

PLOT PLAN: TRANSMITTED Case #: PP22925

Parcel: 297-080-010

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 41 USE - CC&R C/I POA 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 for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours 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 property owners' association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owners' association or the owners of each individual parcel as tenants in common, and e) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

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RECOMMND

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 property owners' association 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."

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control."

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

80.PLANNING. 42 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 45 USE - LC LNDSCP COMMN AREA MNT

RECOMMND

Prior to the issuance of a building permit, the developer/permit holder shall submit Covenants, Conditions,

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80. PLANNING. 45 USE - LC LNDSCP COMMN AREA MNT (cont.)

RECOMMND

and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

80. PLANNING. 46 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by

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80.PLANNING. 46

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 47

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

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80.PLANNING. 47 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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

NOTE:

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

80.PLANNING. 48 USE - LEED MITIGATION

RECOMMND

As described in the LEED for New Construction, Version 2.2 Rating System, the Project shall comply with the following activities and as consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.

- i) Sustainable Sites (SS) Credit 4.2 - Provide secure bicycle racks and/or storage for 5 percent or more of all office building employees.
- ii) SS Credit 7.1 - Place a minimum of 25 parking spaces under cover - Any roof used to shade or cover parking must have an SRI of at least 29.
- iii) SS Credit 7.2 - Use roofing materials having a SRI equal to or greater than 78 for a minimum of 75 percent of the roof surface.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

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80.TRANS. 1 USE - TS/DESIGN (cont.)

RECOMMND

NONE

with fee credit eligibility

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

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

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2 USE - TS/GEOMETRICS

RECOMMND

The intersection of San Gorgonio Drive/Brown Street and  
Alessandro Boulevard shall provide the following  
geometrics:

Northbound: One left turn lane, one through, one right-turn  
lane with overlap

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

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

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

The intersection of I-215 Freeway Northbound Ramps and  
Alessandro Boulevard shall provide the following  
geometrics:

Northbound: Two left turn lanes, one right turn lane

Southbound: NA

Eastbound: One left turn lane, three through lanes

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

The intersection of the Project Access and Alessandro  
Boulevard shall provide the following geometrics:

Northbound: One right turn lane - stop control

Southbound: NA

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

Westbound: Three through lanes

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80.TRANS. 2 USE - TS/GEOMETRICS (cont.)

RECOMMND

(Note: Only right turns into and out of this driveway will be allowed.)

or as approved by the Transportation Department.

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

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

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

80.TRANS. 3 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Brown Street shall be conveyed for public use to provide for a 60' part-width to 100 foot full-width right-of-way as shown on PM35365 exhibit dated on 7/26/2007.

Sufficient public street right-of-way along Gem Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

Sufficient public street right-of-way along "A" Street shall be conveyed for public use to provide for a 78 foot full-width right-of-way.

80.TRANS. 4 USE - MAP CORNER CUT-BACK I

RECOMMND

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

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance

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80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

80.TRANS. 6 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.



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80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Landscaping plans shall be designed within Alessandro Boulevard, Brown Street, and "A" Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlund, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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90.E HEALTH. 4 USE - HAZMAT WASTE

RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION

RECOMMND

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

\* Drainage

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

\* Toxics

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

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90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

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

\* Noise

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

\* Invasives

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

\* Barriers

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

\* Grading/Land Development

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

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FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 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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PLANNING DEPARTMENT

90.PLANNING. 2 USE - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF formatted CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 3 USE - MITIGATION MONITORING RECOMMND

The environmental consultant [Michael Brandman Associates] shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 510. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval and Approved Exhibit M.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of one thousand seven hundred seventy nine (1,779) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of thirty eight (38) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to

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90.PLANNING. 9 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

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

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

90.PLANNING. 11 USE - LOADING SPACES RECOMMND

A minimum of forty-three (43) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY 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.

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

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90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of sixty-three (63) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 19 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 22 USE - TRASH ENCLOSURES RECOMMND

Sixteen (16) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.



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90.PLANNING. 27 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 28 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 29 USE - PHASES MUST BE COMPLETE RECOMMND

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

90.PLANNING. 30 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 33 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Division shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 1, 2007, summarized as follows:  
1) The applicant shall consturct the recyclables collection and loading area in compliance with the Recyclables Collction and loading area plot plan.  
2) Evidence shall be provided that demonstrates that the project is in compliance with the approved WRP.

90.PLANNING. 34 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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

PLOT PLAN:TRANSMITTED Case #: PP22925

Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 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.

90.PLANNING. 35 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 22925 is calculated to be 54.4 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 36 USE - LC LNDS CP INSPECTN DEPOS

RECOMMND

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

06/29/09  
14:40

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 USE - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

with fee credit eligibility

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

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department

90.TRANS. 2 USE - PROJECT'S SHARE

RECOMMND

"The applicant shall pay the County \$136,500 as the project's share of improvements along Alessandro Boulevard, including a CCTV camera at the intersection of Alessandro Boulevard/Brown Street/San Gorgonio Drive, the construction of an eastbound right-turn lane on Alessandro Boulevard between Sycamore Canyon Drive and the I-215 southbound ramp terminal, and the installation of fiberoptic cable between Barton Street and the I-215 southbound ramp terminal.

*or as approved by the Transportation Department*

PLOT PLAN: TRANSMITTED Case #: PP22925

Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      USE - IMP PLANS                      RECOMMND

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

90.TRANS. 4                      USE - ST DESIGN/IMP CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35365.

90.TRANS. 5                      USE - OFF-SITE INFO                      RECOMMND

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

90.TRANS. 6                      USE - SIGNING & STRIPING                      RECOMMND

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

90.TRANS. 7                      USE - WRCOG TUMF                      RECOMMND

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

90.TRANS. 8                      USE STREETLIGHT AUTHORIZATION                      RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

PLOT PLAN: TRANSMITTED Case #: PP22925

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

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

90.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST1

RECOMMND

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

90.TRANS. 11 USE - DEDICATION

RECOMMND

"A" Street is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

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

PLOT PLAN: TRANSMITTED Case #: PP22925

Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - EXISTING MAINTAINED

RECOMMND

Alessandro Boulevard along project boundary is a paved County maintained road designated as an Urban Arterial and shall be improved with 8" concrete curb and gutter located 55' from centerline to curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 67 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/67') (Modified for parkway width from 21' to 12' and for sidewalk location against the curb.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.
2. Provide an island to prevent trucks from making a right turn on the eastbound of Alessandro onto "A" Street. It shall be located 12' from curb return or as approved by the City and County of Riverside Fire departments.
  3. Provide an island to prevent trucks from making a right turn on the eastbound of Alessandro Boulevard onto Brown Street. It shall be located 14' from curb return or as approved by City and County of Riverside Fire departments.
  4. Provide an island to prevent trucks from making a right turn on the northbound of Brown Street onto Alessandro Boulevard. It shall be located 25' from curb return.

90.TRANS. 13

USE - PART-WIDTH

RECOMMND

Brown Street along project boundary is designated as an Industrial Collector and shall be improved with 46' part-width along project boundary (28' on project side and 18' on opposite side) to 76' full-width AC pavement at Alessandro Boulevard, 8" concrete curb and gutter and 6' sidewalk adjacent to the curb line in accordance with County Standard No. 111 and the typical section on Amended No. 1 exhibit.

Gem Lane along project boundary is a paved County maintained road designated as a Local street and shall be improved with 32' part-width AC pavement (20' on project side and 12' on opposite side), and 6" concrete curb and

PLOT PLAN: TRANSMITTED Case #: PP22925

Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - PART-WIDTH (cont.) RECOMMND

gutter in accordance with County Standard No. 105. No sidewalk is required.

90.TRANS. 14 USE - UTILITY PLAN RECOMMND

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

90.TRANS. 15 USE - UTILITY INSTALL RECOMMND

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

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

**COMPREHENSIVE PROJECT REVIEW  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: July 25, 2007

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Plnchk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.  
Jurupa Area Recreation & Parks Dist.  
CSA 152 c/o EDA  
Riv. EDA-Fast Track  
ALUC-John Guerin  
City of Riv. Com. Dev. Dept. - Planning Division (9-12-07)

March Air Reserve Base  
Supervisor Buster  
Commissioner Roth  
Moreno Valley Unified School Dist.  
WMWD  
SCE  
Southern California Gas  
Caltrans Dist. #8  
Regional WQCB-Santa Ana  
South Coast Air Quality Management Dist.  
EIC "Attachment A"  
U.S. Postal Service  
Pechanga Tribe of Luiseno Indians  
Center for Community Action & Env. Justice  
Morongo Tribe  
Archeology  
Landscape

**PLOT PLAN NO. 22925 AND TENTATIVE PARCEL MAP NO. 35365 – FAST TRACK 2007-06 – EA41468 –**  
Applicant: Hogle-Ireland – Engineer/Representative: Rick Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of March Joint Powers Authority, Southerly of Alessandro Boulevard, Easterly of Gem Lane, and Westerly of Brown Street – 54.39 Acres Gross - Zoning: Industrial Park (I-P) - **REQUEST:** Plot Plan is a proposal for a Business Park development comprised of 8 buildings; four office buildings totaling 258,102 square feet, two industrial warehouse/distribution buildings of 201,776 square feet and 207,536 square feet, one retail building with 10,000 square feet of retail space, and one light industrial/multi-tenant building totaling 42,222 square feet. Parcel Map is a proposal to subdivide 4 lots into 6 lots. – APN(s): 297-080-007\_008\_009\_010 – Concurrent Cases: PM35365, PP22925, CFG04826

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on August 16, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at [chinojos@RCTLMA.org](mailto:chinojos@RCTLMA.org) / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





**Riverside Transit Agency**  
1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968  
Phone: (951) 565-5000  
Fax: (951) 565-5001

December 21, 2007

Christian Hinojosa, Project Planner, Mailstop #1070  
County of Riverside Planning Department  
County Building (9<sup>th</sup> Floor)  
P. O. Box 1409  
Riverside CA 92502-1409

**SUBJECT: Parcel Map 35365 and related: Riverside Transit Agency (RTA) Comments**

Thank you, Mr Hinojosa for the opportunity to review this Fast Track Parcel Map and related planning cases for this proposed 720,000 sq ft multi-use development located in unincorporated county area between the City of Riverside and the March Joint Powers Authority area on property south of Alessandro Blvd and west of the extension of San Gorgonio Dr. RTA staff would like to comment on the proposal.

The developer's architects and engineers have already consulted in advance with RTA regarding transit facilities relative to this project. As you can see on the plans a standard bus turnout is indicated along eastbound Alessandro adjacent to a stormwater detention basin. The placement (location) and configuration of the bus turnout is satisfactory to RTA. Our Route 20 buses currently stop 20 times a day at a nearby substandard, in-the-dirt bus stop by Gem Ln. The new turnout will be a vast improvement.

We appreciate the developer's efforts to work with the transit agency in advance. Therefore, RTA is pleased to give its "OK" for this project regarding transit issues.

The only other possible suggestion from RTA is that it would be more convenient for transit users if there were some more direct pathways leading from the buildings out the bus stop. Some of the routes through the parking lots onto sidewalks leading onto Alessandro are rather circuitous.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at [mmccoy@riversidetransit.com](mailto:mmccoy@riversidetransit.com).

Sincerely, ~

A handwritten signature in black ink that reads "Michael McCoy". The signature is written in a cursive, flowing style.

Michael McCoy  
Planner



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

August 1, 2007

Christian Hinojosa, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 22925 Fast Track 2007-06**  
**Proposal: The Plot Plan proposes to construct a business park comprised of eight (8) buildings**  
**APN: 297-080-007;-008;-009;-010**

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Alessandro Boulevard, east of Gem Lane, and west of Brown Street, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.  
  
b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**APPEAL OF PLOT PLAN NO. 22925 / TENTATIVE PARCEL MAP NO. 35365 / ENVIRONMENTAL IMPACT REPORT NO. 510** – Intent to Certify and Environmental Impact Report – Applicant: Hogle-Ireland – Engineer/Representative: Rick Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The Plot Plan proposes a commercial and industrial development comprised of eight (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. The Parcel Map is a Schedule E subdivision of 54.39 gross acres into six (6) industrial and commercial parcels. The Environmental Impact Report has been prepared to inform decision 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)– APN(s): 297-080-007, 008, 009, 010. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: September 30, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeffery Childers, Urban Regional Planner at 951-955-3626 or e-mail [jchilder@rctlma.org](mailto:jchilder@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 00498, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jeffery Childers  
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 22925 / TENTATIVE PARCEL MAP NO. 35365, AMENDED NO. 2 / ENVIRONMENTAL IMPACT REPORT NO. 510 / (Fast Track 2007-06) – EA 41468 – Applicant:** Hogle-Ireland – Engineer/Representative: Rick Engineering – First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres – Zoning: Industrial Park (I-P) - REQUEST: The Plot Plan proposes a commercial and industrial development comprised of eight (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. The Parcel Map is a Schedule E subdivision of 54.39 gross acres into 6 industrial and commercial parcels. The Environmental Impact Report has been prepared to inform decision 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) – APN(s): 297-080-007, 008, 009, 010. (Quasi-Judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	July 13, 2009
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 4080 LEMON STREET 12th FLOOR CONFERENCE ROOM 12A RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeffery Childers, Project Planner at 951-955-3626 or e-mail [jchilder@rctlma.org](mailto:jchilder@rctlma.org), or go to the County Planning Department's Planning Director's agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 510, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Director will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jeffery Childers  
P.O. Box 1409, Riverside, CA 92502-1409

APPROVAL  
BOB CARPENTIER

**PROPERTY OWNERS CERTIFICATION FORM**  
**Alessandro Commerce Centre**  
**APN's 297-080-007 - 010**

I, Mickey Zolezio, certify that on \_\_\_\_\_  
(Print Name)

8/31/2009 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered : 800'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, 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 notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project 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 property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

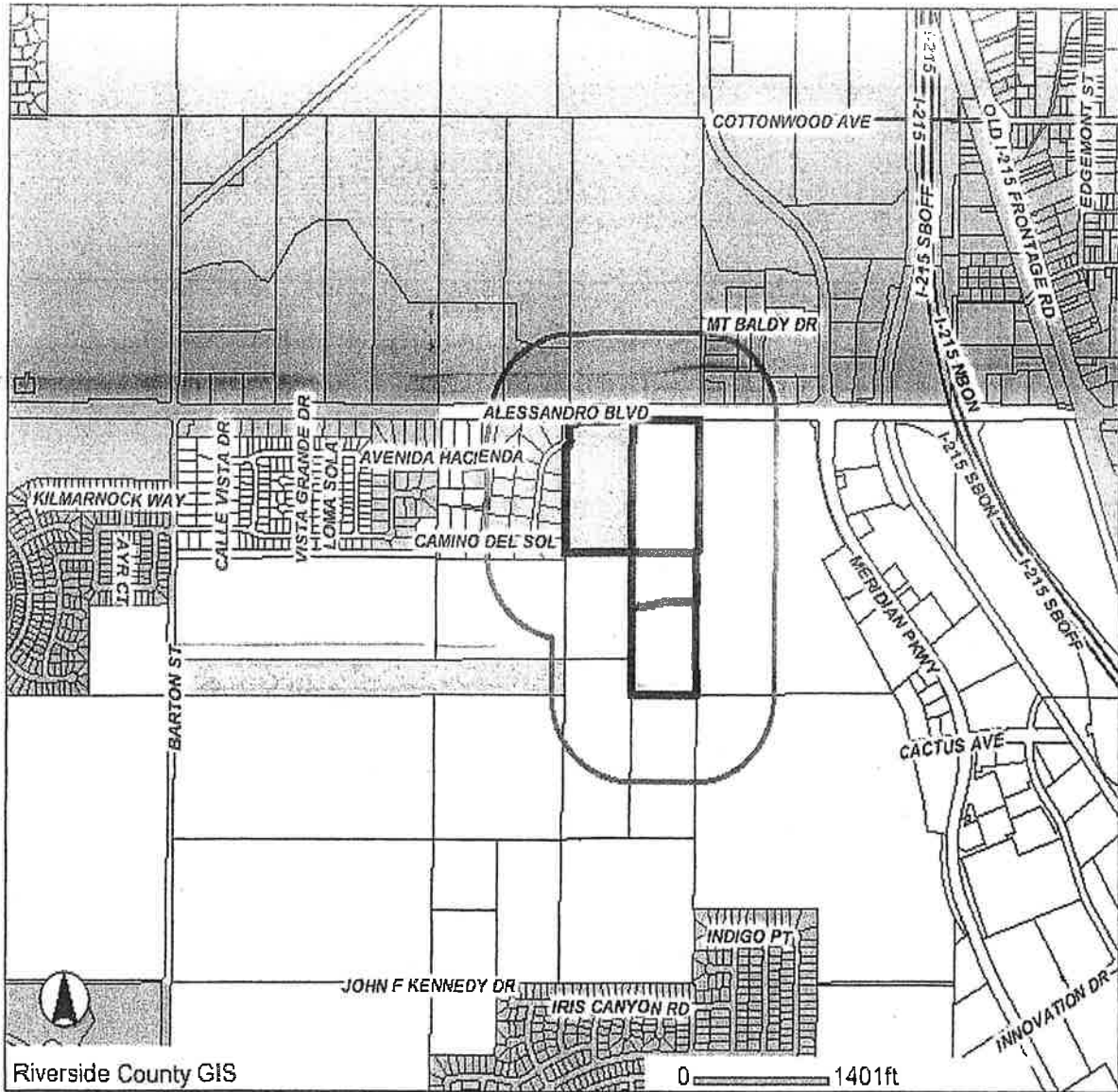
ADDRESS: 4080 Lemon St. 2<sup>nd</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. - 5 p.m.): (951) 955-4649

10/28/09 ✓  
EXPIRES: 2/31/10

Alessandro Commerce Centre



Riverside County GIS

0 1401ft

**Selected parcel(s):**

- 263-060-021 263-060-030 263-060-033 263-250-052 263-250-054 263-250-064 297-061-004
- 297-061-005 297-061-006 297-061-007 297-061-008 297-061-009 297-061-010 297-061-011
- 297-061-012 297-062-001 297-062-002 297-063-001 297-063-002 297-072-001 297-072-002
- 297-072-003 297-072-004 297-072-005 297-073-001 297-073-002 297-073-003 297-073-004
- 297-073-005 297-073-006 297-073-007 297-080-003 297-080-007

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...08/31/2009



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: 297061012 ASMT: 297061012  
RICARDO T ESPIRITU  
14015 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297062001 ASMT: 297062001  
RANDA EID  
5168 WESTERN WAY  
PERRIS CA 92571

APN: 297062002 ASMT: 297062002  
ROSEMARY L CANTELLI  
STEVEN W CANTELLI  
14075 AVENIDA LUNA  
RIVERSIDE CA. 92508

APN: 297063001 ASMT: 297063001  
JORGE GONZALEZ  
EMILIA SANCHEZ  
14040 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297063002 ASMT: 297063002  
NATHANIEL WILLIAM CAMPBELL  
14080 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297072001 ASMT: 297072001  
MICHAEL F VINSON  
KAREN VINSON  
P O BOX 51015  
RIVERSIDE CA 92517

APN: 297072002 ASMT: 297072002  
LOUIE M ALVARADO  
OPHELIA ALVARADO  
20630 CAMINO DEL SOL  
RIVERSIDE CA. 92508

APN: 297072003 ASMT: 297072003  
WAYNE D PAULSON  
BECKY A PAULSON  
14205 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297072004 ASMT: 297072004  
KIM VANTRAN  
KIM TRINH THI CHAU  
14135 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297072005 ASMT: 297072005  
NEIL H ODELL  
CHRISTINE T ODELL  
14105 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297073001 ASMT: 297073001  
HERM A ESPIRITU  
17318 S BARNHILL AVE  
CERRITOS CA 90703

APN: 297073002 ASMT: 297073002  
RELPHA MELOCOTON  
14140 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297073003 ASMT: 297073003  
PATRICIA LAURMAN  
14212 CAMINO DEL ORO  
RIVERSIDE CA. 92508

APN: 297073004 ASMT: 297073004  
JAMES THOMSON  
LORI J THOMSON  
20735 CAMINO DEL SOL  
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

Jonathan Evans c/o  
Center for Biological Diversity  
351 California ST, Suite 600  
San Francisco, CA. 94104

George Hague  
26711 Ironwood Ave.  
Moreno Valley, CA. 92555

**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

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding Appeal of Approval of Plot Plan No. 22925/Environmental Impact Report No. 510 – Hogle-Ireland – Rick Engineering – March Zoning District – Lake Mathews/Woodcrest Area Plan – 1<sup>st</sup> District. The recommendation of the Planning Commission for Denial of the Appeal; Tentative Certification of Environmental Impact Report No. 510; and approval of Plot Plan No. 22925, which proposes a commercial and industrial development comprised of 8 buildings consisting of four office buildings totaling 258,102 square feet, two industrial warehouse/distribution buildings totaling 409,312 square feet, one retail building with 10,000 square feet, one light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces and three detention basins.

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 5, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 24, 2009 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 24, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
16.2

xc: Planning, COB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.1**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding Appeal of Approval of Plot Plan No. 22925/Environmental Impact Report No. 510 – Hogle-Ireland – Rick Engineering – March Zoning District – Lake Mathews/Woodcrest Area Plan – 1<sup>st</sup> District. The recommendation of the Planning Commission for Denial of the Appeal; Tentative Certification of Environmental Impact Report No. 510; and approval of Plot Plan No. 22925, which proposes a commercial and industrial development comprised of 8 buildings consisting of four office buildings totaling 258,102 square feet, two industrial warehouse/distribution buildings totaling 409,312 square feet, one retail building with 10,000 square feet, one light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces and three detention basins.

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, February 9, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 5, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 5, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Karen Barker Deputy

AGENDA NO.  
**16.1**

xc: Planning, COB

Riverside County Board of Supervisors  
Request to Speak

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: George Hagur

Address: 26711 Ironwood Ave  
(only if follow-up mail response requested)

City: Moreno Valley Zip: 92555

Phone #: \_\_\_\_\_

Date: Jan 5<sup>th</sup> 2010 Agenda # 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:  
\_\_\_\_\_ Support ~~\_\_\_\_\_~~ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below: I do not need to speak if this  
item will be postponed.  
I do need to speak if it will

X Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral  
Not be postponed or if someone speaks against  
postponement.  
I give my 3 minutes to: \_\_\_\_\_

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding Appeal of Approval of Plot Plan No. 22925/Environmental Impact Report No. 510 – Hogle-Ireland – Rick Engineering – March Zoning District – Lake Mathews/Woodcrest Area Plan – 1<sup>st</sup> District. The recommendation of the Planning Commission for Denial of the Appeal; Tentative Certification of Environmental Impact Report No. 510; and approval of Plot Plan No. 22925, which proposes a commercial and industrial development comprised of 8 buildings consisting of four office buildings totaling 258,102 square feet, two industrial warehouse/distribution buildings totaling 409,312 square feet, one retail building with 10,000 square feet, one light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces and three detention basins.

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 16, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 9, 2010 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 9, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.  
**16.2**

xc: Planning, COB



**Samuel C. Alhadeff**  
951 719 3640  
samuel.alhadeff@bipc.com

Overland Corporate Center  
41607 Margarita Road, Suite 103  
Temecula, CA 92591  
T 951 719 3640  
F 951 719 3650  
www.buchananingersoll.com

February 11, 2010

Ms. Kecia Harper-Ihem  
Clerk of the Board  
County of Riverside  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

**Re: February 9, 2010 BOS hearing Item No. 16.2**  
**Applicant: Hogle-Ireland, Inc., Plot Plan No. 22925**

Dear Ms. Harper-Ihem:

We represent the applicant in the above-referenced item. Please include this letter in the formal record of that file. We are lodging a continuing objection to any electronic documentation sent to the County for inclusion in this record which has failed to meet County rules and policies with regards to the timing of receipt of such documentation.

The last example occurred at the hearing on Tuesday, February 9, 2010 with materials presented by the Center for Biological Diversity. These materials that were sent electronically did not comply with the rules and policies of the Board of Supervisors. We believe there may have been other occasions on prior hearings in which the same failure occurred. Accordingly, we want this letter to serve as a continuing objection to inclusion of any of that documentation into any record of the Clerk of the Board of Supervisors. Thank you for your professional courtesy concerning this matter.

Sincerely,



Samuel C. Alhadeff

SCA/dlh



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>st</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
Office: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM  
CLERK OF THE BOARD  
  
KIMBERLY RECTOR  
ASSISTANT CLERK OF THE BOARD

April 6, 2010

Samuel C. Alhadeff  
Buchanan Ingersoll & Rooney LLP  
41607 Margarita Road Suite 103  
Temecula, CA 92591

Dear Mr. Alhadeff:

We are in receipt of your letter of February 11, 2010, regarding Riverside County Plot Plan No. 22925, item 16.2 of the February 9, 2010 Board of Supervisors Agenda.

In your letter you requested said letter to be included in the formal record as your objection to the inclusion of other documents that do not meet "County rules and policies" on timing requirements of the Board of Supervisors. Your letter will be so included.

Please note however, that although the Clerk of the Board does require media to be submitted 24 hours in advance in most cases, we do make every effort to include late submissions ***if there is no disruption to the preparation of the Board meeting or the Board meeting itself.*** This is done to allow as much public participation as possible.

In cases where a late submission would cause delay or disruption of the Board of Supervisors meeting, the Clerk of the Board reserves the right to refuse to accept items for display at the meeting. In any case, the item(s) submitted would be accepted for inclusion in the official record.

There are no other rules or policies of the Board of Supervisors that would preclude anyone seeking to speak on a given matter from submitting their items at whatever time they are able to do so.

If you need any further clarification on this matter, please contact me at the above telephone number.

Sincerely,

Kecia Ihem  
Clerk of the Board of Supervisors

KI/lmw

APPEAL  
BOS LABELS

**PROPERTY OWNERS CERTIFICATION FORM**

**Alessandro Commerce Centre**

**APN's 297-080-007 - 010**

I, Mickey Zolezio, certify that on \_\_\_\_\_,  
(Print Name)

8/31/2009 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered : 800'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, 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 notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project 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 property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

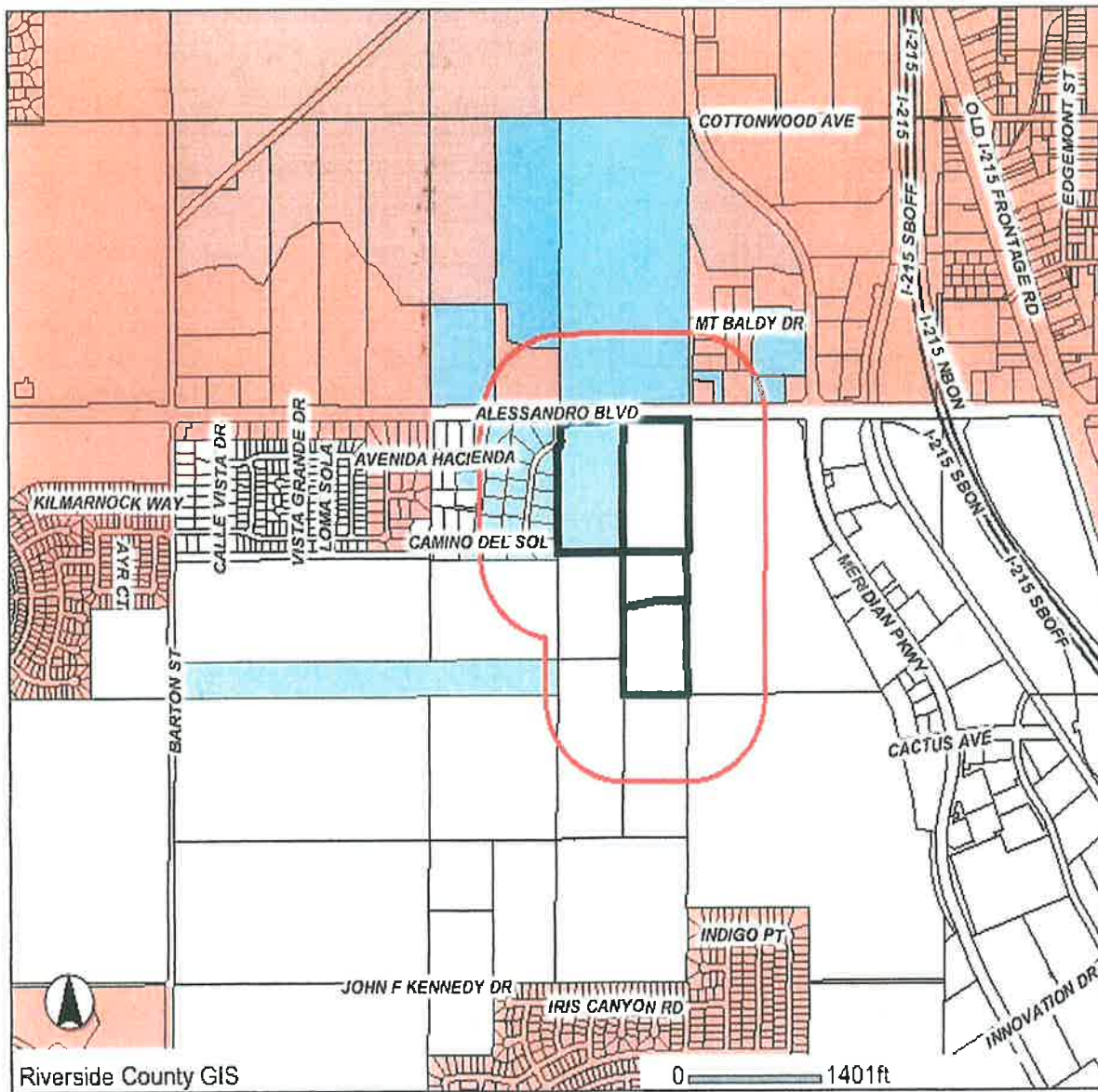
ADDRESS: 4080 Lemon St. 2<sup>nd</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

10/28/09  
EXPIRES: 2/31/10

**Alessandro Commerce Centre**



**Selected parcel(s):**

- 263-060-021 263-060-030 263-060-033 263-250-052 263-250-054 263-250-064 297-061-004
- 297-061-005 297-061-006 297-061-007 297-061-008 297-061-009 297-061-010 297-061-011
- 297-061-012 297-062-001 297-062-002 297-063-001 297-063-002 297-072-001 297-072-002
- 297-072-003 297-072-004 297-072-005 297-073-001 297-073-002 297-073-003 297-073-004
- 297-073-005 297-073-006 297-073-007 297-080-003 297-080-007

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...08/31/2009

Item 16.1 - Appeal of approval of plot plan no. 22925 / Environmental...

**Subject:** Item 16.1 - Appeal of approval of plot plan no. 22925 / Environmental Impact Report no. 510

**From:** "watkinshill@juno.com" <watkinshill@juno.com>

**Date:** Tue, 16 Mar 2010 18:37:50 GMT

**To:** district1@rcbos.org, district2@rcbos.org, district3@rcbos.org, district4@rcbos.org, district5@rcbos.org

**CC:** watkinshill@juno.com, DSTAHOVI@rcbos.org

Honorable Chairman and Board Members:

Please find attached comments from Friends of Riverside's Hills supporting the appeal of Alessandro Commerce Center filed by the Center for Biological Diversity, San Bernardino Valley Audubon Society, and Sierra Club. Apologies for delivering these comments in the morning of the afternoon hearing.

Regards,  
Len Nunney, Secretary  
Friends of Riverside's Hills

---

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<http://thirdpartyoffers.juno.com/TGL2141/c?cp=ZYE-XkqXKI8A0cfA1zqwfQAAJlB1q3wFgtum41C>

**Content-Description:** Item16.1\_PP22925&EIR510\_CommentsFromFRH.pdf  
**Content-Type:** application/pdf  
**Content-Encoding:** base64

RECEIVED RIVERSIDE  
2010 MAR 16 AM 11:50

March 15th, 2010

To: Riverside County Board of Supervisors  
4080 Lemon ST, 5th Floor  
Riverside, CA. 92501

From: Friends of Riverside's Hills

Re: Item 16.1 Board of Supervisors 16<sup>th</sup> March 2010. Appeal of approval of plot plan no. 22925 /  
Environmental Impact Report no. 510

Friends of Riverside's Hills support this appeal and oppose approval of EIR 510 and of Plot Plan 22925. As we stated in our letter of 13<sup>th</sup> July 2009, we are seriously concerned over the absence of any meaningful analysis regarding the impacts to the future survival of the endangered species Stephens' kangaroo rat (SKR). I should add that Friends of Riverside's Hills is particularly concerned over the loss of critical wildlife linkages - which is exactly what results from the proposed project.

First, we would like to note that our letter of 13<sup>th</sup> July 2009 appears not to have been forwarded as part of the record following its submittal to the Riverside County Planning Director's Meeting of 13<sup>th</sup> July 2009. Thus it was stated in the Staff Report to the Planning Commission (dated 10 Aug 2009) that no letters in support or opposition to the project had been received. For this reason, we have appended a copy of the letter - the information contained therein is to be considered as part of our present submission.

Second, biological conclusions presented in this letter are based on my (L. Nunney) own expertise in population and conservation genetics and in ecology. I am a professor of Biology at the University of California Riverside and I have published on the genetics of SKR (cited in our previous letter). I studied ecology as a post-doctoral scholar at Princeton University before coming to Riverside, and since then I have taught ecology at both the upper and lower division level at the University of California Riverside and, more to the point, have been on the thesis committee of students studying a range of ecological problems - including the effect of light on the behavior of kangaroo rats and other nocturnal rodents in relation to owl predation (W. Longland, PhD) and the effect of fire on kangaroo rats (K. Taylor, MS). A relevant research publication that examines both ecological and genetic aspects of conservation biology would be Nunney and Campbell (1993) Assessing minimum viable population size: demography meets population genetics. (*Trends in Ecology and Evolution* 8: 234-239) which according to Google scholar has been cited in 208 different publications.

As noted in our previous letter, the EIR fails to consider the impact of the proposed development on the Federally endangered Stephens' kangaroo rat (SKR) population in Sycamore Canyon Park (SC) and the March Air Force Base Management Area (MAFB). SKR is still actively managed in both areas, by the City of Riverside and the Center for Natural Lands Management (CNLM) respectively.

The proposed development will sever the linkage between SC and MAFB. At present the two are separated by natural habitat on the project site and by Alessandro Boulevard (see figures 1-3).

Alessandro Blvd is an obvious barrier to movement, but not necessarily an impenetrable one -- SKR are nocturnal and may cross the road during quiet times in the middle of the night. We do not know for certain because there has never been a study of this possibility; however, we do know that to maintain the

genetic integrity of the SC-MAFB population movement on the order of one successful crossing per month would be sufficient (based on a modification of the one-migrant-per-generation approximation).

The City of Riverside recently approved a development on part of the Sycamore Canyon SKR reserve lands, but even if that approval stands any legal challenges that may occur, it still provides for a linkage across Alessandro Blvd (see Fig 3).

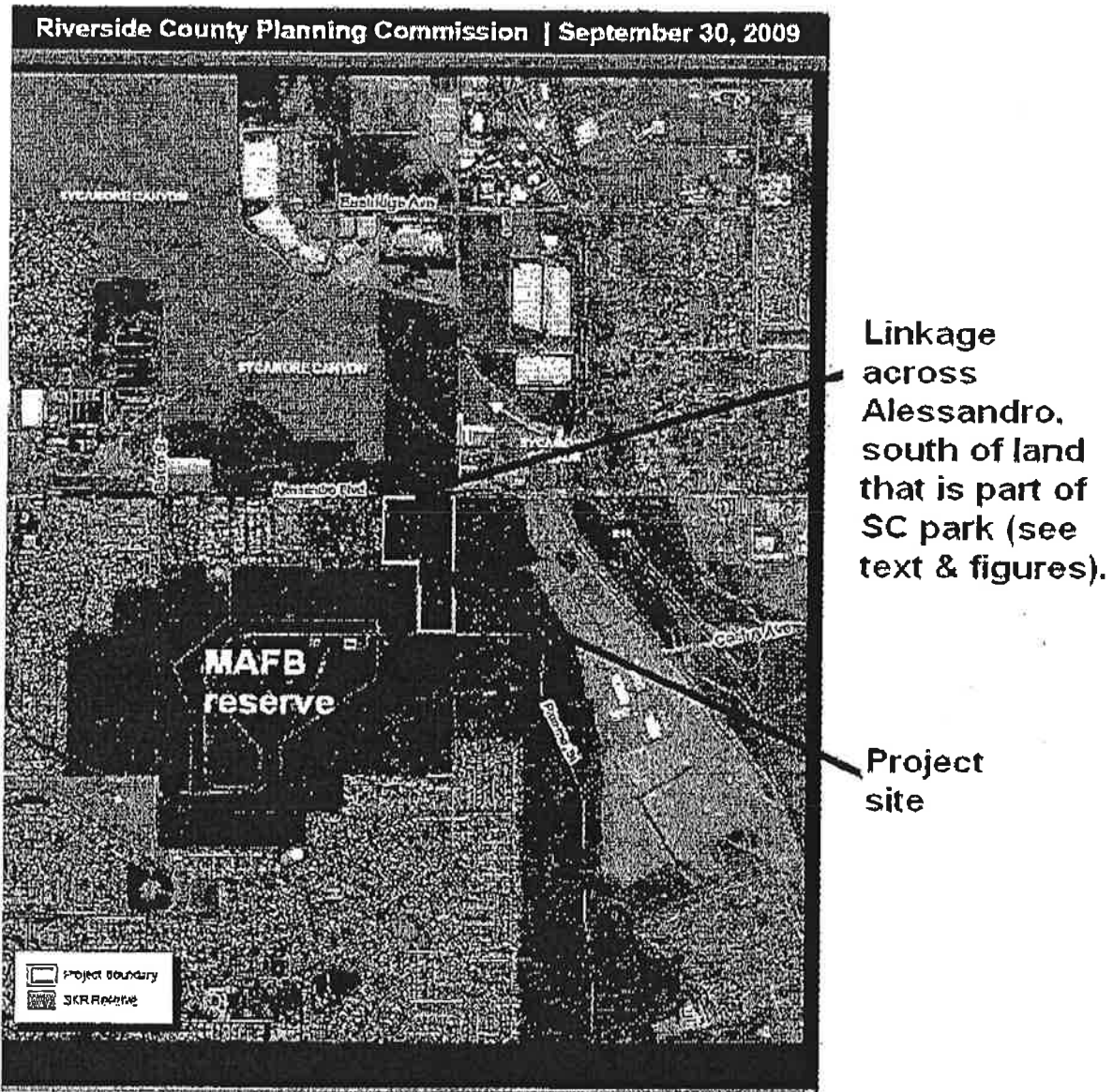
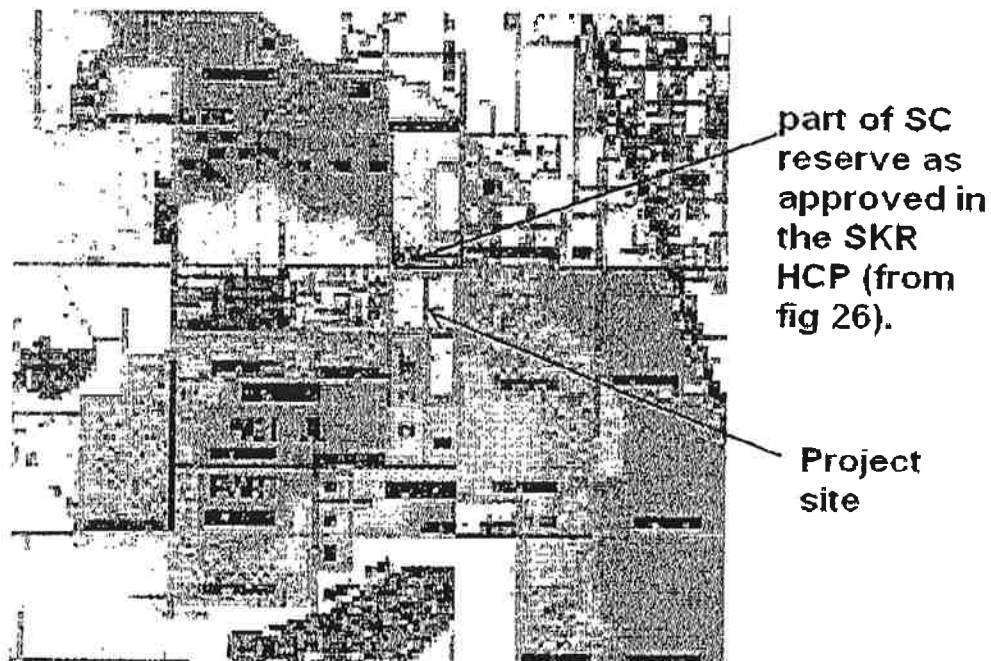


Figure 1 showing the linkage site across Alessandro Blvd. The precise boundaries of the Sycamore Canyon (SC) reserve are contested (see Fig 2&3). However, of the two possible final configurations, both provide for linkage across Alessandro Blvd.

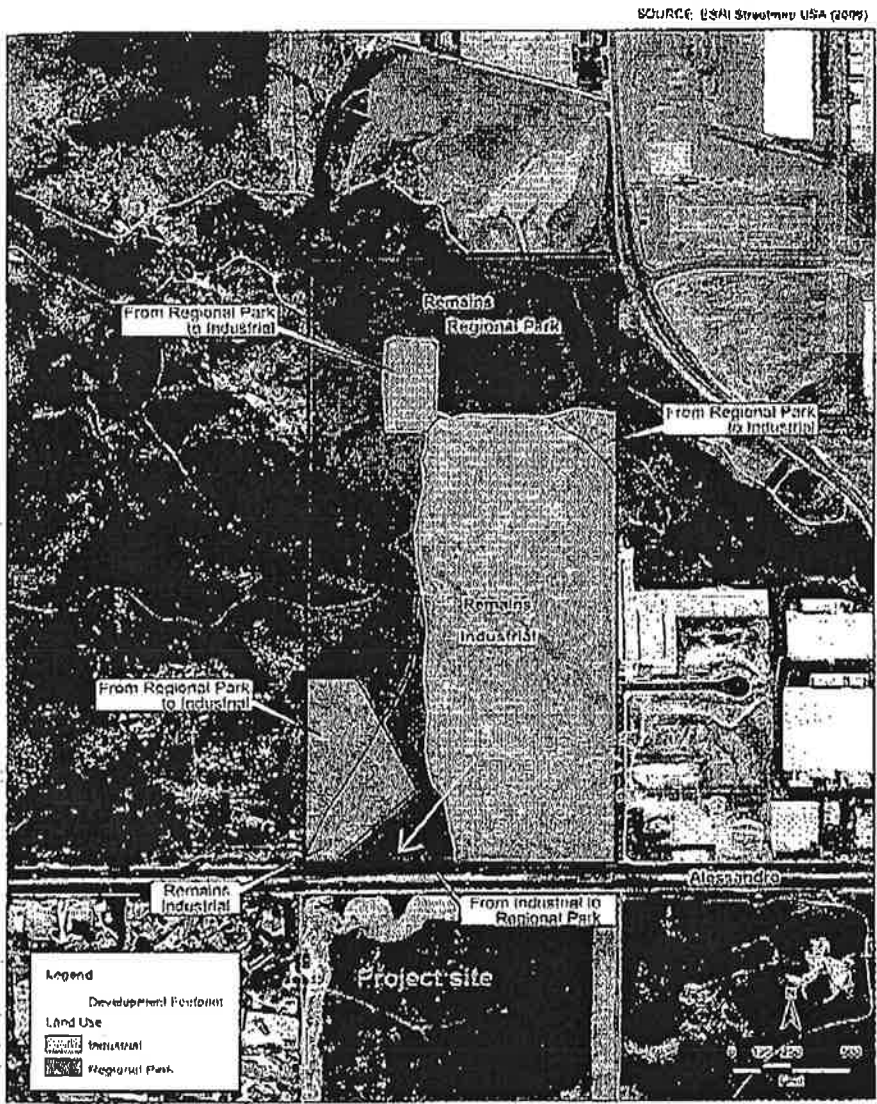


*Figure 2. Configuration approved in the SKR habitat conservation plan (HCP) of Sycamore Canyon (SC) and the MAFB reserve. Note the provision in the SC design for linkage across Alessandro Blvd through the project site to the MAFB reserve. At least part of the project land was to be purchased under a mitigation agreement with CalTrans to complete this linkage.*

Not only would the proposed project prevent any successful movement across Alessandro Blvd, it would also preclude any future improvement of the linkage by, for example, the construction of a living bridge (typically a bridge the width of a small road with vegetation growing on it). There is also an existing culvert under Alessandro Blvd that will be improved as a result of the recent approval of the commercial development to the north by the City of Riverside. This culvert provides another potential movement corridor for SKR between SC and the project site; however the potential for such movement was never examined in the EIR. The position of the culvert is a few yards to the west of the white arrow shown on Fig 3.

As noted in our previous letter (appended), concerns over the linkage across Alessandro were well documented in the SKR HCP and its associated documents. Furthermore, conditions to mitigate the problem were included; however, there seems to be a failure to follow these conditions. As a result the consequences of finally removing any possibility of retaining a linkage across Alessandro needs a full environmental review. This should have been an integral part of the present EIR, but it was not. As a result, clear and serious environmental impacts have not been considered – specifically, the impact of severing this linkage to the SKR population within MAFB and within SC, both of which face a higher risk of extinction as a result of this fragmentation, and the impact to the SKR HCP as a whole, since loss of any core reserve population is a clear threat to the persistence of the whole species.





P06-0416/0418/0419/0421; P07-0102/1028, Exhibit 7 Figure 2-14  
**Proposed Specific Plan Land Use Designations**  
**Alessandro Business Park Project**  
 Jones & Stokes 1-81

*Figure 3. Approved land use designation for the land immediately to the north of the Project Site in the City of Riverside. Note the linkage region (green) shown on the plan.*

Thank you for your attention.  
 Communicated for Friends of Riverside's Hills by  
 Len Nunney, Secretary  
 4477 Picacho Drive, Riverside, CA 92507  
 phone: (951) 781-7346

July 13th, 2009

To: Riverside County Planning Department

From: Friends of Riverside's Hills

Re: Item 4.3 Riverside County Planning Director's Meeting July 13<sup>th</sup>

Final Environmental Impact report for the Alessandro Commerce Center, Plot Plan 22925, TPM 35365, EIR510.

We oppose approval of EIR 510 and of Plot Plan 22925. We are seriously concerned over the absence of any meaningful analysis regarding the impacts to the future survival of the endangered species Stephens' kangaroo rat (SKR). I should add that Friends of Riverside's Hills is particularly concerned over the loss of critical wildlife linkages, which appears to be the threat posed by the proposed project. In addition, I am a professor of Biology at the University of California Riverside, was a member of the Western Riverside Multiple Species Habitat Conservation Plan Scientific Advisory Committee, have expertise in the conservation of small populations, and have worked with SKR in the past (see Metcalf et al, 2001, *Evolution* 55: 1233-1244) and currently I have two PhD students working on aspects of SKR conservation.

The project in question is located between the two portions of the Sycamore Canyon March Air Force Base (SC-MAFB) reserve (see Figure 26, Habitat Conservation Plan for the Stephens' kangaroo rat in Western Riverside County (HCP) available at <http://www.skrplan.org/skr.html>). The northern portion of this reserve is adjacent to the project site, across Alessandro Blvd. The southern portion of this reserve is directly adjacent to the project site.

The response provided in the EIR to concerns regarding the HCP of the Stephens' kangaroo rat are that "since adoption of the MSHCP, the SKR Reserve has been modified with the addition of the Potrero Site and the release of March Air Force Base Management Area for development" (4.4-15). The MAFB portion of the SC-MAFB reserve is still managed as an SKR reserve by the Center for Natural Lands Management. The proposed development will permanently isolate this reserve from the Sycamore Canyon portion of the reserve to the north, an action that has always recognized to put the Sycamore Canyon portion of the reserve in jeopardy. Specifically, under the initial proposal, Caltrans was to construct culverts under Alessandro Blvd so that a direct link could be maintained (see 5.C.1.e of the HCP). This proposal was abandoned due to cost, but it was recognized that was "problematical to the reserve due to the elimination of a direct connection between the Sycamore Canyon and MAFB SKR populations" (5.C.1.e, HCP). As mitigation for this action, Caltrans was required to perform the following tasks "1. Two privately held parcels of land south of Alessandro would be acquired and conserved as SKR habitat. An amount equal to ten percent of the purchase price would be set aside to finance "periodic, managed translocation of SKR....." (5.E.1.b USFWS-Federal Highway Administration Biological Opinion, HCP). The only two parcels that provide connectivity across Alessandro Blvd. are shown clearly in Fig 26 (HCP) and are parcels involved in the proposed development. This issue was never considered in the EIR, either concerning why the project land was never purchased by Caltrans as required, or what, if any, alternative mitigation occurred. This is a serious omission since it appears that the property considered by EIR 510 was subject to a mitigation requirement that was never fulfilled.

The HCP incorporates the possibility that part or all of the MAFB land would be made available for private use, at which time the RCHCA would amend the HCP. We have found no such amendment documenting the additional mitigation provisions, as required under the agreement (5.C.1.e, HCP). Given the mitigation conditions imposed on the subject property, this issue needed to be addressed in the EIR510, but was not. The justification for the potential MAFB trade-out was because the "trading of the 2,200 acres .....has the potential for of securing a far greater amount of SKR habitat" (5.C.1.e, HCP). It appears that this trading out has been justified on the basis of acquiring land in the Potrero area that was not within the SKR HCP area and has been subject to a completely independent mitigation procedure that allowed the development of land (and take of SKR) not considered in the SKR HCP (<http://www.epa.gov/EPA-IMPACT/1996/November/Day-25/pr-17161.html>). As such using the Potrero land to offset the loss of MAFB is an egregious example double

dipping – using the land for two independent mitigation processes. It this appears that the MAFB trade-out does not conform to the requirements established under the SKR HCP.

The SKR HCP requires that at least 15,000 acres of occupied habitat be established within the HCP area. Even though the plan has been in force since 1996, we have been able to find no record of current data (or at least current when the acreage goal was supposedly reached) showing the more than 15,000 acres has ever been prepared. This is an essential minimum requirement needed to demonstrate that the SKR HCP is being implemented. In the absence of such information, the removal of MAFB from the SKR HCP and the abandonment of the essential linkage between MAFB and Sycamore Canyon is unjustified.

The lack of data on the status of SKR, both in terms of occupied habitat and in terms of population size, has been a continuing problem under the RCHCA (Riverside County Habitat Conservation Agency) management. Thus Diffendorfer and Deutschman (2006) in a report to the RCHCA stated that “Despite nearly 12 years of monitoring, there are still large gaps in our knowledge of the population dynamics of SKR” (see Executive Summary). They also noted the need for a detailed model of SKR population dynamics (see Recommendation for Additional Monitoring) to help managers to predict future population viability.

These comments raise two important issues with regard to the proposed project. We know from basic conservation theory that severing the linkage between MAFB and Sycamore Canyon will lower the viability of both populations. Perhaps this would not be important if neither reserve was critical to the viability of the SKR HCP. Unfortunately, the absence of a state-of-the-art model of SKR population dynamics makes it impossible to predict the future viability of the SKR HCP as currently constituted. Moreover, the original model (developed by Prof Michael Gilpin who was then at UCSD) used to predict long term viability has multiple flaws – flaws that tend to occur whenever work of this importance is performed using a model that has not been subject to traditional peer review. First, the model was designed to run on the very primitive personal computers available in the early 1990s. Second, the parameter estimates used were not from SKR. Third, working with one of my graduate students, we have found coding errors in the original program. These would not be of current concern if a new model had been developed and if demographic parameters had been estimated from monitoring data, but neither of these events has occurred. Thus we have no accurate estimates of the long-term viability of the SKR HCP under conditions that have prevailed over the recent past.

A related and very serious problem concerning the environmental impact of the proposed project on the viability of SKR concerns the potential for climate change. The original HCP takes no account of climate change. In particular, rainfall is a major factor driving SKR populations. Any local changes in rainfall will have a serious impact on the persistence of SKR populations and may require major alterations to the plan. In particular, if the more easterly reserve areas become significantly drier, they may no longer be able to support viable SKR populations, and place much greater value on those reserves, such as SC-MAFB, to the west. This issue has not been considered (or even mentioned) in the EIR.

In summary, we find that this project has raises such a large number of environmental problems that may be potentially significant that an Environmental Impact Report should be prepared. Furthermore, if the City wishes to exclude the project area from the HCP, then an environmental evaluation of the whole plan is in order. At the very least we need several years of SKR monitoring data from the various parts of the SC-MAFB reserve and from other reserves.

Thank you for your attention.

Communicated for Friends of Riverside's Hills by

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