RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: **February 7, 2018**

TO: **Planning Commission**

FROM: **Russell Brady, Project Planner**

RE: **Item 3.1 – Traffic Comment Responses**

Attached is a response from the project's traffic engineer to the comments made at the November 1, 2017 Planning Commission hearing on traffic for consideration by the Planning Commission.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

November 28, 2017

Mr. David Graves /Mr. Michael Naggar
PINNACLE RESIDENTIAL
2 Venture, Suite 350
Irvine, CA 92618

Dear Mr. Graves/Mr. Naggar:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide responses to comments for the Temescal Canyon Road Project in the County of Riverside. The Temescal Canyon Road Project Traffic Impact Analysis was prepared by Kunzman Associates, Inc. (December 7, 2016). Public comments were received at the community meeting for the project. The project site is located north of Temescal Canyon Road and west of the I-15 Freeway in the County of Riverside (TR37153 - previously PP 23358). The 14.8 acre project site is proposed to be developed with 83 single-family detached residential dwelling units. The project site is proposed to provide access to Temescal Canyon Road.

COMMENT 1

Residents are saying that even though office commercial generates more trips, those trips are not during morning peak and that residential will impact morning peak.

RESPONSE TO COMMENT 1

This statement is not supported by traffic engineering data. As shown on pages 3 and 27 of the Traffic Impact Analysis, a comparison to the previously approved office use and the proposed residential use is shown. The proposed 83 single-family detached residential dwellings is projected to generate less than the previously approved 83,799 square feet of commercial office. As stated on page 3 for the proposed residential project, "96 less (vehicle trips) will occur during the morning peak hour and 84 less vehicle trips which will occur during the evening peak hour."

In addition, if the land use is medical office versus commercial office, the trips generated would be approximately 1.5 to 3 times more trips. This land use would create more trips than the proposed 83 single-family residential units would during both the morning and evening peak hours.

COMMENT 2

Residents are saying that since the opening of HOV lanes on the freeway it has changed and affected traffic patterns in the area that were not in existence when the Traffic Impact Analysis was completed. Hence, the Traffic Impact Analysis is not valid.

Mr. David Graves /Mr. Michael Naggar
PINNACLE RESIDENTIAL
November 28, 2017

RESPONSE TO COMMENT 2

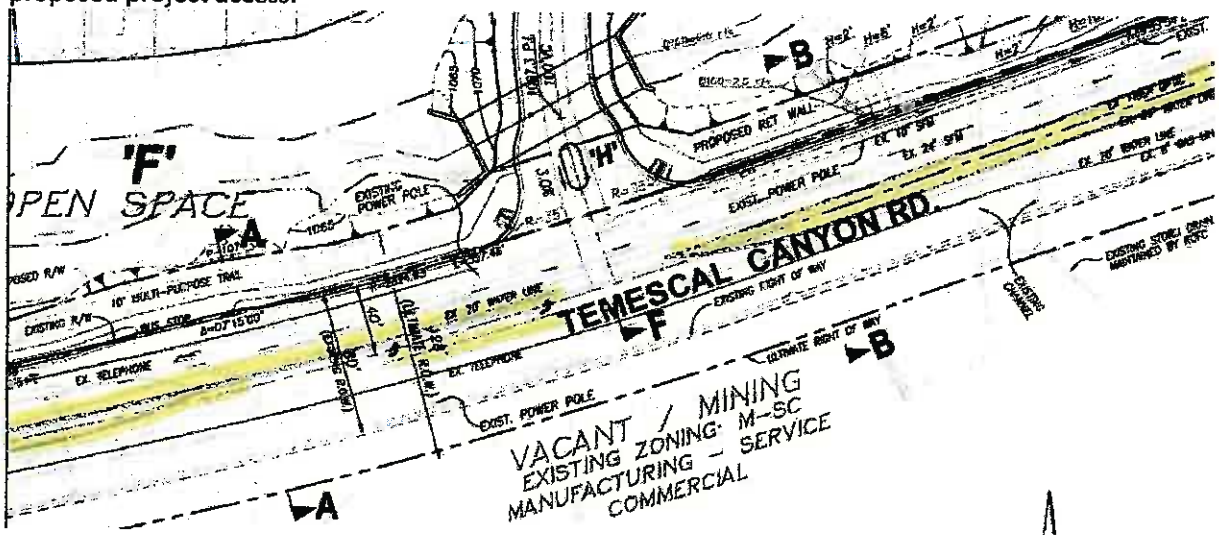
While the I-15 Freeway average daily traffic volumes have increased in the Temescal Canyon area by approximately 7.5% in the last 4 years (2013 thru 2016) (2.25% annualized growth), the addition of HOV lanes on the freeway would not increase traffic volumes during the peak hours because the Levels of Service are only marginally better with the additional lanes. The addition of lanes is to help maintain the Levels of Service and eliminate increasing peak period duration. In addition when comparing the intersection turning movement counts at the Temescal Canyon Road and Lawson Road intersection from April of 2015 to May of 2016 there was a 16.8 % reduction during the morning peak hour and a 7.1 % reduction during the evening peak hour (see Appendix A). This can be attributed more vehicles staying on the I-15 Freeway (with the additional capacity of the HOV lanes) versus diverting to Temescal Canyon Road to avoid the peak period traffic volume congestion.

COMMENT 3

Residents are saying that the entry is located in an area which currently has a large queue in the morning and that it will be difficult and dangerous for vehicles to exit the site.

RESPONSE TO COMMENT 3

As shown on pages 56 to 60 and 64 of the Traffic Impact Analysis, a review of the sight distance and turn storage analysis at the proposed project access to Temescal Canyon Road was included. As stated on page 56 of the Traffic Impact Analysis, the California Department of Transportation standards were used in the review of the sight distance at the project access. The vertical and horizonal alignment of the roadway will allow for adequate sight distance for the proposed project access. See Figure 35 on page 60 of the Traffic Impact Analysis for the sight distance exhibit. As stated on page 57 and 58 of the Traffic Impact Analysis, the California Department of Transportation and National Transportation Research Board standards were used in the review of the left turn lane warrant and the left turn lane storage length at the proposed project access. Based on the turning volume and the Temescal Canyon Road traffic volume, an exclusive left turn lane was required to accommodate left turn volumes at the proposed project access.



In addition, a striping concept was developed to illustrate the additional striped median lane for the ingress-egress at the proposed project access.

COMMENT 4

Residents are saying that the Traffic Impact Analysis is "old" and does not relate to the current traffic conditions that exist.

RESPONSE TO COMMENT 4

This Traffic Impact Analysis was originally completed in September 2015 and then revised in December 2016. The Traffic Impact Analysis was completed using a 2% annual growth rate during the build out period. Background traffic ambient growth rate is included in the Traffic Impact Analysis. The local freeway volumes show a general annualized growth of 2.25%, and the growth on the freeway is not limited to the Temescal Canyon area.

As stated previously, the intersection turning movement counts at the Temescal Canyon Road and Lawson Road intersection had a 16.8 % reduction during the morning peak hour and a 7.1 % reduction during the evening peak hour when comparing intersection turning movement counts from April 2015 to May 2016.

It is not uncommon for a project to take two (2) or more years to be fully entitled and built, and the traffic volumes based on newer intersection turning movement counts should be conservative.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.

Perrie Ilercil, P.E.
Senior Associate

KUNZMAN ASSOCIATES, INC.

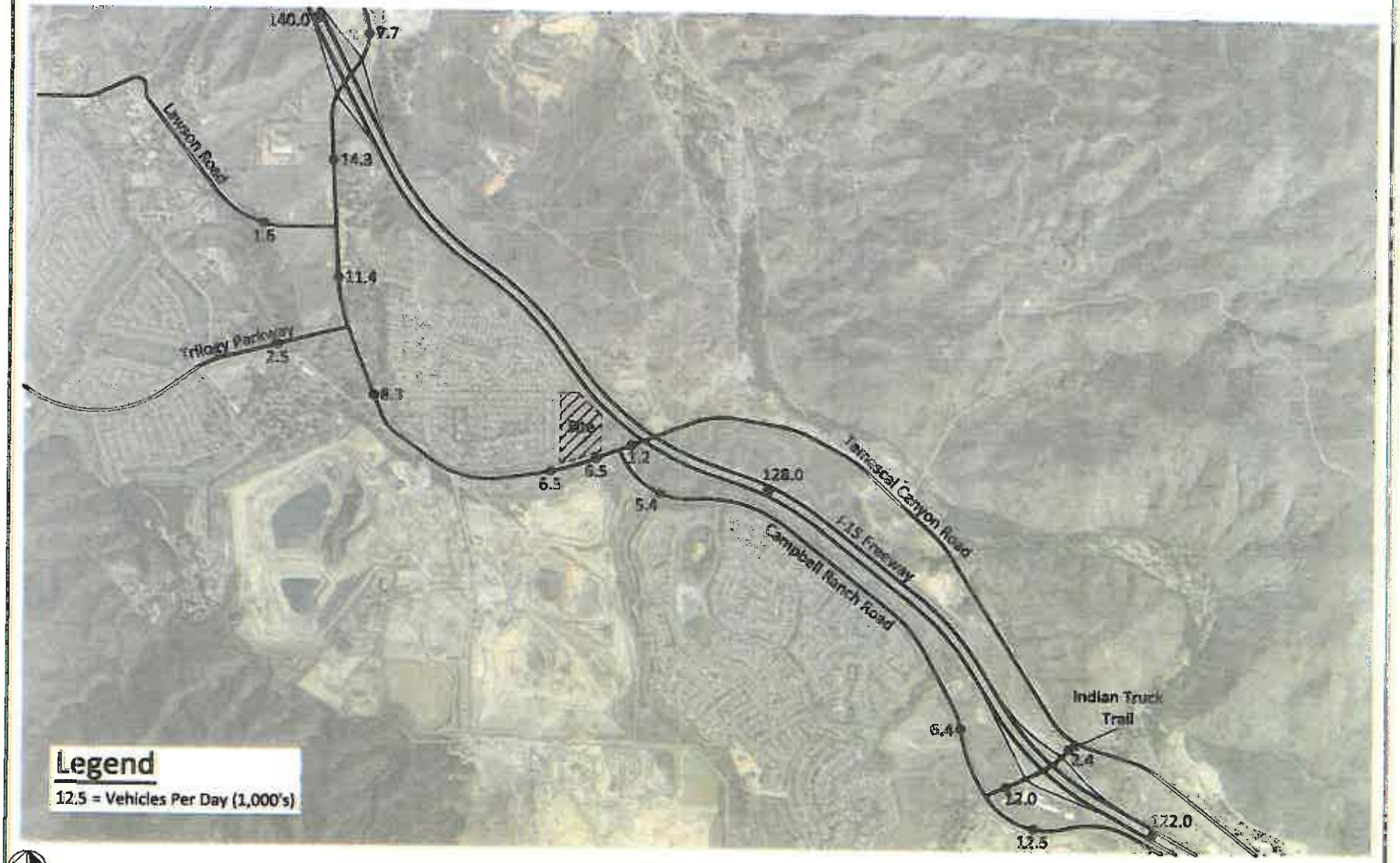
William Kunzman, P.E.
Principal

JN 6185

APPENDIX A

Intersection Turning Movement Count Worksheets

Figure 4
Existing Average Daily Traffic Volumes



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6185/4

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92787
(951) 268-6268

City of Corona
N/S: Temescal Canyon Road
E/W: Lawson Road
Weather: Clear

File Name : CORTCLAAM
Site Code : 05115215
Start Date : 4/21/2015
Page No : 1

Groups Printed- Total Volume

	Temescal Canyon Road Southbound			Temescal Canyon Road Northbound			Lawson Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
07:00 AM	37	4	41	17	249	266	21	3	24	331
07:15 AM	48	2	50	17	202	219	17	1	18	287
07:30 AM	65	7	72	20	141	161	14	1	15	248
07:45 AM	87	10	97	18	119	137	13	1	14	248
Total	237	23	260	72	711	783	65	6	71	1114
08:00 AM	65	13	78	21	141	162	10	2	12	252
08:15 AM	78	21	99	22	141	163	7	8	15	277
08:30 AM	86	11	97	21	170	191	11	12	23	311
08:45 AM	78	14	92	8	156	164	15	12	27	283
Total	307	59	366	72	608	680	43	34	77	1123
Grand Total	544	82	626	144	1319	1463	108	40	148	2237
Apprch %	86.9	13.1		9.8	90.2		73	27		
Total %	24.3	3.7	28	6.4	59	65.4	4.8	1.8	6.6	

	Temescal Canyon Road Southbound			Temescal Canyon Road Northbound			Lawson Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	65	13	78	21	141	162	10	2	12	252
08:15 AM	78	21	99	22	141	163	7	8	15	277
08:30 AM	86	11	97	21	170	191	11	12	23	311
08:45 AM	78	14	92	8	156	164	15	12	27	283
Total Volume	307	59	366	72	608	680	43	34	77	1123
% App. Total	83.9	16.1		10.6	89.4		55.8	44.2		
PHF	.892	.702	.924	.818	.894	.890	.717	.708	.713	.903

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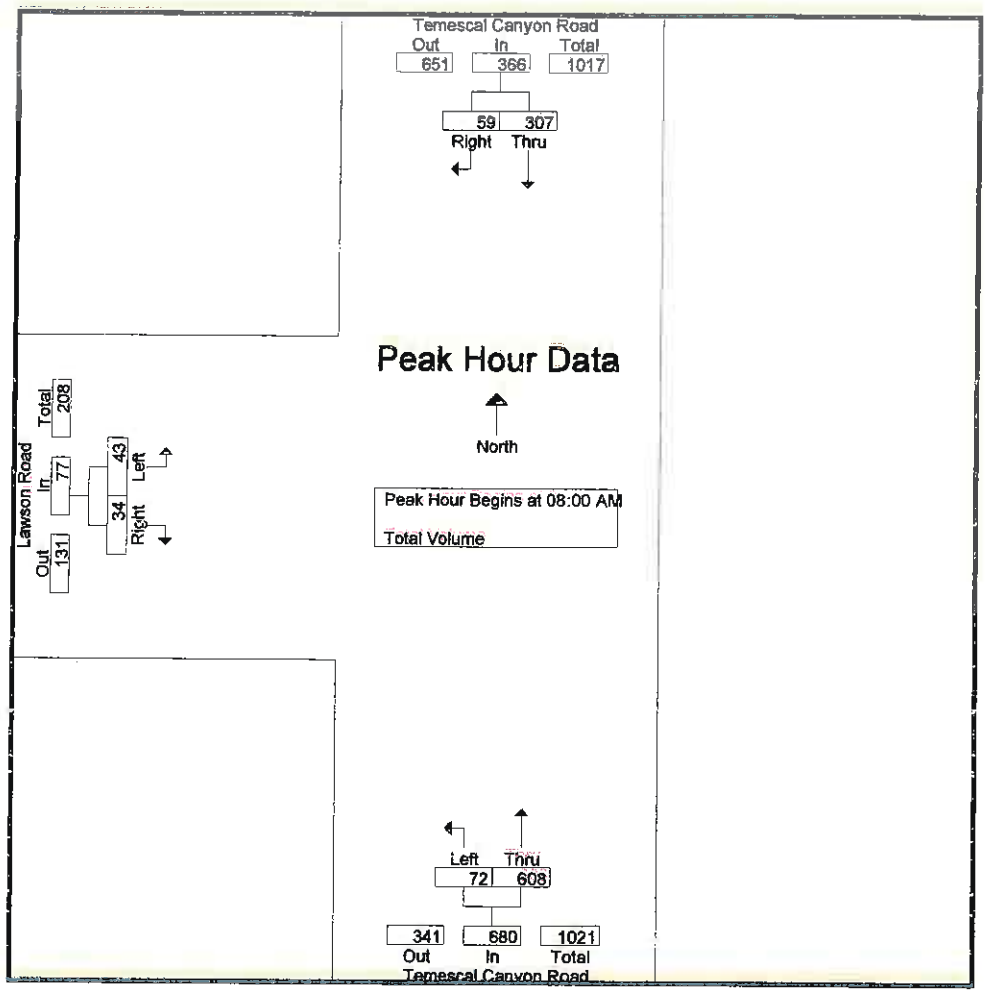
City of Corona
N/S: Temescal Canyon Road
E/W: Lawson Road
Weather: Clear

File Name : CORTCLAAM
Site Code : 05115215
Start Date : 4/21/2015
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:45 AM			07:00 AM			08:00 AM		
+0 mins.	**87**	10	97	17	**249**	**266**	10	2	12
+15 mins.	65	13	78	17	202	219	7	8	15
+30 mins.	78	**21**	**99**	**20**	141	161	11	**12**	23
+45 mins.	86	11	97	18	119	137	**15**	12	**27**
Total Volume	316	55	371	72	711	783	43	34	77
% App. Total	85.2	14.8		9.2	90.8		55.8	44.2	
PHF	.908	.655	.937	.900	.714	.736	.717	.708	.713

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City of Corona
N/S: Temescal Canyon Road
E/W: Lawson Road
Weather: Clear

File Name : CORTCLAPM
Site Code : 05115215
Start Date : 4/21/2015
Page No : 1

Groups Printed- Total Volume

	Temescal Canyon Road Southbound			Temescal Canyon Road Northbound			Lawson Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
04:00 PM	120	8	128	5	112	117	14	6	20	265
04:15 PM	143	18	161	5	99	104	4	4	8	273
04:30 PM	123	13	136	4	92	96	10	4	14	246
04:45 PM	121	15	136	8	87	95	12	7	19	250
Total	507	54	561	22	390	412	40	21	61	1034
05:00 PM	138	17	155	3	108	111	5	7	12	278
05:15 PM	106	16	122	2	103	105	9	8	17	244
05:30 PM	110	16	126	6	96	102	14	5	19	247
05:45 PM	135	23	158	4	84	88	12	4	16	262
Total	489	72	561	15	391	406	40	24	64	1031
Grand Total	996	126	1122	37	781	818	80	45	125	2065
Apprch %	88.8	11.2		4.5	95.5		64	36		
Total %	48.2	6.1	54.3	1.8	37.8	39.6	3.9	2.2	6.1	

	Temescal Canyon Road Southbound			Temescal Canyon Road Northbound			Lawson Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	143	18	161	5	99	104	4	4	8	273
04:30 PM	123	13	136	4	92	96	10	4	14	246
04:45 PM	121	15	136	8	87	95	12	7	19	250
05:00 PM	138	17	155	3	108	111	5	7	12	278
Total Volume	525	63	588	20	386	406	31	22	53	1047
% App. Total	89.3	10.7		4.9	95.1		58.5	41.5		
PHF	.918	.875	.913	.625	.894	.914	.646	.786	.697	.942

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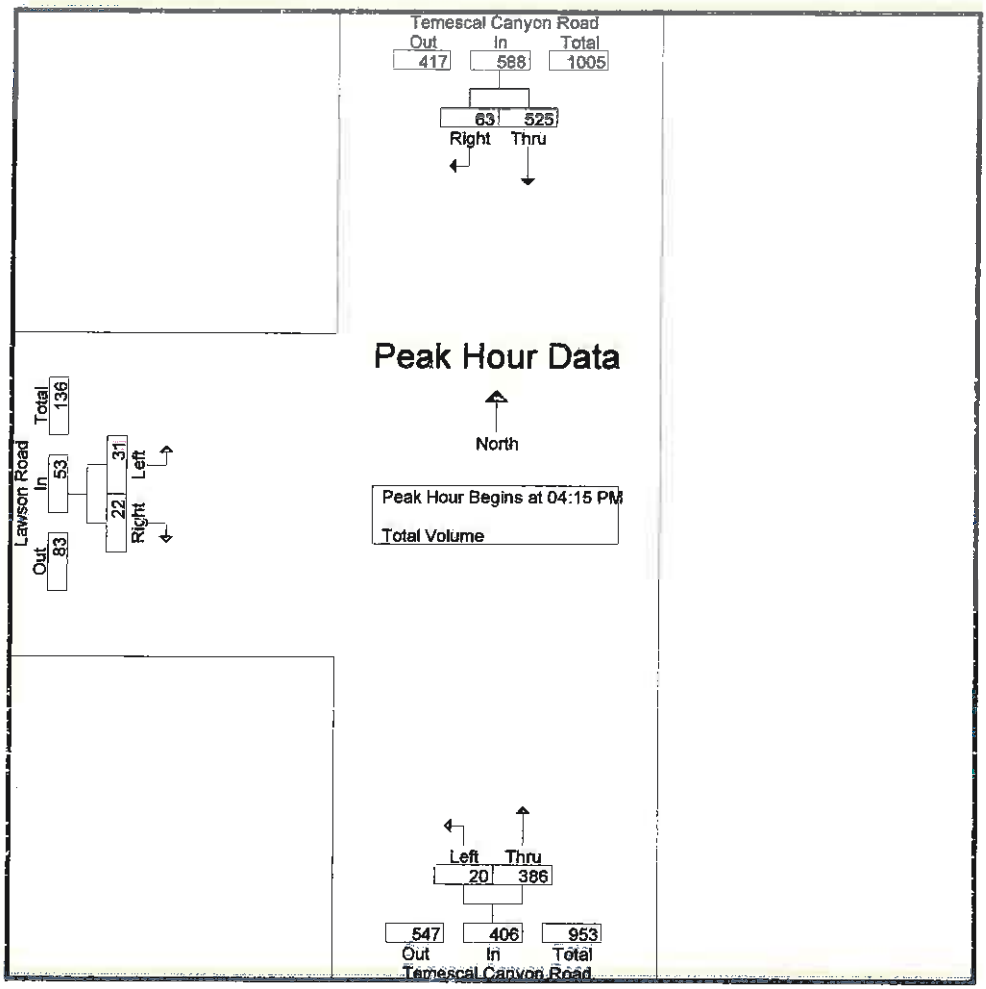
City of Corona
N/S: Temescal Canyon Road
E/W: Lawson Road
Weather: Clear

File Name : CORTCLAPM
Site Code : 05115215
Start Date : 4/21/2015
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:15 PM			04:45 PM			04:45 PM		
+0 mins.	**143**	**18**	**161**	**8**	87	95	12	7	**19**
+15 mins.	123	13	136	3	**108**	**111**	5	7	12
+30 mins.	121	15	136	2	103	105	9	**8**	17
+45 mins.	138	17	155	6	96	102	**14**	5	19
Total Volume	525	63	588	19	394	413	40	27	67
% App. Total	89.3	10.7		4.6	95.4		59.7	40.3	
PHF	.918	.875	.913	.594	.912	.930	.714	.844	.882

Location: Corona
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 4/21/2015
Weather: Clear

PEDESTRIANS

	North Leg Temescal Canyon Road	East Leg Lawson Road	South Leg Temescal Canyon Road	West Leg Lawson Road	TOTAL
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	1	1	2
7:45 AM	0	0	1	0	1
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0
TOTAL VOLUMES:	0	0	2	1	3

	North Leg Temescal Canyon Road	East Leg Lawson Road	South Leg Temescal Canyon Road	West Leg Lawson Road	TOTAL
4:00 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0
TOTAL VOLUMES:	0	0	0	0	0

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951-268-6268

Location: Corona
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 4/21/2015
Weather: Clear

BICYCLES

	North Leg Temescal Canyon Road	East Leg Lawson Road	South Leg Temescal Canyon Road	West Leg Lawson Road	TOTAL
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0
TOTAL VOLUMES:	0	0	0	0	0

	North Leg Temescal Canyon Road	East Leg Lawson Road	South Leg Temescal Canyon Road	West Leg Lawson Road	TOTAL
4:00 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0
4:45 PM	0	0	0	1	1
5:00 PM	0	0	1	1	2
5:15 PM	0	1	0	0	1
5:30 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0
TOTAL VOLUMES:	0	1	1	2	4

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PO Box 1178
Corona, CA 92878
951-268-6268

TENTATIVE TRACT MAP NO. 33688 R-1

TRAFFIC IMPACT ANALYSIS

January 23, 2017

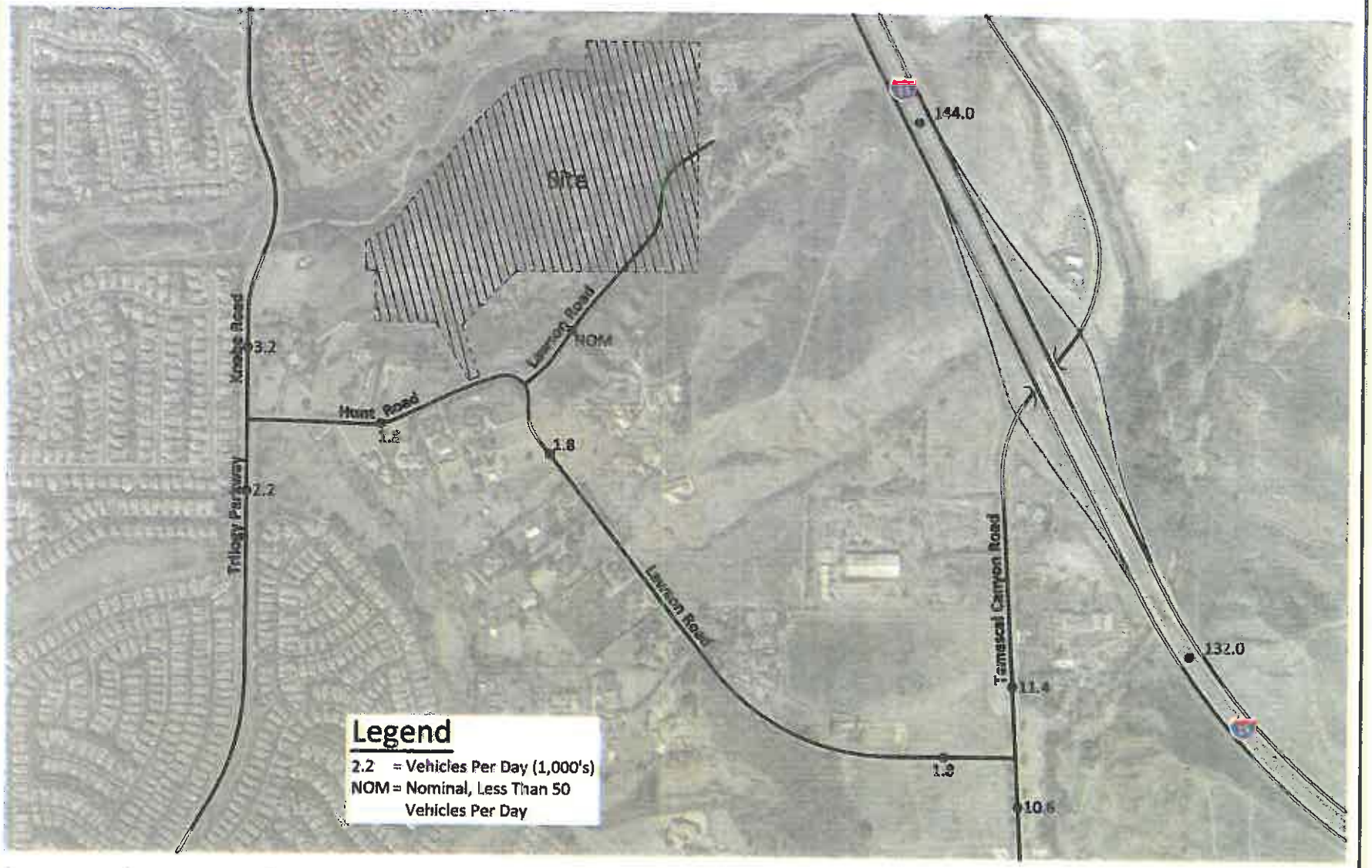
Prepared by:

Perrie Ilercil, P.E. ■ Carl Ballard, LEED GA ■ William Kunzman, P.E.

KUNZMAN ASSOCIATES, INC.
1111 Town & Country Road, Suite 34 ■ Orange, California 92868
5005 La Mart Drive, Suite 201 ■ Riverside, California 92507
(714) 973-8383 ■ www.traffic-engineer.com

JN 6753

Figure 4
Existing Average Daily Traffic Volumes



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JN 6753

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268
counts@countsunlimited.com

Location: County of Riverside
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 5/5/2016
Day: THURSDAY
Project # 051-16241

TURNING MOVEMENT COUNT

	Temescal Canyon Road Northbound				Temescal Canyon Road Southbound				Lawson Road Eastbound				Lawson Road Westbound				
	NL	NT	NR	RTOR	SL	ST	SR	RTOR	EL	ET	ER	RTOR	WL	WT	WR	RTOR	TOTAL
7:00 AM	10	294	0	0	0	70	9	0	15	0	2	0	0	0	0	0	314
7:15 AM	10	182	0	0	0	90	0	0	11	0	1	0	0	0	0	0	230
7:30 AM	7	105	0	0	0	75	0	0	9	0	2	0	0	0	0	0	208
7:45 AM	8	86	0	0	0	93	9	0	7	0	3	0	0	0	0	0	196
8:00 AM	10	109	0	0	0	78	8	0	11	0	2	0	0	0	0	0	216
8:15 AM	15	96	0	0	0	71	14	0	8	0	6	0	0	0	0	0	216
8:30 AM	14	115	0	0	0	75	15	0	23	0	15	0	0	0	0	0	260
8:45 AM	3	59	0	0	0	56	15	0	10	0	10	0	0	0	0	0	222
TOTAL VOLUMES:	87	966	0	0	0	594	80	0	92	0	43	0	0	0	0	0	1862

AM Peak Hr Begins at: 700 AM

	NL	NT	NR	RTOR	SL	ST	SR	RTOR	EL	ET	ER	RTOR	WL	WT	WR	RTOR	TOTAL
PEAK VOLUMES:	35	554	0	0	0	281	28	0	40	0	10	0	0	0	0	0	948
PEAK HR FACTOR:	0.611				0.858				0.833				0.000				0.755

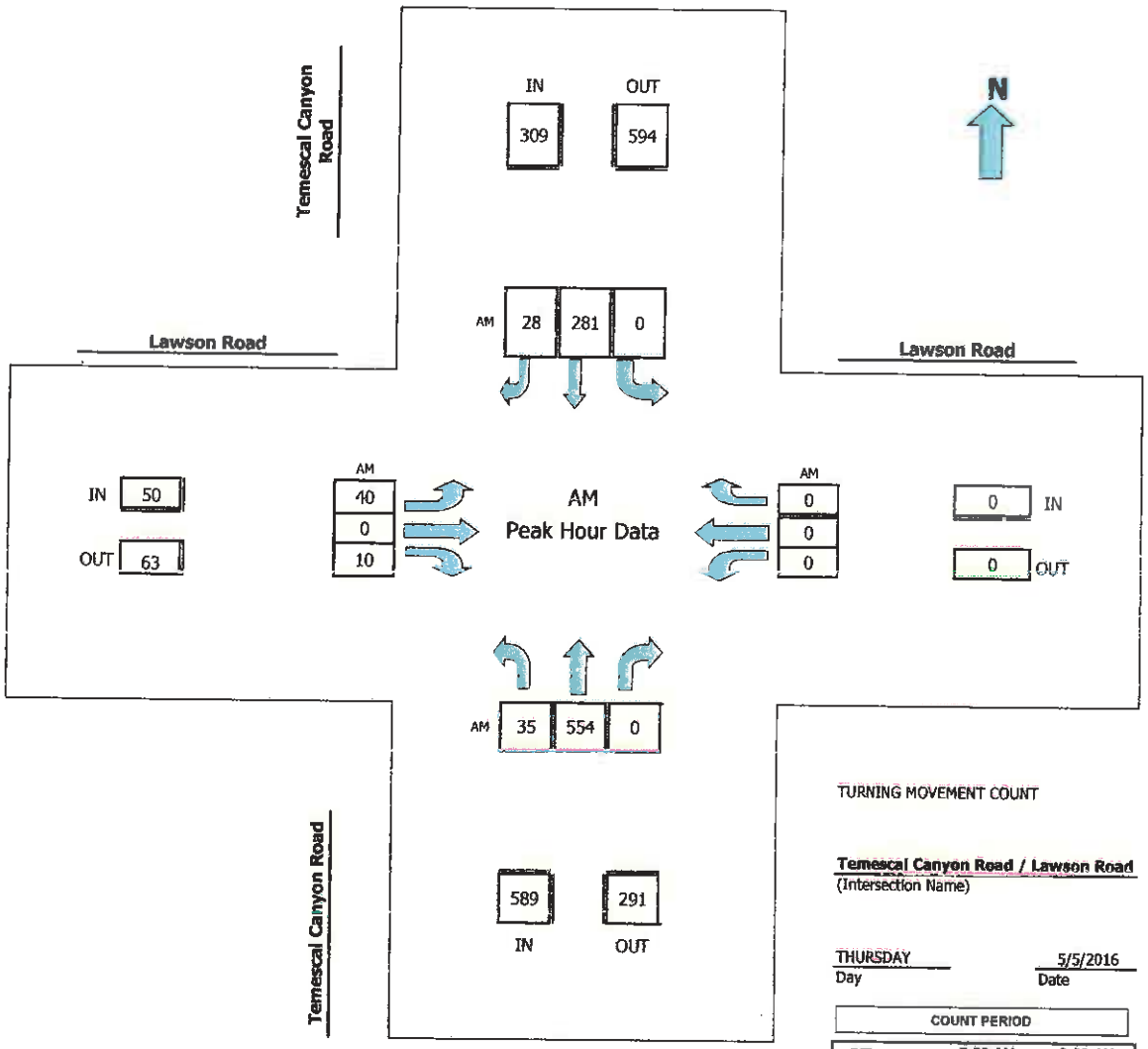
	Temescal Canyon Road Northbound				Temescal Canyon Road Southbound				Lawson Road Eastbound				Lawson Road Westbound				
	NL	NT	NR	RTOR	SL	ST	SR	RTOR	EL	ET	ER	RTOR	WL	WT	WR	RTOR	TOTAL
4:00 PM	11	94	0	0	0	99	11	0	13	0	7	0	0	2	0	0	232
4:15 PM	4	98	0	0	0	108	11	0	6	0	4	0	0	0	0	0	236
4:30 PM	4	87	0	0	0	93	13	0	8	0	5	0	0	0	0	0	211
4:45 PM	5	109	0	0	0	132	14	0	6	0	6	0	0	0	0	0	271
5:00 PM	10	104	0	0	0	109	14	0	7	0	5	0	0	0	0	0	249
5:15 PM	4	59	0	0	0	119	23	0	13	0	2	0	0	0	0	0	220
5:30 PM	6	91	0	0	0	127	18	0	16	0	4	0	0	0	0	0	254
5:45 PM	6	88	0	0	0	116	18	0	13	0	5	0	0	0	0	0	246
TOTAL VOLUMES:	56	720	0	0	0	905	126	0	81	0	31	0	0	0	0	0	1919

PM Peak Hr Begins at: 445 PM

	NL	NT	NR	RTOR	SL	ST	SR	RTOR	EL	ET	ER	RTOR	WL	WT	WR	RTOR	TOTAL
PEAK VOLUMES:	27	353	0	0	0	487	69	0	41	0	17	0	0	0	0	0	994
PEAK HR FACTOR:	0.833				0.952				0.719				0.000				0.917

Location: County of Riverside
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 5/5/2016
Day: THURSDAY
Job # 051-16241



TURNING MOVEMENT COUNT

Temescal Canyon Road / Lawson Road
(Intersection Name)

THURSDAY
Day

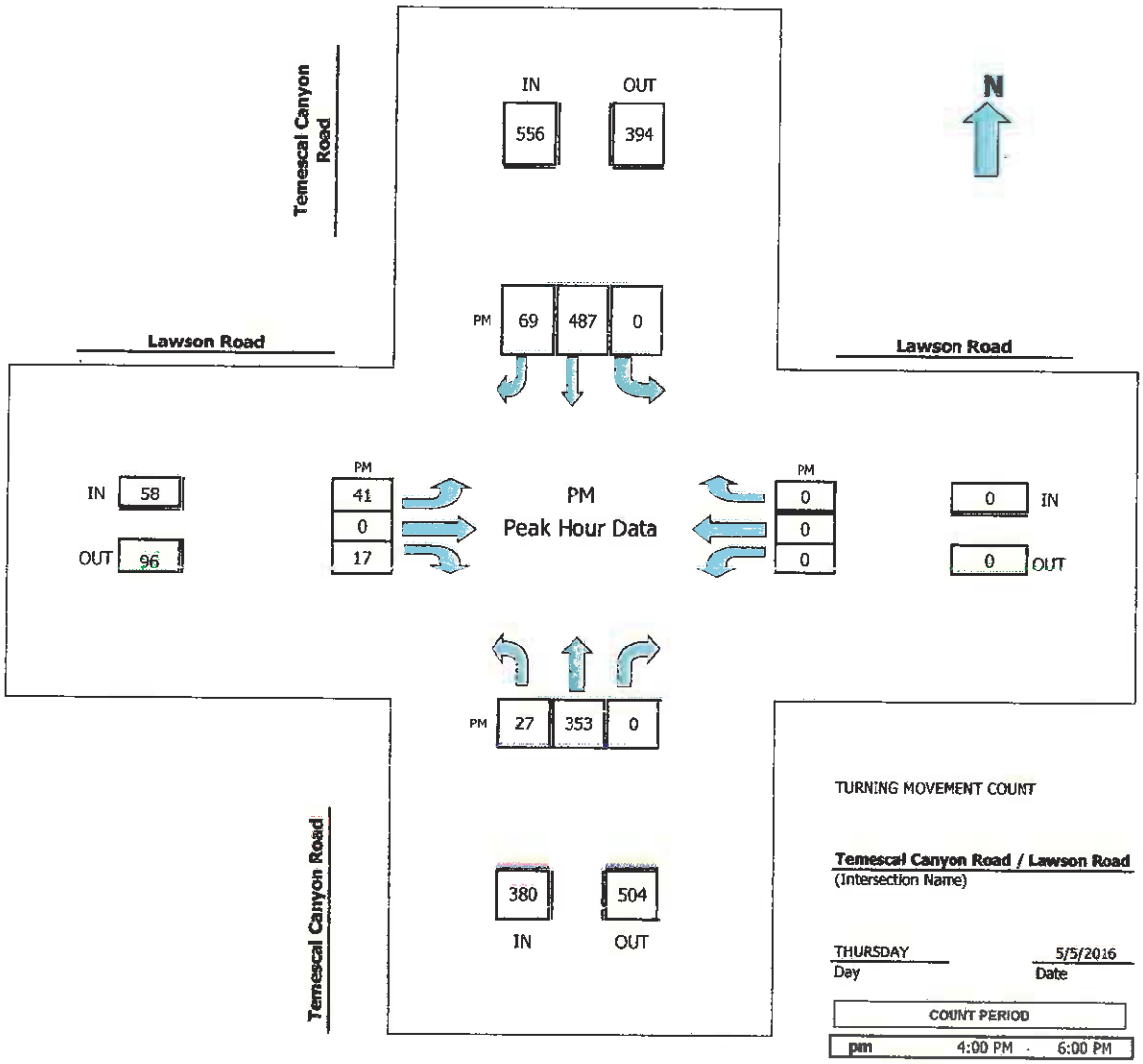
5/5/2016
Date

COUNT PERIOD		
am	7:00 AM	9:00 AM

AM PEAK HOUR 700 AM

Location: County of Riverside
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 5/5/2016
Day: THURSDAY
Job # 051-16241



TURNING MOVEMENT COUNT

Temescal Canyon Road / Lawson Road
(Intersection Name)

THURSDAY
Day

5/5/2016
Date

COUNT PERIOD		
pm	4:00 PM	6:00 PM

PM PEAK HOUR 445 PM

Location: County of Riverside
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 5/5/2016
Day: THURSDAY
Project # 051-16241

PEDESTRIANS

	East Leg Lawson Road	West Leg Lawson Road	South Leg Temescal Canyon Road	North Leg Temescal Canyon Road	TOTAL
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	0	1	0	0	1
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0
TOTAL VOLUMES:	0	1	0	0	1

Peak Hr	700	0	1	0	0	1

	East Leg Lawson Road	West Leg Lawson Road	South Leg Temescal Canyon Road	North Leg Temescal Canyon Road	TOTAL
4:00 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0
5:45 PM	0	0	0	1	1
TOTAL VOLUMES:	0	0	0	1	1

Peak Hr	445	0	0	0	0	0

Location: County of Riverside
N/S: Temescal Canyon Road
E/W: Lawson Road

Date: 5/5/2016
Day: THURSDAY
Project # 051-16241

BICYCLES

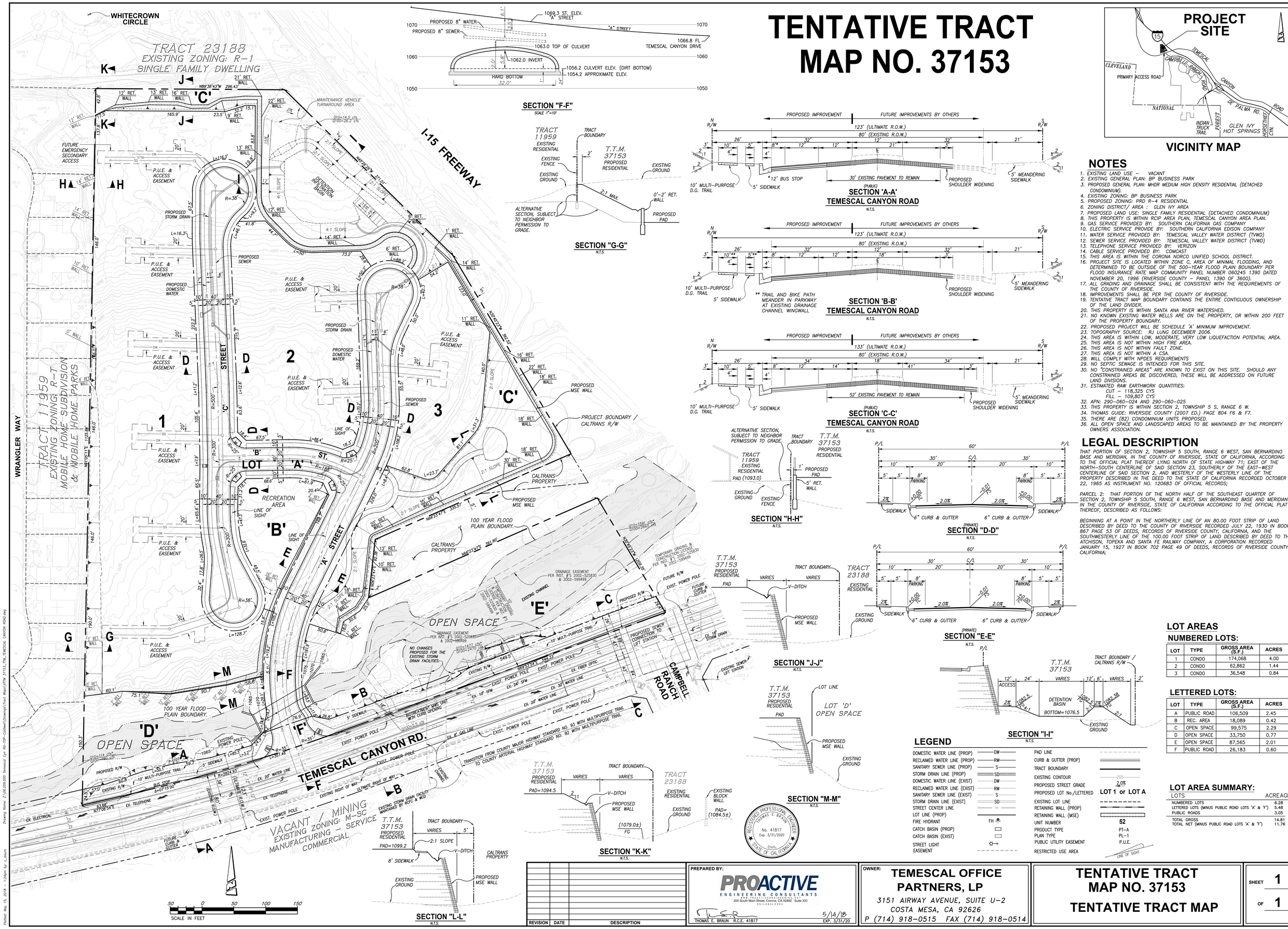
	East Leg Lawson Road	West Leg Lawson Road	South Leg Temescal Canyon Road	North Leg Temescal Canyon Road	TOTAL
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	1	0	0	0	1
8:45 AM	0	0	0	0	0
TOTAL VOLUMES:	1	0	0	0	1

Peak Hr	700					

	East Leg Lawson Road	West Leg Lawson Road	South Leg Temescal Canyon Road	North Leg Temescal Canyon Road	TOTAL
4:00 PM	0	0	0	0	0
4:15 PM	1	0	0	0	1
4:30 PM	1	0	1	0	2
4:45 PM	0	1	0	0	1
5:00 PM	1	0	0	0	1
5:15 PM	0	1	0	0	1
5:30 PM	0	1	0	0	1
5:45 PM	1	0	0	0	1
TOTAL VOLUMES:	4	3	1	0	8

Peak Hr	445					

TENTATIVE TRACT MAP NO. 37153



SECTION "F-F"
SCALE 1"=10'

SECTION "G-G"
N.T.S.

SECTION 'A-A'
TEMESCAL CANYON ROAD
N.T.S.

SECTION 'B-B'
TEMESCAL CANYON ROAD
N.T.S.

SECTION 'C-C'
TEMESCAL CANYON ROAD
N.T.S.

SECTION "H-H"
N.T.S.

(PRIVATE)
SECTION "D-D"
N.T.S.

SECTION "J-J"
N.T.S.

(PRIVATE)
SECTION "E-E"
N.T.S.

SECTION "I-I"
N.T.S.

SECTION "M-M"
N.T.S.

SECTION "K-K"
N.T.S.

SECTION "L-L"
N.T.S.

VICINITY MAP

NOTES

1. EXISTING LAND USE – VACANT
2. EXISTING GENERAL PLAN: BP BUSINESS PARK
3. PROPOSED GENERAL PLAN: MHDR MEDIUM HIGH DENSITY RESIDENTIAL (DETACHED CONDOMINIUM).
4. EXISTING ZONING: BP BUSINESS PARK
5. PROPOSED ZONING: PRD R-4 RESIDENTIAL
6. ZONING DISTRICT/ AREA : GLEN IVY AREA
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (DETACHED CONDOMINIUM)
8. THIS PROPERTY IS WITHIN RCIP AREA PLAN, TEMESCAL CANYON AREA PLAN.
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
10. ELECTRIC SERVICE PROVIDE BY: SOUTHERN CALIFORNIA EDISON COMPANY
11. WATER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
12. SEWER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
13. TELEPHONE SERVICE PROVIDED BY: VERIZON
14. CABLE SERVICE PROVIDED BY: COMCAST
15. THIS AREA IS WITHIN THE CORONA NORCO UNIFIED SCHOOL DISTRICT.
16. PROJECT SITE IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING, AND DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN BOUNDARY PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060245 1390 DATED NOVEMBER 20, 1996 (RIVERSIDE COUNTY – PANEL 1390 OF 3600).
17. ALL GRADING AND DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE.
18. IMPROVEMENTS SHALL BE PER THE COUNTY OF RIVERSIDE.
19. TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
20. THIS PROPERTY IS WITHIN SANTA ANA RIVER WATERSHED.
21. NO KNOWN EXISTING WATER WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
22. PROPOSED PROJECT WILL BE SCHEDULE 'A' MINIMUM IMPROVEMENT.
23. TOPOGRAPHY SOURCE: RJ LUNG DECEMBER 2006.
24. THIS AREA IS WITHIN LOW, MODERATE, VERY LOW LIQUEFACTION POTENTIAL AREA.
25. THIS AREA IS NOT WITHIN HIGH FIRE AREA.
26. THIS AREA IS NOT WITHIN FAULT ZONE.
27. THIS AREA IS NOT WITHIN A CSA.
28. WILL COMPLY WITH NPDES REQUIREMENTS
29. NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
30. NO "CONSTRAINED AREAS" ARE KNOWN TO EXIST ON THIS SITE. SHOULD ANY CONSTRAINED AREAS BE DISCOVERED, THESE WILL BE ADDRESSED ON FUTURE LAND DIVISIONS.
31. ESTIMATED RAW EARTHWORK QUANTITIES:
    CUT – 118,325 CYS
    FILL – 109,807 CYS
32. APN: 290-060-024 AND 290-060-025
33. THIS PROPERTY IS WITHIN SECTION 2, TOWNSHIP 5 S, RANGE 6 W.
34. THOMAS GUIDE: RIVERSIDE COUNTY (2007 ED.) PAGE 804 F6 & F7.
35. THERE ARE (82) CONDOMINIUM UNITS PROPOSED.
36. ALL OPEN SPACE AND LANDSCAPED AREAS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING NORTH OF STATE HIGHWAY 71; EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, SOUTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 2, AND WESTERLY OF THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 22, 1965 AS INSTRUMENT NO. 120683 OF OFFICIAL RECORDS;

PARCEL 2: THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF AN 80.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE SOUTHWESTERLY LINE OF THE 100.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION RECORDED JANUARY 15, 1927 IN BOOK 702 PAGE 49 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LOT AREAS

NUMBERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
1	CONDO	174,068	4.00
2	CONDO	62,862	1.44
3	CONDO	36,548	0.84

LETTERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
A	PUBLIC ROAD	106,509	2.45
B	REC. AREA	18,089	0.42
C	OPEN SPACE	99,575	2.29
D	OPEN SPACE	33,750	0.77
E	OPEN SPACE	87,565	2.01
F	PUBLIC ROAD	26,183	0.60

LEGEND

DOMESTIC WATER LINE (PROP)	DW	PAD LINE	
RECLAIMED WATER LINE (PROP)	RW	CURB & GUTTER (PROP)	
SANITARY SEWER LINE (PROP)	S	TRACT BOUNDARY	
STORM DRAIN LINE (PROP)	SD	EXISTING CONTOUR	205
DOMESTIC WATER LINE (EXIST)	DW	PROPOSED STREET GRADE	2.0%
RECLAIMED WATER LINE (EXIST)	RW	PROPOSED LOT No./LETTERED	LOT 1 or LOT A
SANITARY SEWER LINE (EXIST)	S	EXISTING LOT LINE	
STORM DRAIN LINE (EXIST)	SD	RETAINING WALL (PROP)	
STREET CENTER LINE		RETAINING WALL (MSE)	
LOT LINE (PROP)		UNIT NUMBER	52
FIRE HYDRANT	FH	PRODUCT TYPE	PT-A
CATCH BASIN (PROP)		PLAN TYPE	PL-1
CATCH BASIN (EXIST)		PUBLIC UTILITY EASEMENT	P.U.E.
STREET LIGHT		RESTRICTED USE AREA	LINE OF SIGHT
EASEMENT			

LOT AREA SUMMARY:

LOTS	ACREAGE
NUMBERED LOTS	6.28
LETTERED LOTS (MINUS PUBLIC ROAD LOTS 'A' & 'F')	5.48
PUBLIC ROADS	3.05
TOTAL GROSS	14.81
TOTAL NET (MINUS PUBLIC ROAD LOTS 'A' & 'F')	11.76

REGISTERED PROFESSIONAL ENGINEER THOMAS E. BRAUN No. 41817 Exp. 3/31/2020 CIVIL STATE OF CALIFORNIA

REVISION	DATE	DESCRIPTION

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
200 South Main Street, Corona, CA 92882 Suite 300
951•280•3300
THOMAS E. BRAUN R.C.E. 41817 5/14/18 EXP. 3/31/20

OWNER:
TEMESCAL OFFICE PARTNERS, LP
3151 AIRWAY AVENUE, SUITE U-2
COSTA MESA, CA 92626
P (714) 918-0515 FAX (714) 918-0514

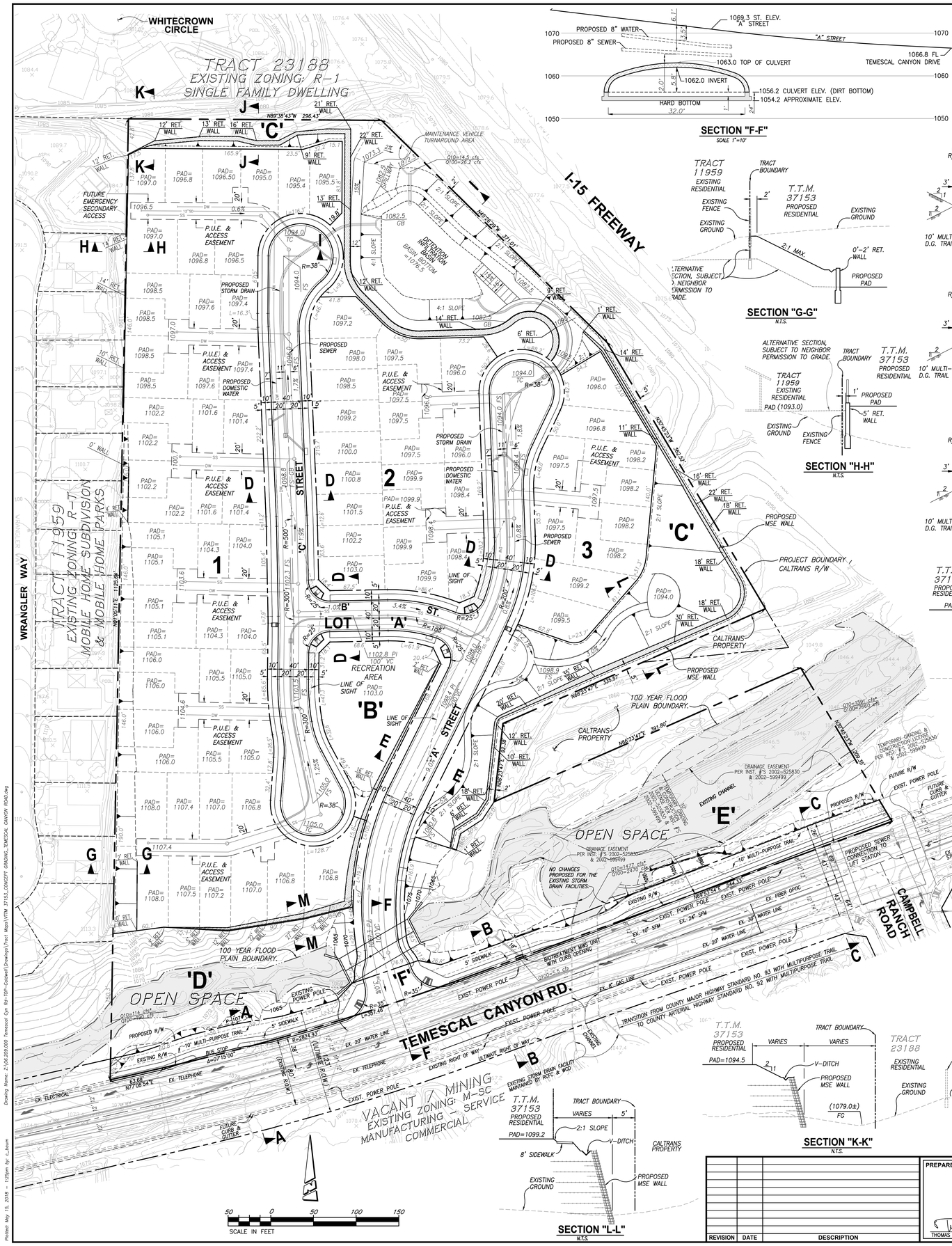
TENTATIVE TRACT MAP NO. 37153
TENTATIVE TRACT MAP

SHEET 1 OF 1

Plotted: May 15, 2018 – 1:24pm by C.Baum
Drawing Name: Z:\06-209-000 Temescal Cyn Rd-TDP-Caldwell\Drawings\Tract Maps\TTM 37153_TTM_TEMESCAL CANYON ROAD.dwg

TENTATIVE TRACT MAP NO. 37153

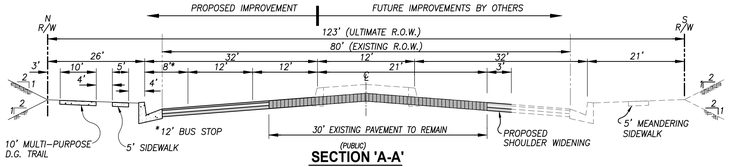
CONCEPTUAL GRADING PLAN



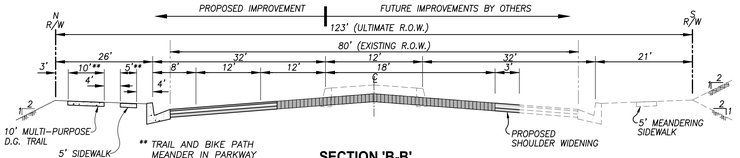
SECTION "F-F"
SCALE 1"=10'

SECTION "G-G"
N.T.S.

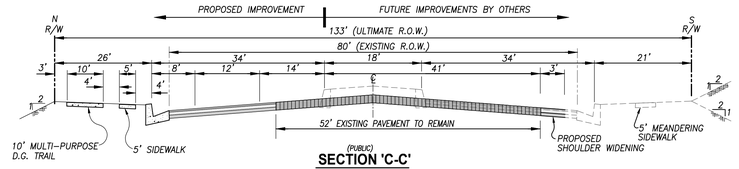
SECTION "H-H"
N.T.S.



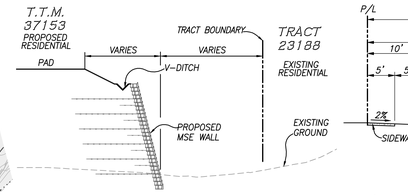
SECTION 'A-A'
TEMESCAL CANYON ROAD
N.T.S.



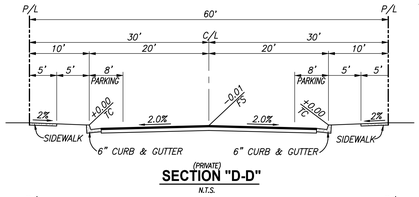
SECTION 'B-B'
TEMESCAL CANYON ROAD
N.T.S.



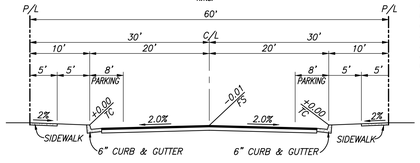
SECTION 'C-C'
TEMESCAL CANYON ROAD
N.T.S.



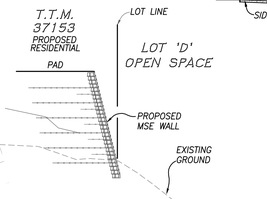
SECTION "J-J"
N.T.S.



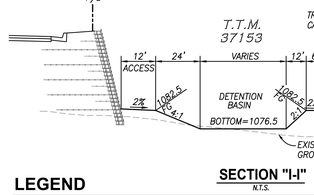
(PRIVATE)
SECTION "D-D"
N.T.S.



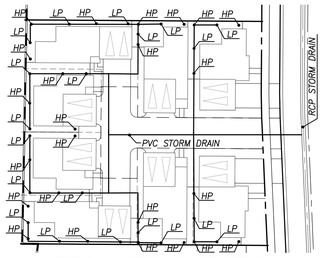
(PRIVATE)
SECTION "E-E"
N.T.S.



SECTION "M-M"
N.T.S.



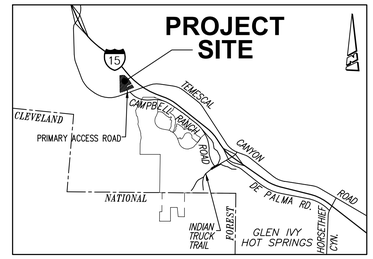
SECTION "I-I"
N.T.S.



TYPICAL LOT DRAINAGE DETAIL
N.T.S.
NOTE: GRATE INLETS TO BE LOCATED AT LOW POINTS

SECTION "K-K"
N.T.S.

SECTION "L-L"
N.T.S.



VICINITY MAP

NOTES

1. EXISTING LAND USE – VACANT
2. EXISTING GENERAL PLAN: BP BUSINESS PARK
3. PROPOSED GENERAL PLAN: MHDR MEDIUM HIGH DENSITY RESIDENTIAL (DETACHED CONDOMINIUM).
4. EXISTING ZONING: BP BUSINESS PARK
5. PROPOSED ZONING: PRD R-4 RESIDENTIAL
6. ZONING DISTRICT/ AREA : GLEN IVY AREA
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (DETACHED CONDOMINIUM)
8. THIS PROPERTY IS WITHIN RCIP AREA PLAN, TEMESCAL CANYON AREA PLAN.
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
10. ELECTRIC SERVICE PROVIDE BY: COMMUNITY PANEL NUMBER 060245 1390 DATED NOVEMBER 20, 1996 (RIVERSIDE COUNTY – PANEL 1390 OF 3600).
11. WATER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
12. SEWER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
13. TELEPHONE SERVICE PROVIDED BY: VERIZON
14. CABLE SERVICE PROVIDED BY: COMCAST
15. THIS AREA IS WITHIN THE CORONA NORCO UNIFIED SCHOOL DISTRICT.
16. PROJECT SITE IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING, AND DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN BOUNDARY PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060245 1390 DATED NOVEMBER 20, 1996 (RIVERSIDE COUNTY – PANEL 1390 OF 3600).
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25. THIS AREA IS NOT WITHIN HIGH FIRE AREA.
26. THIS AREA IS NOT WITHIN FAULT ZONE.
27. THIS AREA IS NOT WITHIN A CSA.
28. WILL COMPLY WITH NPDES REQUIREMENTS
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BEGINNING AT A POINT IN THE NORTHERLY LINE OF AN 80.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE SOUTHWESTERLY LINE OF THE 100.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION RECORDED JANUARY 15, 1927 IN BOOK 702 PAGE 49 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. BRAUN
No. 41817
Exp. 3/31/2020
CIVIL
STATE OF CALIFORNIA

LOT AREAS

NUMBERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
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LOT AREA SUMMARY:

LOTS	ACREAGE
NUMBERED LOTS	6.28
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PUBLIC ROADS	3.05
TOTAL GROSS	14.81
TOTAL NET (MINUS PUBLIC ROAD LOTS 'A' & 'F')	11.76

LEGEND

DOMESTIC WATER LINE (PROP)	DW
RECLAIMED WATER LINE (PROP)	RW
SANITARY SEWER LINE (PROP)	S
STORM DRAIN LINE (PROP)	SD
DOMESTIC WATER LINE (EXIST)	DW
RECLAIMED WATER LINE (EXIST)	RW
SANITARY SEWER LINE (EXIST)	S
STORM DRAIN LINE (EXIST)	SD
STREET CENTER LINE	
LOT LINE (PROP)	
FIRE HYDRANT	FH
CATCH BASIN (PROP)	
CATCH BASIN (EXIST)	
STREET LIGHT	
EASEMENT	
HIGH-POINT	HP
LOW-POINT	LP
POINT OF INTERSECTION	PI
PAD LINE	
CURB & GUTTER (PROP)	
TRACT BOUNDARY	
EXISTING CONTOUR	205
PROPOSED STREET GRADE	2.0%
PROPOSED LOT No./LETTERED	LOT 1 or LOT A
EXISTING LOT LINE	
RETAINING WALL (PROP)	
RETAINING WALL (MSE)	
UNIT NUMBER	52
PRODUCT TYPE	PT-A
PLAN TYPE	PL-1
PUBLIC UTILITY EASEMENT	P.U.E.
FINISHED GRADE	FG
RESTRICTED USE AREA	

LINE OF SIGHT

* ESTIMATE: 10 YR CALCULATED BY BY MULTIPLYING Q100x0.598

REVISION	DATE	DESCRIPTION

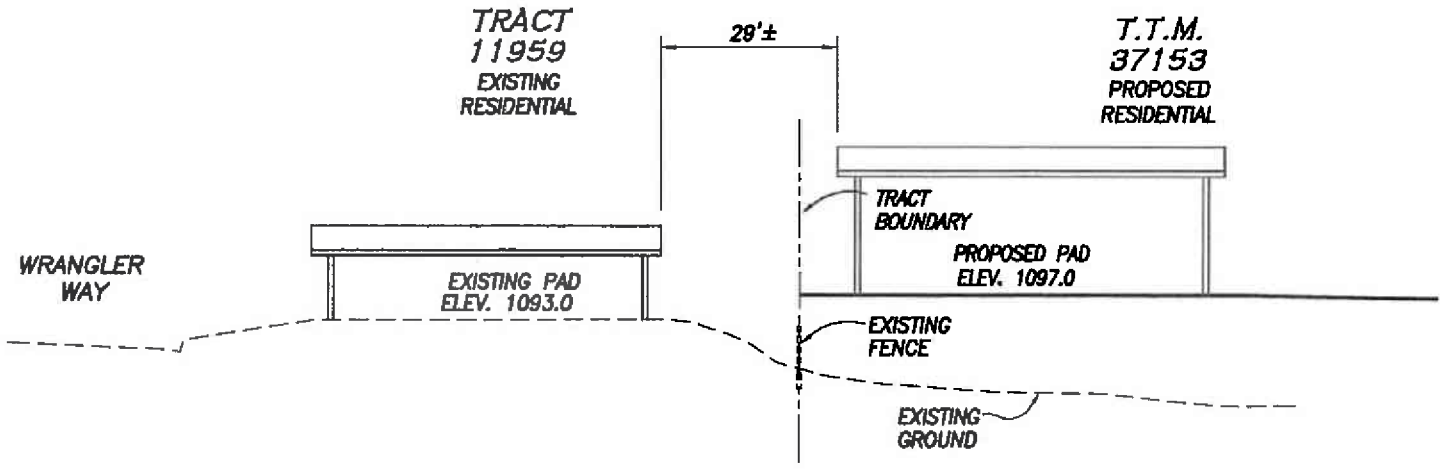
PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Corona, CA 92882 Suite 300
951-280-3500
THOMAS E. BRAUN R.C.E. 41817 — 5/14/18 EXP. 3/31/20

OWNER:
TEMESCAL OFFICE PARTNERS, LP
3151 AIRWAY AVENUE, SUITE U-2
COSTA MESA, CA 92626
P (714) 918-0515 FAX (714) 918-0514

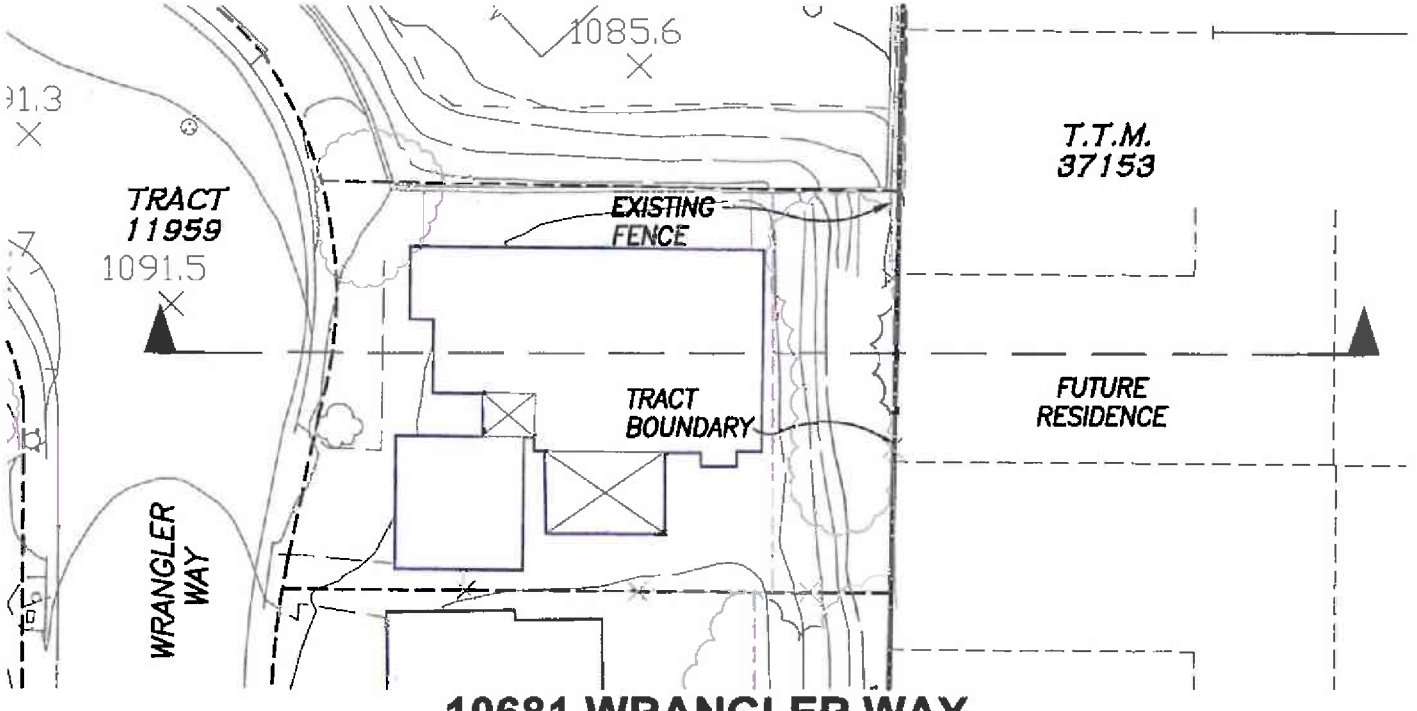
TENTATIVE TRACT MAP NO. 37153
CONCEPTUAL GRADING PLAN

SHEET 1 OF 1

Plotted: May 15, 2018 – 1:25pm by: c_baum
Drawing Name: Z:\06_359_005 Temescal Cyn Rd-TCP-Caldwell\Drawings\Tract Maps\TTM 37153_CONCEPT GRADING_TEMESCAL CANYON ROAD.dwg



SECTION VIEW



10681 WRANGLER WAY

REAR YARD IMPROVEMENT EXHIBIT

NOT TO SCALE

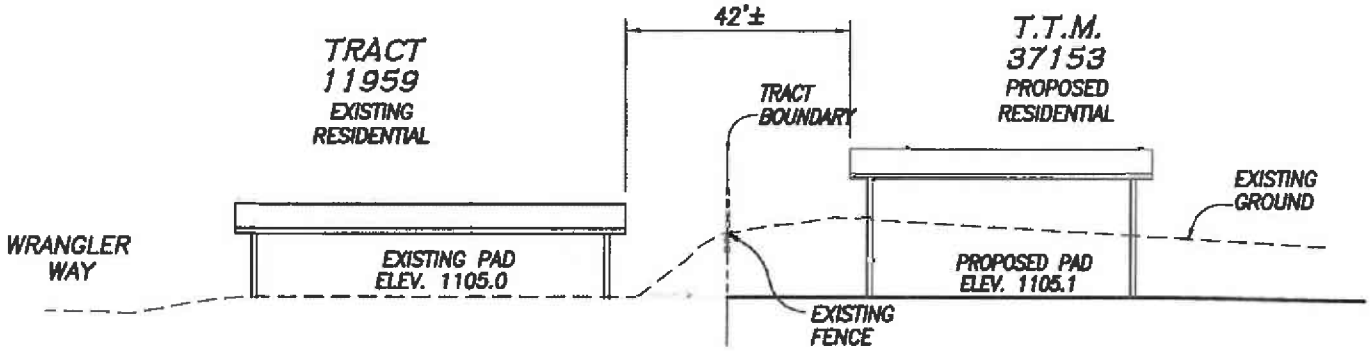
DATE: 11/17/17

PROACTIVE ENGINEERING CONSULTANTS 200 SOUTH MAIN STREET, CORONA CA. 92882 SUITE 300 951-280-3300

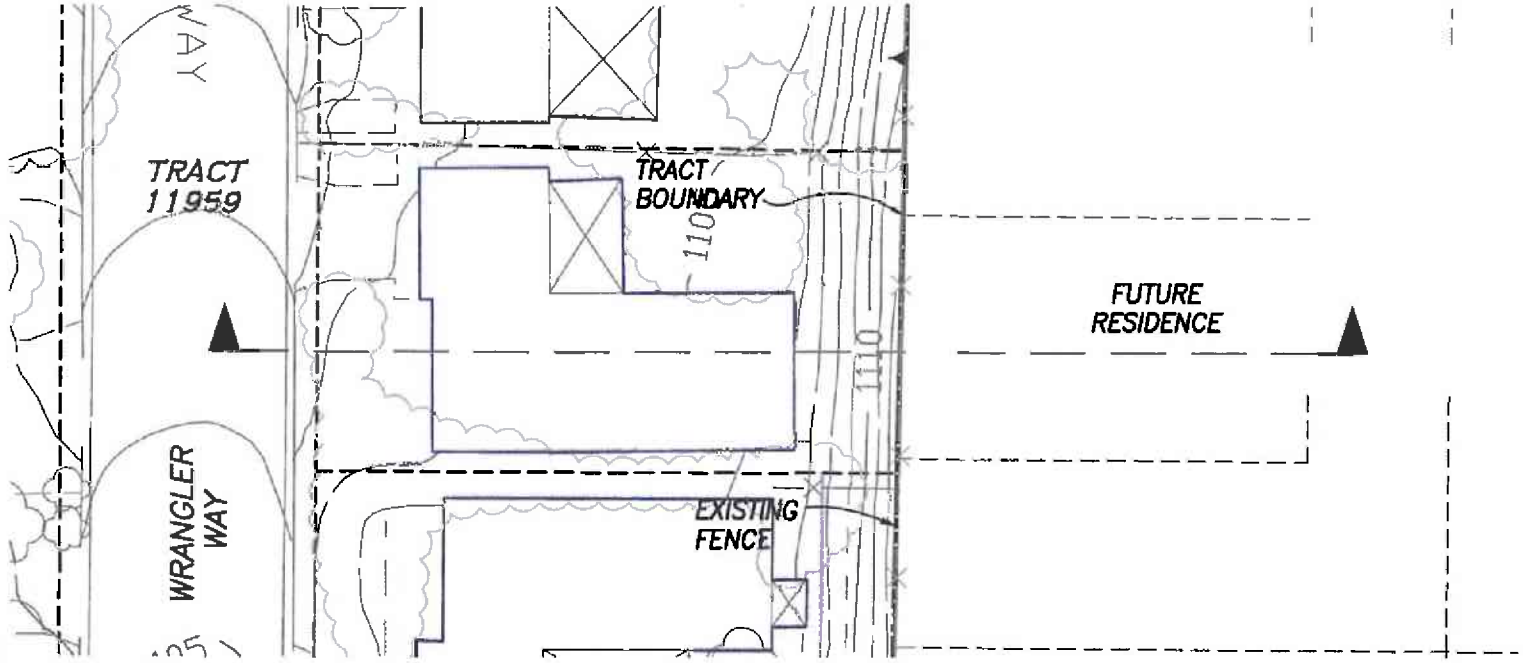
Plotted: Nov 17, 2017 - 12:10pm by: r_adams Drawing Name: Z:\06.209.000 Temescal Cyn Rd-TOP-Caldwell\Drawings\Sections\Sections at Existing Homes Westerly Boundary_2.dwg

PROACTIVE ENGINEERING CONSULTANTS 200 SOUTH MAIN STREET, CORONA CA. 92882 SUITE 300 951-280-3300

Plotted: Nov 17, 2017 - 12:12pm by: r_adams Drawing Name: Z:\08.209.000 Temescal Cyn Rd-TOP-Caldwell\Drawings\Sections\Sections at Existing Homes Westerly Boundary_2.dwg



SECTION VIEW

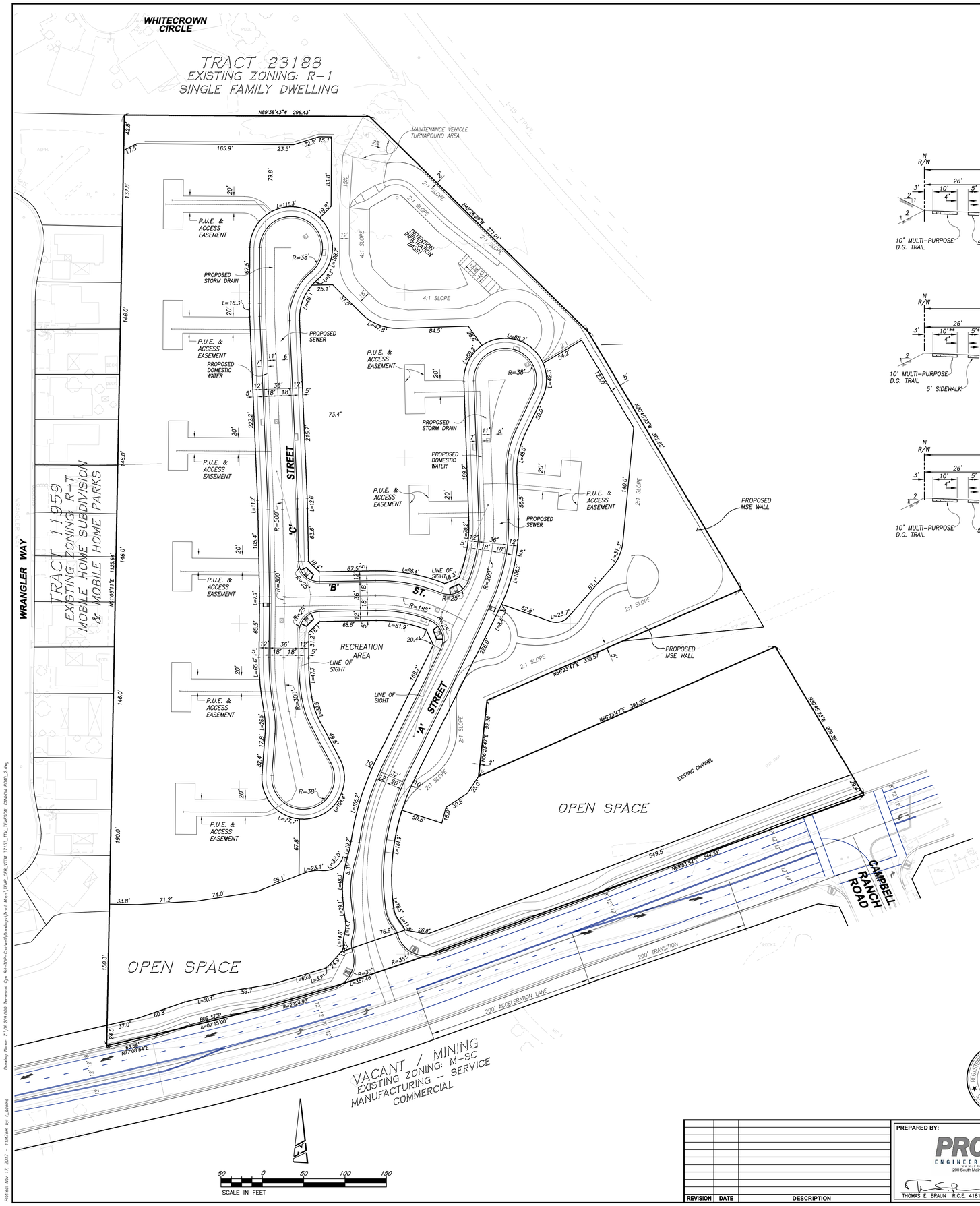


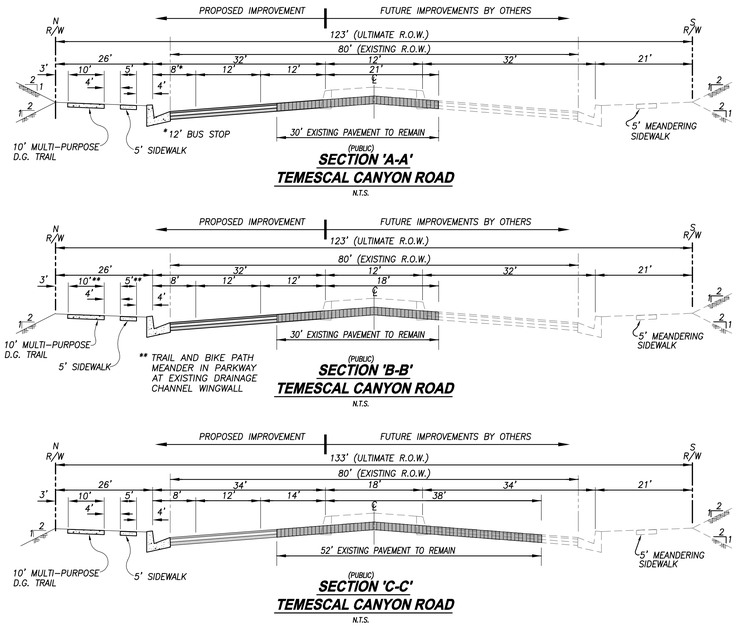
NOT TO SCALE

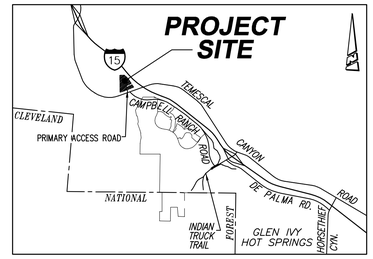
10583 WRANGLER WAY
REAR YARD IMPROVEMENT EXHIBIT

DATE: 11/17/17

TENTATIVE TRACT MAP NO. 37153







VICINITY MAP

NOTES

1. EXISTING LAND USE – VACANT
2. EXISTING GENERAL PLAN: BP BUSINESS PARK
3. PROPOSED GENERAL PLAN: MHDR MEDIUM HIGH DENSITY RESIDENTIAL (DETACHED CONDOMINIUM).
4. EXISTING ZONING: BP BUSINESS PARK
5. PROPOSED ZONING: PRD R-4 RESIDENTIAL
6. ZONING DISTRICT/ AREA : GLEN IVY AREA
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (DETACHED CONDOMINIUM)
8. THIS PROPERTY IS WITHIN RCIP AREA PLAN, TEMESCAL CANYON AREA PLAN.
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
10. ELECTRIC SERVICE PROVIDE BY: SOUTHERN CALIFORNIA EDISON COMPANY
11. WATER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
12. SEWER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
13. TELEPHONE SERVICE PROVIDED BY: VERIZON
14. CABLE SERVICE PROVIDED BY: COMCAST
15. THIS AREA IS WITHIN THE CORONA NORCO UNIFIED SCHOOL DISTRICT.
16. PROJECT SITE IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING, AND DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN BOUNDARY PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060245 1390 DATED NOVEMBER 20, 1996 (RIVERSIDE COUNTY – PANEL 1390 OF 3600).
17. ALL GRADING AND DRAINAGE SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE.
18. IMPROVEMENTS SHALL BE PER THE COUNTY OF RIVERSIDE.
19. TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
20. THIS PROPERTY IS WITHIN SANTA ANA RIVER WATERSHED.
21. NO KNOWN EXISTING WATER WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
22. PROPOSED PROJECT WILL BE SCHEDULE 'A' MINIMUM IMPROVEMENT.
23. TOPOGRAPHY SOURCE: RJ LUNG DECEMBER 2006.
24. THIS AREA IS WITHIN LOW, MODERATE, VERY LOW LIQUEFACTION POTENTIAL AREA.
25. THIS AREA IS NOT WITHIN HIGH FIRE AREA.
26. THIS AREA IS NOT WITHIN FAULT ZONE.
27. THIS AREA IS NOT WITHIN A CSA.
28. WILL COMPLY WITH NPDES REQUIREMENTS
29. NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
30. NO "CONSTRAINED AREAS" ARE KNOWN TO EXIST ON THIS SITE. SHOULD ANY CONSTRAINED AREAS BE DISCOVERED, THESE WILL BE ADDRESSED ON FUTURE LAND DIVISIONS.
31. ESTIMATED RAW EARTHWORK QUANTITIES:
    CUT – 118,325 CYS
    FILL – 109,807 CYS
32. APN: 290-060-024 AND 290-060-025
33. THIS PROPERTY IS WITHIN SECTION 2, TOWNSHIP 5 S, RANGE 6 W.
34. THOMAS GUIDE: RIVERSIDE COUNTY (2007 ED.) PAGE 804 F6 & F7.
35. THERE ARE (83) CONDOMINIUM UNITS PROPOSED.
36. ALL OPEN SPACE AND LANDSCAPED AREAS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING NORTH OF STATE HIGHWAY 71; EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, SOUTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 2, AND WESTERLY OF THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 22, 1965 AS INSTRUMENT NO. 120683 OF OFFICIAL RECORDS;

PARCEL 2: THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF AN 80.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE SOUTHWESTERLY LINE OF THE 100.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION RECORDED JANUARY 15, 1927 IN BOOK 702 PAGE 49 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LOT AREAS

NUMBERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
1	CONDO	167,140	3.83
2	CONDO	61,778	1.42
3	CONDO	35,810	0.82

LETTERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
A	PUBLIC ROAD	106,509	2.45
B	REC. AREA	24,588	0.56
C	OPEN SPACE	100,564	2.31
D	OPEN SPACE	35,090	0.81
E	OPEN SPACE	87,565	2.01
F	PUBLIC ROAD	26,183	0.60

LEGEND

DOMESTIC WATER LINE (PROP)	DW	PAD LINE	
RECLAIMED WATER LINE (PROP)	RW	CURB & GUTTER (PROP)	
SANITARY SEWER LINE (PROP)	S	TRACT BOUNDARY	
STORM DRAIN LINE (PROP)	SD	EXISTING CONTOUR	205
DOMESTIC WATER LINE (EXIST)	DW	PROPOSED STREET GRADE	2.0%
RECLAIMED WATER LINE (EXIST)	RW	PROPOSED LOT No./LETTERED	LOT 1 or LOT A
SANITARY SEWER LINE (EXIST)	S	EXISTING LOT LINE	
STORM DRAIN LINE (EXIST)	SD	RETAINING WALL (PROP)	
STREET CENTER LINE		UNIT NUMBER	52
LOT LINE (PROP)		PRODUCT TYPE	PT-A
FIRE HYDRANT	FH	PLAN TYPE	PL-1
CATCH BASIN (PROP)		PUBLIC UTILITY EASEMENT	P.U.E.
CATCH BASIN (EXIST)		RESTRICTED USE AREA	LINE OF SIGHT
STREET LIGHT			
EASEMENT			

LOT AREA SUMMARY:

LOTS	ACREAGE
NUMBERED LOTS	6.07
LETTERED LOTS (MINUS PUBLIC ROAD LOTS 'A' & 'F')	5.69
PUBLIC ROADS	3.05
TOTAL GROSS	14.81
TOTAL NET (MINUS PUBLIC ROAD LOTS 'A' & 'F')	11.76

REGISTERED PROFESSIONAL ENGINEER THOMAS E. BRAUN No. 41817 Exp. 3/31/2018 CIVIL STATE OF CALIFORNIA

REVISION	DATE	DESCRIPTION

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS
200 South Main Street, Corona, CA 92882 Suite 300
951.280.3300
THOMAS E. BRAUN R.C.E. 41817 5/15/17 EXP. 3/31/18

OWNER:
TEMESCAL OFFICE PARTNERS, LP
3151 AIRWAY AVENUE, SUITE U-2
COSTA MESA, CA 92626
P (714) 918-0515 FAX (714) 918-0514

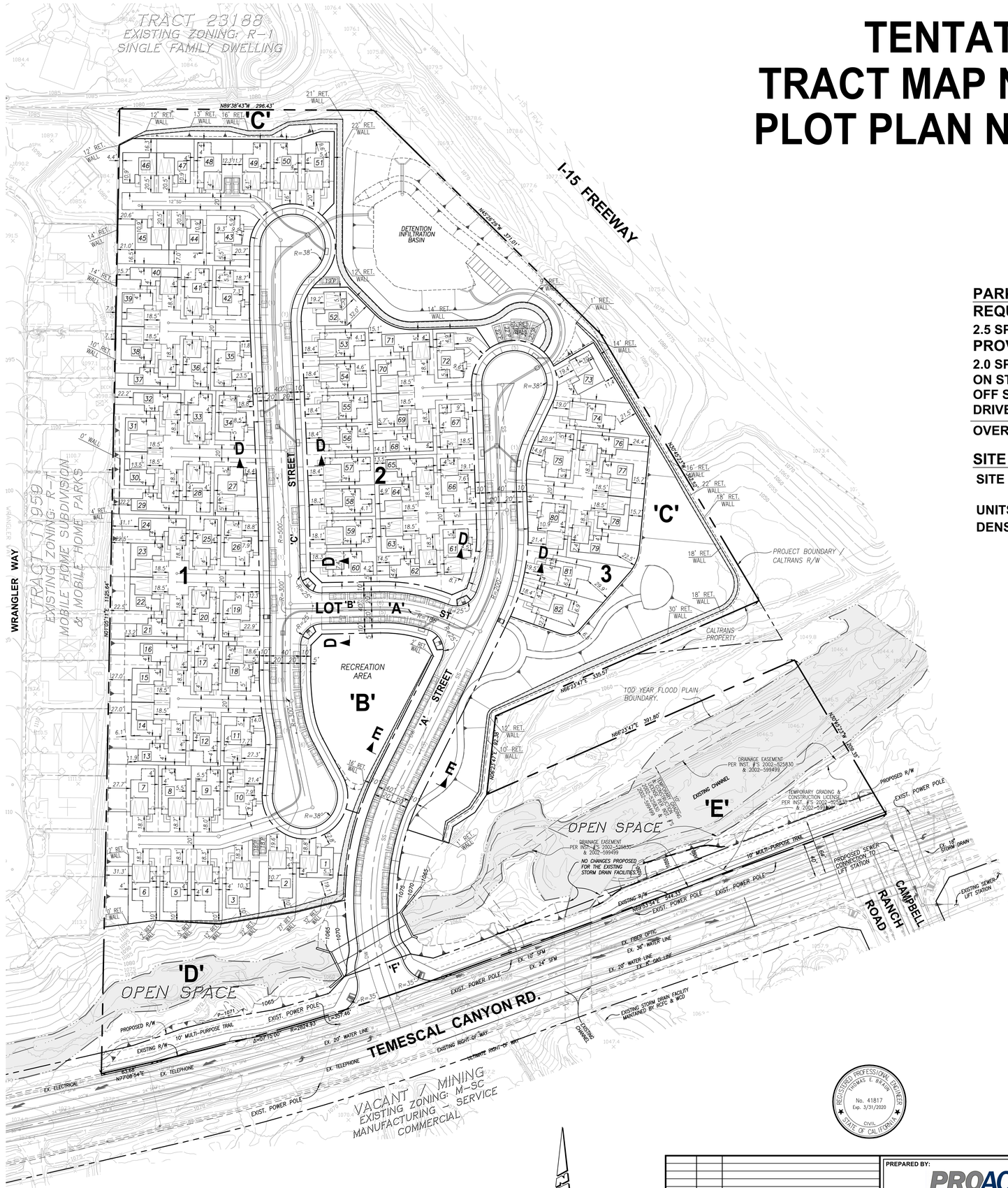
TENTATIVE TRACT MAP NO. 37153

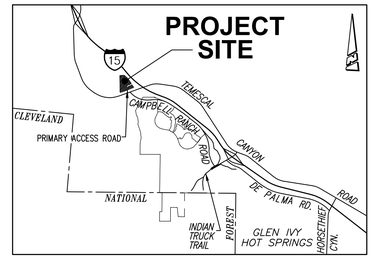
TEMESCAL CYN STRIPING

SHEET 1 OF 1

Plotted: Nov 17, 2017 - 11:47am By: s_adams
Drawing Name: Z:\06-209-000 Temescal Cyn Rd-TOP-Caldwell\Drawings\Tract Maps\TEMP_CEB_VITM 37153_TTM_TEMESCAL CANYON ROAD_2.dwg

TENTATIVE
TRACT MAP NO. 37153
PLOT PLAN NO. 26209





VICINITY MAP

NOTES

1. EXISTING LAND USE – VACANT
2. EXISTING GENERAL PLAN: BP BUSINESS PARK
3. PROPOSED GENERAL PLAN: MHDR MEDIUM HIGH DENSITY RESIDENTIAL (DETACHED CONDOMINIUM).
4. EXISTING ZONING: BP BUSINESS PARK
5. PROPOSED ZONING: PRD R-4 RESIDENTIAL
6. ZONING DISTRICT/ AREA : GLEN IVY AREA
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (DETACHED CONDOMINIUM)
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9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
10. ELECTRIC SERVICE PROVIDE BY: SOUTHERN CALIFORNIA EDISON COMPANY
11. WATER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
12. SEWER SERVICE PROVIDED BY: TEMESCAL VALLEY WATER DISTRICT (TVWD)
13. TELEPHONE SERVICE PROVIDED BY: VERIZON
14. CABLE SERVICE PROVIDED BY: COMCAST
15. THIS AREA IS WITHIN THE CORONA NORCO UNIFIED SCHOOL DISTRICT.
16. PROJECT SITE IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING, AND DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN BOUNDARY PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060245 1390 DATED NOVEMBER 20, 1996 (RIVERSIDE COUNTY – PANEL 1390 OF 3600).
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19. TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
20. THIS PROPERTY IS WITHIN SANTA ANA RIVER WATERSHED.
21. NO KNOWN EXISTING WATER WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
22. PROPOSED PROJECT WILL BE SCHEDULE 'A' MINIMUM IMPROVEMENT.
23. TOPOGRAPHY SOURCE: RJ LUNG DECEMBER 2006.
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26. THIS AREA IS NOT WITHIN FAULT ZONE.
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28. WILL COMPLY WITH NPDES REQUIREMENTS
29. NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
30. NO "CONSTRAINED AREAS" ARE KNOWN TO EXIST ON THIS SITE. SHOULD ANY CONSTRAINED AREAS BE DISCOVERED, THESE WILL BE ADDRESSED ON FUTURE LAND DIVISIONS.
31. ESTIMATED RAW EARTHWORK QUANTITIES:
    CUT – 118,325 CYS
    FILL – 109,807 CYS
32. APN: 290-060-024 AND 290-060-025
33. THIS PROPERTY IS WITHIN SECTION 2, TOWNSHIP 5 S, RANGE 6 W.
34. THOMAS GUIDE: RIVERSIDE COUNTY (2007 ED.) PAGE 804 F6 & F7.
35. THERE ARE (82) CONDOMINIUM UNITS PROPOSED.
36. ALL OPEN SPACE AND LANDSCAPED AREAS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

PARKING SUMMARY

REQUIRED:

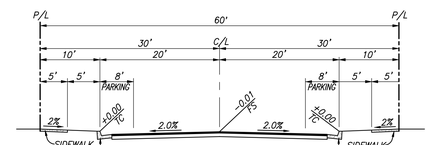
2.5 SPACES/UNIT (82 UNITS)	= 205 SPACES

PROVIDED:

2.0 SPACES/UNIT (GARAGE)	= 164 GARAGES
ON STREET PARKING (8' X 23')	= 60 SPACES
OFF STREET PARKING SPACES (82 UNITS)	= 10 SPACES
DRIVEWAY VISITOR PARKING (42 UNITS)	= 143 SPACES
OVERALL	= 377 SPACES (+172)

SITE SUMMARY:

SITE	14.8 GROSS ACRES
	9.0 NET ACRES
UNITS:	82 UNITS
DENSITY:	5.6 DU/AC (GROSS)
	9.1 DU/AC (NET)



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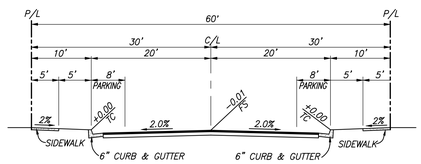
SECTION "D-D"
N.T.S.



(PRIVATE)
SECTION "E-E"
N.T.S.

LEGEND

DOMESTIC WATER LINE (PROP)	DW	PAD LINE	
RECLAIMED WATER LINE (PROP)	RW	CURB & GUTTER (PROP)	
SANITARY SEWER LINE (PROP)	S	TRACT BOUNDARY	
STORM DRAIN LINE (PROP)	SD	EXISTING CONTOUR	205
DOMESTIC WATER LINE (EXIST)	DW	PROPOSED STREET GRADE	2.0%
RECLAIMED WATER LINE (EXIST)	RW	PROPOSED LOT No./LETTERED	LOT 1 or LOT A
SANITARY SEWER LINE (EXIST)	S	EXISTING LOT LINE	
STORM DRAIN LINE (EXIST)	SD	RETAINING WALL (PROP)	
STREET CENTER LINE		RETAINING WALL (MSE)	
LOT LINE (PROP)		UNIT NUMBER	52
FIRE HYDRANT	FH	PRODUCT TYPE	PT-A
CATCH BASIN (PROP)		PLAN TYPE	PL-1
CATCH BASIN (EXIST)		PUBLIC UTILITY EASEMENT	P.U.E.
STREET LIGHT			
EASEMENT		RESTRICTED USE AREA	
PARKING SPACE		LINE OF SIGHT	

LEGAL DESCRIPTION

THAT PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING NORTH OF STATE HIGHWAY 71; EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, SOUTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 2, AND WESTERLY OF THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 22, 1965 AS INSTRUMENT NO. 120683 OF OFFICIAL RECORDS;

PARCEL 2: THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF AN 80.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 1930 IN BOOK 867 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE SOUTHWESTERLY LINE OF THE 100.00 FOOT STRIP OF LAND DESCRIBED BY DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION RECORDED JANUARY 15, 1927 IN BOOK 702 PAGE 49 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LOT AREAS

NUMBERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
1	CONDO	174,068	4.00
2	CONDO	62,862	1.44
3	CONDO	36,548	0.84

LETTERED LOTS:

LOT	TYPE	GROSS AREA (S.F.)	ACRES
A	PUBLIC ROAD	106,509	2.45
B	REC. AREA	18,089	0.42
C	OPEN SPACE	99,575	2.29
D	OPEN SPACE	33,750	0.77
E	OPEN SPACE	87,565	2.01
F	PUBLIC ROAD	26,183	0.60

LOT AREA SUMMARY:

LOTS	ACREAGE
NUMBERED LOTS	6.28
LETTERED LOTS (MINUS PUBLIC ROAD LOTS 'A' & 'F')	5.48
PUBLIC ROADS	3.05
TOTAL GROSS	14.81
TOTAL NET (MINUS PUBLIC ROAD LOTS 'A' & 'F')	11.76

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. BRAUN
No. 41817
Exp. 3/31/2020
CIVIL
STATE OF CALIFORNIA

50 0 50 100 150
SCALE IN FEET

REVISION	DATE	DESCRIPTION

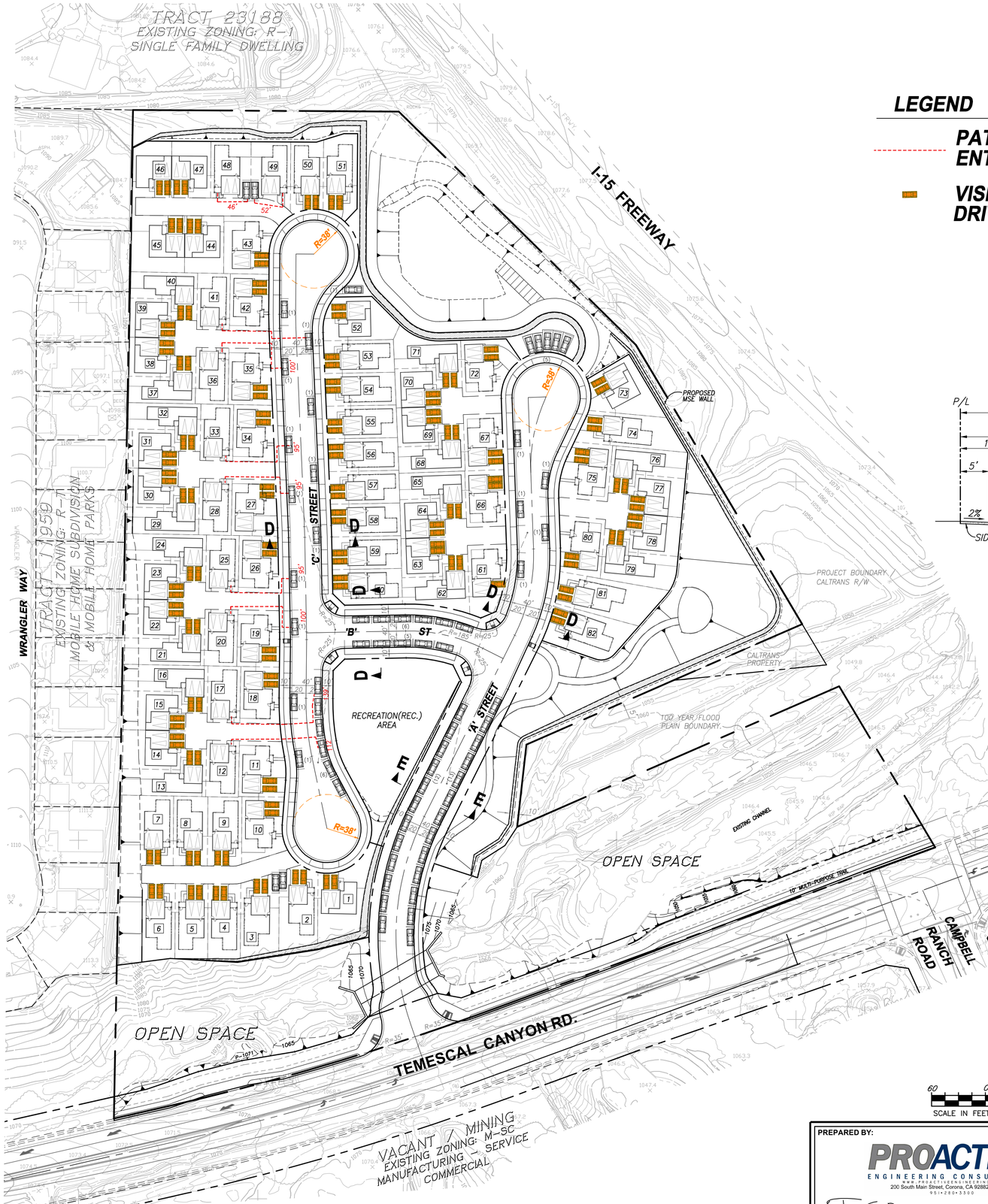
PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
200 South Main Street, Corona, CA 92882 Suite 300
951-280-3300
THOMAS E. BRAUN R.C.E. 41817 — 5/14/18 EXP. 3/31/20

OWNER:
TEMESCAL OFFICE PARTNERS, LP
3151 AIRWAY AVENUE, SUITE U-2
COSTA MESA, CA 92626
P (714) 918-0515 FAX (714) 918-0514

TENTATIVE TRACT MAP NO. 37153
PLOT PLAN NO. 26209

SHEET 1 OF 1

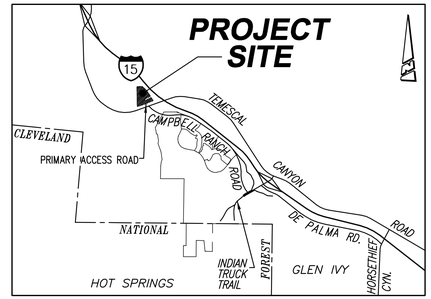
Plotted: May 15, 2018 – 1:23pm By: c_baum
Drawing Name: Z:\06_370.000 Temescal Cyn Rd-TDP-Caldwell\Drawings\1civil Maps\VTTM 37153_PLOT_PLAN_TEMESCAL CANYON ROAD.dwg



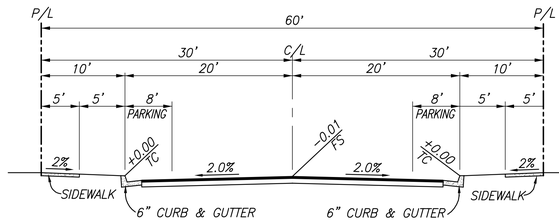
LEGEND

PATH OF TRAVEL FROM RESIDENCE FRONT ENTRY TO ON STREET PARKING SPACE.

VISITOR PARKING SPACE IN RESIDENCE DRIVEWAY.



VICINITY MAP



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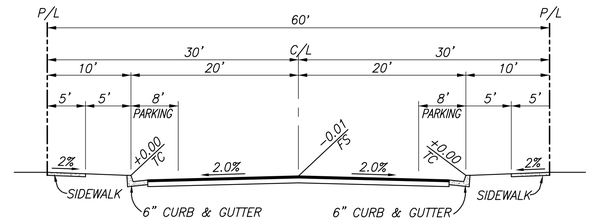
SECTION "D-D"
N.T.S.



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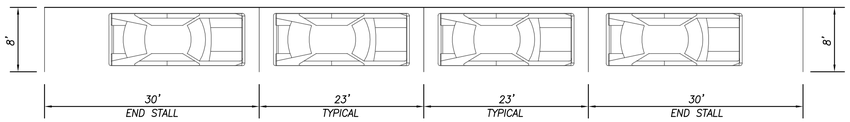
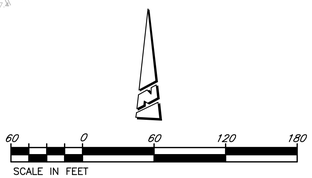
SECTION "E-E"
N.T.S.



STANDARD STREET PARKING

N.T.S.



PARKING SUMMARY

REQUIRED:

2.5 SPACES / UNIT (82 UNITS)	= 205 SPACES

PROVIDED:

2.0 SPACES/UNIT (GARAGE)	= 164 GARAGES
ON STREET PARKING (8' X 23')	= 60 SPACES
OFF STREET PARKING SPACES	= 10 SPACES
DRIVEWAY VISITOR PARKING (68 UNITS)	= 143 SPACES
OVERALL	= 377 SPACES (+172)

DATE:5/21/18

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
200 South Main Street, Corona, CA 92882 Suite 300
951•280•3300
THOMAS E. BRAUN R.C.E. 41817 5/14/18 EXP. 3/31/20

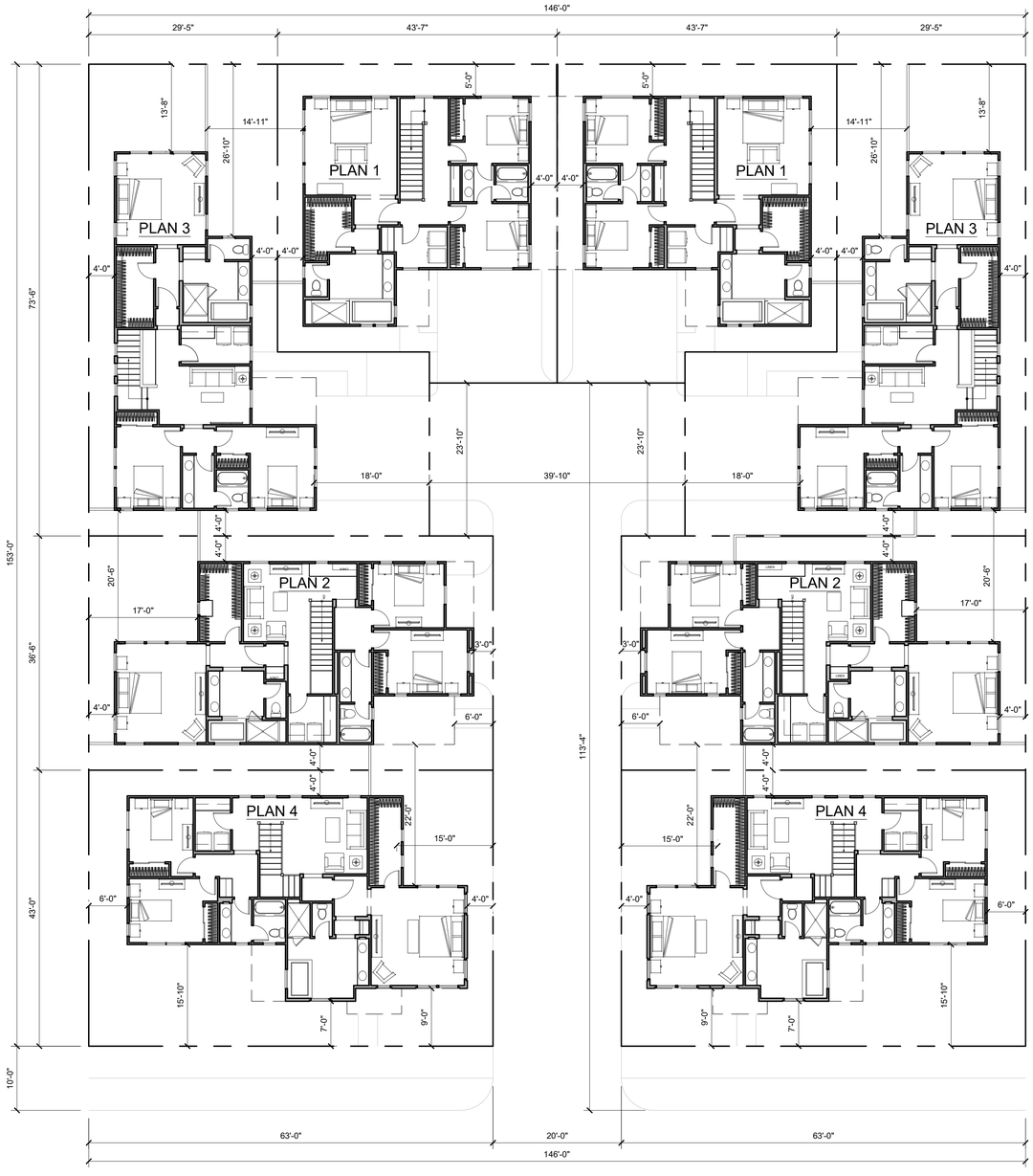
OWNER:
TEMESCAL OFFICE PARTNERS, LP
3151 AIRWAY AVENUE, SUITE U-2
COSTA MESA, CA 92626
P (714) 918-0515 FAX (714) 918-0514

TENTATIVE TRACT MAP NO. 37153

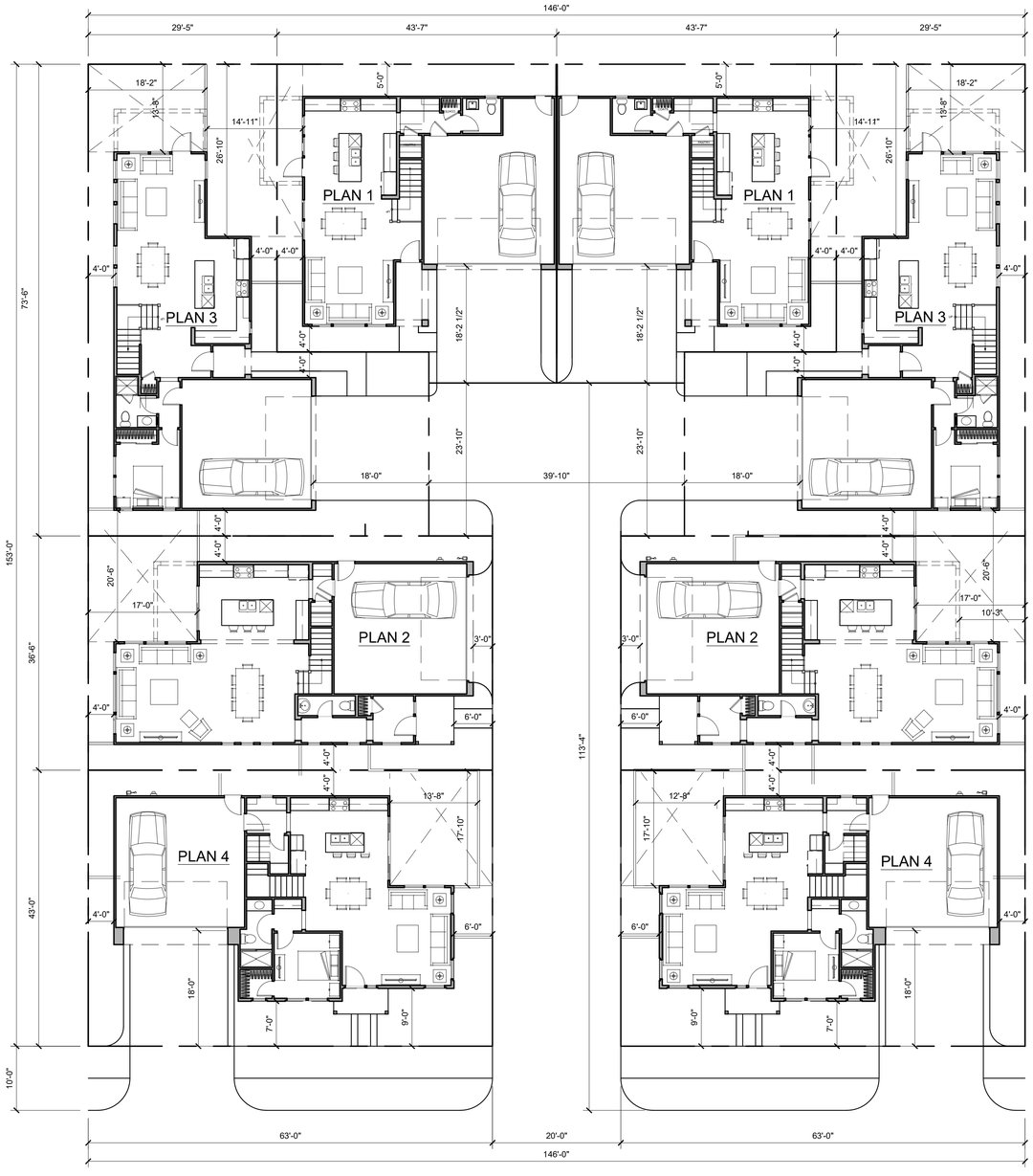
PARKING EXHIBIT

SHEET 1 OF 1

Plotted: May 21, 2018 - 4:16pm by: c_baum Drawing Name: 2\06.209.000 Temescal Cyn Rd-TOP-Caldwell\Drawings\Tract Maps\VTTM 37153_PARKING_EXHIBIT.dwg



8-PACK CLUSTER - SITE PLAN - SECOND FLOOR



8-PACK CLUSTER - SITE PLAN - FIRST FLOOR

8-PLEX CLUSTER SITE PLAN

SCALE: 3/32" = 1'-0"

0 8 16 32 64

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

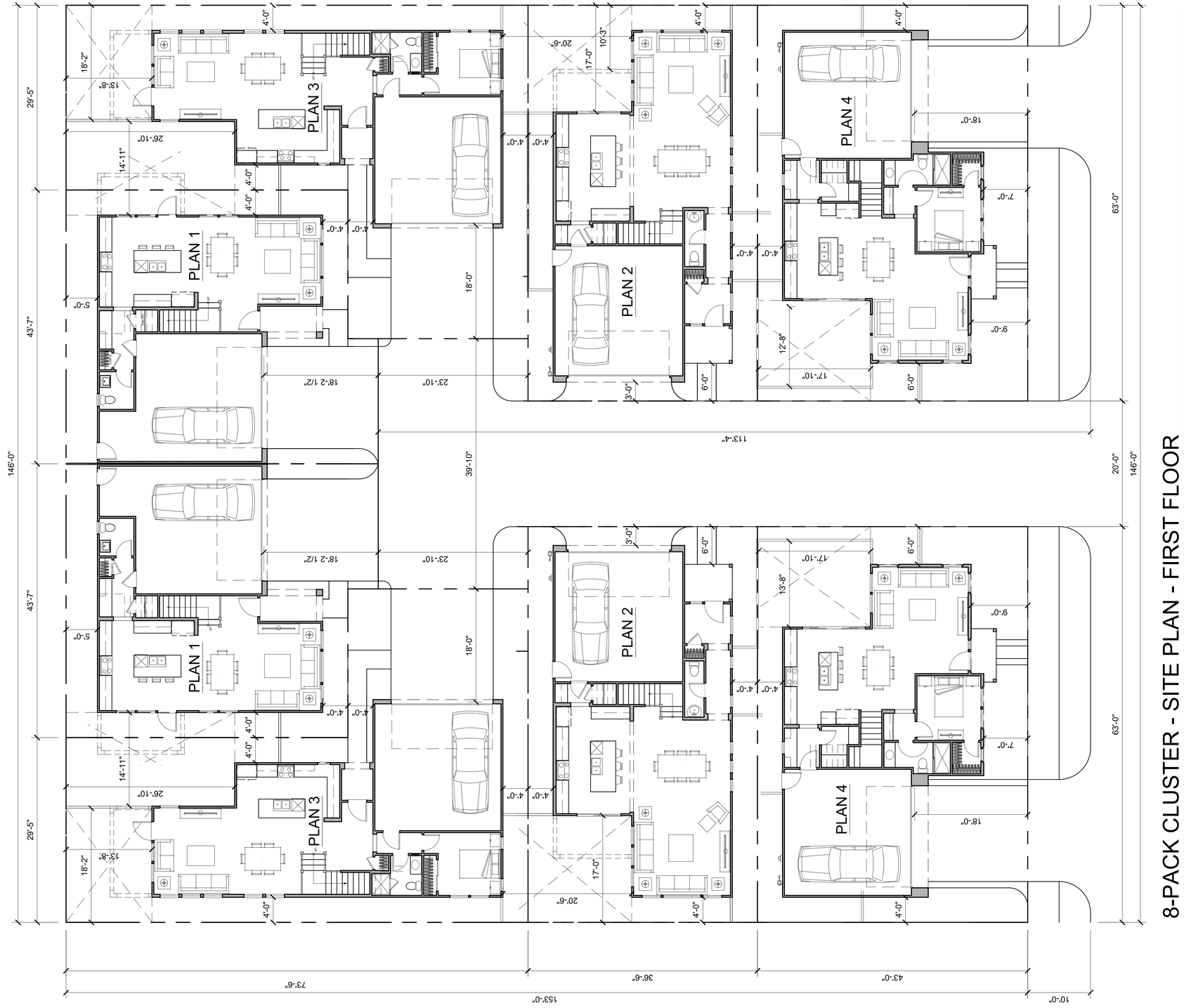
TEMESCAL CANYON

DAHLIN
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

JOB NO. 1254.001

DATE 05-21-2018

A0.1



8-PACK CLUSTER - SITE PLAN - FIRST FLOOR

8-PLEX CLUSTER

SITE PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

0 8 16 32

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

TEMESCAL CANYON

DAHLIN
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

JOB NO. 1254.001

DATE 05-21-2018

A0.2

8-PACK CLUSTER - SITE PLAN - SECOND FLOOR

8-PLEX CLUSTER

SITE PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"

0 8 16 32

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

TEMESCAL CANYON

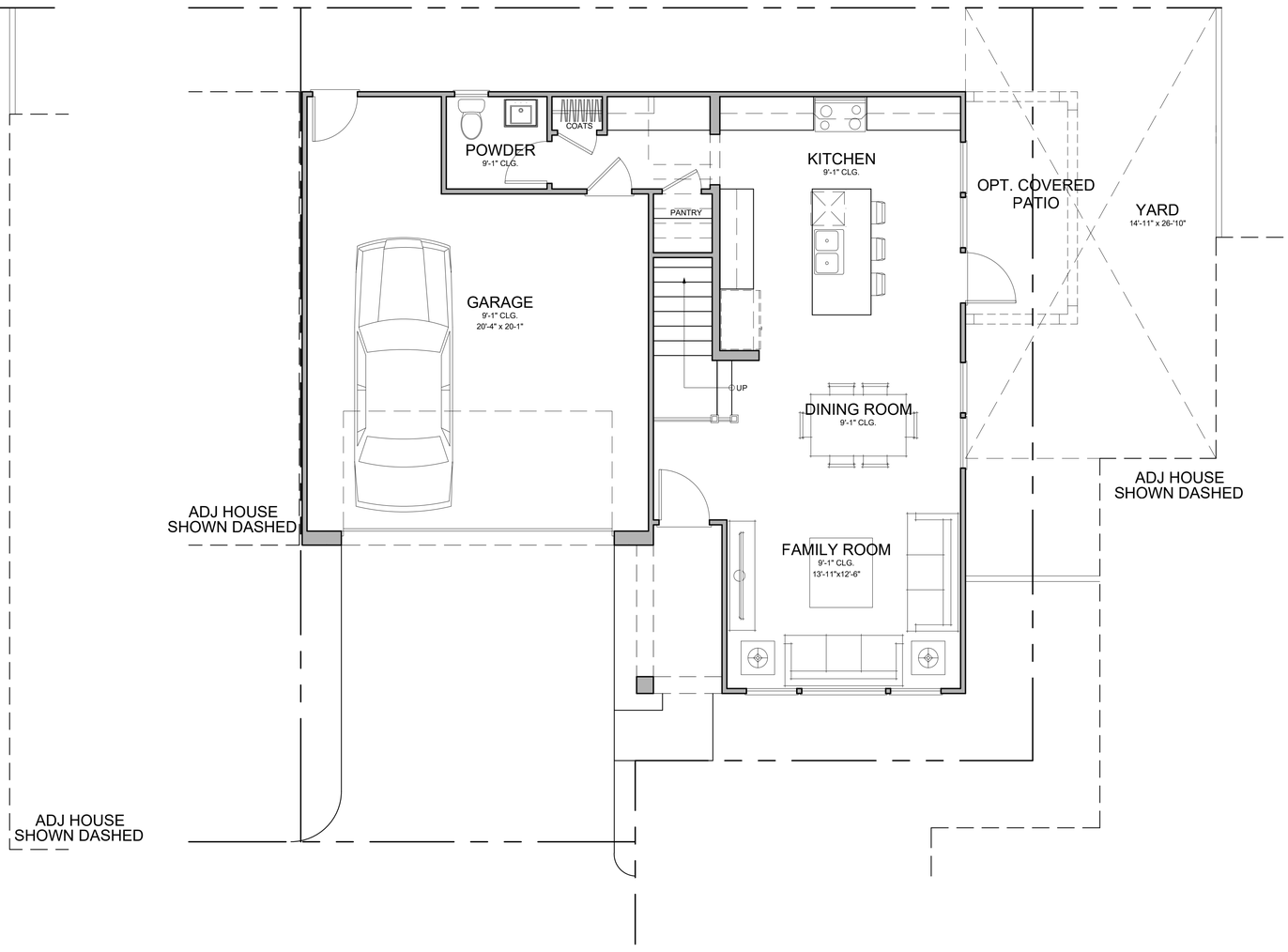
DAHLIN
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

JOB NO. 1254.001

DATE 05-21-2018

A0.3

SECOND FLOOR: 1,029 sq. ft.



FIRST FLOOR: 707 sq. ft.

1,736 sq. ft.

3 BEDROOM + 2.5 BATH

2 CAR GARAGE 482 sq. ft.

PLAN 1
FIRST AND SECOND FLOOR PLANS

0 4 8 16

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

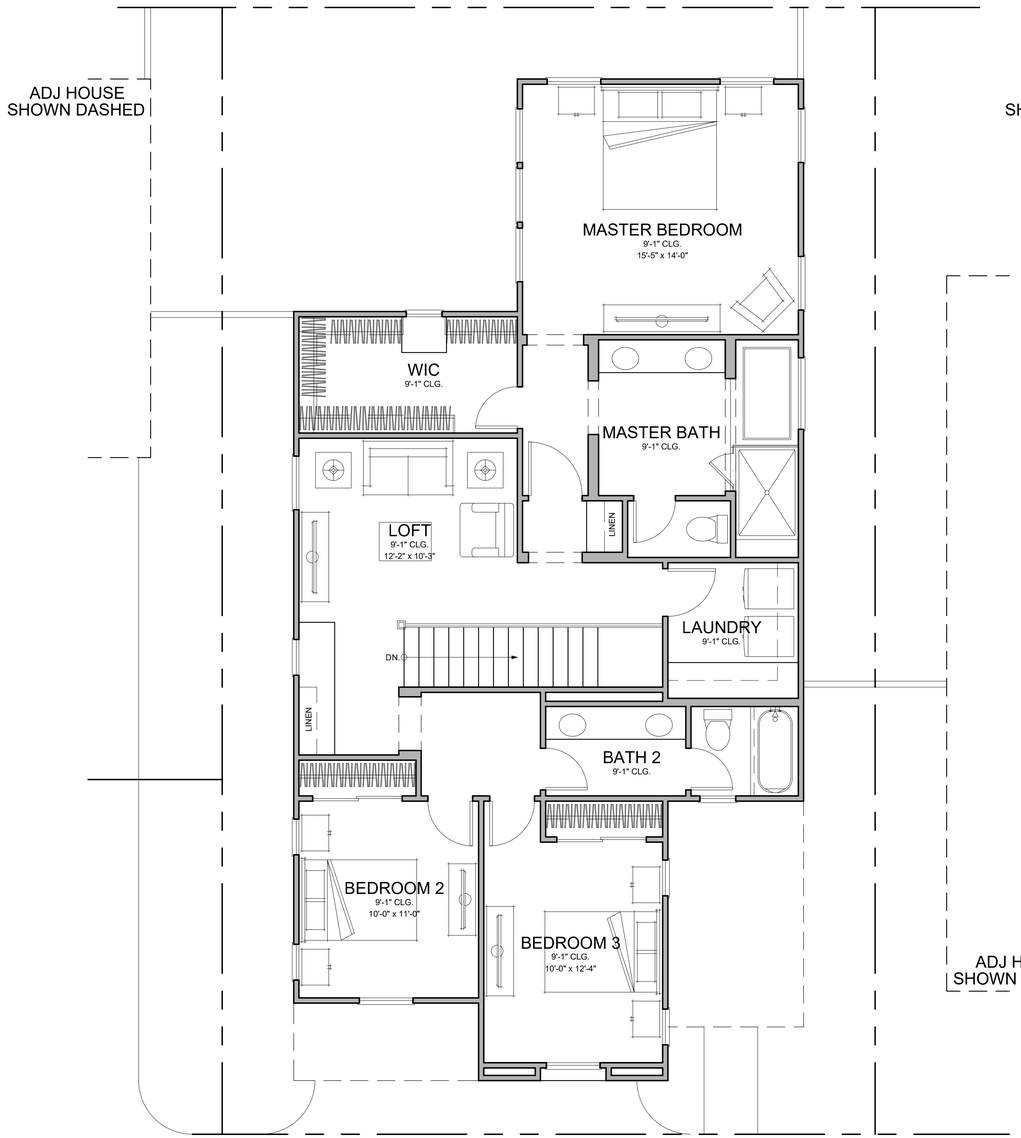
TEMESCAL CANYON

DAHLIN
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

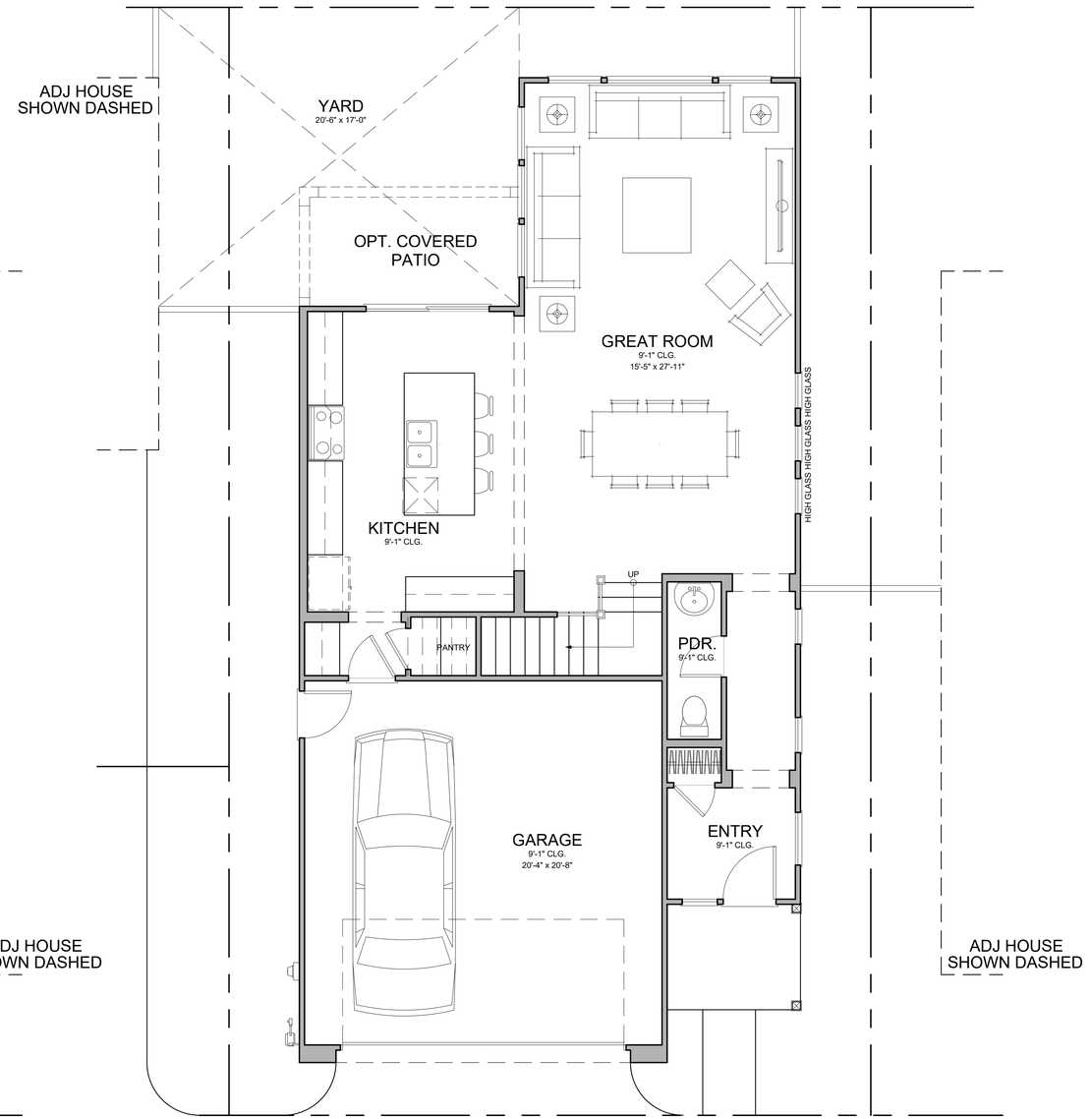
JOB NO. 1254.001

DATE 05-21-2018

A1.1



SECOND FLOOR: 1,029 sq. ft.



FIRST FLOOR: 707 sq. ft.

2,130 sq. ft.

3 BEDROOM + 2.5 BATH + LOFT

2 CAR GARAGE 436 sq. ft.

PLAN 2
FIRST AND SECOND FLOOR PLANS

0 4 8 16

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

TEMESCAL CANYON

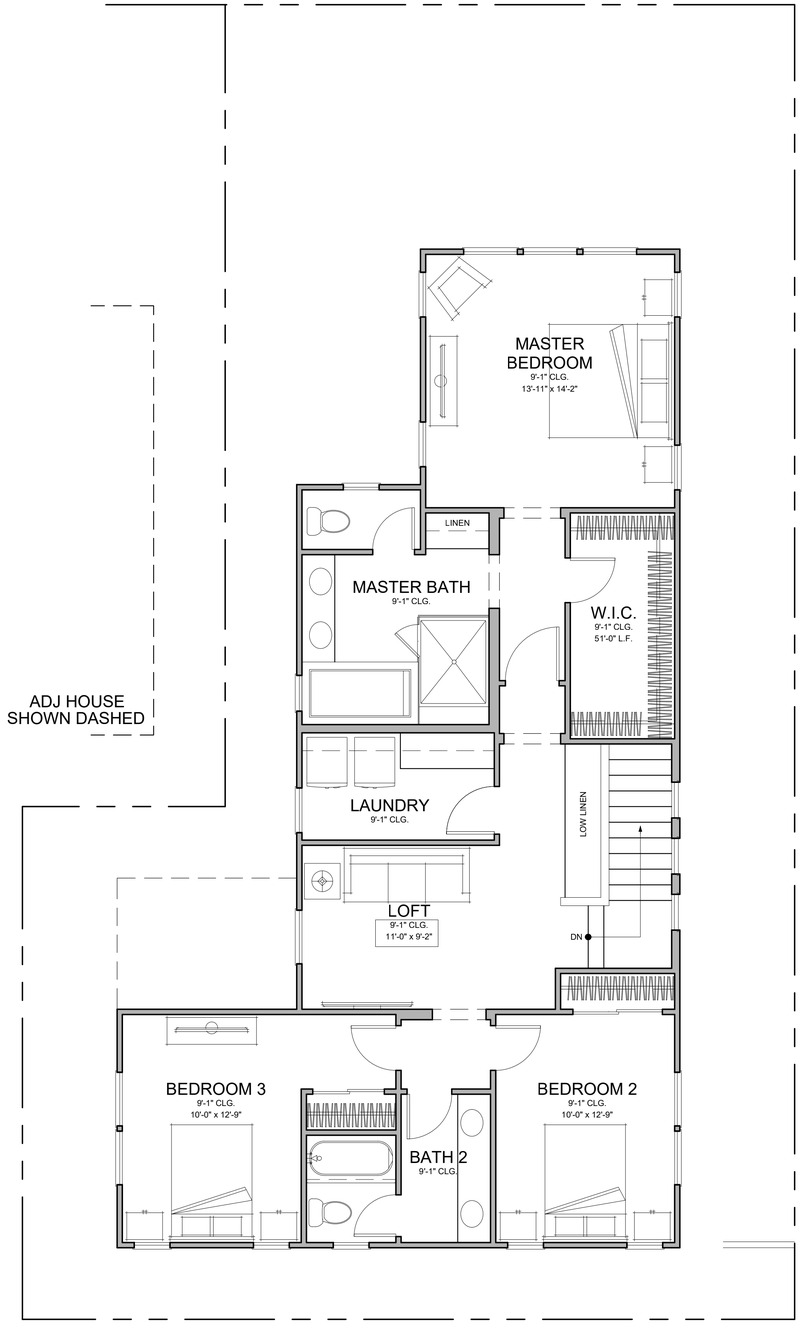
DAHLIN

JOB NO. 1254.001

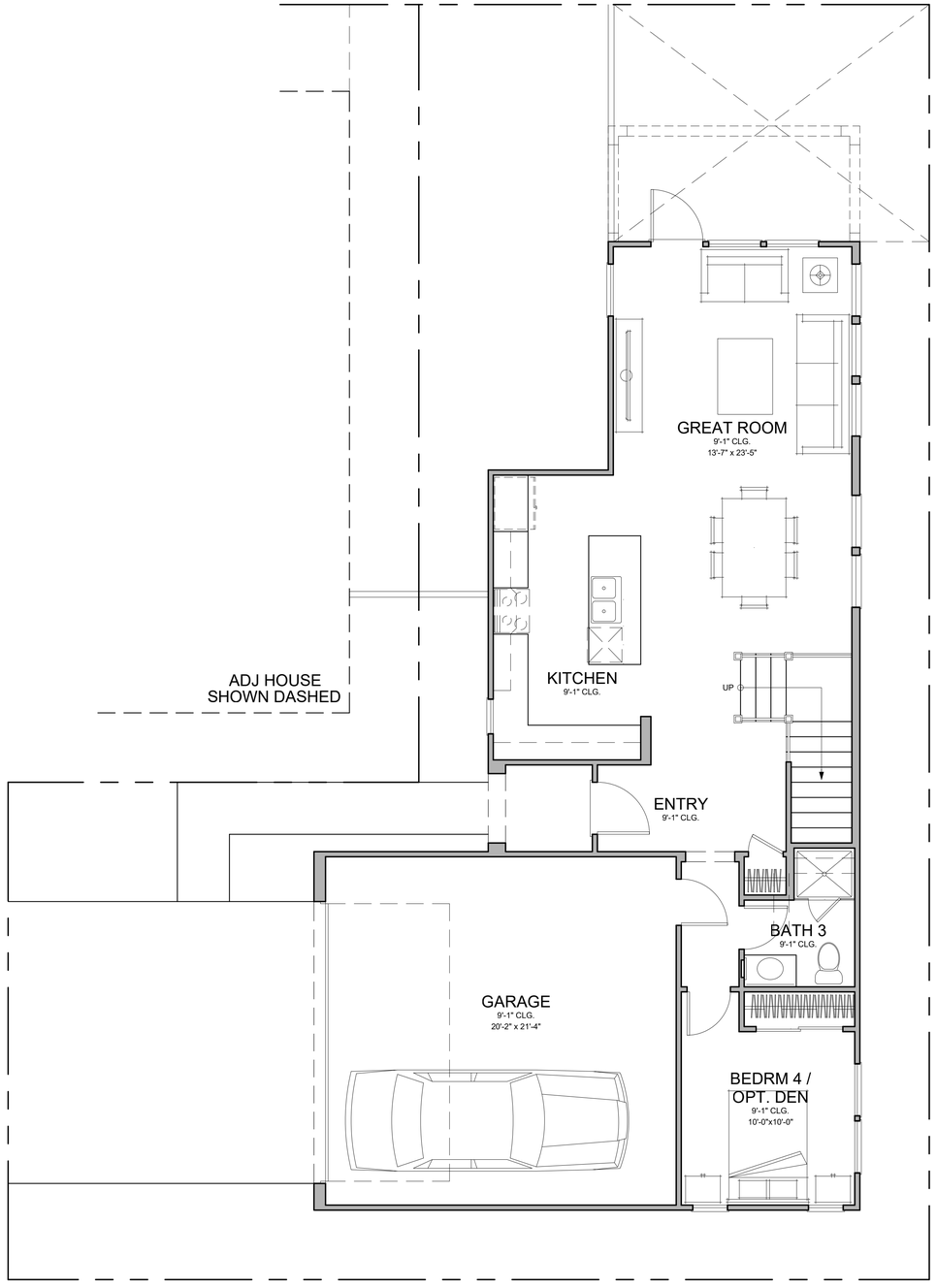
DATE 05-21-2018

18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

A1.2



SECOND FLOOR: 1,185 sq. ft.



FIRST FLOOR: 845 sq. ft.

2,030 sq. ft.

4 BEDROOM + 3 BATH + LOFT

2 CAR GARAGE 437 sq. ft.

PLAN 3
FIRST AND SECOND FLOOR PLANS

0 4 8 16

RIVERSIDE COUNTY, CA.

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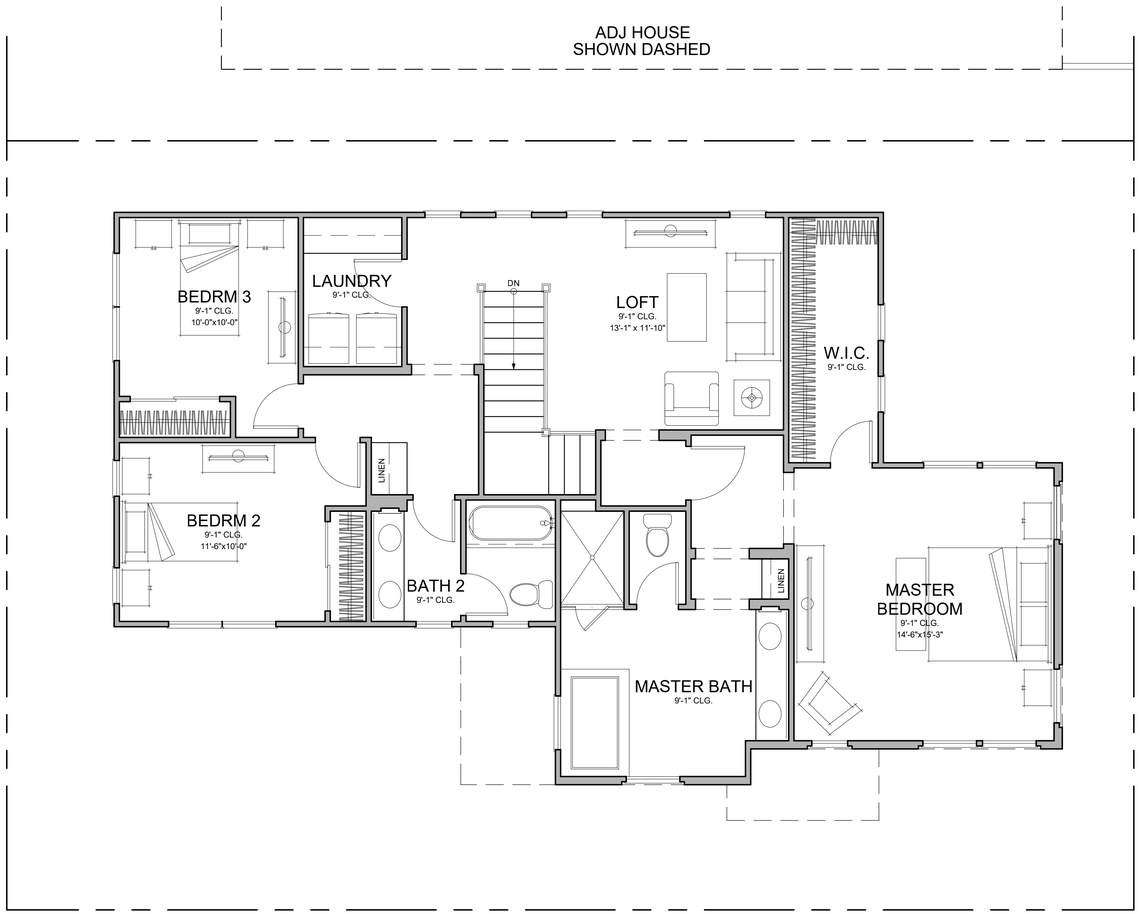
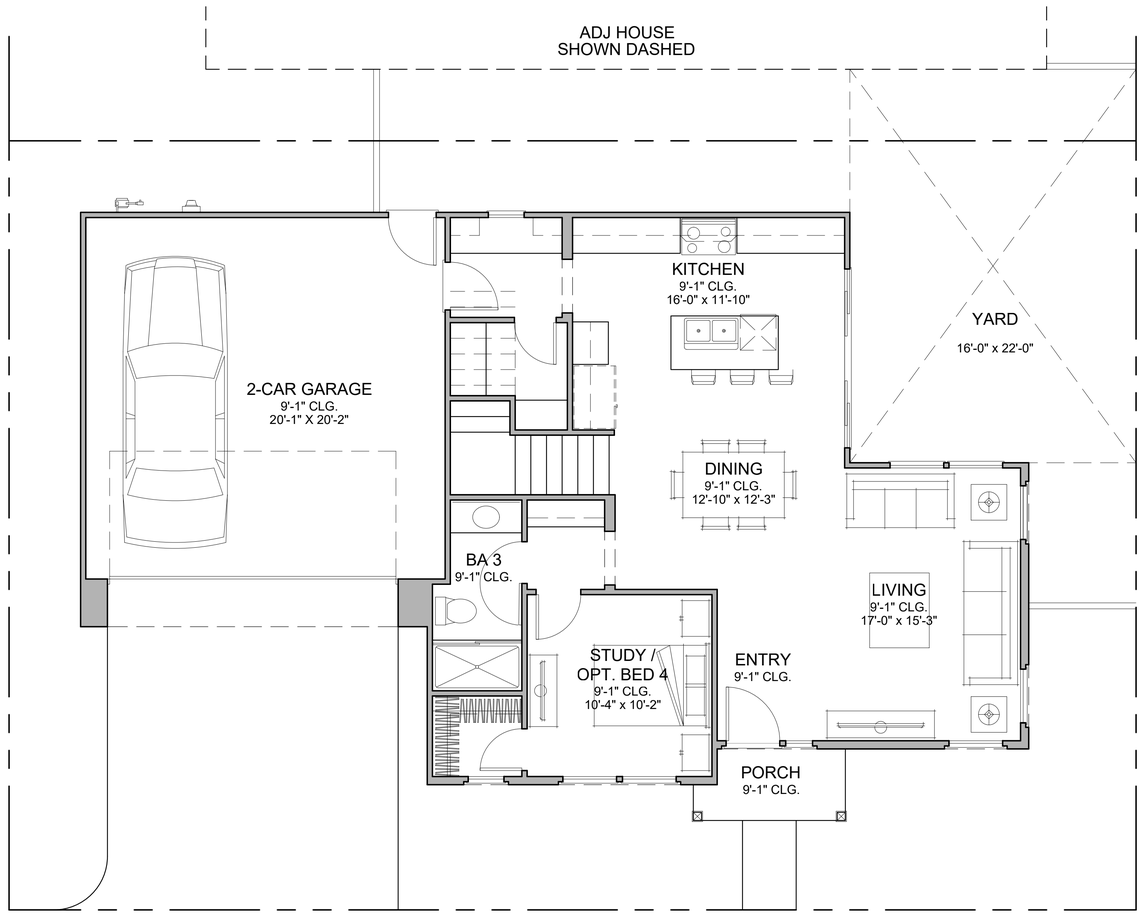
A1.3



SECOND FLOOR: 1,185 sq. ft.



FIRST FLOOR: 845 sq. ft.

2,137 sq. ft.

3 BEDROOM + 3 BATH + LOFT
(OPT. BEDROOM 4)

2 CAR GARAGE 423 sq. ft.

PLAN 4
FIRST AND SECOND FLOOR PLANS

0 4 8 16

RIVERSIDE COUNTY, CA.

TEMESCAL OFFICE PARTNERS

TEMESCAL CANYON

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JOB NO. 1254.001
DATE 05-21-2018

A1.4