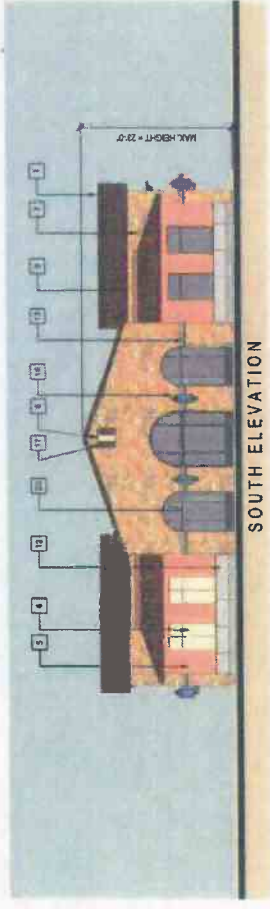
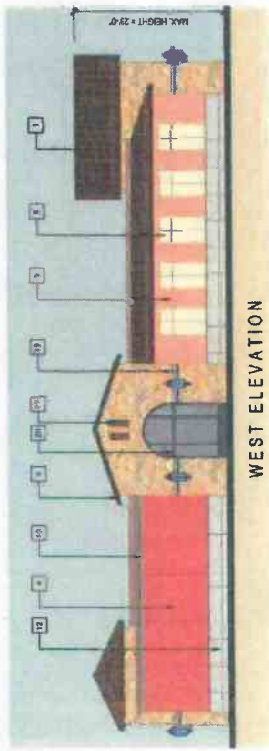


MATERIALS LEGEND

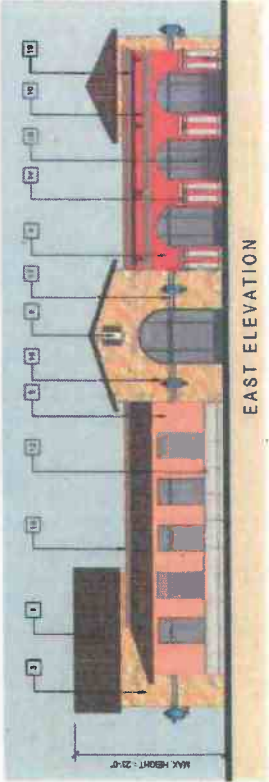
1	CLAY TILE ROOF
2	BAFFER TAILS
3	STONE PAVEMENT
4	PAINT 1 - SW 2803 (STUCCO)
5	PAINT 2 - SW 6116 (STUCCO)
6	PAINT 3 - SW 9101 (STUCCO)
7	PAINT 4 - SW 8366 (STUCCO)
8	PAINT 5 - SW 7621 (STUCCO)
9	PAINT 6 - SW 6076 (STUCCO/TRIM 1)
10	PAINT 7 - SW 7506 (STUCCO/TRIM 2)
11	PAINT 8 - SW 6006 (WROUGHT IRON)
12	PAINT 9 - SW 6006 (WROUGHT IRON)
13	PRE-CAST MANHOLE PANEL
14	PRE-CAST TRIM
15	PRE-CAST COLUMNS
16	METAL & GLASS CANOPY
17	DECORATIVE LIGHTING
18	DECORATIVE SHUTTER
19	WOOD TRELLIS
20	ANODIZED ALUMINUM STOREFRONT
21	PAINTED METAL CANOPY
22	FEAT. TRE WINDOW POP OUT W/ ALUMINUM BEAM METAL PANELS
23	ALUMINUM BEAM METAL PANELS
24	INTERNALY ILLUMINATED WALL SIGN
25	DISPLAY POSTER PANEL
26	PAINT 9 - SW 6021 RED BAY
27	PAINT 10 - RAL 7022 UMTRA GREY



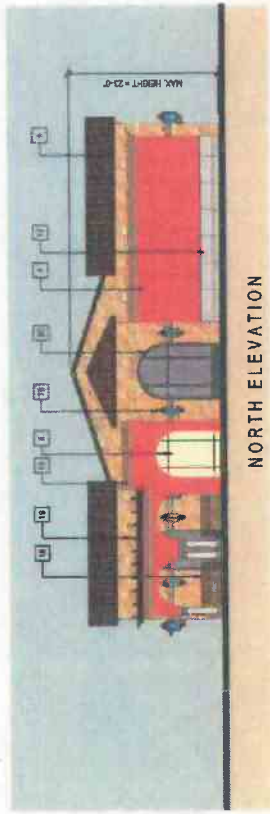
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

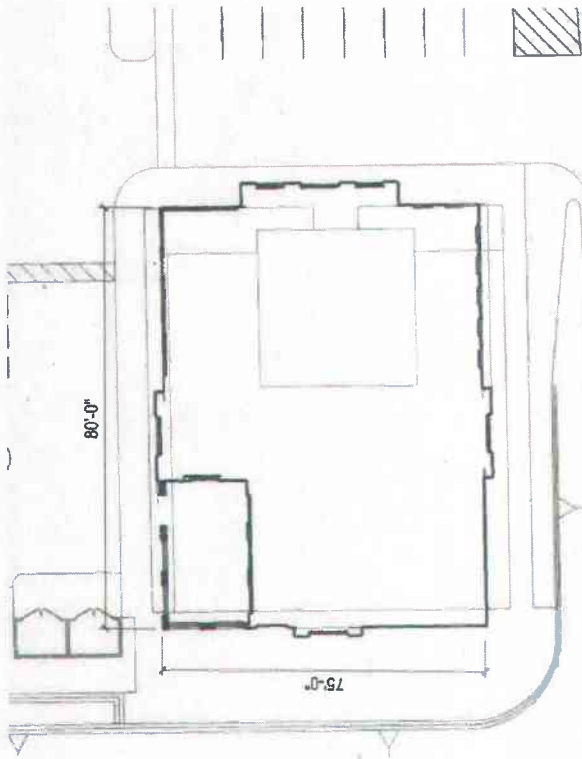


SPEEDWAY DEVELOPMENT LLP
TOSCANA VILLAGE AT TEMESCAL VALLEY

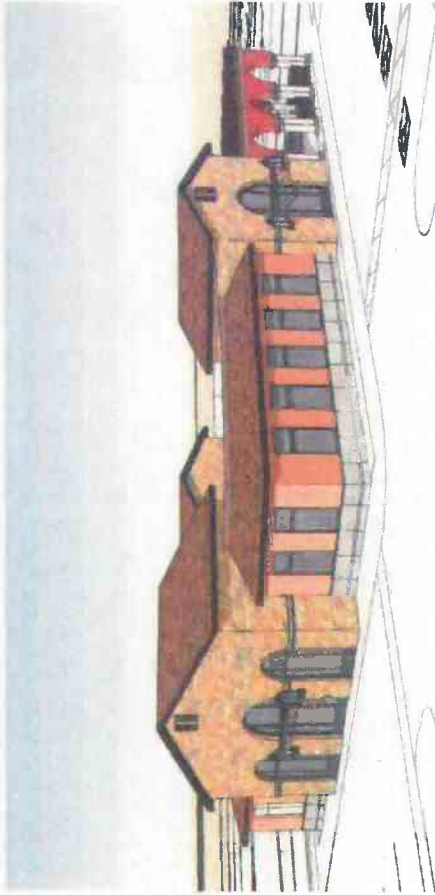
BUILDING 6 - ELEVATIONS
 (N.T.S.)
 September 13, 2018 16047.06

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING

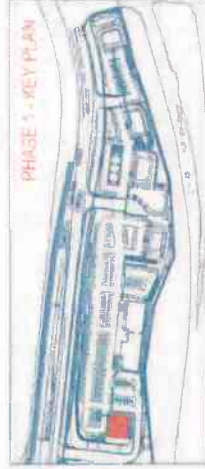
RIVERSIDE COUNTY, CA



FLOOR PLAN



PERSPECTIVE VIEW



SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

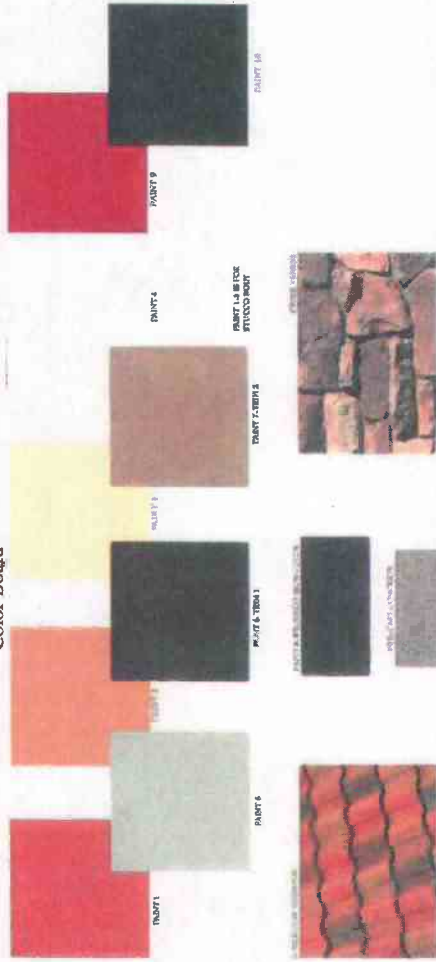
BUILDING 6 - MODEL VIEWS
 (N.T.S.)

September 13, 2018 16047.06

RIVERSIDE COUNTY, CA

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING A12

Color Board



Toscana Village at Temescal Valley
 Riverside County, CA
 Speedway Development #8
 Danielian Associates 9/29/2018

TOSCANA VILLAGE
 Riverside County, CA
 Speedway Development, #8

Color and Materials Schedule

NO.	DESCRIPTION	MANUFACTURER
1000	CONCRETE FILL	WILLOW CREEK & TRUST
1001	PAINT 1	BECKERS PAINTWORKS
1002	PAINT 2	BECKERS PAINTWORKS
1003	PAINT 3	BECKERS PAINTWORKS
1004	PAINT 4	BECKERS PAINTWORKS
1005	PAINT 5	BECKERS PAINTWORKS
1006	PAINT 6	BECKERS PAINTWORKS
1007	PAINT 7	BECKERS PAINTWORKS
1008	PAINT 8	BECKERS PAINTWORKS
1009	PAINT 9	BECKERS PAINTWORKS
1010	PAINT 10	BECKERS PAINTWORKS
1011	PAINT 11	BECKERS PAINTWORKS
1012	PAINT 12	BECKERS PAINTWORKS
1013	PAINT 13	BECKERS PAINTWORKS
1014	PAINT 14	BECKERS PAINTWORKS
1015	PAINT 15	BECKERS PAINTWORKS
1016	PAINT 16	BECKERS PAINTWORKS
1017	PAINT 17	BECKERS PAINTWORKS
1018	PAINT 18	BECKERS PAINTWORKS
1019	PAINT 19	BECKERS PAINTWORKS
1020	PAINT 20	BECKERS PAINTWORKS
1021	PAINT 21	BECKERS PAINTWORKS
1022	PAINT 22	BECKERS PAINTWORKS
1023	PAINT 23	BECKERS PAINTWORKS
1024	PAINT 24	BECKERS PAINTWORKS
1025	PAINT 25	BECKERS PAINTWORKS
1026	PAINT 26	BECKERS PAINTWORKS
1027	PAINT 27	BECKERS PAINTWORKS
1028	PAINT 28	BECKERS PAINTWORKS
1029	PAINT 29	BECKERS PAINTWORKS
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1034	PAINT 34	BECKERS PAINTWORKS
1035	PAINT 35	BECKERS PAINTWORKS
1036	PAINT 36	BECKERS PAINTWORKS
1037	PAINT 37	BECKERS PAINTWORKS
1038	PAINT 38	BECKERS PAINTWORKS
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1096	PAINT 96	BECKERS PAINTWORKS
1097	PAINT 97	BECKERS PAINTWORKS
1098	PAINT 98	BECKERS PAINTWORKS
1099	PAINT 99	BECKERS PAINTWORKS
1100	PAINT 100	BECKERS PAINTWORKS

DANIELIAN ASSOCIATES
 16047, 06
 ARCHITECTURE + PLANNING

SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

Color Board & Materials Schedule

September 13, 2018 16047, 06

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING A13



TOSCANA VILLAGE



Temescal Valley

Temescal Canyon Road & Indian Truck Trail
Corona, California

PROJECT SIGN & TENANT GUIDELINES

July 26, 2017
PHASE I August 15, 2018



880 Columbia Ave.
Riverside, CA 92507
P: 951.682.9660
F: 951.682.9665
www.fusiondesign.com

PHASE 1B

WFO	30,777 SF	154 SP	11,200 SF
RESTAURANT	7,517 SF	37 SP	3,200 SF
RESTAURANT	1,000 SF	5 SP	800 SF
RESTAURANT	1,000 SF	5 SP	800 SF
TOTAL	39,294 SF	199 SP	15,800 SF

PARKING
TOTAL SPACES: 214
PROVIDE: 214 SPACES

*PARKING CALCULATIONS RESTAURANT
RESTAURANT REQUIRED: 110 SPACES
100% OF RESTAURANT
ASSUMPTIONS:
SERVING AREA: 40% OF TOTAL
EMPLOYEES PER BLDG: 8
CALCULATIONS: 100% OF RESTAURANT
RESTAURANT: 110 SPACES
TOTAL RESTAURANT: 110 SPACES

PHASE 1A

WFO	3,700 SF	18 SP	3,200 SF
RESTAURANT	3,400 SF	16 SP	2,900 SF
RESTAURANT	1,700 SF	8 SP	1,400 SF
RESTAURANT	1,700 SF	8 SP	1,400 SF
TOTAL	10,500 SF	50 SP	8,900 SF

PARKING
TOTAL SPACES: 114
PROVIDE: 114 SPACES

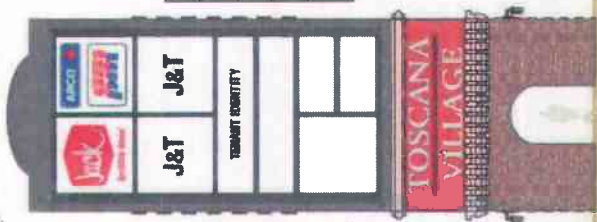
*PARKING CALCULATIONS RESTAURANT & FAST FOOD
RESTAURANT & FAST FOOD REQUIRED: 50 SPACES
100% OF RESTAURANT & FAST FOOD
ASSUMPTIONS:
SERVING AREA: 40% OF TOTAL
EMPLOYEES PER BLDG: 8
CALCULATIONS: 100% OF RESTAURANT & FAST FOOD
RESTAURANT & FAST FOOD: 50 SPACES
TOTAL RESTAURANT & FAST FOOD: 50 SPACES

1. AM/PM
2. Arco
3. Pad 1
4. Pad 2
5. Additional Retail
6. Additional Retail



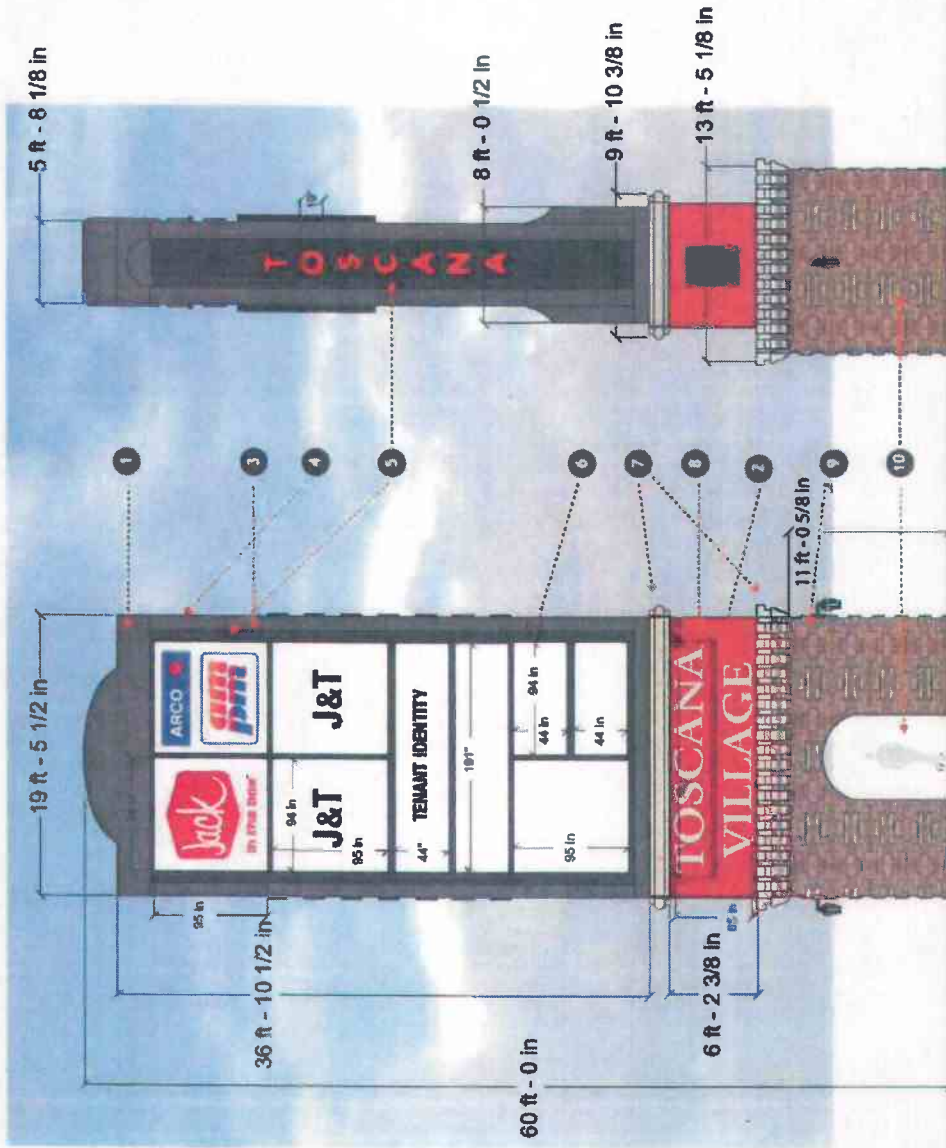
PHASE 1	Signage Type
P2 A/B	Double Faced Pylon Signs
M3 A/B	Double Faced Monument Signs
M4	Single Faced Monument Signs
M5 A/B	Double Faced Monument Signs

1. AM/PM
2. Arco
3. Pad 1
4. Pad 2
5. Additional Retail
6. Additional Retail



15 FREEWAY

Revised: 2/7/18
7/17/18
7/20/18
8/14/18
10/31/18
11/01/18



- 1 .080 Aluminum Cladding with Painted Finish
- 2 Aluminum Cabinet Vinyl DVP (Logo Bug)
- 3 Recessed Steel Mesh Accent on Structure
- 4 Project Identity to be halo-illuminated channel letters
- 5 Halo Illuminated Channel Letters Front/Side
- 6 Internally Illuminated Sign Cabinets (Panels)
- 7 Foam Custom Decorative Trim with Painted Stucco Finish
- 8 .080 Aluminum Cladding
- 9 E1 Dorado Stone Limestone_San-Marino Base
- 10 Stucco Recessed Painted Tan with Access Door

Color Specs TBD

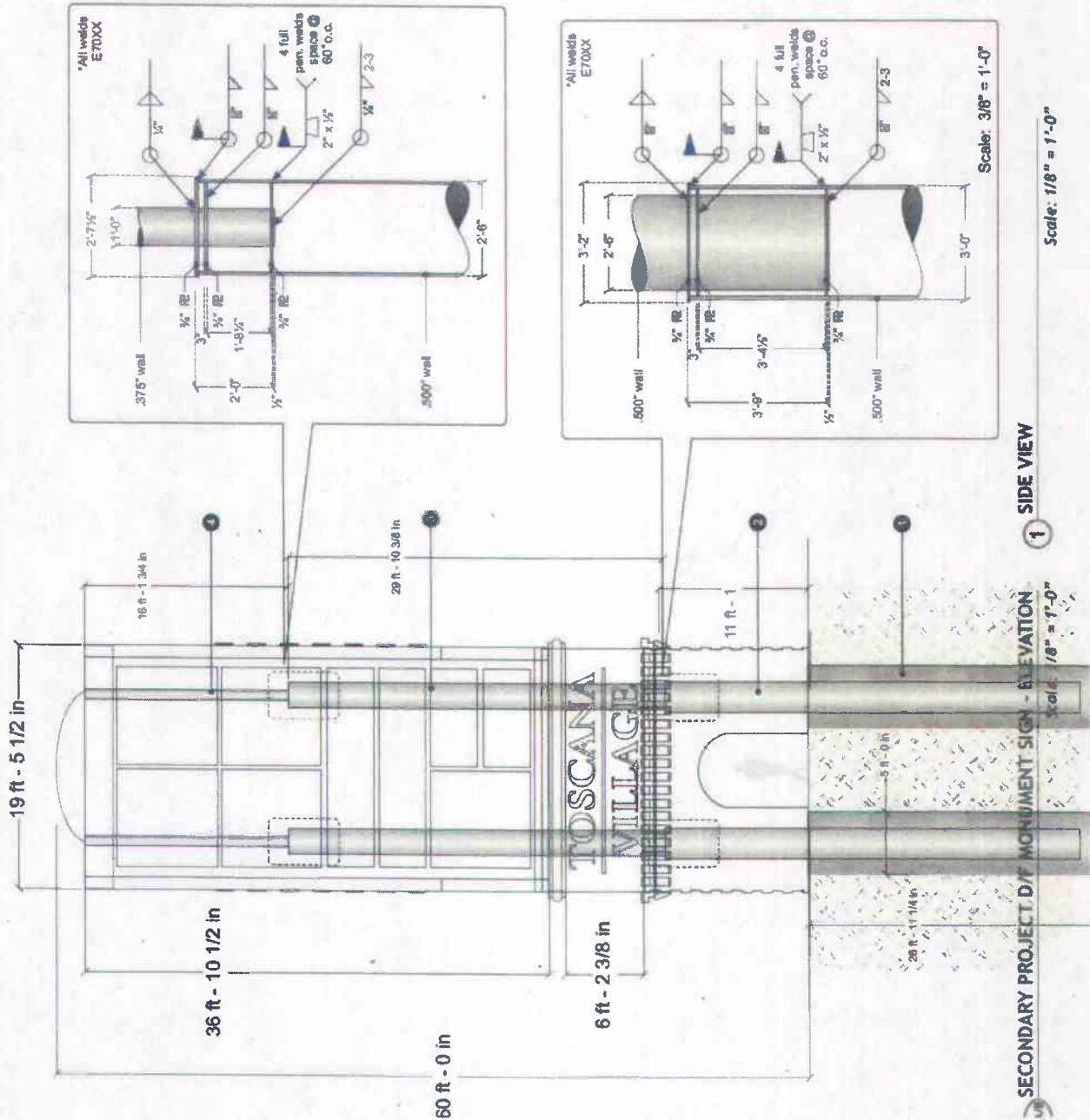


92.AB
1 SECONDARY PROJECT D/F PYLON SIGN - ELEVATION
Scale: 1/8" = 1'-0"

1 SIDE VIEW
Scale: 1/8" = 1'-0"

Project: Toscana Village
Address: Temescal Canyon Rd @ Indian Truck Trail, Corona, CA
Account Manager: Loren Hanson
Designer: Arnel Cealdal
Scale: As noted
Design No.: Toscana Village.sdr
Date: May 12, 2017
Revisions: August 15, 2018

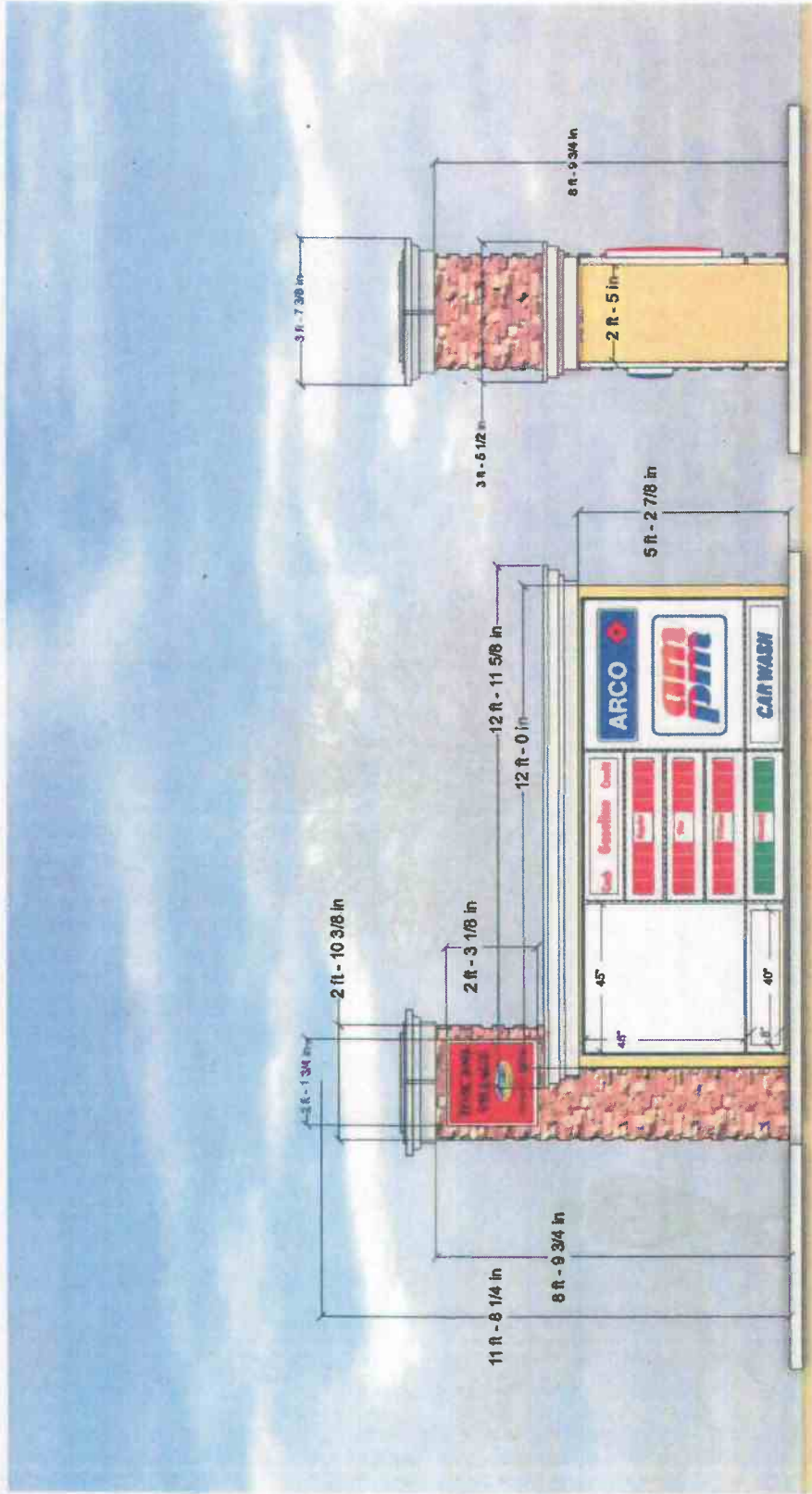
These are preliminary drawings. They are not to be used for construction until they have been approved by the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits. The designer shall not be responsible for any errors or omissions. The designer shall not be responsible for any delays or interruptions in the construction process. The designer shall not be responsible for any damage to property or persons. The designer shall not be responsible for any claims or lawsuits. © 2018



1. Poured in place consolidated concrete footing.
 $f_c = 2,500$ psi
2. 3'-0" diameter x 1/2" wall steel upright pipe support.
 Pipe supports to be filled with concrete up to grade level.
3. 2'-6" diameter x 1/2" wall steel upright pipe support.
4. 1'-0" diameter x 3/8" wall steel upright pipe support.

1 SIDE VIEW
 Scale: 1/8" = 1'-0"

SECONDARY PROJECT D/F MONUMENT SIGN - ELEVATION
 Scale: 1/8" = 1'-0"

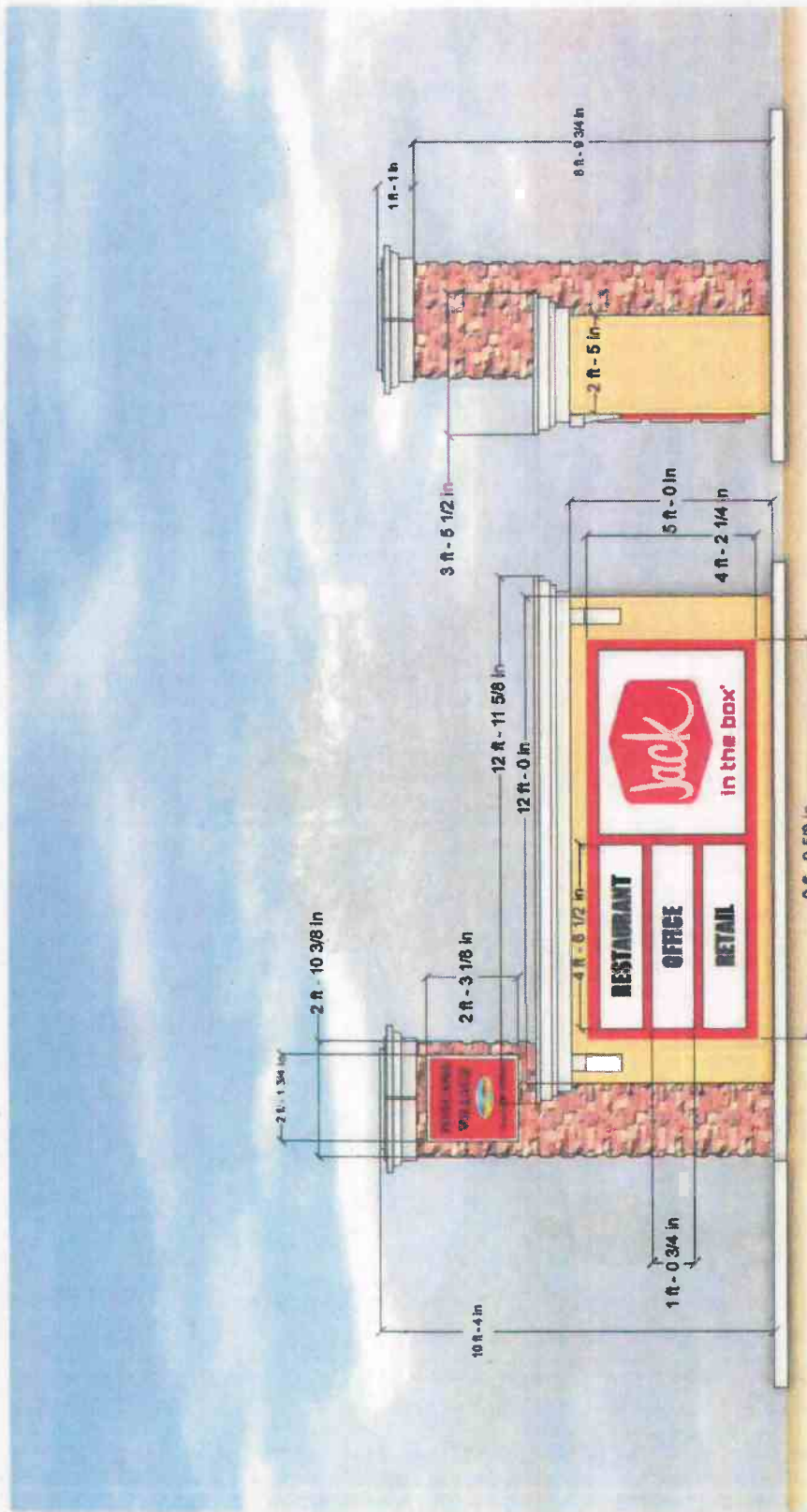


D/F MONUMENT SIGN WITH GASOLINE PRICING - ELEVATION
SIDE: A

1 SIDE VIEW

Scale: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"



M4 S/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION

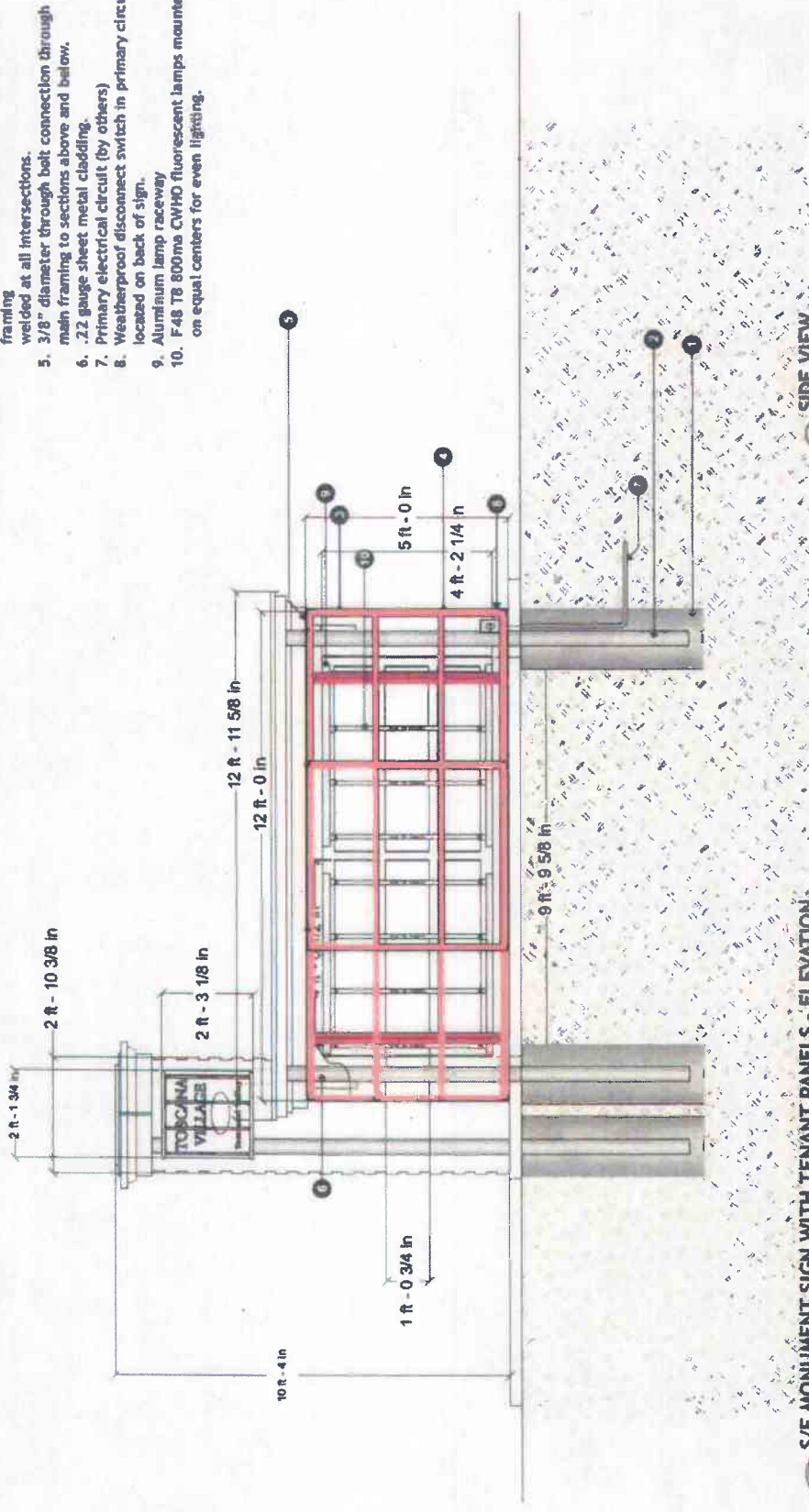
Scale: 3/8" = 1'-0"

1 SIDE VIEW

Scale: 3/8" = 1'-0"

1 FRAMING & FABRICATION DETAILS
 Scale: 3/8" = 1'-0"

1. Poured in place consolidated concrete footing. $f_c = 2,500$ psi
2. 6" diameter x 1/8" wall steel upright pipe support.
3. 2" x 2" x .250" wall steel angle main framing welded at all intersections.
4. 1 1/2" x 1 1/2" x .1875" wall steel angle intermediate framing welded at all intersections.
5. 3/8" diameter through bolt connection through main framing to sections above and below.
6. .22 gauge sheet metal cladding.
7. Primary electrical circuit (by others)
8. Weatherproof disconnect switch in primary circuit located on back of sign.
9. Aluminum lamp raceway
10. F48 T8 800ma CWHO fluorescent lamps mounted on equal centers for even lighting.



M.4 S/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION
 Scale: 3/8" = 1'-0"
1 SIDE VIEW
 Scale: 3/8" = 1'-0"

Project: Toscana Village
Address: Teneccal Canyon Rd @ Indian Truck Trail, Corona, CA
Account Manager: Loren Hanson
Designer: Arnel Cadizal
Scale: As noted
Design No.: Toscana Village
Date: May 12, 2017
Revisions: August 15, 2018

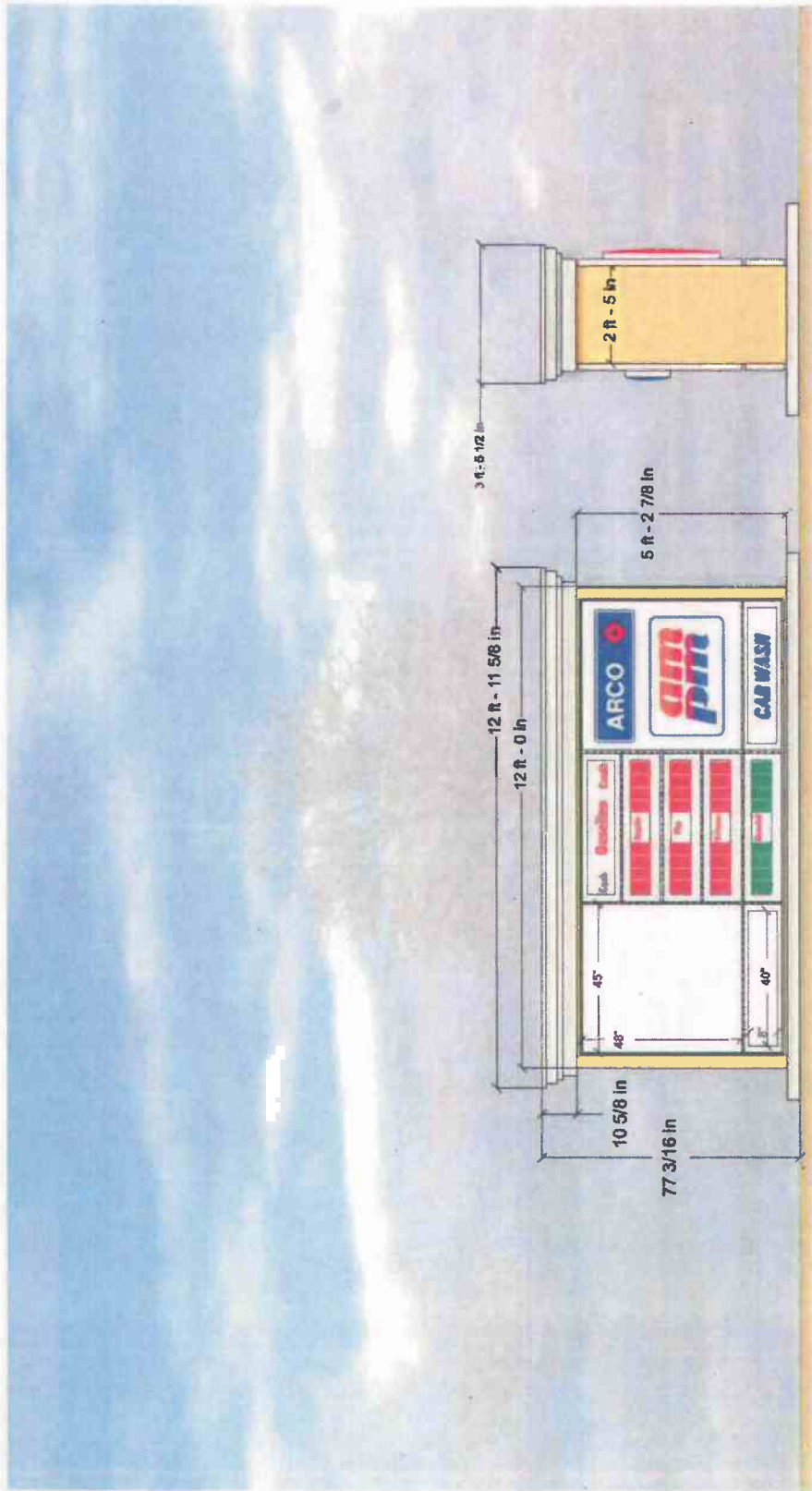
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6157 475 11000

Toscana Village

Total Sign Area: 58.83 Sq. Ft. per side



D/F MONUMENT SIGN WITH GASOLINE PRICING - ELEVATION

AS AP

1 SIDE VIEW

Scale: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"



1 **FRAMING & FABRICATION DETAILS**
 Scale: 3/8" = 1'-0"

1. Poured in place consolidated concrete footing.
2. 6" diameter x 1/8" wall steel upright pipe support.
3. 2" x 2" x .250" wall steel angle main framing welded at all intersections.
4. 1 1/2" x 1 1/2" x .1875" wall steel angle intermediate framing welded at all intersections.
5. 3/8" diameter through bolt connection through main framing to sections above and below.
6. .22 gauge sheet metal cladding.
7. Primary electrical circuit (by others)
8. Weatherproof disconnect switch in primary circuit located on back of sign.
9. Aluminum lamp raceway
10. F48 T8 800ma CWH0 fluorescent lamps mounted on equal centers for even lighting.



Project:
Toscana Village

Address:
Tomasd Canyon Rd @
Larkin Truck Trail
Corona, CA

Account Manager:
Loren Hanson

Designer:
Amel Cadatal

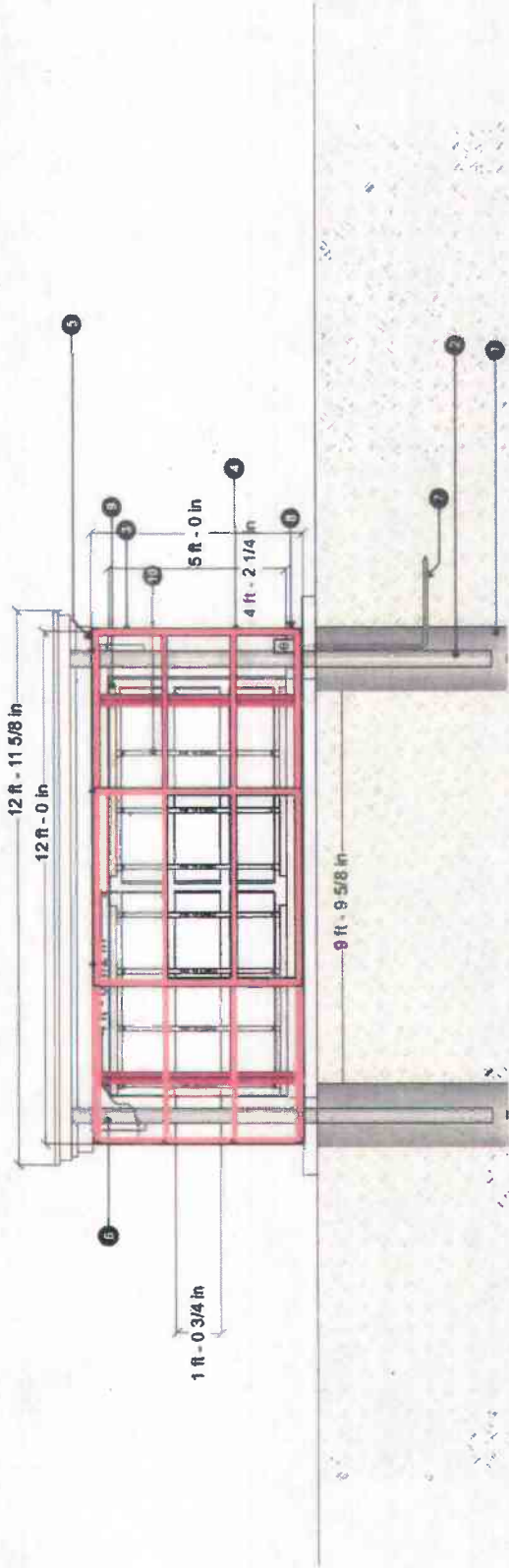
Scale:
As noted

Design No.:
Tosana Village

Date:
May 12, 2017

Revisions:
August 15, 2018

This is a standard engineering drawing. It is intended for use as a guide only. It is not to be used for construction without the approval of the Designer. The Designer is not responsible for any errors or omissions in this drawing. The Designer is not responsible for any damage or injury resulting from the use of this drawing. The Designer is not responsible for any delay or interruption of work resulting from the use of this drawing. The Designer is not responsible for any cost or expense resulting from the use of this drawing. The Designer is not responsible for any liability resulting from the use of this drawing. © 2018



D/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION
 Scale: 3/8" = 1'-0"

1 **SIDE VIEW**
 Scale: 3/8" = 1'-0"

Toscana Village

Pylon Survey

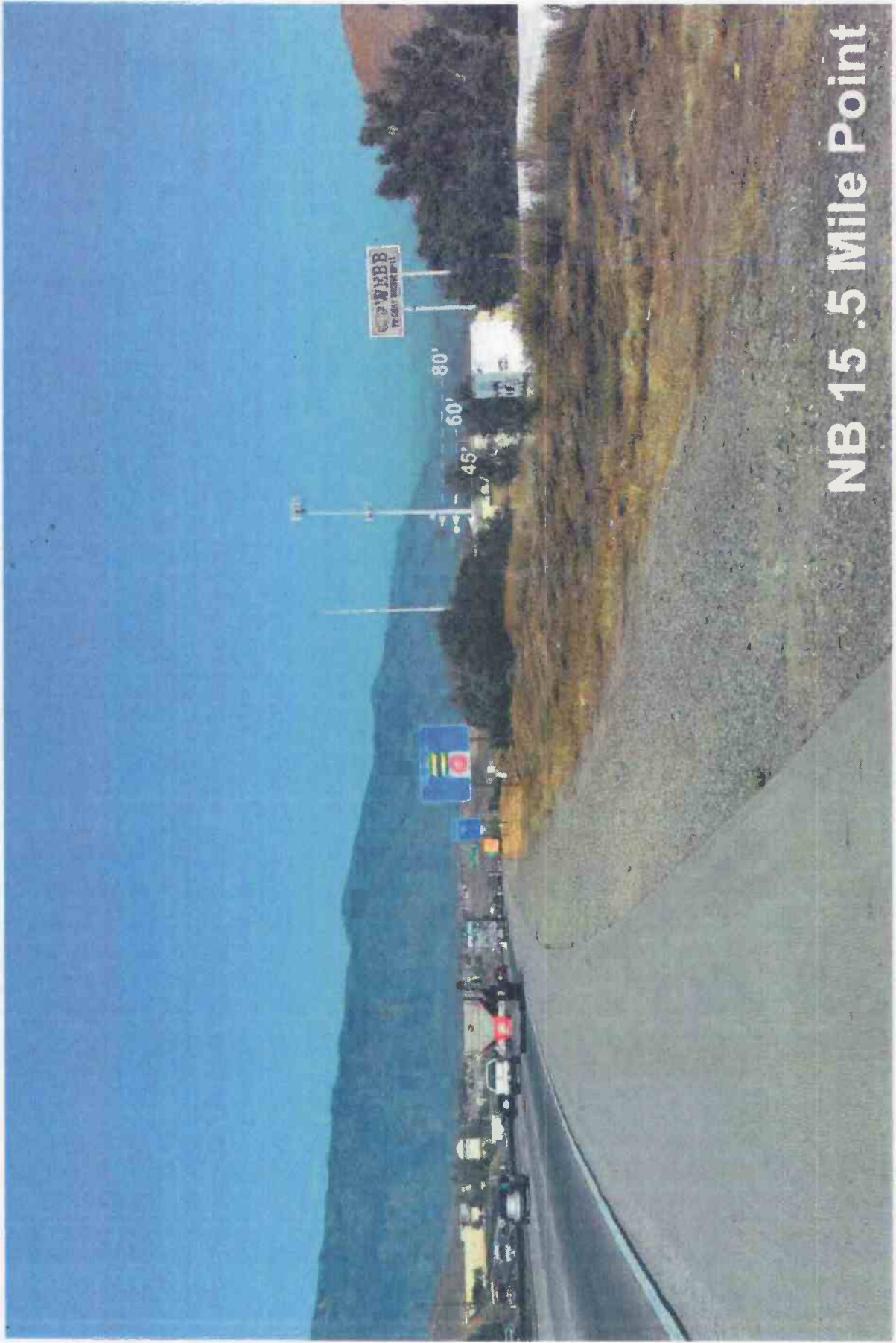
Temescal Canyon Road & Indian Truck Trail
Corona, CA



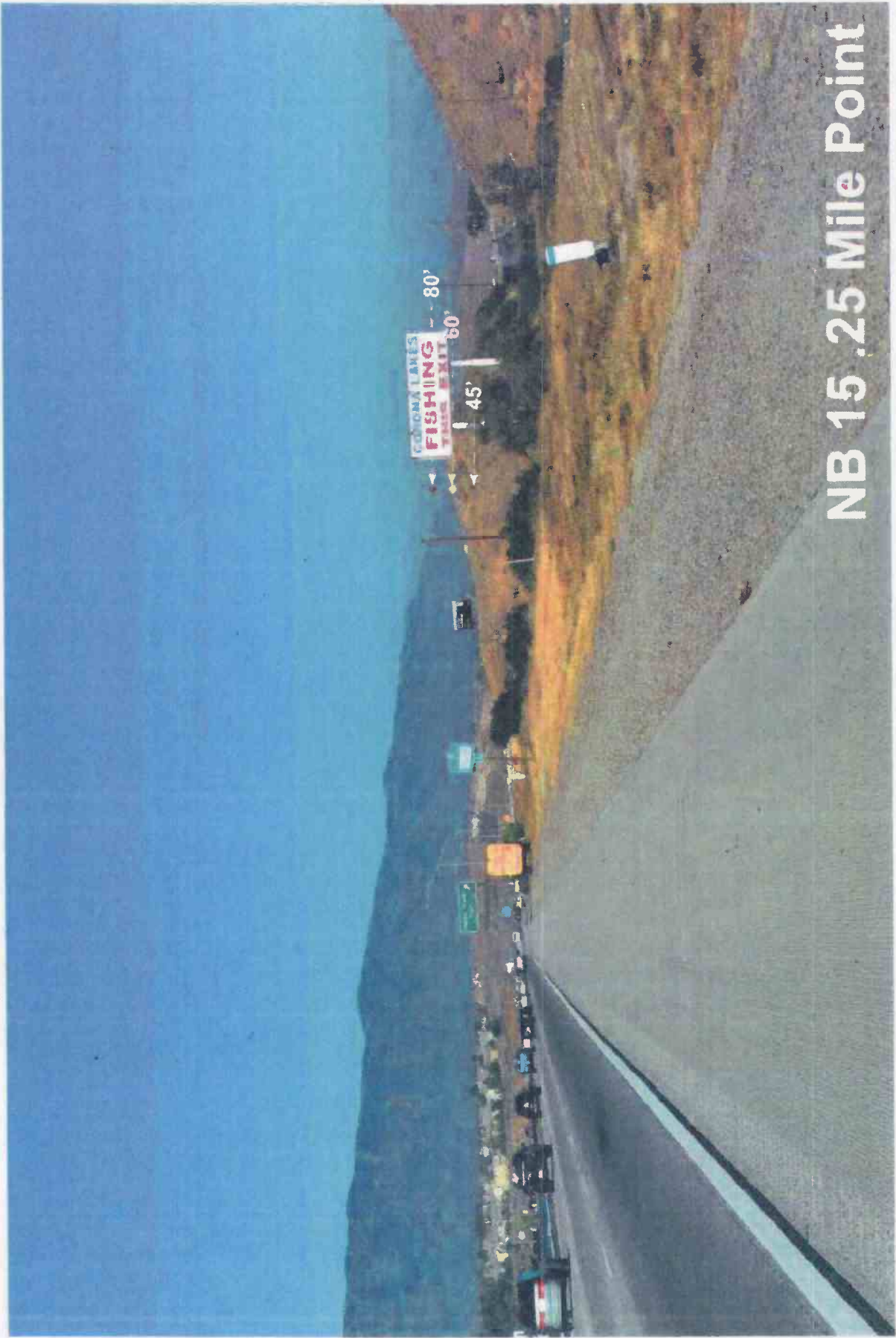
FUSION

Sign and Design

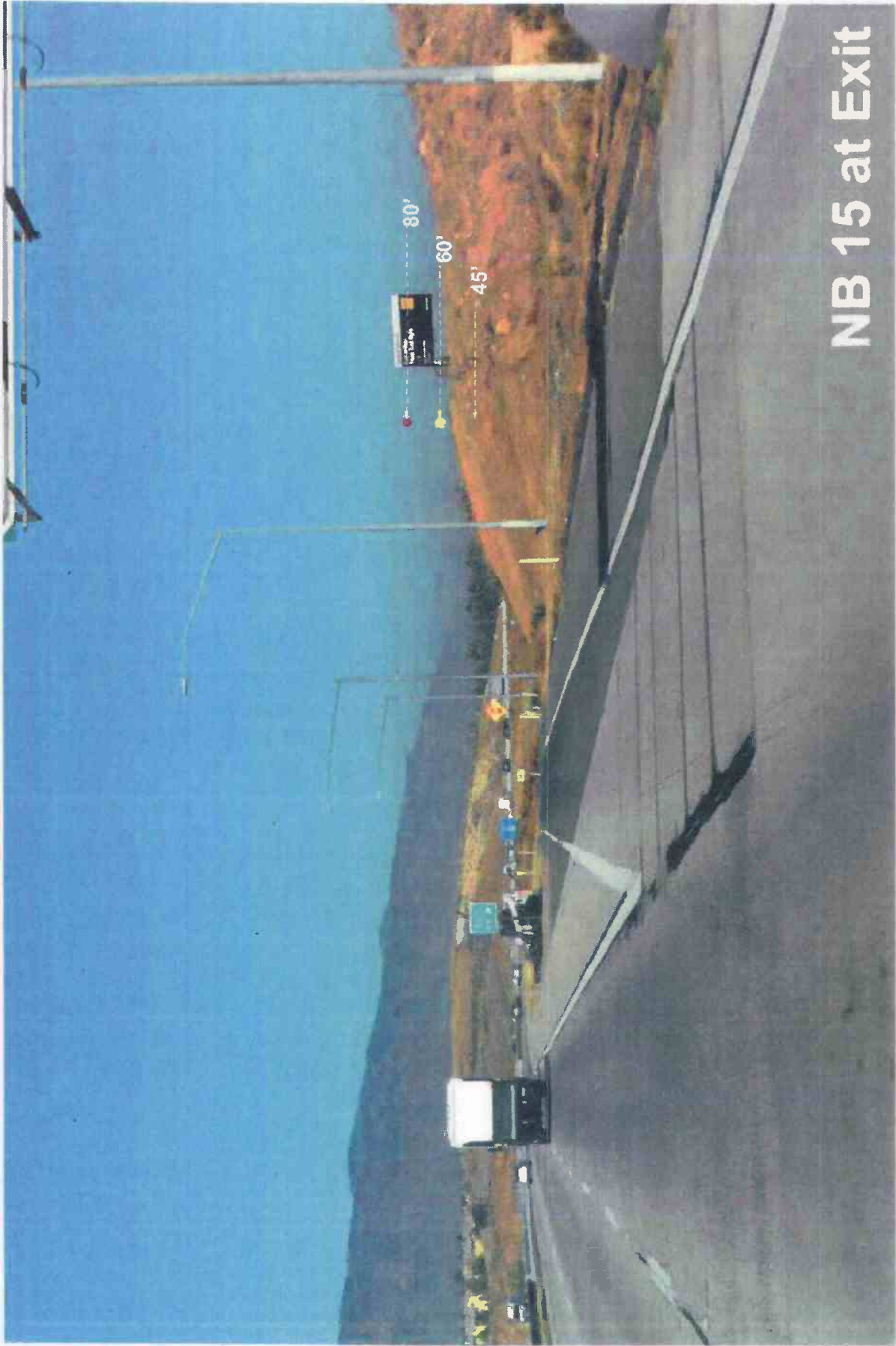
Project Manager: Jennifer Flores: (714) 400-5254



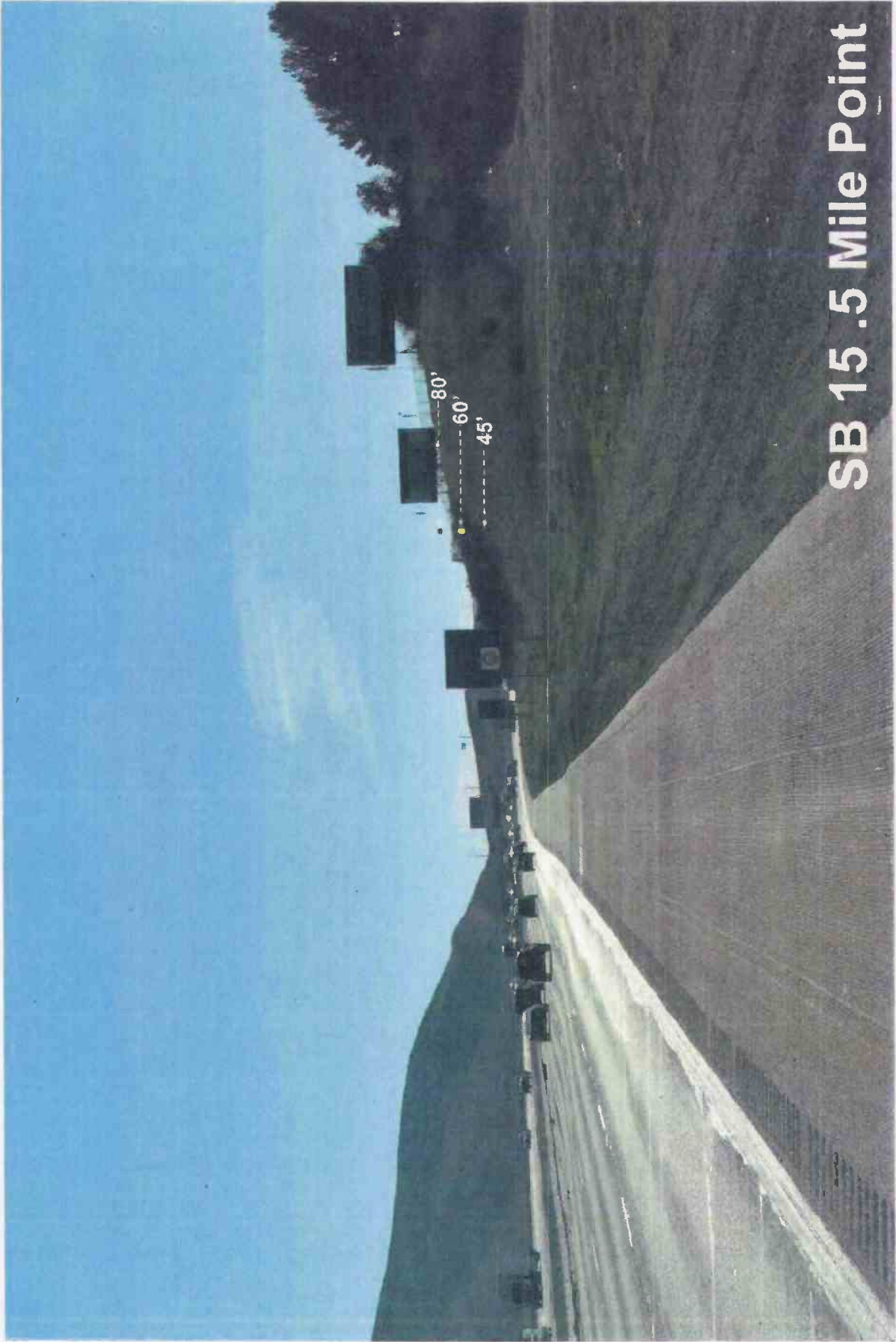
NB 15 .5 Mile Point



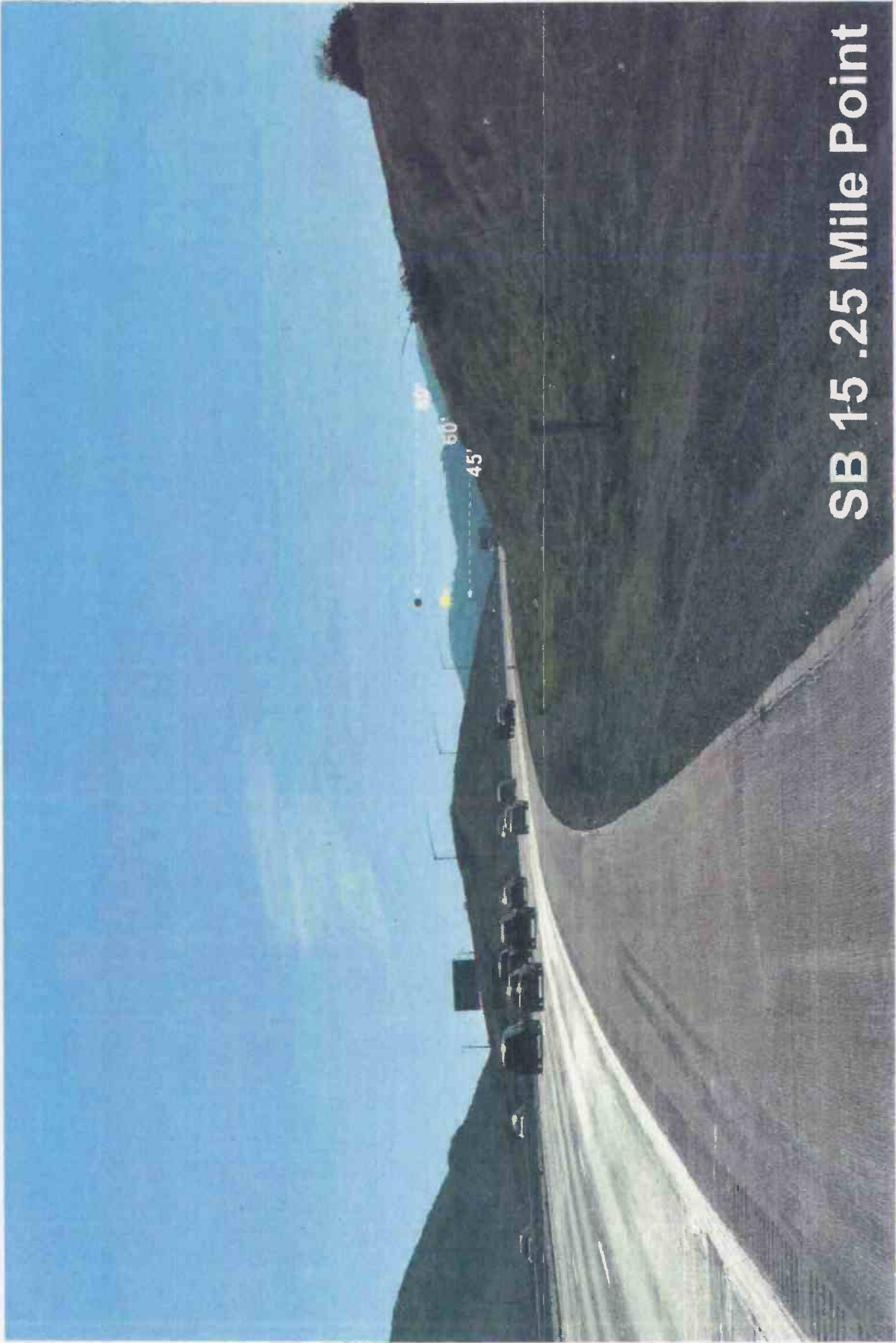
NB 15 .25 Mile Point



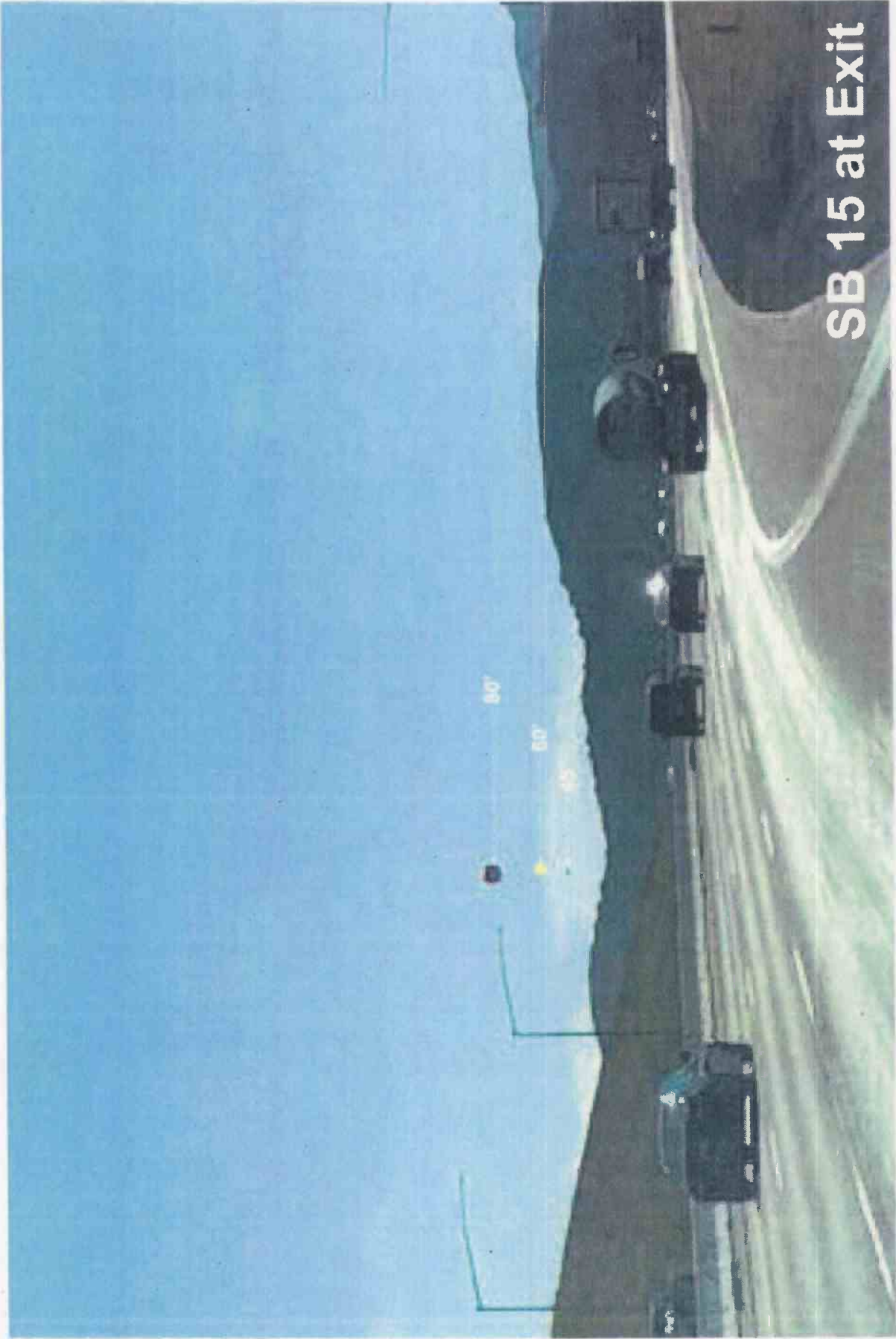
NB 15 at Exit



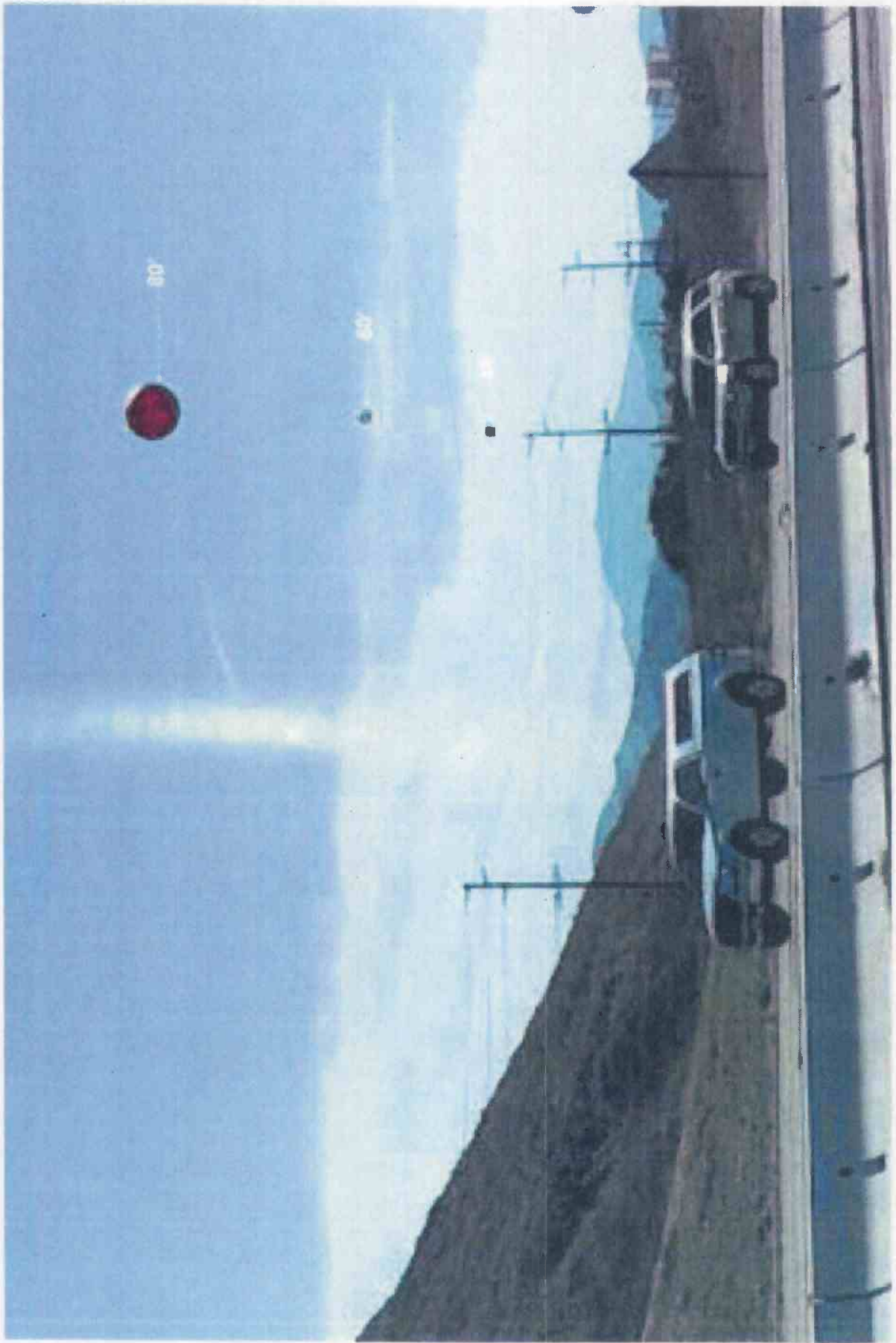
SB 15 .5 Mile Point



SB 15 .25 Mile Point



SB 15 at Exit





COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/16/19, 8:49 am

PP26290

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26290. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26290) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 26290 is a proposal to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres (which includes current APNs 290-130-053, 290-130-085, and 290-130-086). Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, and hardware stores. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Three access points to phase 1 buildings will be located along Temescal Canyon Road. The first entrance would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of phase 1 is located north of Building 6 and constitutes the northwest extent of phase 1. The six buildings would be served by a total of approximately 368 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during phase 1. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported.

Four (4) free-standing signs, including three (3) monument signs and one (1) freeway

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)
 pylon sign are proposed.

Advisory Notification. 3 AND - 90 Days to Protest

The project developer 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 this approval or conditional approval of this project.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Design Guidelines
 - Temescal Valley (Adopted 3/20/2007)

Advisory Notification. 5 AND - Development Phasing

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping within a phase may not all be deferred until a later or final phase.

Advisory Notification. 6 AND - EIR Mitigation Measures

Mitigation Measures from the related Environmental Impact Report have been incorporated as Conditions of Approval on PP26290 as applicable.

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 10/4/18.

Exhibit B (Elevations), dated 10/4/18.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 10/4/18.

Exhibit S (Sign Plan), dated 10/4/18.

Exhibit T (Truck Turning Plan), dated 10/4/18.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 9 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1

Gen - Custom

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project at this time.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 Gen - Custom (cont.)

Comments: RECOMMND KAKIM 20170713

E Health. 1 Gen - Custom

PP26290 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Comments: RECOMMND KAKIM 20170306

E Health. 1 Gen - Custom

Prior to building permit issuance, plans must be submitted to District Environmental Services for their review. Please contact 951-273-9140 for any additional details.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Conditional Use Permit 03712 is a request to develop an approximately 27-acre site for a commercial retail center consisting of 8 separate buildings. The exhibits show various uses proposed for the retail center including a convenience store (which allows for the sale of beer and wine) with gas pumps, retail buildings, restaurants and fast food buildings. The site is located in the Temescal Canyon area between Interstate 15 and Temescal Canyon Road northerly of Indian Truck Trail. Freeway improvements provide the site significant protection from major widespread flood hazard and some rough grading has been done on the site previously. An existing culvert under the freeway/northbound on-ramp discharges storm runoff near the central portion of the site. The exhibit indicates that the development will extend a storm drain from this culvert and convey flows northerly through the site and connect to the existing culverts under Temescal Canyon Road which are located approximately 1,700 north of Indian Truck Trail. The remainder of the site receives a minor amount of runoff along the westerly property line from the freeway/on-ramp embankment. Runoff from the embankment is collected in an onsite V-ditch located along the CalTrans right of way and brought into the site. There is also an existing culvert which conveys flows southerly under Indian Truck Trail. The exhibit indicates the southerly portion of the onsite runoff will be collected and conveyed to this culvert.

Three water quality basins are proposed. Water quality mitigation for the southerly portion is provided by two small basins incorporated into the development while a large water quality basin is proposed for mitigating the northerly portion of the site. The larger basin is located on vacant undeveloped property north of the development's construction improvements. Any future development on this vacant property may require the basin to be relocated. While some grading of the site may have altered the natural drainage patterns, the grading and improvement plans should perpetuate the existing drainage patterns. No additional mitigation for increased runoff should be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)
 required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met. This project does not include any existing or proposed District maintained facilities and the review/approval of the drainage plan and the Water Quality Management Plan (WQMP) will be processed by the Transportation Department.

The District does not object to this proposal.

Comments: Transferred Flood COA prepared for CUP3712.

Planning

Planning. 1 Basis for Parking

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b);

General Retail – 1 space/200 sq. ft.

Professional business office – 1 space/200 sq. ft.

Restaurants – 1 space/45 sq. ft. serving area, 1 space/2 employees

Planning. 2 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit,
 a) is found to be in violation of the terms and conditions of this permit,
 b) is found to have been obtained by fraud or perjured testimony, or
 c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 5 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Expiration Date Use Case (cont.)

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval.

Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

The Variance associated with the Plot Plan for the free-standing signs shall be used within three years from the effective date with no further extension permitted.

Planning. 6 Exterior Noise Levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 7 Fees for Review

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 Future Tenant Commute Info - MM AQ 5

The Project shall provide information to future office tenants about the benefits of telecommuting and alternative work schedules that include reducing the number of commute trips and therefore vehicle miles traveled from employees.

Planning. 9 Land Division/LLA Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division and/or lot line adjustment shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 10 Limit on Signage

Signage for this project shall be limited to the freestanding signs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Limit on Signage (cont.)

Department review only) of Ordinance No. 348.

The sign design shown on APPROVED Exhibit S is conceptual. Final sign design shall incorporate channel cut back lit and/or halo lit signs. Full back lit cabinet signs shall not be allowed unless approved by the Planning Director or Assistant TLMA Director.

Planning. 11 Mt Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 12 No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 13 No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this Plot Plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 14 No Use Proposed Limits

The undeveloped portion of the property shown on APPROVED EXHIBIT A shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 15 Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety.

The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 16 Phases Allowed

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 COUNTY WEBSITE

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

Transportation. 2 CREDIT/REIMBURSEMENT 4 IMP

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 pre approved 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://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 3 R O W EXCEEDS/VACATION

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

Transportation. 4 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 STD INTRO (ORD 461) (cont.)
 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.

Transportation. 5 T/S - General Condition

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 development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Temescal Canyon Road (NS) at:
 Indian Truck Trail (EW)
 Horsetheif Road (EW)
 Driveway No. 1 (EW)
 Driveway No. 2 (EW)
 Driveway No. 3 (EW)
 Driveway No. 4 (EW)

I-15 Northbound Ramps (NS) at:
 Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
 Indian Truck Trail (EW)

Campbell Ranch Road (NS) at:
 Indian Truck Trail (EW)
 Temescal Canyon Road (EW)
 Mayhew Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

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.

Transportation. 6 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 TUMF CREDIT AGREEMENT (cont.)
 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.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that

generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandator
 y

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Planning

060 - Planning. 1 Construction Noise – MM Noise 3, 4, 5 Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26290, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3 Parcel Merger, Parcel Map, Lot Line Adjustment Not Satisfied

Prior to the issuance of a grading permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be approved to establish each building site either within one parcel through a merger or at minimum not be split by a parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Parcel Merger, Parcel Map, Lot Line Adjustment (cont.) Not Satisfied
Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval. The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

060 - Planning. 4 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1146 and Change of Zone No. 7859 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 5 SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including 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 10.47 acres (gross) in accordance with APPROVED EXHIBIT NO. A.

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.

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR REQUIRED Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR REQUIRED (cont.) Not Satisfied

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST REQUIRED Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Edge Effects/Signage Not Satisfied

MM BIO 5: The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on re-contoured slopes as part of the proposed 1.7-acre onsite conservation areas which includes the creation of wetland and riparian/riverine habitat, as well as fencing/signage near the top of slope adjacent to the proposed onsite conservation area to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances. These edge treatments shall be included in the landscape plans and approved by the County Planning Department prior to issuance of a building permit.

060 - Planning-EPD. 2 0060-EPD-Grading/Biological Monitor/Fencing Not Satisfied

MM BIO 4: The following measures shall be incorporated into the construction documents and specifications, and implemented by the contractor during grading activities, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:

- Construction worker training will be provided by a qualified biologist at the first preconstruction meeting;
- Exclusionary fencing and signs will be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;
- No equipment will be operated in areas of flowing water;
- Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, will be prohibited within 20

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Grading/Biological Monitor/Fencing (cont.) Not Satisfied

feet from the top of slope adjacent to conserved riparian/riverine habitat; and
• A qualified biologist will be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage 6 to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits. A brief summary report shall be prepared by the monitoring biologist and submitted to the Riverside County Environmental Programs Department prior to issuance of a building permit

060 - Planning-EPD. 3 0060-EPD-Landscape Plan Review Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

Plants specifically called out that are not to be included in the Landscaping plan are:

- Alyssum "Carpet of Snow"
- Cape marigold (*dimorphoteca pluvialis*)
- soft chess (*Bromus mollis*)
- Fruitless Olive (*Olea europea*)

060 - Planning-EPD. 4 0060-EPD-UWIG-Dust Not Satisfied

MM BIO 1: During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent;
- Pave, periodically water, or apply chemical stabilizer to construction access/ egress points;
- Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times;
- Operate all vehicles on graded areas at speeds less than 15 miles per hour; and
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer.

060 - Planning-EPD. 5 0060-EPD-UWIG-Lighting Not Satisfied

MM BIO 3: To avoid light spillover into the adjacent conserved riparian/riverine habitat onsite, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

060 - Planning-EPD. 6 0060-EPD-UWIG-Noise Not Satisfied

MM BIO 2: The onsite construction superintendent shall implement the following measures to

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-EPD-UWIG-Noise (cont.) Not Satisfied

minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:

- Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise;
- Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers;
- Use electrical power, when feasible, to operate air compressors and similar power tools;
- Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved Riparian/ Riverine Habitat onsite, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas; and
- Locate construction staging areas at least 100 feet from Drainage 4.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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.

060 - Planning-EPD. 8 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared

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Planning-EPD

060 - Planning-EPD. 8 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY (c Not Satisfied
during the nesting season, a preconstruction nesting bird
survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 9 0600-EPD-Oak Tree Mitigation and Monitoring Plan Not Satisfied

The following shall be mapped on all project exhibits as written in; TEMESCAL VALLEY TOSCANA VILLAGE Determination of Biologically Equivalent or Superior Preservation: Appendix D Enhancement/Revegetation Plan, prepared by ELMT Consulting, Thomas McGill, dated October 3, 2018.

- 1) All coast live oak trees being preserved on-site;
- 2) All coast live oak trees being removed or impacted;
- 3) Location of on-site mitigation planting areas for any trees being removed or impacted.

If coast live oak trees will be removed or impacted by the Project, then a Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance.

The Oak Tree HMMP shall include the following information:

- Proposed oak tree replacement ratio
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.

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Planning-EPD

060 - Planning-EPD. 9 0600-EPD-Oak Tree Mitigation and Monitoring Plan (cont.) Not Satisfied

- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

060 - Planning-EPD. 10 Oak Tree Mitigation-Monitoring Plan Not Satisfied

Prior to grading permit, to implement the Riverside County Oak Tree Management Guidelines, the project shall submit an Oak Tree Mitigation and Monitoring plan to ensure the survival and success of the re-planted oak trees. The project is anticipated to impact 12 oak trees. Onsite replanting of oak trees shall be implemented at a 3:1 ratio for a total of 36 oaks to be replanted.

Survey

060 - Survey. 1 VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Temescal Canyon Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Temescal Canyon Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re design the project, utilizing the existing rights of way.

Transportation

060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

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 pre approved 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://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 and 90 Trans condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT (cont.) Not Satisfied
 completion and acceptance of the improvements.

060 - Transportation. 4 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

060 - Transportation. 5 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least,

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION (cont.) Not Satisfied

the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT W/O GRAD Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Acoustic Study - MM Noise 1 (cont.) Not Satisfied
the interior noise level standard of 55 dBA CNEL and these measures shall be incorporated into the building(s).

080 - Planning. 2 CC&R - Reciprocal Access Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress, water, sewage, trash, and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the common landscape areas identified on APPROVED EXHIBIT A and APPROVED EXHIBIT L.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such landscape areas, and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

080 - Planning. 3 Color/Material Coordination Not Satisfied

Prior to building permit issuance, the colors and materials selected for final construction of the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Color/Material Coordination (cont.) Not Satisfied
buildings shall coordinate with the colors and materials utilized in the community buildings, monuments, and structures of the Terramor development northeast of the project.

080 - Planning. 4 Conform to Elevations/Floorplans Not Satisfied
Elevations and floorplans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations and floorplans shown on APPROVED EXHIBIT B.

080 - Planning. 5 Construction Noise – MM Noise 3, 4, 5 Not Satisfied
Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 6 Electrical Hookups - MM AQ 4 and 6 Not Satisfied
Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. Such hookups where loading docks and/or spaces are shown with buildings shall be shown on building/electrical plans. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

080 - Planning. 7 EV Charging Stations - MM AQ 3 Not Satisfied
The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging circuit and capacity and it is assumed that a minimum of 4 areas will contain these spaces. The project shall also comply with applicable requirements of Ordinance No. 348 for electrical vehicle charging stations.

080 - Planning. 8 Fee Status Not Satisfied
Prior to issuance of building permits for Plot Plan No. 26290, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 9 Gas Canopy Top Architecture Not Satisfied
Prior to building permit issuance, building plans shall show the gas station canopy incorporating

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Gas Canopy Top Architecture (cont.) Not Satisfied
architectural treatments and painting so that the top of the canopy that may be visible from the surrounding area appears finished and is consistent with the design of the canopy and the overall center.

080 - Planning. 10 Historical Trail Marker Not Satisfied
The applicant shall provide two (2) markers for the historical trail Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

080 - Planning. 11 Lighting Plans Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 12 Oak Tree Incorporation Not Satisfied
Prior to building permit issuance, as part of the final landscape plans, in addition to the oak trees to be planted within the habitat mitigation area in the northern end of the overall project site, the project shall incorporate the planting of oak trees within the developed area of the project, in particular along Temescal Canyon Road frontage or in the right-of-way, where planting area is adequate to accommodate future growth and viability of the tree and maintenance.

080 - Planning. 13 Outdoor Use - MM Noise 2 Not Satisfied
Any outdoor use areas (such as restaurant patios and courtyards) that provide tables and/or active and passive outdoor recreation areas that are located within the yellow or orange contours shown on Figure 5.6-3 – Future Traffic Noise Contours of the EIR shall be shielded by proposed buildings and/or six-foot barriers. The barriers shall be solid with no cracks and shall completely block the line of sight between outdoor use areas and the I-15 Freeway. Outdoor use areas shall not be located in areas within the red contour area shown on Figure 5.6-3 – Future Traffic Noise Contours of the EIR.

080 - Planning. 14 Parcel Merger, Parcel Map, Lot Line Adjustment Not Satisfied
Prior to the issuance of a building permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be approved to establish each building site either within one parcel through a merger or at minimum not be split by a parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval. The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 Parcel Merger, Parcel Map, Lot Line Adjustment (cont.) Not Satisfied

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

080 - Planning. 15 Plans Showing Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. Bike racks shall be provided in convenient locations to facilitate bicycle access to the project area.

080 - Planning. 16 Preferential Parking Spaces - ER AQ 1 Not Satisfied

Building plans, consistent with the 2016 CalGreen Code, shall provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles; or, provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.

080 - Planning. 17 Required Applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 1146 and Change of Zone No. 7859 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

080 - Planning. 18 Roof Equipment Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 19 School Impact Fees Not Satisfied

Impacts to the Corona-Norco Unified School District be addressed in accordance with California State law.

080 - Planning. 20 Sign Panel Lighting Design Not Satisfied

The sign design shown on APPROVED EXHIBIT S is conceptual. Final sign design shall incorporate channel cut back lit and/or halo lit signs. Full back lit cabinet signs shall not be allowed unless approved by the Planning Director or Assistant TLMA Director.

Survey

080 - Survey. 1 VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Temescal Canyon Road. The project proponent shall apply under a separate application

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 VACATION (cont.) Not Satisfied
with the County Surveyor for a conditional vacation of Temescal Canyon Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re design the project, utilizing the existing rights of way.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, 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 by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road and Indian Truck Trail.
- (2) Trails along Temescal Canyon Road.
- (3) Street lights.
- (4) Traffic signals per traffic conditions of approval.
- (5) Street sweeping.

For street lighting, 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) 2 sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 2 CORNER CUT BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 4 IMPLEMENT WQMP Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 IMPLEMENT WQMP (cont.) Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) within public road right of way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Temescal Canyon Road and Indian Truck Trail and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight 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.

080 - Transportation. 7 MM AQ 2 - Signal Synchronization Not Satisfied

The Project shall synchronize signals at the intersection of Temescal Canyon Road and Indian Truck Trail and proposed signals at driveways 2, 3, and 4 along Temescal Canyon Road, which is designated as an arterial. Traffic signal interconnect shall be provided along Temescal Canyon Road in order for the signals to be ultimately connected and synchronized.

080 - Transportation. 8 MM Trans 1 - Traffic Control Plans Not Satisfied

MM Trans 1

A Construction Traffic Control Plan shall be prepared for each phase of development (Phase I and Phase II) by the implementing developer and submitted to the County of Riverside Transportation Department for approval prior to the issuance of building permits for the Project. The Construction Traffic Control Plan shall include the estimated day(s), time(s) and duration of any lane closures that are anticipated to be required due to Project construction.

The Construction Traffic Control Plan shall include measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the County of Riverside Transportation Department. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts and ensure the safe and even flow of traffic consistent with County level of service standards and safety requirements.

The implementing developer or its general contractor shall be required to notify the County of Riverside Transportation Department at least five (5) business days in advance of any planned lane closure that will be caused by Project construction. The County shall evaluate any other known lane

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 MM Trans 1 - Traffic Control Plans (cont.) Not Satisfied
closures, construction activities or special events which may conflict with the Project's scheduled lane closure or create additional impacts to traffic flow and, if deemed necessary by the County of Riverside Transportation Department, the Project's lane closure maybe postponed or rescheduled.

080 - Transportation. 9 MM Trans 2 - Sight Distance Not Satisfied
MM Trans 2

Sight distance at the Project driveways shall be reviewed with respect to the County's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

080 - Transportation. 10 MM Trans 3 - Signing & Striping Not Satisfied
MM Trans 3

Signing/striping shall be implemented in conjunction with detailed construction plans for the Project site.

080 - Transportation. 11 R O W DEDICATION 1 Not Satisfied

Sufficient public street right of way along Temescal Canyon Road shall be conveyed for public use to provide for a 63' 64 foot half width right of way per Standard No. 92, Ordinance 461.

080 - Transportation. 12 T/S - Intersection Geometrics (Phase 1) Not Satisfied

The intersection of Temescal Canyon Road (NS) at Driveway No. 1 (EW) shall be improved to provide the following geometrics:

- Northbound: two through lanes
- Southbound: one through lane, one shared through/right-turn lane
- Eastbound: one right-turn lane - stop controlled
- Westbound: N/A

NOTE: This driveway is restricted to right-in/right-out turning movements only. Left-turn movements are prohibited. The applicant shall provide channelization in the form of a raised median to enforce this turn restriction.

The intersection of Temescal Canyon Road (NS) at Driveway No. 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes
- Southbound: one through lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed
- Westbound: N/A

The intersection of Temescal Canyon Road (NS) at Driveway No. 3 (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes
- Southbound: one through lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 T/S - Intersection Geometrics (Phase 1) (cont.) Not Satisfied
 Westbound: N/A

or as approved by the Transportation Department.

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.

080 - Transportation. 13 T/S - Intersection Geometrics (Phase 2) Not Satisfied

The intersection of Temescal Canyon Road (NS) at Driveway No. 4 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed
Westbound: N/A

or as approved by the Transportation Department.

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.

080 - Transportation. 14 T/S - Traffic Signal Design (Phase 1) Not Satisfied

If the applicant chooses to accelerate the installation of the traffic signal to Phase I the following condition shall apply:

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
 Temescal Canyon Road (NS) at Driveway No. 2 (EW)

or as approved by the Transportation Department.

080 - Transportation. 15 T/S - Traffic Signal Design (Phase 2) Not Satisfied

For the development of Phase II, the project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
 Temescal Canyon Road (NS) at Driveway No. 3 (EW)

Plan: PP26290

Parcel: 290130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15 T/S - Traffic Signal Design (Phase 2) (cont.) Not Satisfied
Temescal Canyon Road (NS) at Driveway No. 4 (EW)

Note: The intersections above are identified as impacted in the project's DEIR and list the installation of traffic signals at mitigation measures. Since the development of Phase II will require a submittal of a new or revised plot plan application(s), subsequent environmental and technical analyses of Phase II may conclude the impacts are not significant and the traffic signal(s) are not necessary for mitigation at Driveway No. 3 and/or Driveway No. 4 with the development of Phase II. If this occurs then the traffic signal(s) may potentially not be required.

or as approved by the Transportation Department.

080 - Transportation. 16 T/S - Traffic Signal Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signals located on Temescal Canyon Road at Driveways No. 2, No. 3, and No. 4. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect of the traffic signals identified above.

(added at Planning Commission on December 19, 2018)

The project proponent shall be required to synchronize/coordinate the signals located on Indian Truck Trail at its intersection with Campbell Ranch Road, I-215 Southbound Ramps, I-215 Northbound Ramps, and Temescal Canyon Road. All necessary permits from the County Transportation Department and Caltrans shall be obtained by the project proponent. Necessary hardware, including but not limited to the traffic controller(s) and interconnect, shall be provided by the project proponent.

or as approved by the Transportation Department.

080 - Transportation. 17 TUMF CREDIT AGREEMENT Not Satisfied

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.

080 - Transportation. 18 UTILITY PLAN Not Satisfied

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 off-site 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 submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Plan: PP26290

Parcel: 290130053

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area (cont.) Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection areas for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosures and construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Plan: PP26290

Parcel: 290130053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-PRECISE GRADE APPROVAL (cont.) Not Satisfied

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of 17 accessible parking space[s] for persons with disabilities, 6 in Phase 1 and 11 in Phase 1A, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Electrical Hookups - MM AQ 4 and 6 Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. The County shall verify electrical hookups have been installed prior to occupancy. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

090 - Planning. 4 Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5 Ordinance No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the

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Parcel: 290130053

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Ordinance No. 659 (DIF) (cont.) Not Satisfied

applicant shall comply with the provisions of Riverside County 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 installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26290 has been calculated to be 10.47 net acres.

090 - Planning. 6 Ordinance No. 810 Open Space Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26290 is calculated to be 10.47 net acres.

090 - Planning. 7 Parking Paving Material Not Satisfied

A minimum of 371 parking spaces shall be provided, with 100 spaces in Phase 1 and 271 spaces in Phase 1A, as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 9 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 10 Trash Enclosures Not Satisfied

Six trash enclosures (one for each building) which are adequate to enclose a minimum of two bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Trash Enclosures (cont.) Not Satisfied

090 - Planning. 11 Utilities Undergrounded Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division 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) Landscaping along Temescal Canyon Road and Indian Truck Trail.
- (2) Trails along Temescal Canyon Road.
- (3) Street-lights.
- (4) Traffic signals per traffic conditions of approval.
- (5) Street sweeping.

090 - Transportation. 2 EXISTING MAINTAINED Not Satisfied

Temescal Canyon Road along project boundary is designated Arterial Highway and shall be improved with 31' to 35' AC pavement (from Indian Truck Trail to the signalized middle driveway) and 43' half width AC pavement from the signalized middle driveway to north project boundary, concrete curb, gutter, sidewalks, and trail; match up asphalt concrete paving; reconstruction; or resurfacing of existing paving within the 63' to 64' half width dedicated right of way in accordance with Temescal Valley Design Guideline, page No. 45. Modified for reduced improvement from 43' half width pavement to 31' to 35' AC pavement from the signalized middle driveway to Indian Truck Trail as shown on Amended exhibit No. 1 dated 5/24/2018 or/and as directed by the Director of Transportation.

NOTE:

- 1. No left in/out to and from the southerly driveway and median shall be constructed to restrict left in/out movement as directed by the Director of Transportation.
- 2. A 5' sidewalk and a 10' D.G. trail shall be constructed per Temescal Valley Design Guideline.
- 3. Driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 MM Trans 5 - Driveway 3 Traffic Signal (cont.) Not Satisfied

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 3.

If subsequent environmental and technical analyses submitted with Phase II conclude the impacts are not significant and the traffic signal is not necessary for mitigation at Driveway No. 3 with the development of Phase II, then the traffic signal may potentially not be required.

090 - Transportation. 8 MM Trans 6 - Driveway 4 Traffic Signal Not Satisfied

MM Trans 6

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 4.

If subsequent environmental and technical analyses submitted with Phase II conclude the impacts are not significant and the traffic signal is not necessary for mitigation at Driveway No. 4 with the development of Phase II, then the traffic signal may potentially not be required.

090 - Transportation. 9 MM Trans 7 - Geometric Improvements Not Satisfied

MM Trans 7

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install the following improvements at the intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW):

- A second southbound through lane; and
- One southbound right turn overlap phase.

090 - Transportation. 10 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 11 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36643 and TR36593M1.

090 - Transportation. 12 STREETLIGHT AUTHORIZATION Not Satisfied

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-C Administrator.
2. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 13 STREETLIGHTS INSTALL Not Satisfied

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Parcel: 290130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 13 STREETLIGHTS INSTALL (cont.) Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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 street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 14 UTILITY INSTALL Not Satisfied

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.

090 - Transportation. 15 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 16 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 17 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/16/19, 8:50 am

CUP03712

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03712. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03712.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: RECOMMND DCOPELAN 20190116

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 3712 is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC, Type 20 license). The overall development of the site is permitted under PP26290

Advisory Notification. 3 AND - 90 Days to Protest

The project developer 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 this approval or conditional approval of this project.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on PP26290 APPROVED EXHIBIT(S) Exhibit A (Site Plan), dated 10/4/18 and Exhibit B (Elevations/Floorplans), dated 10/4/18.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE-CODE/ORDINANCE REQUIREMENT

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE-CODE/ORDINANCE
REQUIREMENT (cont.)

from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Comments: RECOMMND SWEBB 20141208

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project at this time.

If during grading operations remnants of the railroad tracks are encountered an environmental professional should be contacted to evaluate the possibility of contaminated soils. Assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Comments: RECOMMND KAKIM 20170713

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

CUP03712 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE
(cont.)

the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Comments: RECOMMND KAKIM 20170306

E Health. 3 FOOD PLANS REQUIRED

Prior to building permit issuance, plans must be submitted to District Environmental Services for their review. Please contact 951-273-9140 for any additional details.

Fire

Fire. 1 0010-Fire-USE-#23-MIN REQ FIRE FLOW

Provide the required fire flow in accordance with California Fire Code and Riverside County Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Fire hydrants must be available before any combustible material is placed on the job site.

Comments: RECOMMND SPAYNE 20170227
DRAFT SPAYNE 20170227
RECOMMND DWAGNER 20141121

Fire. 2 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, 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.

Comments: RECOMMND DWAGNER 20141121

Fire. 3 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining tank installation permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted and approved prior to installation. Tanks shall meet California Fire Code and Riverside County Fire Department requirements.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 0010-Fire-USE-#84-TANK PERMITS (cont.)

Comments: RECOMMND SPAYNE 20170227
DRAFT SPAYNE 20170227
RECOMMND DWAGNER 20141121

Planning

Planning. 1 Alcohol Sales Only

This permit is for the sale of alcohol only. This does not pertain to any new construction, grading, or building. Refer to PP26290 for conditions pertaining to construction, grading etc.

Planning. 2 Causes for Revocation

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 3 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 CUP Null and Void if PP Null and Void

This Conditional Use Permit shall become automatically null and void if the related Plot Plan No. 26290 becomes null and void.

Planning. 5 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval.

Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

The Variance associated with the Plot Plan for the free-standing signs shall be used within three years from the effective date with no further extension permitted.

Planning. 6 Graffiti

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 Graffiti (cont.)

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 7 Maintain Licensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirements pertaining to the use of the license. Should such licensing be denied, expire, or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 8 No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 and ABC-253.

Planning. 9 No Employee Consumption

No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.

Planning. 10 No Loitering

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on the ABC-257 and ABC-253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253.

Planning. 11 Ordinance No. 348, Section 18.48

No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning. 12 Peace Officers

Peace officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red on form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 Peace Officers (cont.)
the license on such premises.

Planning. 13 Post Sign

The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING NO DRINKING OF ALCOHOLIC BEVERAGES VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 14 Posting Requirements

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)
resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Comments: DRAFT MARHUGHE 20141214

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SCREENING

Landscape screening located from ___ to ___ shall be designed to ensure full, opaque, coverage up to a minimum height of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SCREENING
(cont.)

___ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Comments: DRAFT MARHUGHE 20141214

Transportation. 3 0020-Transportation-USE*- LC ANL LNDSCPNG INSPC

[THIS CONDITION TO BE USED ONLY AT THE DIRECTION OF THE TRANSPORTATION DIRECTOR. DELETE THIS TEXT]

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of ___ hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

Comments: DRAFT MARHUGHE 20141214

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)
waste generated from those services meet the requirements
of AB 1826.

Comments: RECOMMND JMERLAN 20170209
DRAFT JMERLAN 20170209

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Comments: RECOMMND JMERLAN 20170209
DRAFT JMERLAN 20170209

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Comments: RECOMMND JMERLAN 20170209
DRAFT JMERLAN 20170209

Waste Resources. 4 0010-Waste Resources-USE- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE- AB 341 (cont.)
shall take at least one of the following actions in order
to reuse, recycle, compost, or otherwise divert commercial
solid waste from disposal:

-Source separate recyclable and/or compostable material
from solid waste and donate or self-haul the material to
recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or
multi-family complex).

-Demonstrate compliance with the requirements of California
Code of Regulations Title 14.

For more information, please visit:
[www.rivcowm.org/opencms/recycling/recycling_and_compost_bus
ness.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Comments: RECOMMND JMERLAN 20170209
DRAFT JMERLAN 20170209

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR REQUIRED Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST REQUIRED Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Edge Effects/Signage Not Satisfied

MM BIO 5: The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on re-contoured slopes as part of the proposed 1.7-acre onsite conservation areas which includes the creation of wetland and riparian/riverine habitat, as well as fencing/signage near the top of slope adjacent to the proposed onsite conservation area to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances. These edge treatments shall be included in the landscape plans and approved by the County Planning Department prior to issuance of a building permit.

060 - Planning-EPD. 2 0060-EPD-Grading/Biological Monitor/Fencing Not Satisfied

MM BIO 4: The following measures shall be incorporated into the construction documents and specifications, and implemented by the contractor during grading activities, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance

Plan: CUP03712

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Grading/Biological Monitor/Fencing (cont.) Not Satisfied

limits:

- Construction worker training will be provided by a qualified biologist at the first preconstruction meeting;
- Exclusionary fencing and signs will be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;
- No equipment will be operated in areas of flowing water;
- Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, will be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and
- A qualified biologist will be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage 6 to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits. A brief summary report shall be prepared by the monitoring biologist and submitted to the Riverside County Environmental Programs Department prior to issuance of a building permit

060 - Planning-EPD. 3 0060-EPD-Landscape Plan Review Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

Plants specifically called out that are not to be included in the Landscaping plan are:

- Alyssum "Carpet of Snow"
- Cape marigold (*dimorphoteca pluvialis*)
- soft chess (*Bromus mollis*)
- Fruitless Olive (*Olea europea*)

060 - Planning-EPD. 4 0060-EPD-UWIG-Dust Not Satisfied

MM BIO 1: During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent;
- Pave, periodically water, or apply chemical stabilizer to construction access/ egress points;
- Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times;
- Operate all vehicles on graded areas at speeds less than 15 miles per hour; and
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer.

060 - Planning-EPD. 5 0060-EPD-UWIG-Lighting Not Satisfied

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-UWIG-Lighting (cont.) Not Satisfied

MM BIO 3: To avoid light spillover into the adjacent conserved riparian/riverine habitat onsite, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

060 - Planning-EPD. 6 0060-EPD-UWIG-Noise Not Satisfied

MM BIO 2: The onsite construction superintendent shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:

- Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise;
- Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers;
- Use electrical power, when feasible, to operate air compressors and similar power tools;
- Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved Riparian/ Riverine Habitat onsite, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas; and
- Locate construction staging areas at least 100 feet from Drainage 4.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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.

060 - Planning-EPD. 8 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY Not Satisfied

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY (c Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 9 0600-EPD-Oak Tree Mitigation and Monitoring Plan Not Satisfied

The following shall be mapped on all project exhibits as written in; TEMESCAL VALLEY TOSCANA VILLAGE Determination of Biologically Equivalent or Superior Preservation: Appendix D Enhancement/Revegetation Plan, prepared by ELMT Consulting, Thomas McGill, dated October 3, 2018.

- 1) All coast live oak trees being preserved on-site;
- 2) All coast live oak trees being removed or impacted;
- 3) Location of on-site mitigation planting areas for any trees being removed or impacted.

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 9 0600-EPD-Oak Tree Mitigation and Monitoring Plan (cont.) Not Satisfied

If coast live oak trees will be removed or impacted by the Project, then a Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance. The Oak Tree HMMP shall include the following information:

- Proposed oak tree replacement ratio
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.
- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

Plan: CUP03712

Parcel: 290130053

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED (cont.) Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cc Not Satisfied
components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans:

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES (c Not Satisfied

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

080 - Transportation. 4 0080-Transportation-USE*- LC LNDSCP COMMON AREA M. Not Satisfied

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE*- LC LNDSCP COMMON AREA M. Not Satisfied

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

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PL Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF) Not Satisfied
- bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

- 090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

- 090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Plan: CUP03712

Parcel: 290130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS (i Not Satisfied

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AF Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 21, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

Riv. Co. Waste Management Dept.
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner

City of Corona Planning Department
Corona-Unified School District
Western Municipal Water District
CA Dept. of Alcoholic Beverage Control
CA Dept. of Transportation
Southern California Edison

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712– EA42664 –
Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR). The Conditional Use Permit includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles and would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055. **RELATED CASES:** PP 25507

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 4, 2014.** All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Project Planner, at (951) 955-3025 or email at **mcorcora@rctlma.org / MAILSTOP# 1070.**

Public Hearing Path: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

DEPARTMENT OF TRANSPORTATION**DISTRICT 8****PLANNING (MS 722)**464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

November 18, 2014

County of Riverside
Planning Department
Mark Corcoran
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409General Plan Amendment No.01146 – Conditional Use Permit No.03712 – Plot Plan No.25507
(Riv 15 PM 30.40)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal and site plan that includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. Project is located to the east of Interstate 15 at the intersections of Indian Truck Trail and Temescal Canyon Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Hydrology and Grading

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.
- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.
- Existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent I-15 drainage facilities must be identified and analyzed in a project hydrology study.
- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.
- Ensure that "best management practices" (BMP's) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.
- To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.
- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

Encroachment Permit

Permit Requirements:

1. Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.
2. Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:

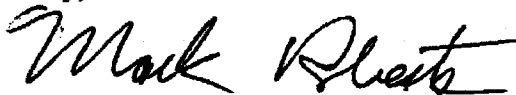
Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

When development does occur a need for encroachment permits will be necessary for any work performed within the State right-of-way. Furthermore, the applicant's environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

Thank you for providing us this opportunity to review the NOP for the Temecula Valley Wine Country Community Plan DEIR and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Talvin Dennis (909) 383-7017 or myself at (909) 383-4557.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS
Office Chief
Community and Regional/Interregional Planning IGR



RECEIVED
Planning Dept.
DEC 16 2014

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

December 11, 2014

Attention: Planning

Subject: General Plan Amendment No. 01146/CUP No. 03712


Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

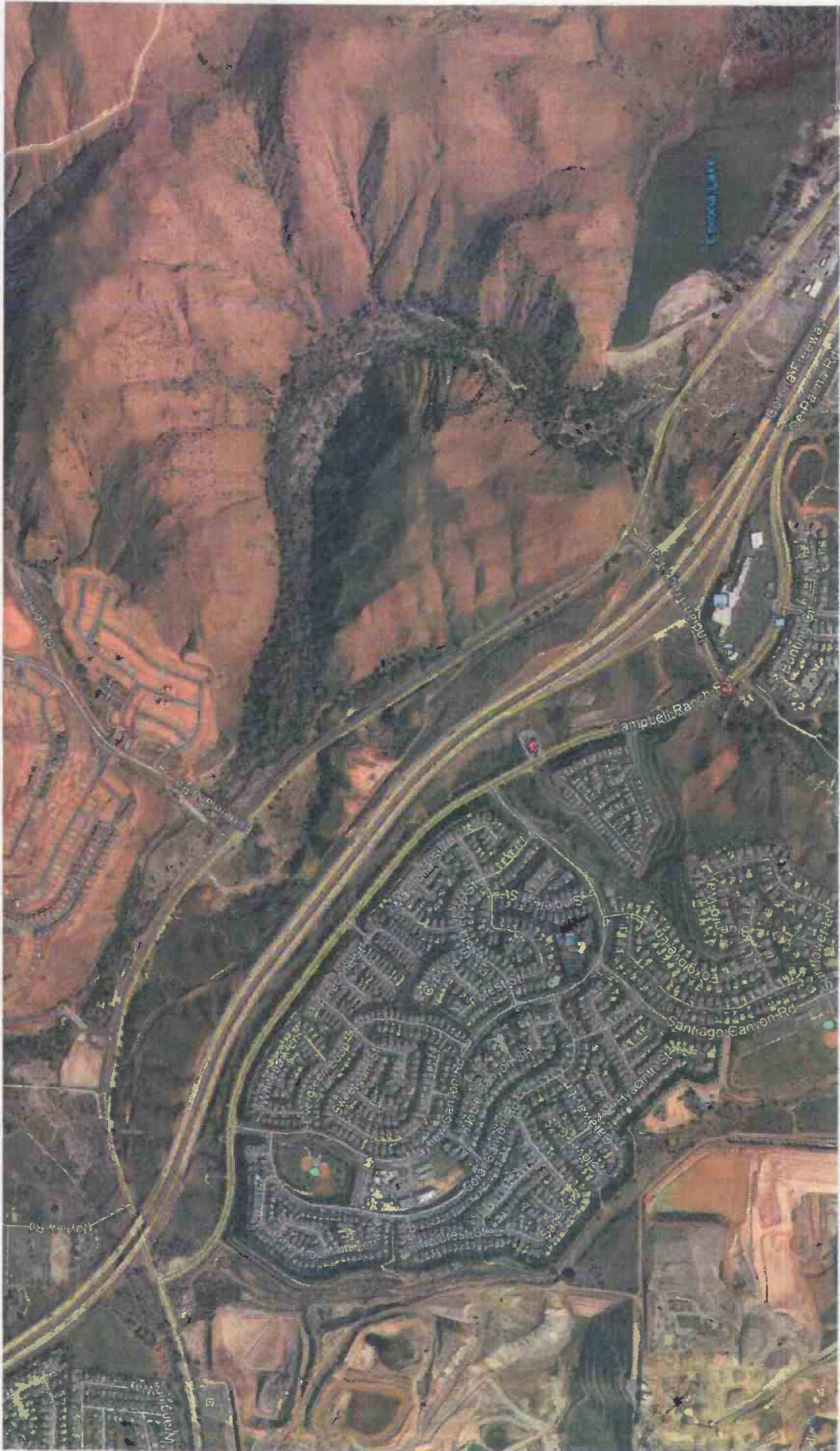
**Southern California Edison Company
2131 Walnut Grove Ave., GO3, 2nd Fl., 270J
Rosemead, CA 91770**

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

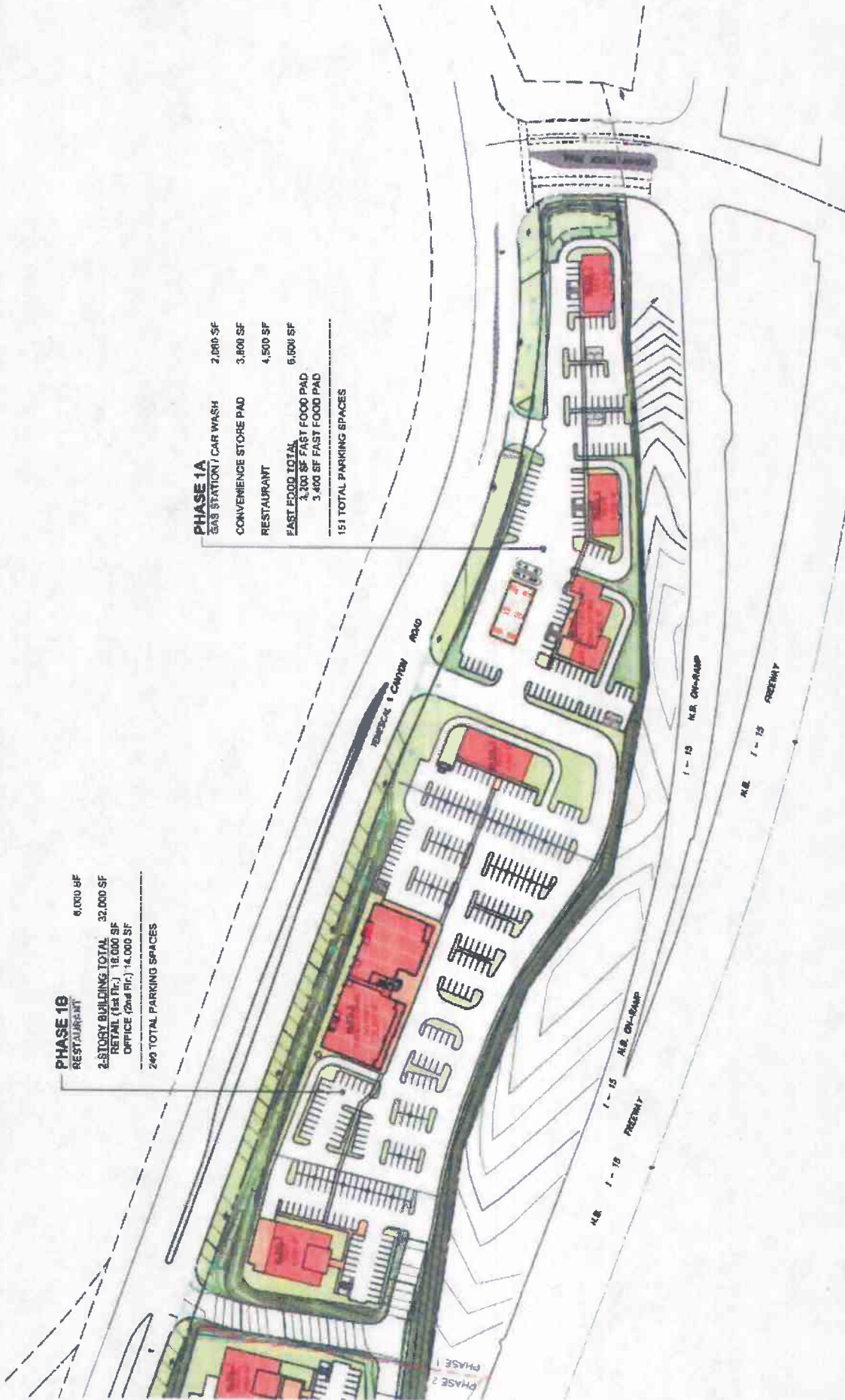

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

cc: Joe Schaefer



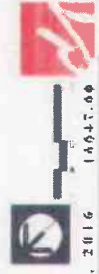
PHASE 1B
 RESTAURANT
 6,000 SF
 2-STORY BUILDING TOTAL 32,000 SF
 RETAIL (1st Flr.) 18,000 SF
 OFFICE (2nd Flr.) 14,000 SF
 240 TOTAL PARKING SPACES

PHASE 1A
 GAS STATION / CAR WASH 2,000 SF
 CONVENIENCE STORE PAD 3,800 SF
 RESTAURANT 4,500 SF
 FAST FOOD TOTAL 6,600 SF
 2,300 SF FAST FOOD PAD
 3,400 SF FAST FOOD PAD
 151 TOTAL PARKING SPACES

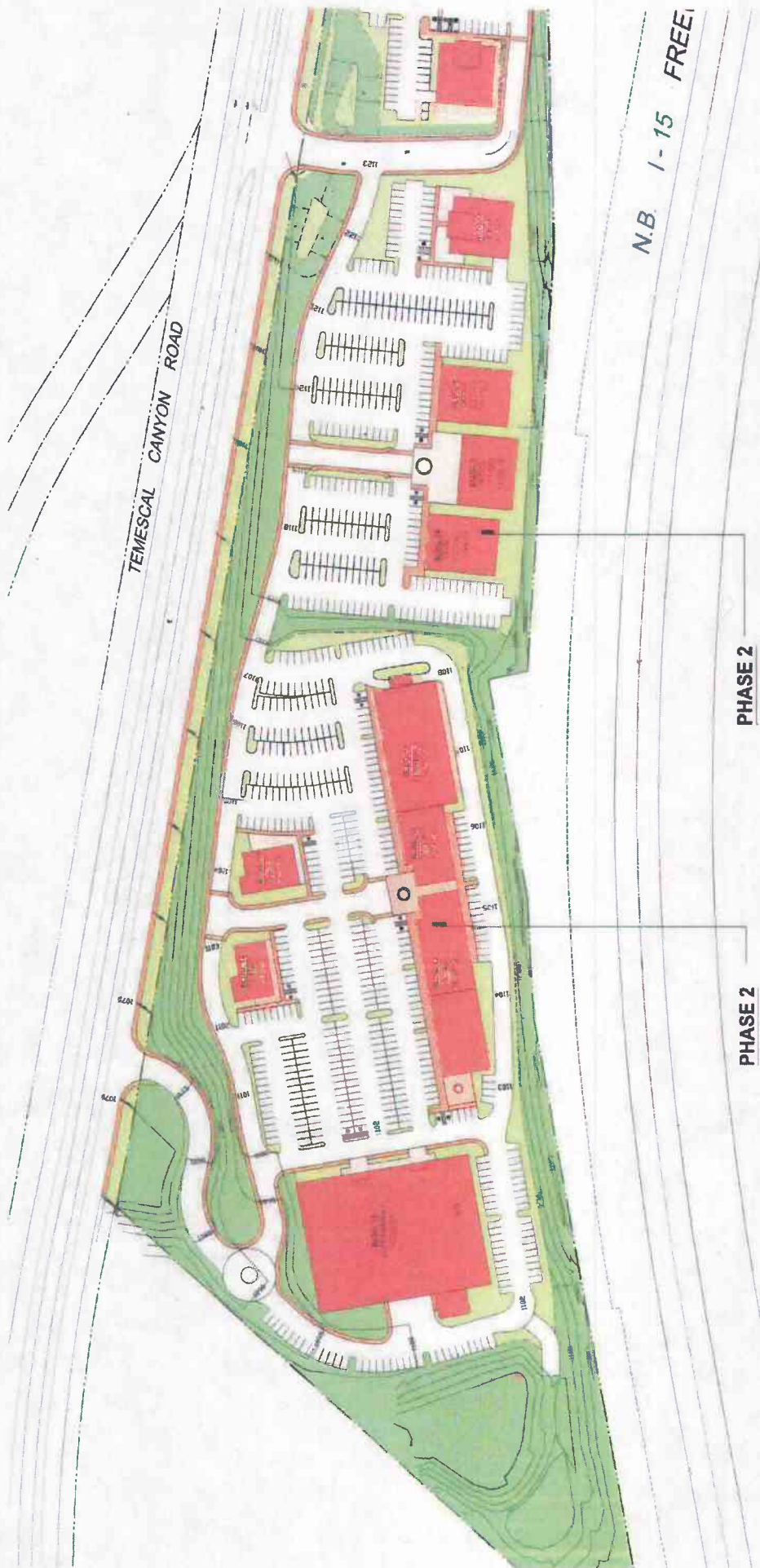


SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY
 RIVERSIDE COUNTY, CA

CONCEPTUAL SITE PLAN
 PHASE 1



DECEMBER 6, 2016 149337.00
 DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



PHASE 2

OFFICE TOTAL	42,000 SF
RESTAURANT	6,000 SF
TOTAL	48,000 SF

PHASE 2

RETAIL TOTAL	21,000 SF
SUPERMARKET	43,000 SF
BANK	3,500 SF
RESTAURANT	3,500 SF
PHARMACY	14,000 SF
TOTAL	85,000 SF



MAY 8, 2017

16047.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

SPEEDWAY DEVELOPMENT LLP
TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

CONCEPTUAL SITE PLAN
PHASE 2



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Elsinore area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwestern of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

REQUEST: The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR). The Conditional Use Permit would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. The Plot Plan includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

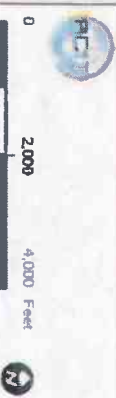
email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

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

CUP03712



IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content. (The source is either third party accuracy, mistakes, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.)

REPORT PRINTED OK... 7/13/2015 12:52:13 PM

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Legend

- RCLIS Parcels
- City Boundaries
- Cities
- roads/anno
- highways
- HWY
- INTERCHANGE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Elsinore area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

REQUEST: The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR). The Conditional Use Permit would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. The Plot Plan includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

CUP03712



DISCLAIMER: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source, the date, the party, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the transmission contained on this map. Any user of the product shall be held to the accuracy and precision stated on the data responsibility of the user.

© Riverside County TMAA GIS



Legend

- RCLIS Parcels
- City Boundaries
- Cities
- roads/lanes
- highways
- water
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USERV
- courtyards
- cities
- hydrography/streams
- water bodies
- Lake
- River

Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Elsinore area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

REQUEST: The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development Light Industrial (CD: LI) to Community Development Commercial Retail (CD: CR). The Conditional Use Permit would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. The Plot Plan includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055.

Sincerely,

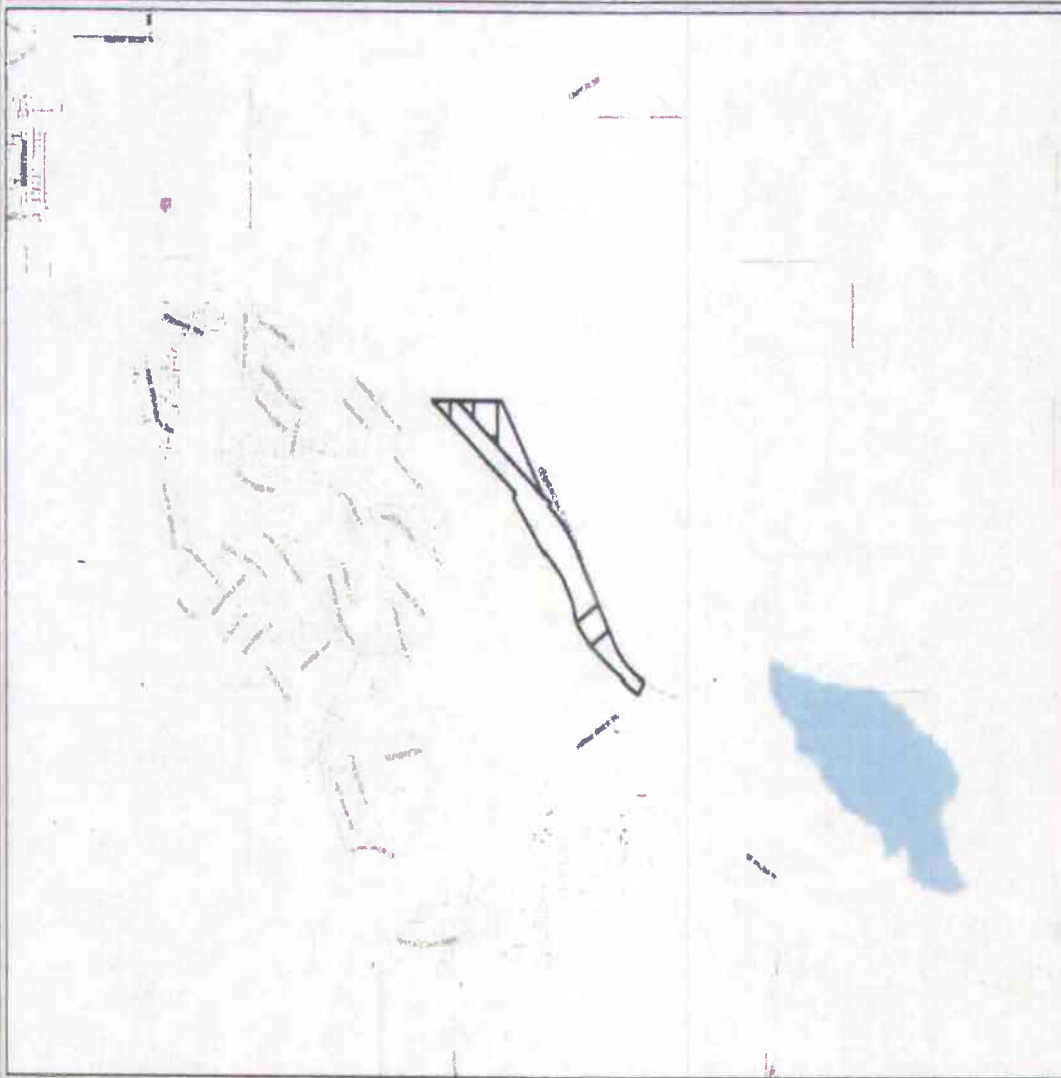
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

CUP03712



Legend

- RCLIS Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

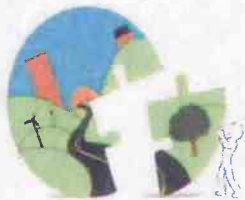


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Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Elsinore area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

CUP03712



Legend

- RCLIS Permits
- City Boundaries
- Cakes
- roads/anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- ORIGINATOR
- ORIGINATOR
- USHWY
- courtyards
- ditches
- hydrograph/typhens
- waterbodies
- Lakes
- Rivers

NOTES

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