

Toscana Village Project Concerns

Placement of traffic lights along Temescal Canyon Road

- Only one traffic signal is needed for the project. Two or more traffic lights along Temescal Canyon Road placed at Toscana Project ingress/egress points will impede traffic flow during peak traffic hours at the Indian Truck Trail/I-15 interchange.
- With slower traffic flow, aggregate haulers traveling southbound from the mines will use Campbell Ranch Road through residential area to access I-15.

Signage along I-15 Freeway

- The one 60-foot sign adjacent to the I-15 freeway should be sufficient for project advertising. The three monument signs placed along Temescal Canyon Road are not needed since the business building elevations and logos will be clearly seen from Temescal Canyon Road. The signage footprints would be better used for landscaping and the multi-purpose trail required for the project.

Building design/elevations/color palette

- The Toscana project color scheme is not consistent with the surrounding communities. An earth-toned palette is preferred with no bright red colors.

Transmission line placement

- This project is within a high-fire area and the increased vehicle traffic associated with this project significantly increases the potential for vehicle accidents impacting consistent power service and the initiation of wildfire in surrounding conservation areas. The power transmission lines should be placed underground. The surrounding residential communities utilize underground power transmission lines. The SCE Valley/Ivy Glen power lines are to be placed underground along Temescal Canyon Road and the Terramor Project frontage.

Identified business entities

- Community members have identified many business entities that would meet community needs and therefore have a high degree of success at this project site. To date only two businesses have been identified – the same two since the project's inception. The Toscana Project inability to attract business entities can have a significant impact on surrounding community development, growth and property values which would lead to a further analysis on the value and need for the proposed General Plan Amendment and Zone change.

Landscaping

- Should be consistent with the Terramor residential community
- Maintain and/or replace oak trees

RTA Commuter Link Bus Stop

- Curb cut-out placed with sidewalk construction to accommodate future bus stop.