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10:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

1 CEL MAP Parcel Map #: PM32885

Parcel: 290-060-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - DEFINITIONS

RECOMMND

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

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

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

10. EVERY. 2

MAP - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 3

MAP - HOLD HARMLESS

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      RECOMMND

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

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

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

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

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## 10. GENERAL CONDITIONS

### 10.E HEALTH. 3

#### LLWD WATER AND SEWER SERVICE (cont.)

RECOMMND

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

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

### EPD DEPARTMENT

### 10.EPD. 1

#### - UWIG

RECOMMND

#### General

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

#### \* Drainage

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

#### \* Toxics

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

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## 10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

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

### \* Lighting

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

### \* Noise

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

### \* Invasives

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

### TABLE 6-2

#### PLANTS THAT SHOULD BE AVOIDED

#### ADJACENT TO THE MSHCP CONSERVATION AREA

#### BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia

Achillea millefolium-var. millefolium common yarrow

Ailanthus altissima-tree of heaven

Aptenia cordifolia-red apple

Arctotheca calendula-cape weed

Arctotis spp. (all species & hybrids)-African daisy

Arundo donax-giant reed or arundo grass

Asphodelus fistulosus-asphodel

Atriplex glauca-white saltbush

Atriplex semibaccata-Australian saltbush

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- UWIG (cont.) (cont.)

RECOMMND

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

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

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

Sources: California Exotic Pest Plant Council, United  
States Department of Agriculture-Division  
of Plant Health and Pest Prevention Services, California  
Native Plant Society,  
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;  
Higher Plants of California,  
and County of San Diego-Department of Agriculture.  
\* Barriers  
Proposed land uses adjacent to the MSHCP Conservation Area

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

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

\* Grading/Land Development

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

FIRE DEPARTMENT

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

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

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 22 MAP FLOOD HAZARD REPORT RECOMMND

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



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10.FLOOD RI. 22

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

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

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

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

The realignment of Temescal Canyon Road through the site requires the construction of at least one, possibly, two bridges as part of this project. If the development is divided into phases, each phase will be required to provide protection from the 100-year storm runoff and may be required to construct drainage infrastructure outside of the phase limits so proper drainage and water quality mitigation of the site is provided. Although the Amended 2 exhibit shows channelization of the Mayhew Canyon Wash from the I-15 to Temescal Wash, it is

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10.FLOOD RI. 22

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

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 24

MAP COORDINATE DRAINAGE DESIGN

RECOMMND

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

10.FLOOD RI. 32

MAP SUBMIT FINAL WQMP ST IMP

RECOMMND

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

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - GEO01759

RECOMMND

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

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

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

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

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

GEO No. 1759 concluded:

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

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

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

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10.PLANNING. 1

MAP - GEO01759 (cont.)

RECOMMND

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

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

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

GEO No. 1759 recommended:

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 3

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 4                      MAP - MAP ACT COMPLIANCE                      RECOMMND

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

10.PLANNING. 5                      MAP - FEES FOR REVIEW                      RECOMMND

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

10.PLANNING. 7                      MAP - TRAIL MAINTENANCE                      RECOMMND

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

10.PLANNING. 9                      MAP - NO OFFSITE SIGNAGE                      RECOMMND

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

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10. GENERAL CONDITIONS

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

679.3 (Kiosk Program).

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

No offsite subdivision signs advertising this land

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

10.PLANNING. 11 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County



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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

RECOMMND

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

10.PLANNING. 17                      MAP - SUBMIT BUILDING PLANS

RECOMMND

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

TRANS DEPARTMENT

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2                      MAP - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      MAP - DRAINAGE 1                      RECOMMND

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

10.TRANS. 4                      MAP - DRAINAGE 2                      RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.TRANS. 7                      MAP - TS/CONDITIONS                      RECOMMND

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - TS/CONDITIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 7

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

RECOMMND

in the traffic study)

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - PRELIMINARY PHASE GRADIN

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved preliminary grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - MSHCP DEDICATION

RECOMMND

The areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009, shall be offered for dedication Western Riverside County Regional Conservation Authority, or other entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 2

MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009. These areas shall be mapped and labeled "WRCMSHCP Conservation Area" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not



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50. PRIOR TO MAP RECORDATION

50.EPD. 2                      MAP - ECS CONDITION (cont.)                      RECOMMND  
increased."

50.EPD. 3                      MAP - ECS PREP                      RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, (for street improvements only) and the necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3

MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4

MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP STRT ONL

RECOMMND

A copy of the project specific WQMP for the street improvement shall be submitted to the District for review and approval.

50.FLOOD RI. 13

MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 13                      MAP ENCROACHMENT PERMIT REQ (cont.)                      RECOMMND

processed and approved concurrently with the improvement plans.

50.FLOOD RI. 14                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 15                      MAP SHOW FLOODPLAIN ECS                      RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing across the floodplain shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 16                      MAP PROJ SPECIFIC WQMP ON ECS                      RECOMMND

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

50.FLOOD RI. 17                      MAP FINAL WQMP ON ECS                      RECOMMND

A note shall be placed on the environmental constraint sheet stating, "a preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to issuance of recommended conditions of approval for any use case on any lot within this project"

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50.FLOOD RI. 18

MAP SHOW FLOODPLAIN ECS(TEMP)

RECOMMND

The 100-year floodplain limits for Coldwater Canyon Wash through the property shall be delineated on an environmental constraint sheet to accompany the final map. This will affect lots 1, 3, 17 and 18.

Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains and watercourses must be kept free of all new buildings and obstructions until flood control facilities have been constructed".

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS LIQUEFACTION

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1759, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 2

MAP - ECS SLOPE STABILITY

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1759, contain areas of potential slope instability and/or rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All

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50.PLANNING. 2 MAP - ECS SLOPE STABILITY (cont.) RECOMMND

slopes must be maintained by the property owner to protect against erosion and future potential rockfall and slope failure."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 815, Specific Plan No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 6 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a twenty foot (20') wide community trail along the western side of the Coldwater Channel as shown on the tentative map; a twenty foot (20') wide regional trail roughly along the southern/western edge of Lot 16 (PA 12); shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a twenty (20') wide community trail located along western side of the Coldwater Channel and a twenty foot (20') wide Regional Trail roughly along the southern and western edge of Lot 16 (PA12). The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                      MAP - TRAIL MAINTENANCE (cont.)                      RECOMMND

and regional trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 11                      MAP - FINAL MAP PREPARER                      RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 12                      MAP - ECS SHALL BE PREPARED                      RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 14                      MAP - FEE BALANCE                      RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 15                      MAP - REMOVAL OF STRUCTURES                      RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 18                      MAP - SURVEYOR CHECK                      RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50.PLANNING. 18 MAP - SURVEYOR CHECK (cont.)

RECOMMND

D. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

E. The total number of commercial lots on the final map shall be 18, with 1 open space, recreation/utility lots.

50.PLANNING. 19 MAP - BUS TURNOUTS

DRAFT

Prior to recordation of a final map, the Riverside Transit Agency, or applicable transit agency at the time, shall review and approve the addition of bus turnouts, or equivalent transit vehicle accommodation, along Temescal Canyon Road to be shown on the Final Map. The Planning Director shall full discretion as to the satisfaction of this condition of approval.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 2 MAP - CALTRANS 1

RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 3 MAP - OFF-SITE INFO

RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 4 MAP - EASEMENT

RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.



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50.TRANS. 5                      MAP - R-O-W DEDICATED 1                      RECOMMND

Sufficient public street right-of-way along the southerly property line of parcel 7 (unnamed cul-de-sac) shall be dedicated for public use to provide for a 39 foot half-width right-of-way per County Standard No. 111, Ordinance 461.

50.TRANS. 6                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map with the exception of one 40' right-in/right-out access for parcel 10 and one 16' access for sensitive area.

50.TRANS. 7                      MAP - VACATION                      RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the north and south old Temescal Canyon Road intersections with the new Temescal Canyon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 8                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with SP00327 and SP00353.

50.TRANS. 9                      MAP - STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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50.TRANS. 10                      MAP - STREET NAME SIGN                      RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 11                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 12                      MAP-STREET & BRIDGE LIGHT PLAN                      RECOMMND

A separate street and bridge light plan is required for this project.

Street and bridge lighting shall be designed in accordance with the Lakeview-Nuevo Design Guidelines (for Temescal Canyon Road) and for all other streets use County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 13                      MAP - MAP.CORNER CUT-BACK I                      RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 14                      MAP - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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50.TRANS. 14 MAP - UTILITY PLAN (cont.)

RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - DEDICATION

RECOMMND

Temescal Canyon Road is designated as an Arterial Highway and shall be improved with 116 foot full-width AC pavement, 8" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 128' full-width dedicated right-of-way in accordance with County Standard No. 92. (116'/128') (Modified for increased AC pavement from 86' to 116' and no meandering sidewalk.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the parkway.

2. A 28' wide curbed raised median shall be constructed as shown on Amended No. 2 exhibit dated 4/22/2010.

3. The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Streets "A", "B", "C", and "D" are designated as Industrial Collector streets and shall be improved with 56 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Driveway shall be constructed per County Standard No. 207A.

Old Temescal Canyon Road (south and north loop) are designated as an Arterial Highway and shall be improved with 116 foot full-width AC pavement, 8" concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 128' full-width dedicated right-of-way in accordance with County Standard No. 92. (116'/128') (Modified for increased AC

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50.TRANS. 15 MAP - DEDICATION (cont.)

RECOMMND

pavement from 86' to 116' and no meandering sidewalk.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the parkway.

2. Driveway at the north loop shall be right-in/right-out with proper channelization as approved by the Director of Transportation.

50.TRANS. 16 MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 17 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Streetlights.
- (2) Bridge lights.
- (3) Traffic signals per 90.TRANS.8 condition.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing

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50.TRANS. 17

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 18

MAP - TS/DESIGN 1

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Before the issuance of any building permits, the project proponent shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and Temescal Canyon Road at Temescal Canyon South Loop.

The project proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 (2010) and three lanes in each direction by the end of Phase 3 (2014). The actual timing of improvements between Phase 1 and Phase 3 to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The project proponent shall dedicate sufficient right-of-way and shall construct the Temescal Canyon Road Extension such that the roadway can be improved to provide four lanes in each direction to accommodate cumulative projects and other long-term traffic growth per the County General Plan.

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50.TRANS. 18

MAP - TS/DESIGN 1 (cont.)

RECOMMND

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of PM32885 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

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

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

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

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

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

50.TRANS. 19

MAP - TS/DESIGN 2

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

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

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

with fee credit eligibility

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

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50.TRANS. 19

MAP - TS/DESIGN 2 (cont.)

RECOMMND

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

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

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

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

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

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

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

50.TRANS. 20

MAP - TS/GEOMETRICS

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

The project proponent or the implementing projects shall be responsible for making intersection improvements, to the extent that these improvements are not provided by others. While the intersection improvements are listed by phases and they may be made as the need arises, all improvements shall be designed and constructed to be consistent with the ultimate configuration of the intersection. Improvements for each phase shall be in place prior to the issuance of any building permit that would bring total development to more than 80% of the development for that phase or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation Department.

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

PHASE 1 (2010)

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

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

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

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

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

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

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

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

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



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50.TRANS. 20

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

RECOMMND

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

Southbound: One left turn lane, two through lanes

Eastbound: NA

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

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

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

Southbound: One left turn lane, two through lanes

Eastbound: NA

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

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

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

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

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

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

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

Northbound: NA

Southbound: One right turn lane - stop control

Eastbound: One through lane

Westbound: One shared through/right turn lane

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

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

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

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

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

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

Northbound: Two through lanes

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

Eastbound: One right turn lane - stop control

Westbound: NA

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

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

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

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

PHASE 2 (2012)

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

Northbound: One left turn lane, two through lanes

Southbound: One left turn lane, two through lanes, one

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

free-flow right turn lane

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

Westbound: NA

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

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

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

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

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

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

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

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

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

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

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

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

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

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50. TRANS. 20

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

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

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

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

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

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

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

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

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

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

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

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E. JEL MAP Parcel Map #: PM32885

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

Access (E/W) (north of bridge) shall provide the following geometrics:

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

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

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

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

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

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

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

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

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

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

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

Southbound: Two through lanes  
Eastbound: NA  
Westbound: One right turn lane - stop control

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

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

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

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

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

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

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

or as approved by the Transportation Department.

PHASE 3 (2014)

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

Northbound: NA  
Southbound: Two left turn lanes, two right turn lanes

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

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

Westbound: One left turn lane, one through lane

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

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

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

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

Westbound: One left turn lane, one through lane

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

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

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, two through lanes

Westbound: Two through lanes, two right turn lanes

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

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

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

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

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

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

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50.TRANS. 20

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

Northbound: Two through lanes, one shared through/right

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

turn lane

Southbound: Three through lanes.

Eastbound: NA

Westbound: One right turn lane - stop control

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

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

Northbound: Three through lanes

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

Eastbound: One right turn lane - stop control

Westbound: NA

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

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

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

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

or as approved by the Transportation Department.

PHASE 4 (2016)

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

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

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

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

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

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

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

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

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

NOTE: Signal modification will be necessary to accommodate a right turn lane and right turn overlap phasing on the

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westbound approach of the intersection.

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

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

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

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

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

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

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

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

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

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

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

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

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

Northbound: Two through lanes

Southbound: Two through lanes, one shared through/right

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turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

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

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

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

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

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

Northbound: Three through lanes, one right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

PHASE 5 (2018)

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

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

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

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

Westbound: One left turn lane, one through lane

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

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

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, one through lane

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

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

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

Northbound: One left turn lane, two through lanes

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

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

Westbound: NA

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

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

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

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

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

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

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

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50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) (cont.) (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, three through lanes, one right turn lane

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

Eastbound: Three left turn lanes, one through lane, one right turn lane with overlap

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

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

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

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

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

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

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

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

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

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

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

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

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

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turn lane, one right turn lane with overlap.

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

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

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

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

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

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

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

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

Northbound: One right turn lane - stop control

Southbound: NA

Eastbound: Three through lanes, one right turn lane

Westbound: Three through lanes

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

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

Northbound: Three through lanes

Southbound: Three through lanes, ~~one right turn lane~~

Eastbound: one right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this



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

driveway to right turns in and out only.

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

Northbound: NA

Southbound: One right turn lane - stop control

Eastbound: One through lane

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

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

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

Northbound: Three through lanes

Southbound: Three through lanes, one right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

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

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

Northbound: Three through lanes, one right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

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

Northbound: Three through lanes

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

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

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

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

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

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

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

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

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

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

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

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

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

Northbound: Three through lanes, one right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

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

or as approved by the Transportation Department.

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

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

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

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

50.TRANS. 21

MAP - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50.TRANS. 22

MAP - DEDICATION/BRIDGE

RECOMMND

The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

Temescal Canyon Road (bridge) along project boundary is designated as an Arterial Highway and shall be improved with 98 foot minimum full-width AC pavement; 8" concrete curb and gutter within the 112' minimum full-width dedicated right-of-way in accordance with County Standard No. 117 and as determined by the Director of Transportation. (98' minimum/112' minimum)

NOTE: A 10' Regional Trail on the east side and a 6' concrete sidewalk on the west side shall be constructed adjacent to the curb line as shown on Amended No. 2 exhibit dated 4/22/2010 and as approved by the Director of Transportation.

51. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2

MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    MAP-G2.7DRNAGE DESIGN Q100 (cont.)

RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                    MAP-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading

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60.BS GRADE. 5                      MAP IMPORT/EXPORT (cont.)

RECOMMND

permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 6                      NO Precise Grade Permits

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT AND APPROVED BY THE BOARD OF SUPERVISORS, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

60.E HEALTH. 4                      GRADE - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1                              - GRADING PLAN CHECK

RECOMMND

The areas mapped as "P.A. 12 OPEN SPACE 48.77 AC" on Figure 1-1of SP00353, dated May 2009, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "MSHCP Conservation Area" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2                              - BIO MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A

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60.EPD. 2 - BIO MONITOR (cont.)

RECOMMND

work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - MSHCP DEDICATION

RECOMMND

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

60.EPD. 4 - FENCING

RECOMMND

The area mapped as "P.A. 12, OPEN SPACE, 48.77 AC" on Figure 1-1 of SP00353, Screencheck #3, Dated 2/19/09, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 5 - LANDSCAPING PLAN

RECOMMND

All manufactured slopes that abut the MSHCP Conservation Area shall be planted with Riversidean sage scrub species. The plant mix shall be shown on the Project's construction landscaping plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 7

- MITIGATION MONITOR PLAN

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall submit a mitigation monitoring plan that is consistent with the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP), Serrano Specific Plan, HANS #441" dated July 2005. The mitigation monitoring plan shall include but not be limited to, a description of all proposed mitigation activities, time lines with success criteria and itemized cost estimates. Financial assurances must be in place prior to the issuance of a grading permit.

60.EPD. 8

- MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the mitigation monitoring plan. Any proposed changes to the mitigation monitoring plan referenced above shall be



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8 - MITIGATION (cont.)

RECOMMND

approved by the Environmental Programs Department (EPD).  
The biologist shall submit to EPD an itemized cost estimate  
for all mitigation measures. Financial assurances must be  
in place prior to the issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer  
shall prepare and submit to the fire department for  
approval a fire protection/vegetation management that  
should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope  
and terrain.
- c) non flammable walls along common boundaries between  
rear yards and open space.
- d) emergency vehicle access into open space areas shall be  
provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall  
be responsible for maintenance of all fire protection  
measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE  
DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE  
CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER  
CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP  
improvement plans and any other necessary documentation  
along with supporting hydrologic and hydraulic calculations  
shall be submitted to the District for review. The plans  
must receive District approval prior to the issuance of  
grading permits. All submittals shall be date stamped by  
the engineer and include a completed Flood Control Deposit  
Based Fee Worksheet and the appropriate plan check fee  
deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6                      MAP PHASING                      RECOMMND

If the project is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP STRt ONl                      RECOMMND

A copy of the project specific WQMP for any project element that results in impervious areas shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - PALEO PRIMP & MONITOR                      RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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

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

60.PLANNING. 4 MAP - CULTURAL RES. DISP. AG.

RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - CULTURAL RES. DISP. AG. (cont.)

RECOMMND

agreement with a County-approved curation facility that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the approved curation facility for proper treatment and disposition. The Applicant/Permittee is responsible for any curation fees or costs.

60.PLANNING. 5

MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation PD-A-4446, it has been determined that archaeological monitoring shall be required for this implementing project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 8 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number 16, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12

MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be ~~proposed within~~ or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 380.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15

MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the ~~deposit based fees are~~ in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 18

MAP - REQ APPL PRIOR TO GRDG

RECOMMND

No final map shall record until General Plan Amendment No. 815, Specific Plan Amendment No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

60.PLANNING. 19

MAP - SLOPE STBILTY RPRT

RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 21

MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 815, Specific Plan No. 353, and Change of Zone No. 7365 have been approved and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.



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60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

To enter into an agreement, please ~~contact~~ our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 MAP - MMP INSTILLATION INSPECT RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the Mitigation Monitoring Plan (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

80.EPD. 2 MAP - MONITORING REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional ~~documentation in the~~ form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MAP - PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

\* Drainage

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

\* Toxics

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

\* Lighting

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

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80.EPD. 3

MAP - PLAN CHECK (cont.)

RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2

USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 3

USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 4

USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1

MAP - MMP SUCCESS CRITERIA

RECOMMND

Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Mitigation Monitoring Plan (MMP) has been achieved. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to final inspection.

90.EPD. 2

MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

\* Drainage

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

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 2

MAP - UWIG INSPECTION (cont.)

RECOMMND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

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

\* Noise

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

\* Invasives

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

\* Barriers

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

\* Grading/Land Development

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

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 3 MAP - CULTURAL RESOURCES RPT RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461 and per

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90.TRANS. 3

MAP - E STREET LIGHTS INSTALL (cont.)

RECOMMND

Lakeview-Nuevo Design Guidelines.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4

MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5

MAP - STREET SWEEPING 2

RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 6

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Bridge lights.



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90.TRANS. 6

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(3) Traffic signals per 90.TRANS.8 condition.

(4) Street sweeping.

90.TRANS. 7

MAP - TS/INSTALLATION 1

RECOMMND

Before the issuance of any building permits, the project proponent shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and Temescal Canyon Road at Temescal Canyon South Loop.

The project proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 (2010) and three lanes in each direction by the end of Phase 3 (2014). The actual timing of improvements to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The project proponent shall dedicate sufficient right-of-way and shall construct the Temescal Canyon Road Extension such that the roadway can be improved to provide four lanes in each direction to accommodate cumulative projects and other long-term traffic growth per the County General Plan.

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of PM32885 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

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

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

If any improvements proposed by the applicants for

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90.TRANS. 7

MAP - TS/INSTALLATION 1 (cont.)

RECOMMND

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

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

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

90.TRANS. 8

MAP - TS/INSTALLATION 2

RECOMMND

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

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

with fee credit eligibility

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

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

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

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

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

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department.

All signals are to be installed and operational prior to the issuance of any building permit that would bring total development to more than 80% of the development in Phase 1, or earlier if the need is indicated in project level

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90.TRANS. 8

MAP - TS/INSTALLATION 2 (cont.)

RECOMMND

traffic studies, or as approved by the Transportation department.

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