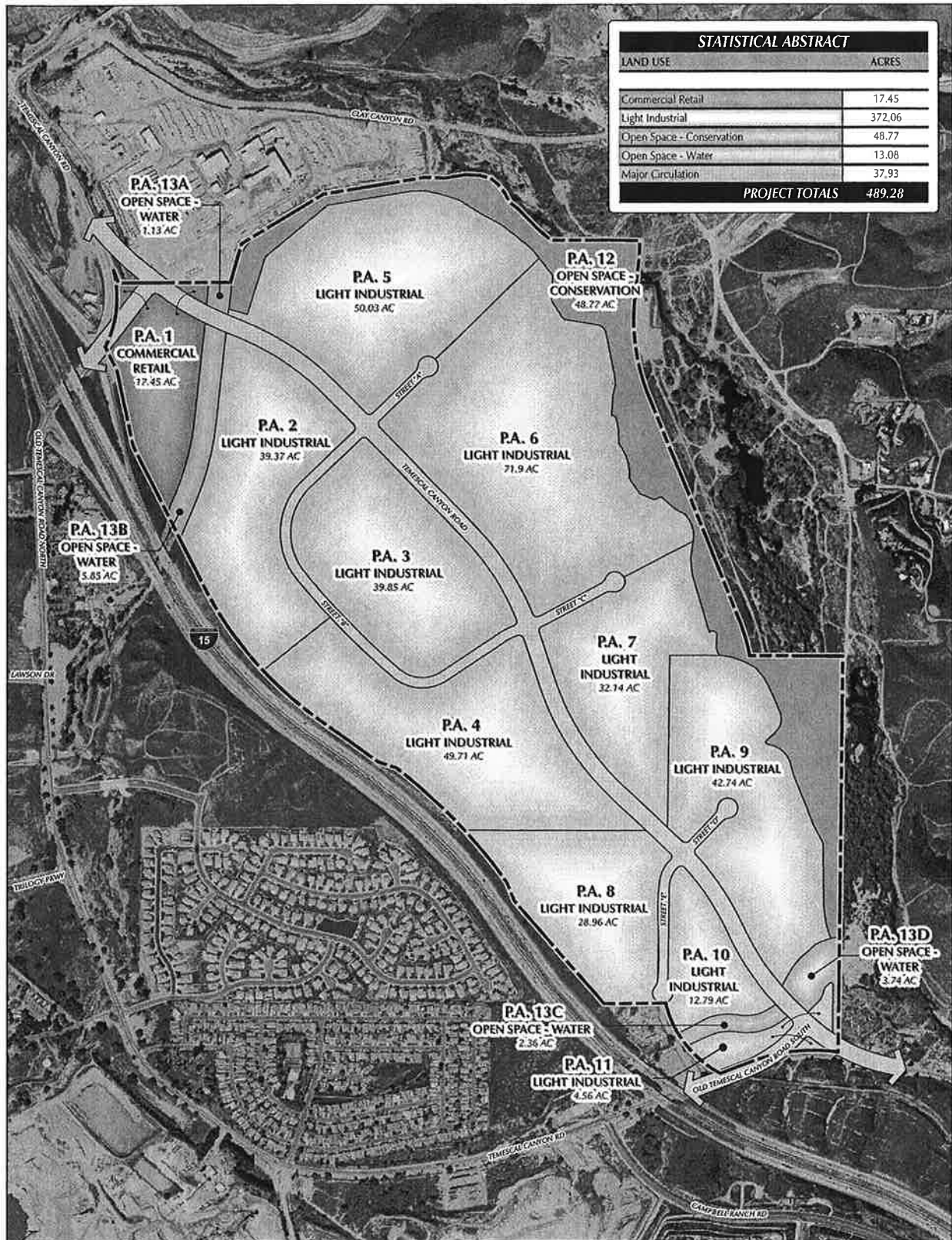


FIGURE I-1

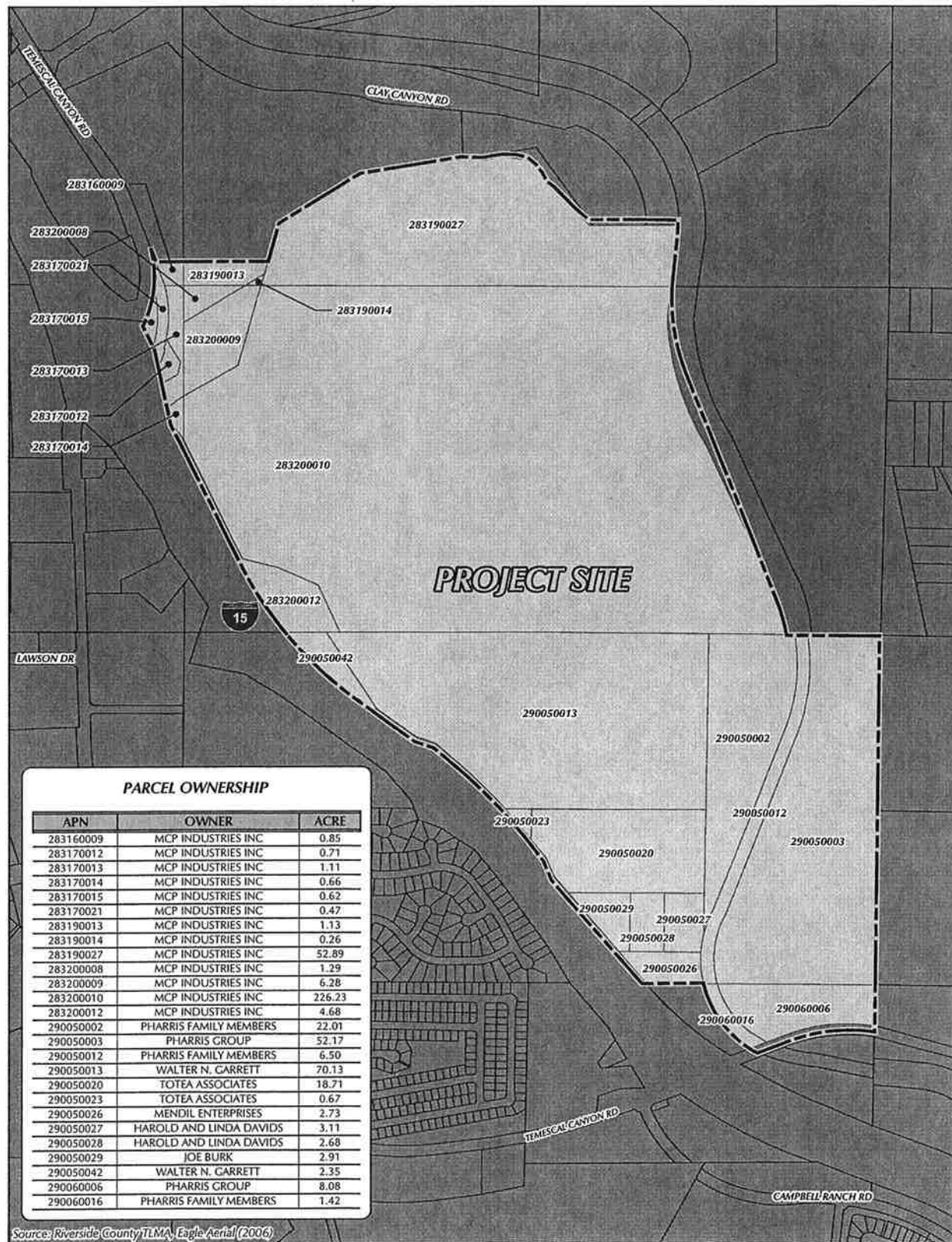


FIGURE 1-2

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.