

Source: NAIP for Riverside County (2005).



Michael Brandman Associates
30470006 • 09/2008 | 3-2_local_aerial.mxd

Exhibit 3-2 Local Vicinity Aerial Map

RIVERSIDE COUNTY EIR #510
ALESSANDRO COMMERCE CENTRE

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

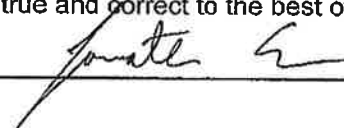
I, Jonathan Evans, certify that on August 31, 2009
Print name Date

the attached property owner's list was prepared by:

Riverside TLMA GIS Dept. & J. Evans for the following project, Plot Plan 22925 / EIR 510
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 800 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Jonathan Evans 

Title/Registration: Staff Attorney

Address: Center for Biological Diversity

Address: 351 California ST, Suite 600

City: San Francisco State: CA Zip: 94705

Telephone No.: (415) 436-9682 Fax No.: (415) 436-9683

E-Mail: jevans@biologicaldiversity.org

Case No.: Plot Plan 22925 / Environmental Impact Report 510; APNs 297-080-007 through 297-080-010

APN: 263060021 ASMT: 263060021
CORAC ALESSANDRO
C/O GARY EDWARDS
500 NEWPORT CENTER DR 630
NEWPORT BEACH CA 92660

APN: 263060030 ASMT: 263060030
GIBSON RIVERSIDE PROP
2410 YATES AVE
COMMERCE CA 90040

APN: 263060033 ASMT: 263060033
STATE OF CALIF
1416 9TH ST
SACRAMENTO CA 95814

APN: 263250052 ASMT: 263250052
SATAHA
C/O FURNITURE SUPERSTORE
11382 TESOTA LOOP
CORONA CA 92883

APN: 263250054 ASMT: 263250054
22 SYCAMORE CANYON PARTNERSHIP
C/O JACK M LANGSTON
4100 NEWPORT PL NO 750
NEWPORT BEACH CA 92660

APN: 263250064 ASMT: 263250064
CHRISTIAN E SINGLETARY
RU ANNA SINGLETARY
2023 CHICAGO AVE NO B8
RIVERSIDE CA 92507

APN: 297061004 ASMT: 297061004
WATSON BARBARA K ESTATE OF
20600 AVENIDA HACIENDA
RIVERSIDE CA. 92508

APN: 297061005 ASMT: 297061005
ALBERTO URENA
SOCRATES URENA
20620 AVENIDA HACIENDA
RIVERSIDE CA. 92508

APN: 297061006 ASMT: 297061006
ROBERT J GONZALES
LUPE R GONZALES
14050 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061007 ASMT: 297061007
MARILYN SUTTON
14080 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061008 ASMT: 297061008
BARRY Z ZIEGENFUS
BEATRIZ ZIEGENFUS
14110 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061009 ASMT: 297061009
JUDY L TARRIS KRUEGER
14075 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061010 ASMT: 297061010
ARLEN W IRVIN
14055 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061011 ASMT: 297061011
MARK T KOWALLIS
DIANNA T KOWALLIS
14035 CAMINO DEL ORO
RIVERSIDE CA. 92508



APN: 297073005 ASMT: 297073005
GLEN H MCMULIN
DOLORES V MCMULIN
20685 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297073006 ASMT: 297073006
HSBC BANK USA
C/O MIDLAND MORTGAGE CO
999 N W GRAND BLV STE 100
OKLAHOMA CITY OK 73118

APN: 297073007 ASMT: 297073007
JEFFREY C LLOYD
GRACE C LLOYD
20585 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297080003 ASMT: 297080003
MARCH JOINT POWERS AUTHORITY
C/O ELLEN STEPHENS FINANCE MANAGER
23555 MEYER DR
RIVERSIDE CA 92518

APN: 297080007 ASMT: 297080007
AMSTAR KALIBER
C/O REED PROP GROUP INC
305 N HARBOR BLV STE 215
FULLERTON CA 92832

**Labels for
Owner/Applicant/Engineer**

Craig M. Reed
C/O REED PROP GROUP INC
305 N HARBOR BLV STE 215
FULLERTON CA. 92832

Kent Norton
Michael Brandman Associates
621 E. Carnegie Drive, Ste 100
San Bernardino, CA 92408

Craig M. Reed
Amstar/Kaliber, LLC
305 N. Harbor Blvd, Ste 325
Fullerton, CA 92832

Pam Steele
Hogle-Ireland, Inc.
1500 Iowa Street, Suite 110
Riverside, CA 92507

Gabe L. Finke
Amstar
1050 17th Street
Suite 1200
Denver, CO 80265

Rick Engineering Company
1223 University Ave, Suite 240
Riverside, CA. 92507

**Label for City with applicable
Sphere of Influence**

City of Moreno Valley
Planning Department
14177 Frederick St.
Moreno Valley, CA 92553

City of Riverside
Planning Department
3900 Main Street - 3rd Floor
Riverside, CA 92522

Agenda Item No.: 1.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: March Area
Supervisory District: First
Project Planner: Jeffery Childers
Directors Hearing: August 10, 2009
Consent Calendar from: July 27, 2009

EIR Number: 510
Plot Plan No. 22925
Applicant: Hogle-Ireland, Inc.
Engineer/Representative: Rick Engineering, Inc.
Owner: Amstar/Kaliber, LLC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 22925 proposes a commercial and industrial development comprised of 8 buildings consisting of: four (4) office buildings totaling 258,102 square feet, two (2) industrial warehouse/distribution buildings totaling 409,312 square feet, one (1) retail building with 10,000 square feet, one (1) light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces, and three (3) detention basins.

Environmental Impact Report No. 510 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).

The project is located in the Lake Mathews/Woodcrest Area Plan in Western Riverside County; more specifically, northerly of March Joint Powers Authority property and the former March Air Reserve Base, southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street.

JULY 27, 2009:

The project was Tentatively Approved during the Director's Hearing on July 13, 2009 and placed on the Consent Calendar for July 27, 2009. The Resolution for the Environmental Impact Report has been approved by Staff and the case is ready for action on the August 10, 2009 Director's Hearing.

JULY 13, 2009:

The project was Tentatively Approved during the Director's Hearing on July 13, 2009. However, the Resolution for the Environmental Impact Report has not been approved by Staff at this time and shall be reviewed and approved prior to the August 10, 2009 Director's Hearing.

BACKGROUND:

The case also includes a Schedule E Tentative Parcel Map that proposes the subdivision of 54.39 gross acres into 6 industrial and commercial parcels.

ISSUES OF POTENTIAL CONCERN:

The City of Riverside has submitted a letter in response to the Draft Environmental Impact Report public notification since the project is located adjacent and within the sphere of influence of the City. The letter made a number of requests for items to be added as mitigation measures. However, the technical studies provided no support for the requests to be added as additional mitigation, but were added as Conditions of Approval to the project.

The March Joint Powers Authority (MJPA) has also submitted a number of letters to the County in response to concerns regarding the need for right-of-way to be dedicated for the construction of Brown

Street and the drainage crossings that will discharge onto the MJPA controlled property. The applicant has met a number of times with MJPA to resolve these issues and the comments submitted in the April 29, 2009 letter have been added as mitigation measures where applicable and specific conditions of approval.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north. |
| 3. Existing Zoning: | Industrial Park (I-P) |
| 4. Surrounding Zoning: | Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north. |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Vacant land to the north, east, and south with single family residences to the east. |
| 7. Project Data: | Total Acreage: 54.39 Gross Acres
Total Proposed Building Area: 719,636 sq. ft.
Total Parking: 1,779 spaces |
| 7. Environmental Concerns: | See Environmental Impact Report No. 510 |

RECOMMENDATIONS:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 510**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 22925**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is consistent with the provisions of the Riverside County Comprehensive Airport Land Use Plan.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding Considerations for the significant and unavoidable impact to Air Quality (Project Specific and Cumulative).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a commercial and industrial development, is a permitted use in the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
3. The proposed use, a commercial and industrial development, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north.
5. The zoning for the subject site is Industrial Park (I-P).
6. The proposed use, a commercial and industrial development, is a permitted use, subject to approval of a plot plan in the Industrial Park (I-P) zoning classification.
7. The proposed use, a commercial and industrial development, is consistent with the development standards set forth in the Industrial Park (I-P) zone.
8. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north.
9. Additional commercial and industrial uses have been constructed and are operating in the project vicinity.

10. The adjacent property under the control of the March Joint Powers Authority is master planned for similar industrial and warehousing development.
11. Environmental Impact Report No. 498 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology, Soils, and Seismicity
 - e. Hydrology and Water Quality
 - f. Land Use
 - g. Noise
 - h. Transportation

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00510.

INFORMATIONAL ITEMS:

1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. An area drainage plan;
 - c. A dam inundation area;
 - d. An agricultural preserve;
 - e. An area susceptible to subsidence;
 - f. A Riverside County Fault Zone; or,
 - g. A high fire area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. The March Air Reserve Base influence area;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Lake Mathews/Woodcrest Area Plan;
 - e. An area of Low paleontological sensitivity;
 - f. An area of moderate liquefaction potential; and,
 - g. The Moreno Valley and Riverside Unified School Districts.
4. This project was received on July 11, 2007 and reviewed by the Land Development Committee 3 times on the following dates August 16, 2007, January 3, 2008 and October 23, 2008.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$113,379.
6. The subject site is currently designated as Assessor's Parcel Numbers: 297-080-007, 008, 009, and 010.

JC

Y:\Planning Case Files-Riverside office\PP22925\DH 7-13-09\PP22925-Staff Report 5-11-09.doc

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: March Area
Supervisorial District: First
Project Planner: Jeffery Childers
Directors Hearing: July 27, 2009
Consent Calendar from: July 13, 2009

EIR Number: 510
Plot Plan No. 22925
Applicant: Hogle-Ireland, Inc.
Engineer/Representative: Rick Engineering, Inc.
Owner: Amstar/Kaliber, LLC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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Environmental Impact Report No. 510 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).

The project is located in the Lake Mathews/Woodcrest Area Plan in Western Riverside County; more specifically, northerly of March Joint Powers Authority property and the former March Air Reserve Base, southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street.

JULY 13, 2009:

The project was Tentatively Approved during the Director's Hearing on July 13, 2009. However, the Resolution for the Environmental Impact Report has not been approved by Staff at this time and shall be reviewed and approved prior to the August 10, 2009 Director's Hearing.

BACKGROUND:

The case also includes a Schedule E Tentative Parcel Map that proposes the subdivision of 54.39 gross acres into 6 industrial and commercial parcels.

ISSUES OF POTENTIAL CONCERN:

The City of Riverside has submitted a letter in response to the Draft Environmental Impact Report public notification since the project is located adjacent and within the sphere of influence of the City. The letter made a number of requests for items to be added as mitigation measures. However, the technical studies provided no support for the requests to be added as additional mitigation, but were added as Conditions of Approval to the project.

The March Joint Powers Authority (MJPA) has also submitted a number of letters to the County in response to concerns regarding the need for right-of-way to be dedicated for the construction of Brown Street and the drainage crossings that will discharge onto the MJPA controlled property. The applicant has met a number of times with MJPA to resolve these issues and the comments submitted in the April 29, 2009 letter have been added as mitigation measures where applicable and specific conditions of approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north.
3. Existing Zoning: Industrial Park (I-P)
4. Surrounding Zoning: Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north.
5. Existing Land Use: Vacant
6. Surrounding Land Use: Vacant land to the north, east, and south with single family residences to the east.
7. Project Data: Total Acreage: 54.39 Gross Acres
Total Proposed Building Area: 719,636 sq. ft.
Total Parking: 1,779 spaces
7. Environmental Concerns: See Environmental Impact Report No. 510

RECOMMENDATIONS:

CONTINUE to the **August 10, 2009** Director's hearing in order to allow Staff time to review the Environmental Impact Report Resolution.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is consistent with the provisions of the Riverside County Comprehensive Airport Land Use Plan.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

7. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding Considerations for the significant and unavoidable impact to Air Quality (Project Specific and Cumulative).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a commercial and industrial development, is a permitted use in the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
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- f. Land Use
- g. Noise
- h. Transportation

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00510.

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1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
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3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
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 - g. The Moreno Valley and Riverside Unified School Districts.
4. This project was received on July 11, 2007 and reviewed by the Land Development Committee 3 times on the following dates August 16, 2007, January 3, 2008 and October 23, 2008.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$113,379.
6. The subject site is currently designated as Assessor's Parcel Numbers: 297-080-007, 008, 009, and 010.

Agenda Item No.: 4.7
Area Plan: Lake Mathews/Woodcrest
Zoning District: March Area
Supervisorial District: First
Project Planner: Jeffery Childers
Directors Hearing: July 13, 2009

EIR Number: 510
Plot Plan No. 22925
Applicant: Hogle-Ireland, Inc.
Engineer/Representative: Rick Engineering, Inc.
Owner: Amstar/Kaliber, LLC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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Environmental Impact Report No. 510 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).

The project is located in the Lake Mathews/Woodcrest Area Plan in Western Riverside County; more specifically, northerly of March Joint Powers Authority property and the former March Air Reserve Base, southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street.

BACKGROUND:

The case also includes a Schedule E Tentative Parcel Map that proposes the subdivision of 54.39 gross acres into 6 industrial and commercial parcels.

ISSUES OF POTENTIAL CONCERN:

The City of Riverside has submitted a letter in response to the Draft Environmental Impact Report public notification since the project is located adjacent and within the sphere of influence of the City. The letter made a number of requests for items to be added as mitigation measures. However, the technical studies provided no support for the requests to be added as additional mitigation, but were added as Conditions of Approval to the project.

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SUMMARY OF FINDINGS:

- Existing General Plan Land Use: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio)
- Surrounding General Plan Land Use: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south,

ABH 6/29

- | | |
|----------------------------|---|
| 3. Existing Zoning: | Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north. |
| 4. Surrounding Zoning: | Industrial Park (I-P) |
| 5. Existing Land Use: | Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north. |
| 6. Surrounding Land Use: | Vacant |
| 7. Project Data: | Vacant land to the north, east, and south with single family residences to the east. |
| 7. Environmental Concerns: | Total Acreage: 54.39 Gross Acres
Total Proposed Building Area: 719,636 sq. ft.
Total Parking: 1,779 spaces |
| | See Environmental Impact Report No. 510 |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 510**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 22925**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **Planning Director's Finding** that the Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA), has been prepared consistent with CEQA Section 21083, and is found to be **complete**.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is consistent with the provisions of the Riverside County Comprehensive Airport Land Use Plan.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding Considerations for the significant and unavoidable impact to Air Quality (Project Specific and Cumulative).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a commercial and industrial development, is a permitted use in the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
3. The proposed use, a commercial and industrial development, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north.
5. The zoning for the subject site is Industrial Park (I-P).
6. The proposed use, a commercial and industrial development, is a permitted use, subject to approval of a plot plan in the Industrial Park (I-P) zoning classification.
7. The proposed use, a commercial and industrial development, is consistent with the development standards set forth in the Industrial Park (I-P) zone.
8. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north.
9. Additional commercial and industrial uses have been constructed and are operating in the project vicinity.
10. The adjacent property under the control of the March Joint Powers Authority is master planned for similar industrial and warehousing development.
11. Environmental Impact Report No. 498 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources

- c. Cultural Resources
- d. Geology, Soils, and Seismicity
- e. Hydrology and Water Quality
- f. Land Use
- g. Noise
- h. Transportation

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00510.

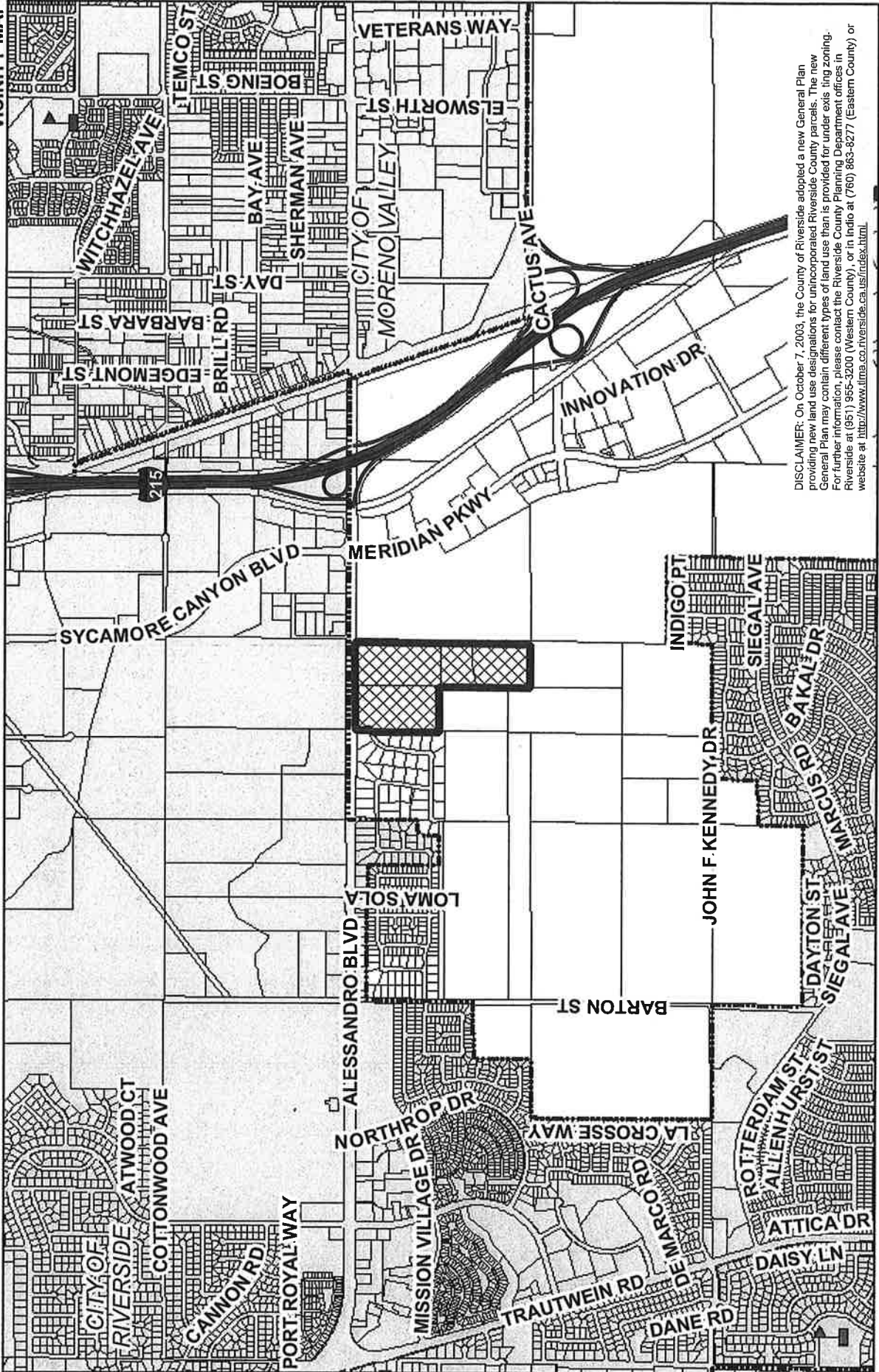
INFORMATIONAL ITEMS:

1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. An area drainage plan;
 - c. A dam inundation area;
 - d. An agricultural preserve;
 - e. An area susceptible to subsidence;
 - f. A Riverside County Fault Zone; or,
 - g. A high fire area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. The March Air Reserve Base influence area;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Lake Mathews/Woodcrest Area Plan;
 - e. An area of Low paleontological sensitivity;
 - f. An area of moderate liquefaction potential; and,
 - g. The Moreno Valley and Riverside Unified School Districts.
4. This project was received on July 11, 2007 and reviewed by the Land Development Committee 3 times on the following dates August 16, 2007, January 3, 2008 and October 23, 2008.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$113,379.
6. The subject site is currently designated as Assessor's Parcel Numbers: 297-080-007, 008, 009, and 010.

Supervisor Buster
 District 1
 Date Drawn: 6/18/09

PP22925 PM35365
 VICINITY MAP

Planner: Jeff Childers
 Date: 6/24/09
 VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
 Township/Range: T3SR4W
 Section: 16

Assessors
 Bk. Pg. 297-08
 Thomas
 Bros. Pg. 716 H6

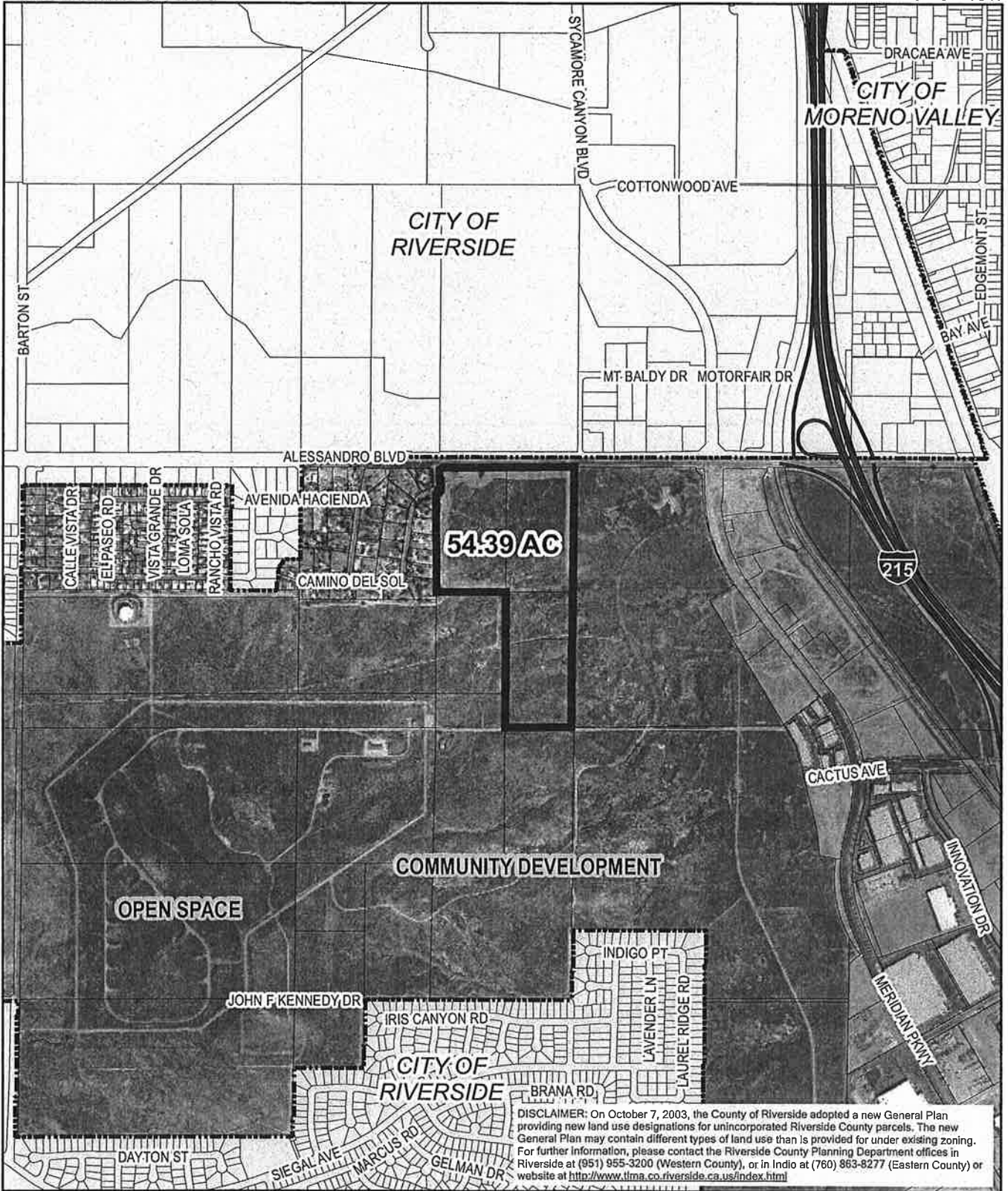


Supervisor: Buster
District: 1
Date Drawn: 6/18/09

PP22925 PM35365

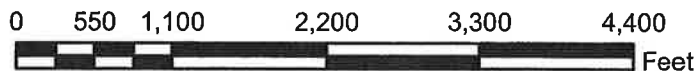
DEVELOPMENT OPPORTUNITY

Planner: Jeff Childers
Date: 6/24/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
Township/Range: T3SR4W
Section: 16



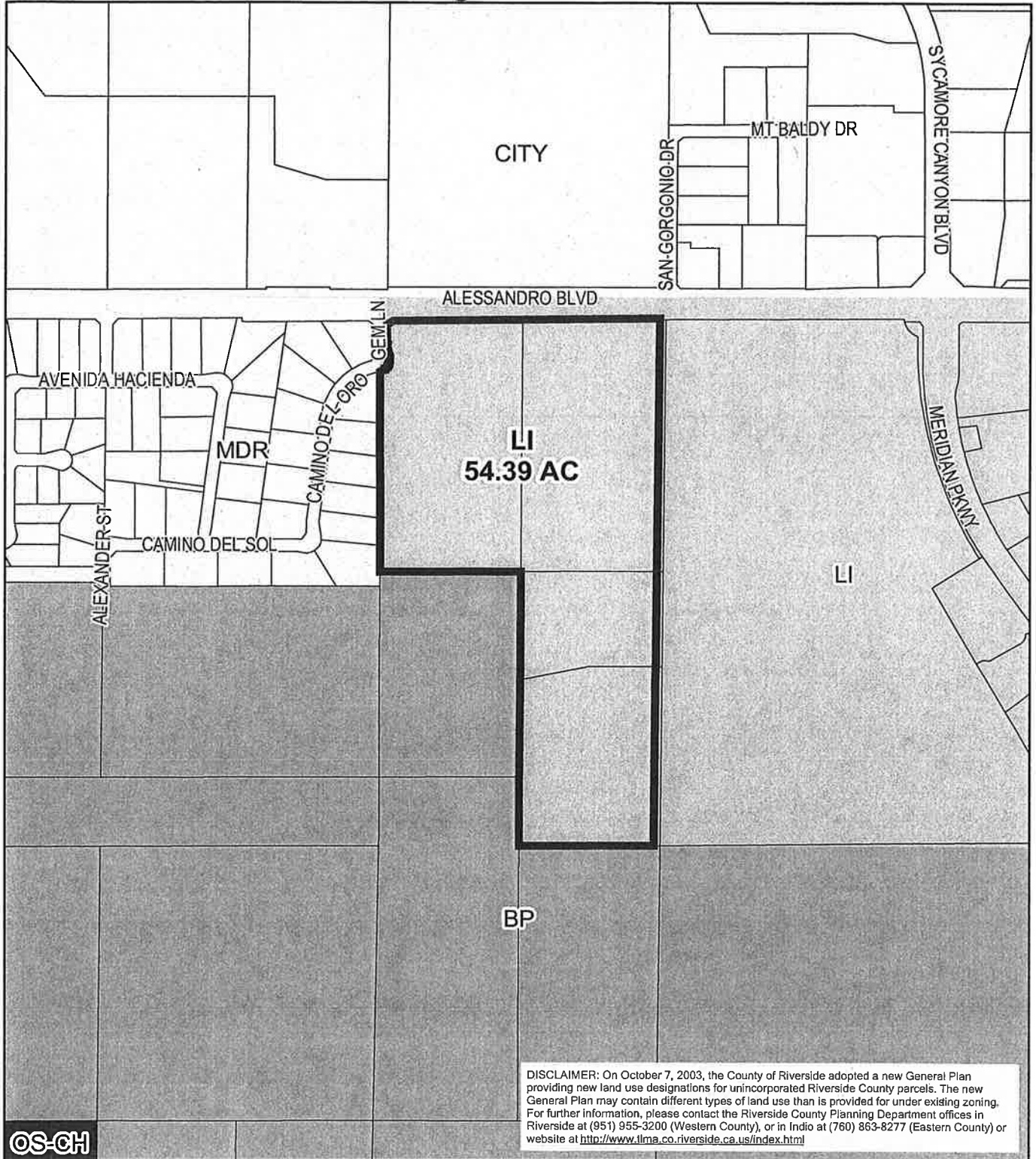
Assessors
Bk. Pg. 297-08
Thomas
Bros. Pg. 716 H6

Supervisor: Buster
District: 1
Date Drawn: 6/18/09

PP22925 PM35365

Existing General Plan

Planner: Jeff Childers
Date: 6/24/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
Township/Range: T3SR4W
Section: 16



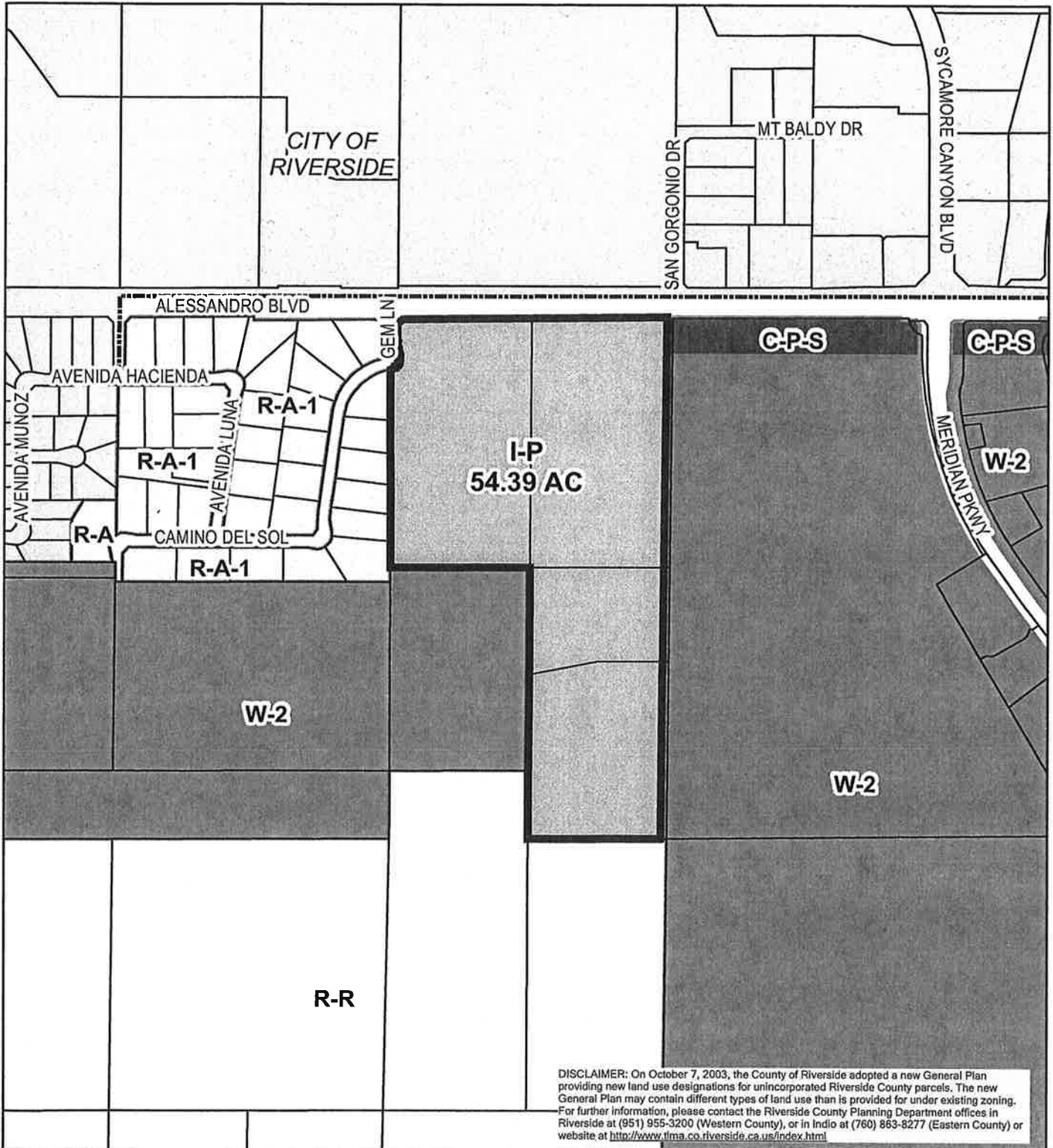
Assessors
Bk. Pg. 297-08
Thomas
Bros. Pg. 716 H6

Supervisor: Buster
District: 1
Date Drawn: 6/18/09

PP22925 PM35365

EXISTING ZONING

Planner: Jeff Childers
Date: 6/24/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
Township/Range: T3SR4W
Section: 16



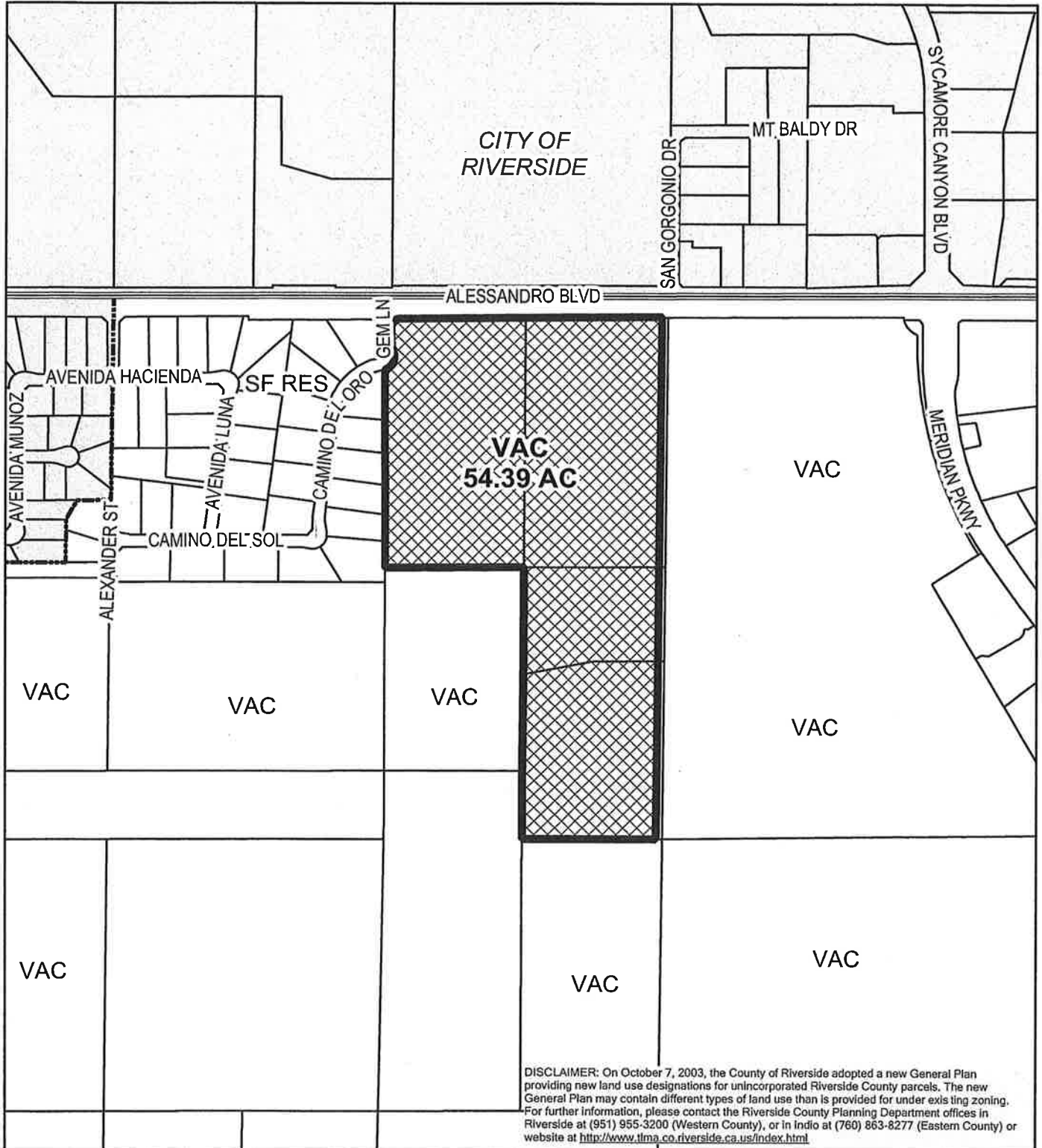
Assessors
Bk. Pg. 297-08
Thomas
Bros. Pg. 716 H6

Supervisor: Buster
District: 1
Date Drawn: 6/18/09

PP22925 PM35365

Planner: Jeff Childers
Date: 6/24/09
Exhibit 1

Land Use



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
Township/Range: T3SR4W
Section: 16



Assessors
Bk. Pg. 297-08
Thomas
Bros. Pg. 716 H6

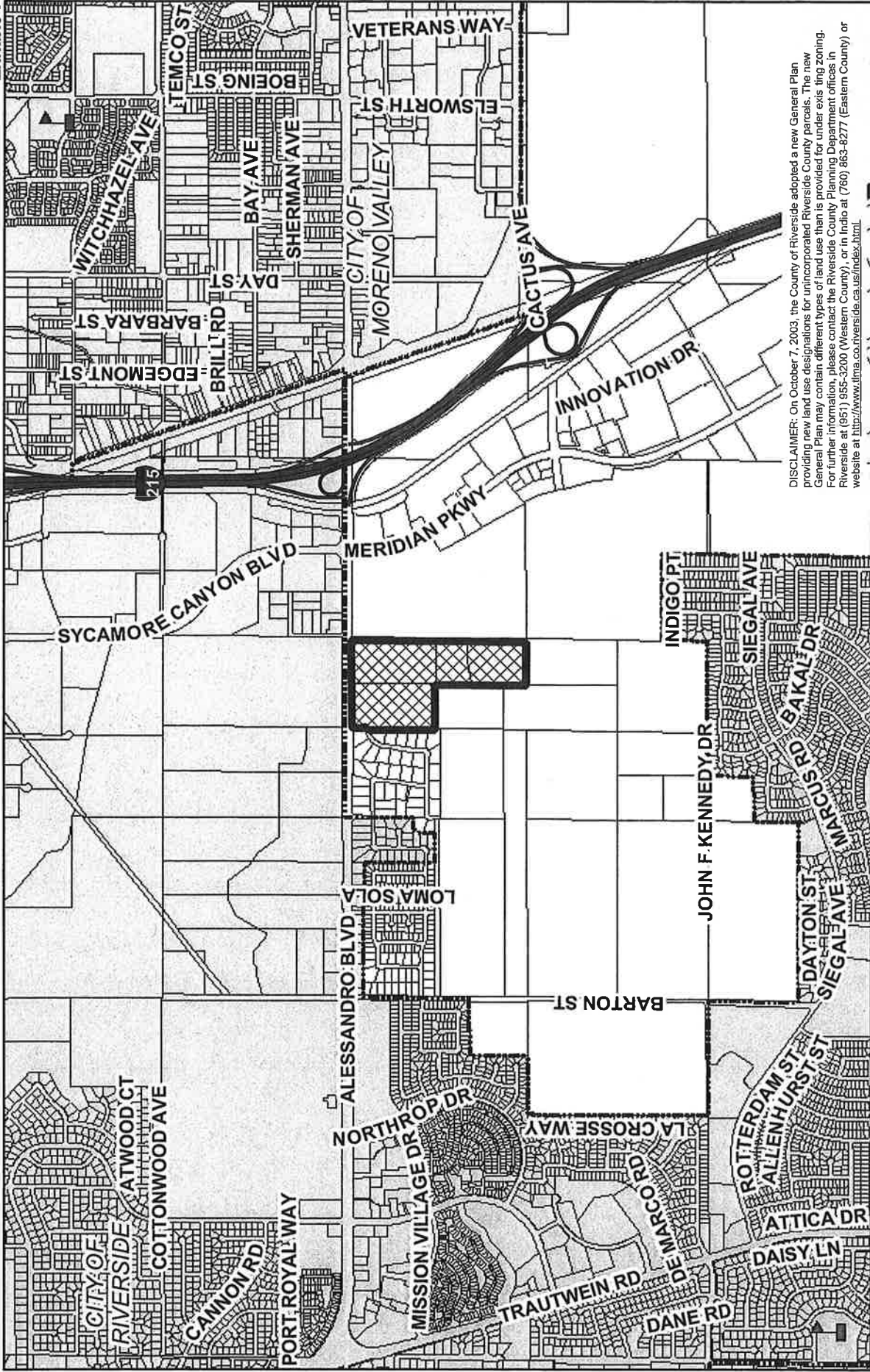
PP22925 PM35365

Supervisor Buster
District 1

Date Drawn: 6/18/09

Planner: Jeff Childers
Date: 6/24/09
Exhibit 8

POLICY AREAS

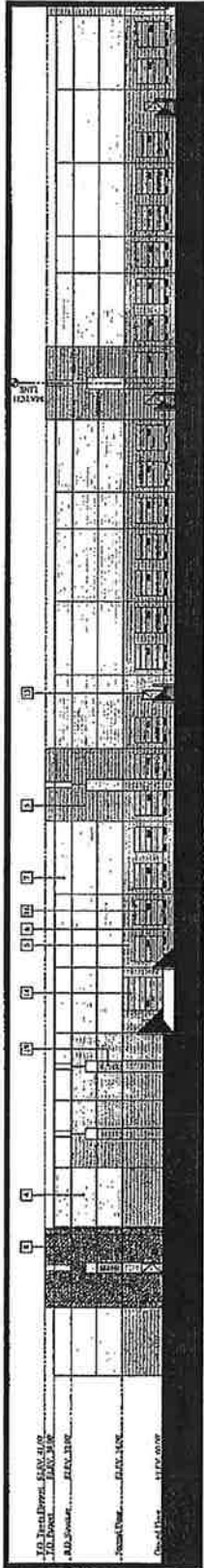


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: March
Township/Range: T3SR4W
Section: 16

Assessors
Bk. Pg. 297-08
Thomas
Bros. Pg. 716 H6

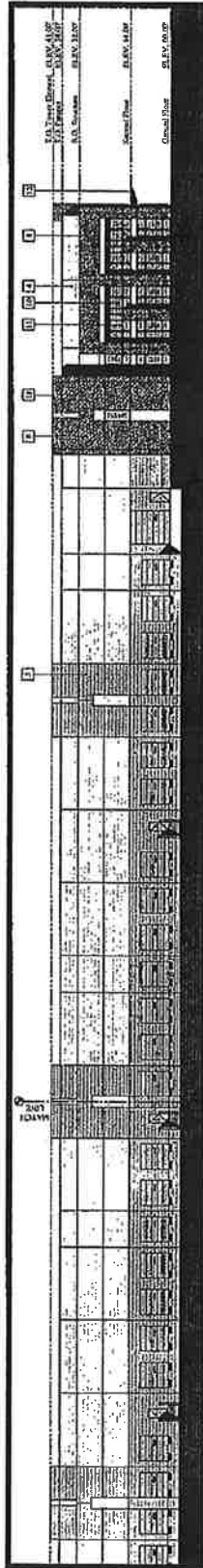




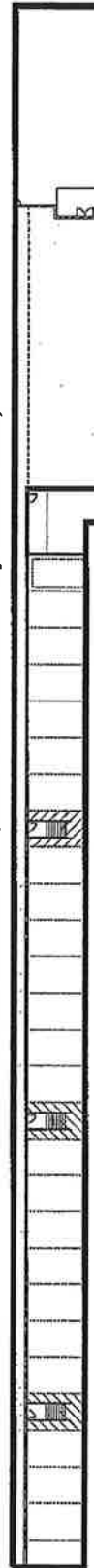
Partial East Elevation (West Elevation Symmetrical)



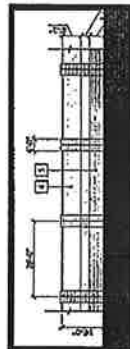
Reference Plan



Partial East Elevation (West Elevation Symmetrical)



Reference Plan



Screen Wall-Typical Elevation

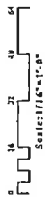
Note: See Landscape Plans for Landscaping Scheduling (See Brown Sheet)

Elevation Notes

- 1 Paint 1 (Refer to Material Book)
- 2 Paint 2 (Refer to Material Book)
- 3 Paint 3 (Refer to Material Book)
- 4 Paint 4 (Refer to Material Book)
- 5 Paint 5 (Refer to Material Book)
- 6 Concrete (Light Grey) with holes and Perforate as indicated
- 7 Modular masonry in Concrete surface

- 8 4" x 4" Veneer Concrete Face, Typ
- 9 Medium Density Fiberboard (MDF) - 1/2" Thick, Painted
- 10 Ceramic Tile (Refer to Material Book)
- 11 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
- 12 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
- 13 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
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- 97 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
- 98 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
- 99 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)
- 100 1/2" x 1/2" x 1/2" Ceramic Tile (Refer to Material Book)

BUILDING 4 - CONCEPTUAL ELEVATIONS



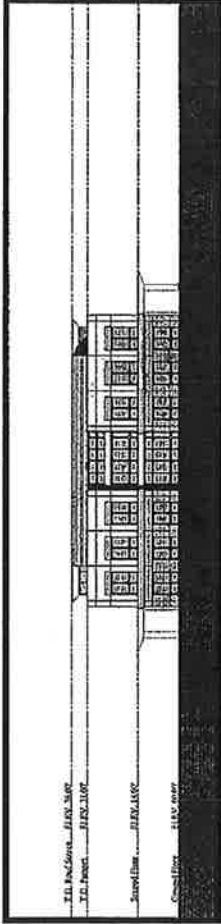
ALESSANDRO COMMERCE CENTRE
 Riverside County, California
 A 3.4.1

Plot Plan Case No. 22925

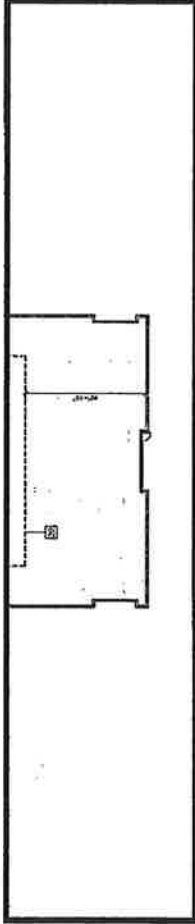
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BASTIEN AND ASSOCIATES, INC.
 ARCHITECTURE AND PLANNING
 10000 BROADWAY, SUITE 1000
 RIVERSIDE, CALIFORNIA 92504
 Tel: 951-514-1111
 Fax: 951-514-1112
 Web: www.bastienandassociates.com

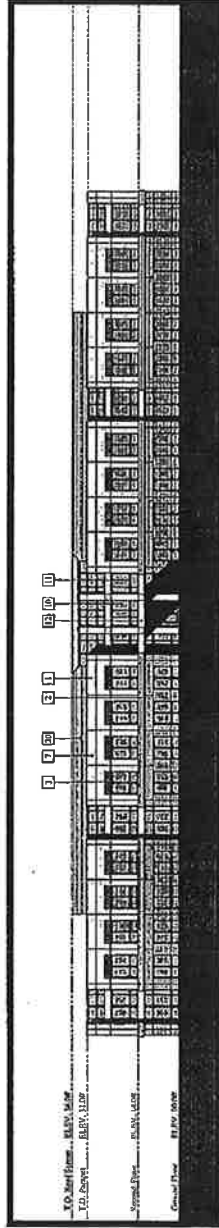
10 APRIL 2005



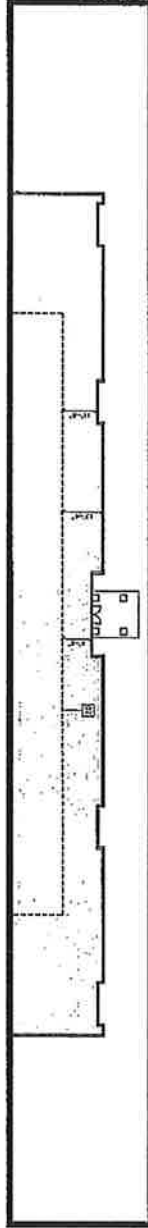
East Elevation (West Elevation Symmetrical)



Reference Plan



North Elevation (South Elevation Symmetrical)



Reference Plan

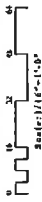
Elevation Notes

- 1 Paint 1 (Refer to Material Book)
- 2 Paint 2 (Refer to Material Book)
- 3 Paint 3 (Refer to Material Book)
- 4 Paint 4 (Refer to Material Book)
- 5 Paint 5 (Refer to Material Book)
- 6 Paint 6 (Refer to Material Book)

- 7 Concrete 100-psi Finish with Stone and Beads as Indicated
- 8 Medium Stucco Concrete Surface
- 9 4" W/C Concrete Fin. 1" x
- 10 Medium Performance Blue Low Reflectance Glass with 1/2" Air Space (Refer to Material Book)
- 11 Clear Anodized Aluminum Mullions, Completed or (Refer to Material Book)
- 12 Concrete 100-psi (Refer to Material Book)

- 13 Metal Cold Chump - Finish Painted Metallic Silver
- 14 Metal Door and Frame Painted to Match Adjacent
- 15 1/2" x 1/2" x 1/2" Metal Frame Painted to Match
- 16 Alignment Wall Surface, Typical Stone 1/2" Thick
- 17 Metal Panel Frame
- 18 Metal Lattice Frame
- 19 Directional Sign, See Sheet A1.14
- 20 Concrete 100-psi (Refer to Material Book)

BUILDINGS 6A - CONCEPTUAL ELEVATIONS



ALESSANDRO COMMERCE CENTRE
Riverside County, California

Å 3.6.1

30 APRIL 2009

Plot Plan Case No. 22925

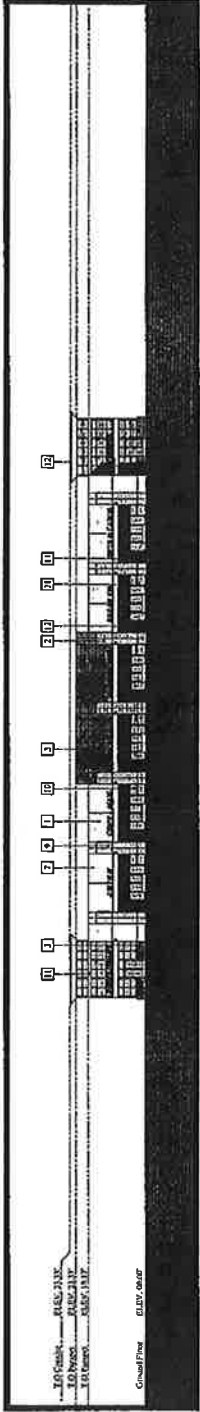


BASTIEN AND ASSOCIATES, INC.
ARCHITECTURE AND PLANNING
11111 GARDEN GROVE AVENUE, SUITE 100
GARDEN GROVE, CALIFORNIA 92641
PH: 949.441.1111 FAX: 949.441.1112
WWW.BASTIENANDASSOCIATES.COM

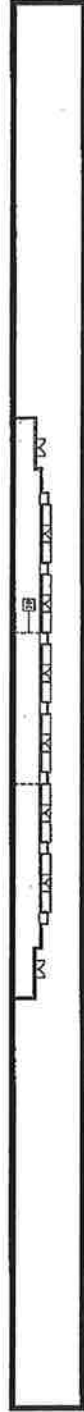


REED PROPERTY GROUP
11111 GARDEN GROVE AVENUE, SUITE 100
GARDEN GROVE, CALIFORNIA 92641
PH: 949.441.1111 FAX: 949.441.1112
WWW.BASTIENANDASSOCIATES.COM

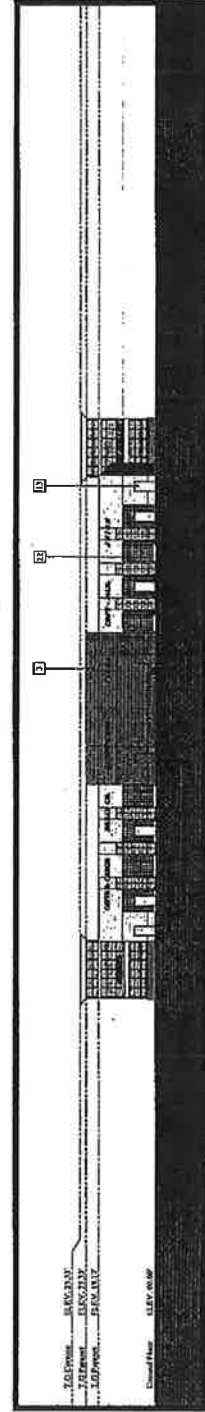
NOTE: The Elevations are Identical on Buildings 6A and 6B



West Elevation



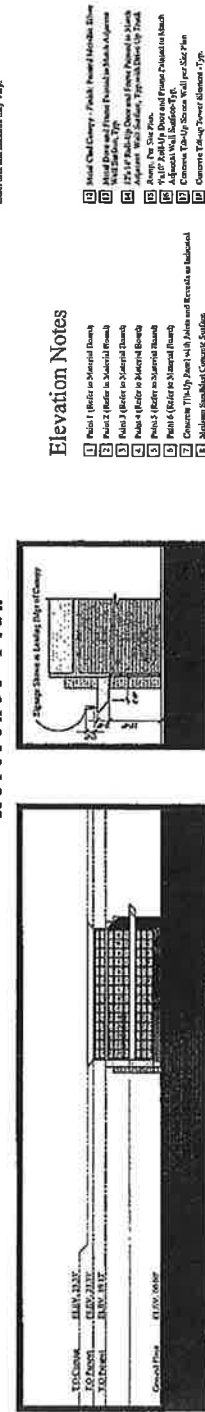
Reference Plan



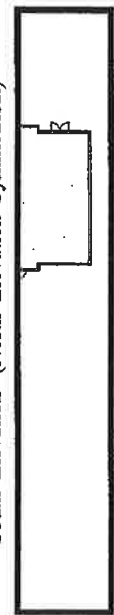
East Elevation



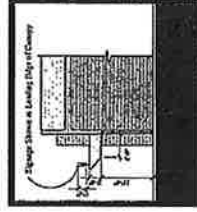
Reference Plan



South Elevation (North Elevation Symmetrical)



Reference Plan



Conceptual Wall Section
(West Facade)
Scale: 1/8" = 1'-0"

- Elevation Notes**
- 1) Walls 1 (Refer to Material Book)
 - 2) Walls 2 (Refer to Material Book)
 - 3) Walls 3 (Refer to Material Book)
 - 4) Walls 4 (Refer to Material Book)
 - 5) Walls 5 (Refer to Material Book)
 - 6) Concrete Tilt-Up Slab with Joints and Breaks as Indicated
 - 7) Modular Standard Concrete Slabs
 - 8) 4" Wide Concrete Pier, Typ.
 - 9) 4" Wide Concrete Pier, Typ.
 - 10) Window Sill and Sill Course, See Reference Elevation with Window Sill and Sill Course in West Elevation, Typ.
 - 11) Door and Window Sill Course, See Reference Elevation with Door and Window Sill Course in West Elevation, Typ.
 - 12) See Material Book for Details

NOTE: Elevation of Shown for Conceptual Purpose Only. Exact Elevations to be Determined by Survey.

- 13) Metal Chalk Chert / Finish Floor / Material Book
- 14) Metal Chalk Chert / Finish Floor / Material Book
- 15) Metal Chalk Chert / Finish Floor / Material Book
- 16) Metal Chalk Chert / Finish Floor / Material Book
- 17) Metal Chalk Chert / Finish Floor / Material Book
- 18) Metal Chalk Chert / Finish Floor / Material Book
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BUILDING 5B - CONCEPTUAL ELEVATIONS

ALESSANDRO COMMERCE CENTRE
Riverside County, California

A 3.5.2

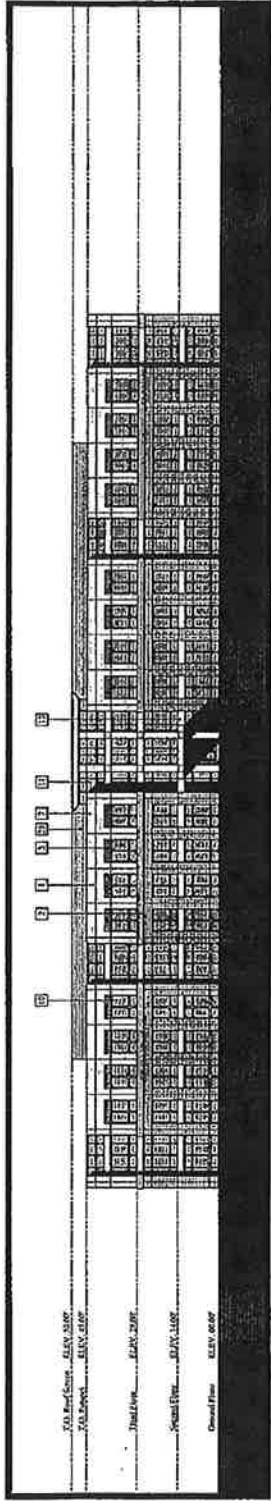
Plot Plan Case No. 22925

18 APR 2009	ALL SHEETS
19 APR 2009	NO CHANGES
20 APR 2009	NO CHANGES

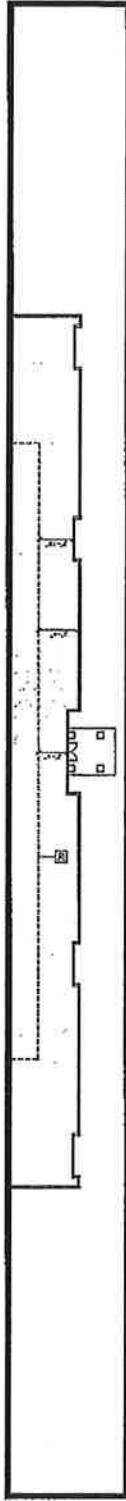
BASTIEN AND ASSOCIATES INC.
ARCHITECTURE AND PLANNING

11111 1/2 STREET, SUITE 200
RIVERSIDE, CALIFORNIA 92504
TEL: 951-514-1111
WWW.BASTIENANDASSOCIATES.COM

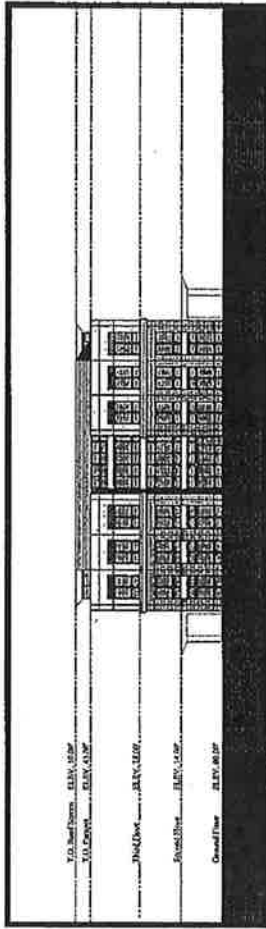
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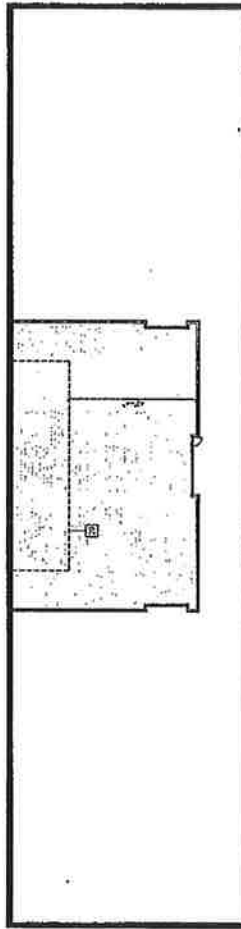
North Elevation (South Elevation Symmetrical)



Reference Plan



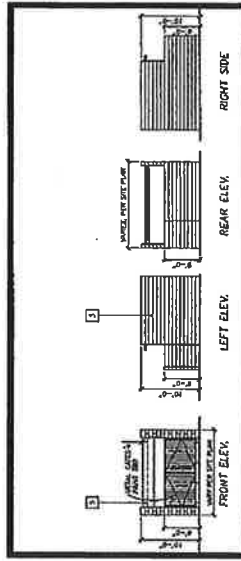
East Elevation (West Elevation Symmetrical)



Reference Plan

Elevation Notes

- 1) Refer to Grids in General Notes
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Typical Trash Enclosure

BUILDING 5A - CONCEPTUAL ELEVATIONS



ALESSANDRO COMMERCE CENTRE
 Riverside County, California
A 3.5.1
 20 April 2009

Plot Plan Case No. 22925
 BASTIEN AND ASSOCIATES INC.
 ARCHITECTURE AND PLANNING
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PLOT PLAN: TRANSMITTED Case #: PP22925

Parcel: 297-080-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a commercial and industrial development comprised of 8 buildings consisting of: four (4) office buildings totaling 258,102 square feet, two (2) industrial warehouse/distribution buildings totaling 409,312 square feet, one (1) retail building with 10,000 square feet, one (1) light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 Parking spaces, and three (3) detention basins.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP22925. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22925 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 22925, Exhibit A, Amended No. 2, dated 5-5-09.

APPROVED EXHIBIT B = Building Elevations for Plot Plan No. 22925, Exhibit B, Amended No. 2, dated 5-5-09.

APPROVED EXHIBIT C = Building Floor Plans for Plot Plan No. 22925, Exhibit C, Amended No. 2, dated 5-5-09.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No.

06/29/09
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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

22925, Exhibit L, Amended No. 2, dated 5-5-09.

APPROVED EXHIBIT M = Color and Materials board for Plot
Plan No. 22925, Exhibit M, Amended No. 2, dated 5-5-09

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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

All necessary measures to control dust shall be implemented
by the developer during grading. PM10 plan may be required
at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for
manufactured slopes greater than 3 feet in vertical height,
are to be signed by a registered landscape architect and
bonded per the requirements of Ordinance 457 (refer to
dept. form 284-47).

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

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

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design

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10. GENERAL CONDITIONS

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG (cont.) RECOMMND

and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

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

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

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

* Lighting

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

* Noise

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

* Invasives

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

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10. GENERAL CONDITIONS

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

RECOMMND

within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom

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10. GENERAL CONDITIONS

10.EPD. 1

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

RECOMMND

Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoporum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar

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10. GENERAL CONDITIONS

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

Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

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

* Grading/Land Development

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity,

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC compliance. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using 2007 CFC and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD (cont.) RECOMMND

ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 22925 is a proposal for a commercial and industrial development (Alessandro Commerce Center) on an approximately 54-acre site. The site is located off Interstate 215 in the Woodcrest area on the southwest corner of Alessandro Boulevard and Brown Street. The site is also being processed through the County as Parcel Map 35365 and Environmental Impact Report 00510.

An approximately 80-acre watershed is tributary to the central portion of the site along the western boundary. It is proposed to collect the runoff from this watershed and convey these flows in a storm drain through the site and discharge these flows back into the existing low on the eastern side of the project. The inlet to this storm drain shall be designed with maintenance access in mind and therefore has to be within an easement. This may require obtaining an easement from the adjacent property owner. If this easement cannot be obtained, the inlet shall be redesigned. A catch basin located in Brown Street just south of Alessandro Boulevard collects flows from Brown Street and also discharges flows on the eastern side of the project. These facilities have to be publicly maintained and as such access to the outlet for maintenance purposes shall be provided. The property owner (March Joint Powers Authority) has provided a letter indicating that they will provide an easement where these flows will be discharged. A portion of the onsite runoff flows north and would be discharged across Alessandro Blvd. via an existing culvert.

The development's onsite runoff divides the site into 3 drainage systems but still perpetuates the natural drainage patterns of the area. Basins are proposed for each of the 3 subareas to mitigate both the increased runoff and water quality attributed to the development of the site. The submitted exhibit leaves out some areas of the project from being treated. This error would be corrected at final plan improvement stage to ensure the entire site drains into a water quality mitigation feature including Brown Street. Thus some modifications to the basins may be necessary. It is to be noted that the basin on Lot 3 is very deep. To ensure the public's health and safety, fencing, acceptable to the County Planning Department, shall be provided along the top of the slope.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

The development's onsite runoff divides the site into 3 drainage systems but still perpetuates the natural drainage patterns of the area. Basins are proposed for each of the 3 subareas to mitigate both the increased runoff and water quality attributed to the development of the site. While some modifications to the basins may be necessary, the onsite drainage plan proposed is acceptable to the District. The basin on Lot 3 is at the bottom of a very high slope. To ensure the public's health and safety, fencing, acceptable to the County Planning Department, shall be provided along the top of the slope.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN (cont.) RECOMMND

the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No: 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded per Tentative Tract Map No. 35365 and in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

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10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be twenty four (24) hours a day except for buildings 5A, 5B, 6A, and 6B which shall only operate during the hours of 7:00 a.m. to 10:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

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

Business office = 1,162 spaces required

Warehouse office = 138 spaces required

Warehouse = 210 spaces required

Retail = 50 spaces required

1,560 parking spaces require - 1,779 parking spaces provided according to the APPROVED EXHIBIT A.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 5 monument signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 20 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. 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.

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 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.

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10.PLANNING. 25 USE - NOISE MONITORING REPORTS RECOMMND

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).

10.PLANNING. 28 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 357,000 cubic yards of cut and 298,000 cubic yards of fill.

10.PLANNING. 29 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 31 USE - CAUSES FOR REVOCATION RECOMMND

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.

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10.PLANNING. 32 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 33 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 38 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 42 USE - BUSINESS LICENSING RECOMMND

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.

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENTS RECOMMND

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;

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - LC LANDSCAPE REQUIREMENTS (cont.)

RECOMMND

- 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.

TRANS DEPARTMENT

10.TRANS. 1

USE - TS/CONDITIONS

RECOMMND

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

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

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

Trautwein Road (NS) at:
Alessandro Boulevard (EW)

Mission Grove Parkway (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - TS/CONDITIONS (cont.)

RECOMMND

Alessandro Boulevard (EW)

San Gorgonio Drive/Brown Street (NS) at:
Alessandro Boulevard (EW)

Sycamore Canyon Boulevard (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Southbound Ramps (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Northbound Ramps (NS) at:
Alessandro Boulevard (EW)

Project Access (NS) at:
Alessandro Boulevard (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.

The traffic study for the proposed project indicates that
at the intersection of Trautwein Road (NS) at Alessandro
Boulevard (EW) the existing Level of Service is "F" in the
morning peak hour. The proposed project will add traffic
to this intersection in the City of Riverside and will thus
have a cumulative traffic impact. The project applicant
shall pay TUMF and traffic signal fees, which shall
constitute adequate mitigation for the cumulative traffic
impact of the project at this intersection.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461)

RECOMMND

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
Ordinance 460 and 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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 6 USE - MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and EIR No. 510.

20.PLANNING. 8 USE - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2014, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - UNDEVELOPED VOID DATE (cont.) RECOMMND

no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The area mapped as "Area 4" on Exhibit 7 of the report entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- BIOLOGICAL MONITOR

RECOMMND

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

60.EPD. 3

- FENCING

RECOMMND

The area mapped as "Area 4" on Exhibit 7 of the report entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 4

- MITIGATION

RECOMMND

As indicated in the document entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, the applicant shall purchase the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - MITIGATION (cont.)

RECOMMND

equivalent of 0.64 acres of mitigation credits from the Santa Ana Watershed Association (SAWA) or other entity approved by the Environmental Programs Department. These credits shall mitigate, at a 2:1 ratio, 0.32 acres of impacts to Riparian/Riverine habitat.

60.EPD. 5 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

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

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

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

f the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP- NATIVE AM. MONITORING

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Morongo Band of Mission Indians and the Pechanga Band of Luiseno Indians under a cooperative arrangement with these tribes.

Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribes and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in cooperation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP- NATIVE AM. MONITORING (cont.) RECOMMND
with the Project Archaeologist.

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to trarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of the fully executed agreement including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. A report of the results of the monitoring activities shall be submitted to teh County Archaeologist.

60.PLANNING. 3 MAP- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Morongo Band of Mission Indians and the Pechanga Band of Luiseno Indians, through a cooperative agreement with these two tribes, for proper treatment and disposition upon completion of inventory and evaluation of the recoverd artifacts by the project archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 5 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until

either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 6 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - PLNTLOGST RETAINED (1) (cont.)

RECOMMND

representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 10 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and EIR No. 510 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 14 USE - SKR FEE CONDITION

RECOMMND

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 54.4 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. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 22

USE - CONST TRAFFIC CONTROL

RECOMMND

The applicant shall provide a traffic management plan to the Transportation Department that will require:

- 1) Construction parking to be configured such that traffic interference is minimized
- 2) Dedicated turn lanes for movement of construction trucks and equipment on and offsite
- 3) Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable
- 4) Reroute construction trucks away from congested streets or sensitive receptor areas, and

o Improve traffic flow by temporary signal synchronization if possible

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE - CARPOOL DOCUMENTATION

RECOMMND

Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.

60.PLANNING. 24 USE - PHASE III RECOVERY

RECOMMND

Phase III data recovery must be completed for site CA-RIV-5457 prior to final issuance of a grading permit. The recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports (ARMR) standards and County of Riverside standards.

60.PLANNING. 25 USE - MM PLAN - ARCHEO

RECOMMND

The Project Archaeologist must create a mitigation-monitoring plan prior to earthmoving in the Project area, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The abatement plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered artifacts are considered sacred items by one or more Native American tribes.

60.PLANNING. 26 USE - HAZARDOUS MAT REMOVAL

RECOMMND

Stained soils, as identified in Phase I Environmental Site Assessment (ESA), shall be removed to prior to any ground disturbing activities. The removal process shall be in compliance with the County hazardous materials removal/handling regulatory guidelines and work will be performed to the satisfaction of the County Environmental Health staff.

60.PLANNING. 27 USE - NOISE MITIGATION PLAN

RECOMMND

Prior to grading permit issuance, the Project applicant shall submit a Construction Noise Mitigation Plan to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 USE - NOISE MITIGATION PLAN (cont.)

RECOMMND

County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the Proposed Project.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) (cont.) RECOMMND

retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1 MAP - FENCING PLAN RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Area 4" on Exhibit 7 of the report entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2

MAP - BIOLOGICAL MONITOR

RECOMMND

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

80.EPD. 3

MAP - UWIG PLAN CHECK

RECOMMND

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

* Drainage

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

* Toxics

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

* Lighting

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80.EPD. 3

MAP - UWIG PLAN CHECK (cont.)

RECOMMND

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

* Noise

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

* Invasives

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

FIRE DEPARTMENT

80.FIRE. 1

USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant

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80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

f the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for

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80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL. RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within Alessandro Blvd. are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street 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.

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80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - BUS STOPS RECOMMND

A bus stop shall be shown on the street improvement plans for Alessandro Blvd. The bus stop shall be coordinated with R.T.A. (Riverside Transit Agency) and shall be subject to Transportation Director and Planning Director approval.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 18 USE - MITIGATION MONITORING RECOMMND

The environmental consultant of record [Michael Brandman Associates] shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and EIR No. 510 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

Seventy one (71) bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 24 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of all buildings and materials for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit M.

80.PLANNING. 27 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 1, 2007, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Riverside and Moreno Valley Unified School Districts shall be mitigated in accordance with California State law.

80.PLANNING. 39 USE - CC&R C/I MO COMMON LOT RECOMMND

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

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80.PLANNING. 39 USE - CC&R C/I MO COMMON LOT (cont.)

RECOMMND

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above 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 and parking, c) provide for the establishment of a maintenance operator, c) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, 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 area', more particularly described on Exhibit A, attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', 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 'common area' or any reciprocal easement established pursuant to the Declaration."

Once approved by the Office of County Counsel, the