

structure throughout the day. This helps break up the façade and provide visual interest in the structure. Massing was added to the structures at the office locations to make it clear where the offices are in relation to the structures.

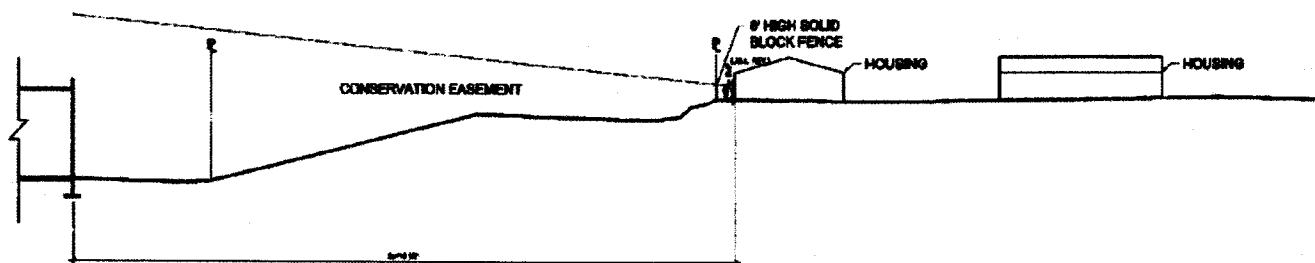
The smaller structure is located along Brown Street, which is not yet constructed. This will also feature enhanced architecture and added massing at office locations. The structure was setback from the conservation area to the south of the project to act as a buffer to the conservation. All urban wildland interface requirements have been met to assure no disturbance to the conservation area.

The streetscape will be fully landscaped and feature sidewalks along the project edge. The project will be constructing the full width improvements to Brown Street because the property directly to the east, south, and parts of the west are dedicated for conservation in property under the ownership and jurisdiction of the March Joint Powers Authority. Because there will be no projects constructed in these conservation areas, there is no one to build the other half of the street (the County normally only asks for half width construction fronting the project). Thus the applicant will be building the full improvements. All construction in the March JPA will require permits from the JPA.

#### **ISSUES OF POTENTIAL CONCERN:**

##### *Neighbors*

The project is located next to existing single family homes on Gem Lane. The project property is designated Light Industrial on the General Plan. The proposed project has less possible impacts than many other possible light industrial uses that could build on the property. Additionally, the design of the project addresses many of the concerns. The project is building a 6 foot block wall between the existing homes and the project. This will help screen the project. Additionally, the project is buffered by a 200 foot wide conservation corridor that will remain into perpetuity. Lastly, the warehouse structure is proposed to be constructed at a lower elevation than the existing homes. The top of the proposed structure would be a few feet lower than the top of the 6 foot wall proposed at the back of the residential properties. Thus, the view sheds of the existing residencies will not be significantly impacted by the proposed project, insofar as they will not be looking at the back wall of the warehouse structure. See sight line image below.



##### *Hours*

The project EIR found no impacts related to 24 hour operation. The conditions reflect the ability to operate 24 hours a day.

##### *Hearing*

The Plot Plan is coming to the Planning Commission because, pursuant to Ordinance, it is larger than 30 acres and therefore requires a hearing before the Planning Commission and not the Directors

Hearing. A stand alone Plot Plan and EIR do not require a Board Hearing or a Board receive and file action. The Planning Commission action is the final action unless the project is appealed.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Light Industrial (L-I)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
3. Existing Zoning (Ex. #2): Industrial Park (I-P)
4. Surrounding Zoning (Ex. #2): Controlled Development Areas (W-2) and One-Family Dwellings Mountain Resort (R-A-1) to the West, Rural Residential (R-R) to the South, Scenic Highway Commercial (C-P-S) and Controlled Development areas (W-2) to the East.
5. Existing Land Use (Ex. #1): Vacant land
6. Surrounding Land Use (Ex. #1): Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
7. Project Data: Total Acreage: 54.53 gross acres
8. Environmental Concerns: See attached EIR

**RECOMMENDATIONS:**

**TENTATIVELY CERTIFY** EIR No. 537, based on the findings incorporated in the initial study and the conclusion that the project will have a significant effect on the environment, pending adoption of the EIR resolution; and,

**TENTATIVELY APPROVE** Plot Plan No. 25422, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the EIR which is incorporated herein by reference.

1. The project site is designated Light Industrial (L-I) within the Lake Mathews/ Woodcrest Area Plan.
2. The proposed use, 2 general or multi-tenant warehouse buildings, is consistent with the Light Industrial (L-I) designation.



3. The project site is surrounded by properties which are designated: Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
4. The project is consistent with the General Plan including the new update from 2015, more specifically the project is consistent with revised circulation element policy number C-23.1 as it is funding improvements in the form of signal upgrades to a proximal intersection; C-23.3, 4, and 5 do not apply as there is no rail association with the project, and C 23.7 is consistent because the project will participate in regional development impact fees that will address street and highway goods movement. Several other new policies (C 23.10 through C 23.14) pertain to County wide measures and are not specific to this project.
5. The zoning for the subject site is Industrial Park (I-P).
6. The proposed use, 2 general or multi-tenant warehouse buildings, is a permitted use in the Industrial Park (I-P) zone under section 10.1 of Ordinance No. 348.
7. The proposed use, 2 general or multi-tenant warehouse buildings, is consistent with the development standards set forth in the Industrial Park (I-P) zone under section 10.1 of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned: Controlled Development Areas (W-2) and One-Family Dwellings Mountain Resort (R-A-1) to the West, Rural Residential (R-R) to the South, Scenic Highway Commercial (C-P-S) and Controlled Development areas (W-2) to the East.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
10. The project is adjacent to an SKR core habitat area and a riparian area. The project incorporates a 6.69 acre SKR habitat/ corridor, and mitigation is required for the riparian area.
11. This project is within the City Sphere of Influence of the City of Riverside. They were provided copies to review and the project has addressed all comments and concerns.
12. The Revised Project site, including the MJPB Property, is located eight miles southeast of the Riverside Municipal Airport and is beyond the airport's 60 dBA CNEL noise contour, within the Airport Influence Policy Safety Area II. Because, the March ARB does not have an Airport Master Plan, the Riverside County Airport Land Use Commission utilizes compatibility guidelines set forth in the current Riverside County Airport Land Use Plan. According to the Riverside County Airport Land Use Plan, Area II guidelines allow for light industrial development as contemplated by the Revised Project. Therefore, the development is consistent with the Riverside County Airport Land Use Plan.
13. Pursuant to CEQA Guidelines section 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. All potentially significant effects have been adequately analyzed in the Environmental Impact Report (EIR No. 537) pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard

conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR (see resolution for more detail):

- Sections 1.3.1 and 5 of the Original EIR, EIR No. 510, identified the following issues where the Original Project would result in impacts that could not be fully reduced to a less-than-significant level, even after implementation of all feasible mitigation measures:
  - Construction, operational, and cumulative air pollutant emissions;
  - Inconsistency with the Air Quality Management Plan;
  - Exceed PM<sub>10</sub> and PM<sub>2.5</sub> localized significance thresholds;
  - Expose sensitive receptors to substantial pollutant concentrations;
  - Cumulative traffic;
  - Cumulative water supply; and
  - Project contributions to greenhouse gas emissions (e.g., global climate change).

Because these impacts would have been significant and unavoidable consequences of the Project, the Riverside County Board of Supervisors adopted a Statement of Overriding Considerations determining that the Project's economic, social, and technological benefits outweigh its significant environmental effects.

- The Revised Focused EIR (EIR No. 537) has determined that almost all the same environmental impacts are also significant for the current Revised Project, except for cumulative traffic impacts. The Revised Project will generate considerably less traffic onto local streets and regional freeways compared to the project as previously proposed, so the Revised Focused EIR determined that the Revised Project will not have cumulative traffic impacts. In addition, with respect to impacts related to greenhouse gases, the cumulative impacts were considered to be speculative at the time that the Original EIR was prepared. With the advance of time and available new data the cumulative impacts can now be quantified. Thus the Revised Focused EIR includes a conclusion that impacts related to greenhouse gases are cumulatively considerable. This conclusion is technically not a new impact, but to be conservative the impact is considered to be a significant cumulative contribution. A Statement of Overriding Considerations is required to be adopted by the Planning Commission in connection with the approval of the Revised Project.

Therefore, the significant and unavoidable impacts are:

- Construction, operational, and cumulative air pollutant emissions;
- Inconsistency with the Air Quality Management Plan;
- Exceed PM<sub>10</sub> and PM<sub>2.5</sub> localized significance thresholds;
- Expose sensitive receptors to substantial pollutant concentrations;
- Cumulative water supply; and
- Project contributions to greenhouse gas emissions (e.g., global climate change).

## **CONCLUSIONS:**

1. The proposed project is in conformance with the Light Industrial (L-I) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.



3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the MSHCP.

**INFORMATIONAL ITEMS:**

1. One letter from the March JPA dated 11-4-13 was submitted for the project. The letter is attached. All issues from the letter were addressed in the project design, the EIR and the response to comments on the EIR.
2. The project site is not located within:
  - a. A county service area;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. A fault zone;
  - d. A Criteria Cell of the MSHCP;
  - e. A high fire area; and
  - f. A liquefaction area.
3. The project site is located within:
  - a. The boundaries of the Lake Mathews/ Woodcrest Area Plan;
  - b. The City of Riverside Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 297-080-007, 297-080-008, 297-080-009 and 297-080-010.

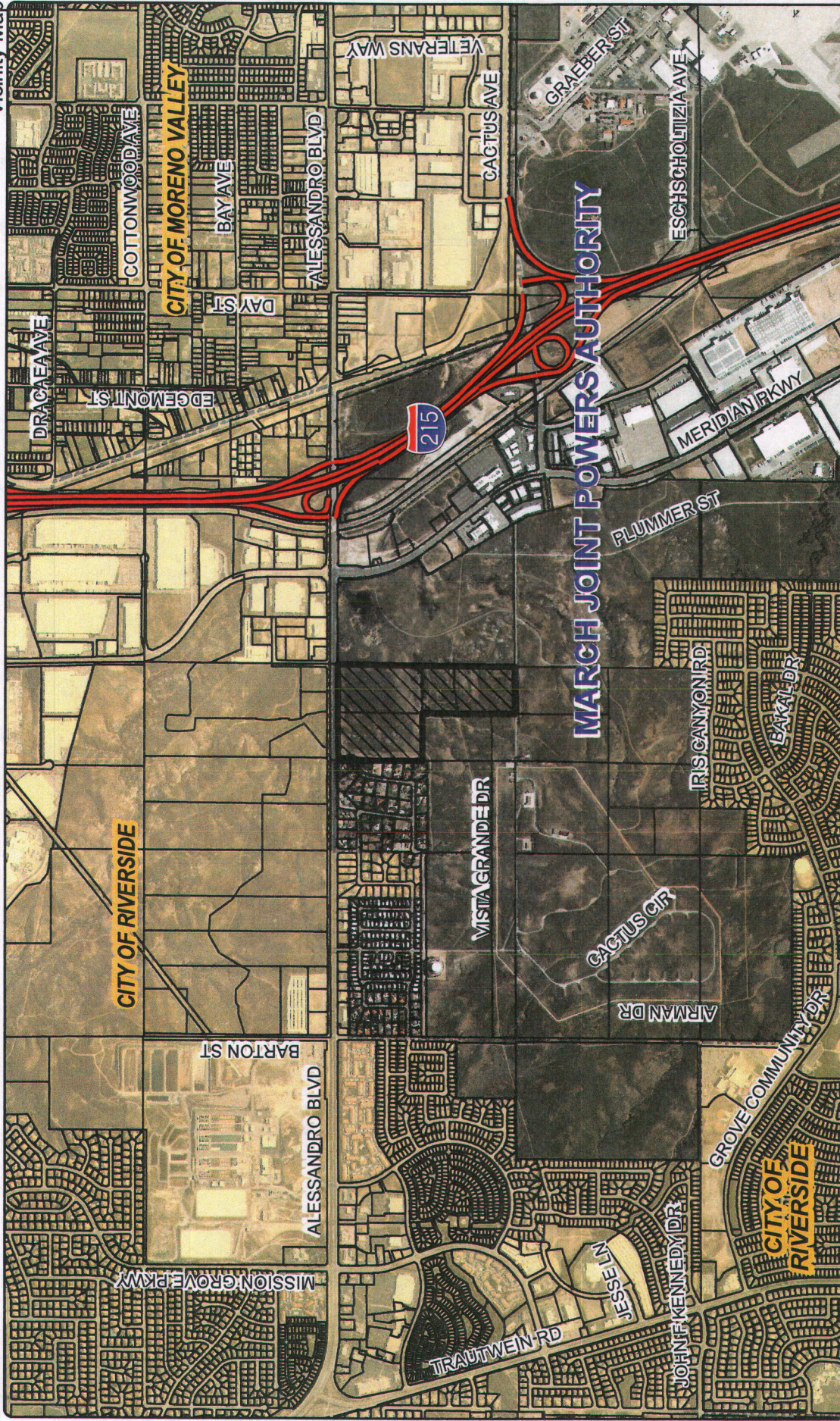


# RIVERSIDE COUNTY PLANNING DEPARTMENT PP25422

## VICINITY/POLICY AREAS

Supervisor Jeffries  
District 1

Date Drawn: 04/15/2015  
Vicinity Map



Zoning Area: March

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. The new General Plan is available on the County Planning Department website at <http://www.riverside.ca.gov/planning> or by contacting the Planning Department offices in Riverside at (951)955-3300 (Riverside County) or in Palm Desert at (760)863-8377 (Eastern Riverside County) or Website <http://www.riverside.ca.gov/planning>.



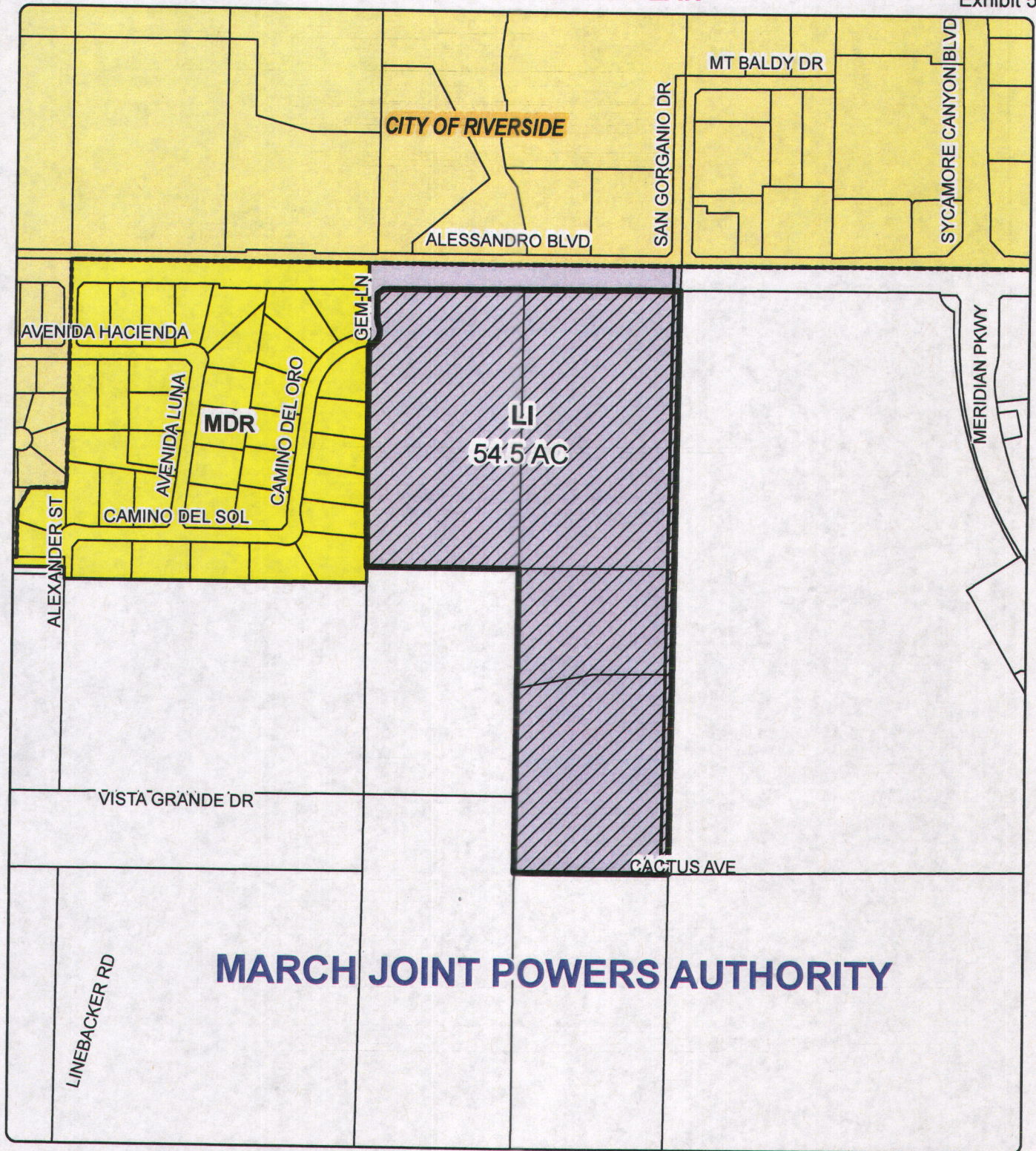
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PP25422**

## EXISTING GENERAL PLAN

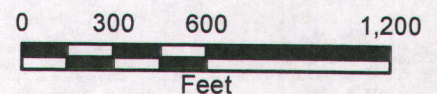
Supervisor Jeffries  
District 1

Date Drawn: 04/14/2015  
Exhibit 5



Zoning Area: March

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdima.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PP25422**

**LAND USE**

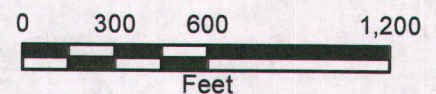
Supervisor Jeffries  
District 1

Date Drawn: 04/15/2015  
Exhibit 1



Zoning Area: March

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

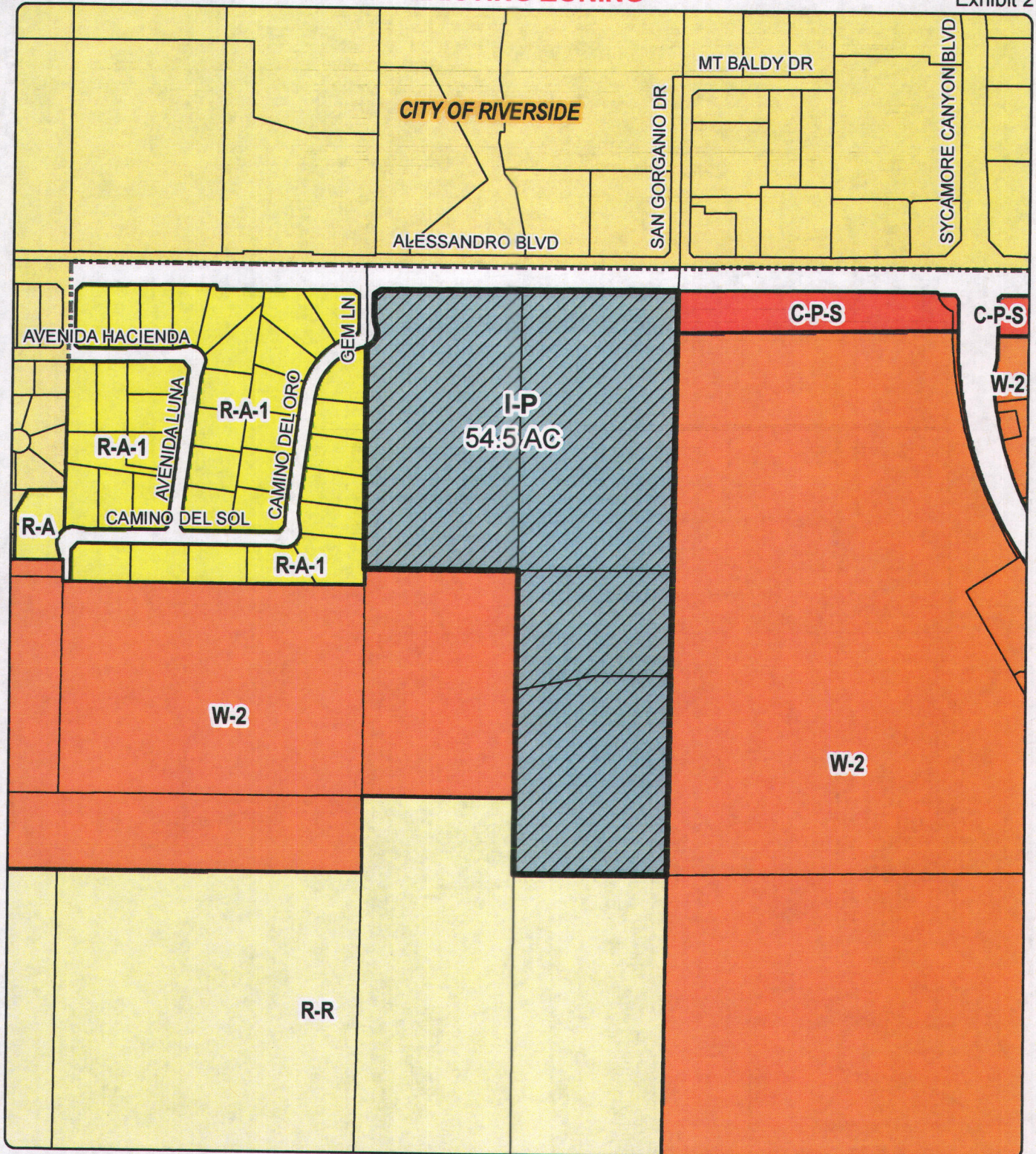
**PP25422**

Supervisor Jeffries  
District 1

**EXISTING ZONING**

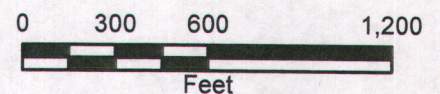
Date Drawn: 04/14/2015

Exhibit 2



Zoning Area: March

Author: Vinnie Nguyen



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## LANDSCAPE NOTES

- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLAN NO. 856.2 AND COUNTY OF RIVERSIDE GUIDE TO LANDSCAPING.
- NO INVASIVE PLANTS WILL BE SPECIFIED ON THE PROJECT. INCLUSIONS ANY PLANTS LISTED AS INVASIVE PLANTS WILL BE REMOVED ON THE PROJECT. CALIFORNIA FREEDLY LANDSCAPING.
- ALL SITE LANDSCAPE AREAS WILL BE MAINTAINED BY THE PROPERTY OWNER.
- UNDER TREE ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY LANDSCAPE.
- ALL PLANTED AREAS SHALL RECEIVE A 1" LAYER OF MULCH, EXCEPT FOR AREAS PLANTED WITH GRASS COVER FROM PLANTING TO RECEIVING A 1-1/2" LAYER OF MULCH.
- TREES SHALL BE STAKED WITH 25 STAKES AND 1" X 1" COUNTY STANDARD DETAILS.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- SPACES SHALL HAVE 12" WIDE CONCRETE MULCHWAY STRIPS INSTALLED ADJACENT TO ANY PLANTING.

## IRRIGATION DESIGN STATEMENT

IRRIGATION FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE ORDINANCE NO. 859.2 AND THE STATE WATER CONSERVATION ORDINANCE AB 1681, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED, AND MANAGED TO MEET OR EXCEED AN AVERAGE IRRIGATION EFFICIENCY OF 0.7.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT FLOW, OVERSPRAY, LOW HEAD DRAINAGE, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OFF-SITE, DOWN ADJACENT PROPERTIES, OR INTO PUBLIC AREAS.
- IRRIGATION SYSTEMS SHALL INCLUDE A SMART IRRIGATION CONTROLLER WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND DURATION OF IRRIGATION EVENTS IN RESPONSE TO CHANGING WEATHER CONDITIONS.
- PLANTING DESIGN SHALL UTILIZE HYDROZONES, WITH PLANTS GROUPED BASED UPON MOISTURE HYDROZONES OF THE LANDSCAPE ON SEPARATE WATERS.
- OVERHEAD IRRIGATION SHALL BE LIMITED TO RUN TIMES BETWEEN THE HOURS OF 8 PM AND 7 AM, AND SHALL NOT BE PERMITTED WITHIN 2' OF ANY NON-PERMEABLE SURFACE.
- MULCHED PLANTER AREAS SHALL BE WATERED WITH LOW VOLUME IRRIGATION.
- IRRIGATION DESIGN SHALL BE SENSITIVE TO SloPE FACTORS, AIR TEMPERATURE, AND EXPOSURE.
- LANDSCAPE WATER USE CERTIFICATION DATA IN COMPLIANCE WITH STATE OF CALIFORNIA WATER CONSERVATION ACT SHALL BE SUBMITTED TO THE CITY OF PALM SPRINGS LANDSCAPE CERTIFICATION PROGRAM.

## IRRIGATION STATEMENT FOR COMPLIANCE WITH ORDINANCE 859.2

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

- SMART CONTROLLER WITH AN ET GAUGE WITH ACCESS TO REAL-TIME ET MINIMUM CONTROLLER  
 RATING SHALL BE LIGHT COMMERCIAL.  
 MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)  
 RAIN SENSING DEVICE.  
 ANTI-DRAIN CHECK VALVES.  
 PRESSURE REGULATOR (IF NEEDED).  
 HYDROCYCLES WILL BE PROPERLY DESIGNATED.  
 NO OVERHEAD IRRIGATION WITH 2" OF NON-PERMEABLE SURFACES. NO RESTRICTIONS TO  
 METHOD OF ADJUST TO PERMEABLE SURFACE WITH NO RUNOFF/SPRAYPATTERN.  
 SUBSISTANCE OR COWMULCHER SURFACES WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR  
 SUBSISTANCE OR COWMULCHER SURFACES WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR

## OFF STREET PARKING REQUIREMENTS (ORDINANCE 348, SECTION 18.12)

- PLANTING AREAS PROTECTED BY CURB MINIMUM 6" HIGH.
- PLANT MATERIALS PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTEGRAL WITH OR DOWELED INTO THE CURB.

**ASAB 1991 WATER SUPPLY CALCULATIONS**

**Minimum Applied Water Allowance (MWA)**

The company's Minimum Applied Water Allowance can be calculated using this equation:

$$\text{MWA} = (\text{ET}^0) \times (0.67) \times (\text{LA}) + (0.33 \times \text{LA})$$

Example:  $\text{ET}^0 = 0.25$  inches,  $\text{LA} = 8.32$  ft<sup>2</sup>/A

10.29	
1.67	
0.30	
0.30	
47.82	0.12

**152 Conversion Factor**

ET (inches)	LA (ft <sup>2</sup> /A)	Converted MWA (gallons per A)
0.05	8.32	47.82
0.10	8.32	95.64
0.15	8.32	143.46
0.20	8.32	191.28
0.25	8.32	239.10
0.30	8.32	286.92
0.35	8.32	334.74
0.40	8.32	382.56
0.45	8.32	430.38
0.50	8.32	478.20
0.55	8.32	526.02
0.60	8.32	573.84
0.65	8.32	621.66
0.70	8.32	669.48
0.75	8.32	717.30
0.80	8.32	765.12
0.85	8.32	812.94
0.90	8.32	860.76
0.95	8.32	908.58
1.00	8.32	956.40

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[illegible]

ALESSANDRO COMMERCIAL CENTER  
3 INDUSTRIAL BUILDINGS  
E ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA

[illegible]

PM:	TOM MYERS
OWN BY:	
NO.:	REV2-DIST-00

SHEET

# L1.2



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**WARE MATCOMB**  
Leading Design for Commercial Real Estate

Supplemental page



RESISTANCE 200  
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 HT • CA 9210  
 907.1327

ALESSANDRO COMMERCE CENTER  
AMSTAR  
3 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.,  
RIVERSIDE, CALIFORNIA

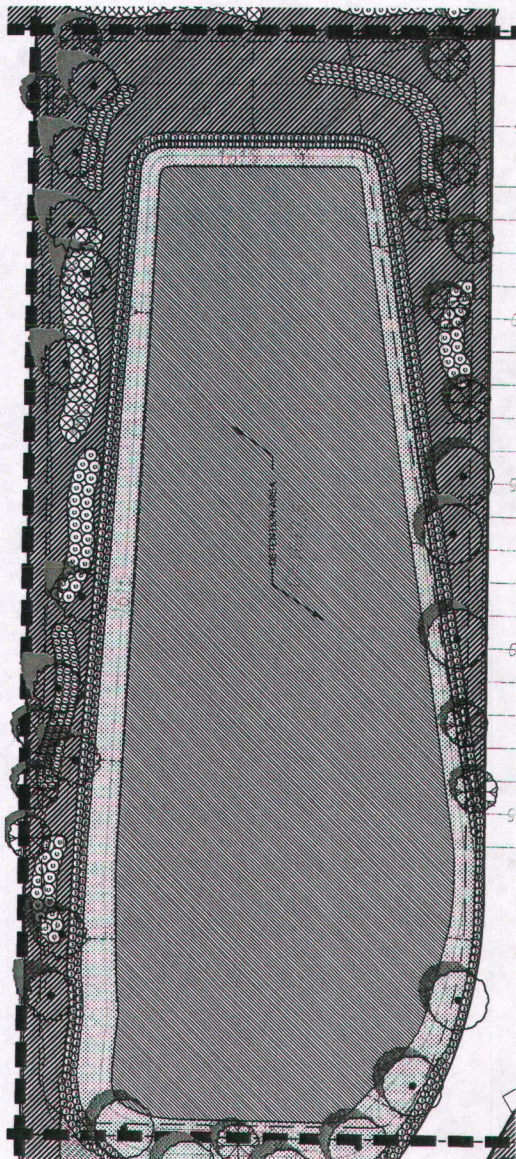
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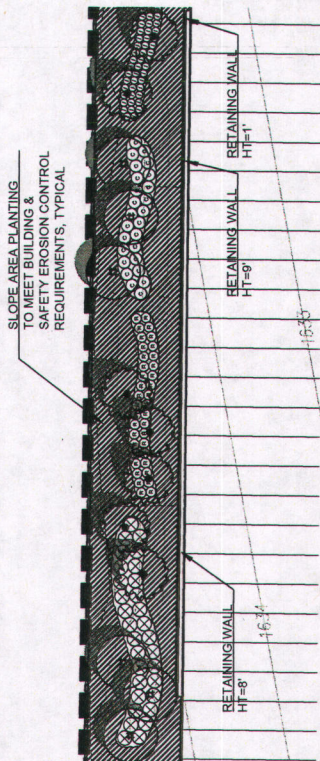
# L2.1

## L2.1



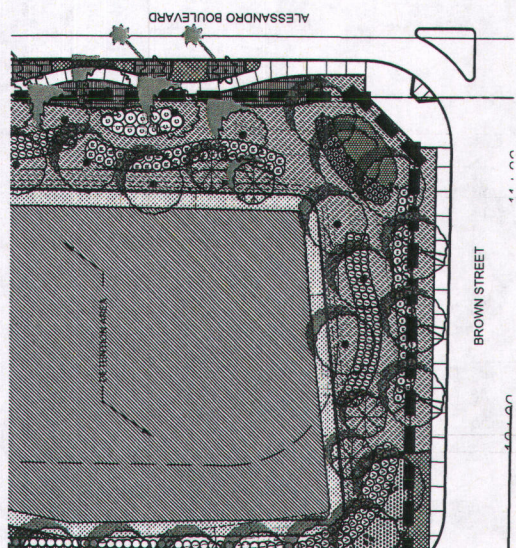
ENLARGEMENT #2  
DETENTION BASIN WEST OF BUILDING #2

SCALE: 1" = 20'-0"



ENLARGEMENT #3  
TYPICAL NON-DETENTION-BASIN SLOPE AREA

SCALE: 1" = 30'-0"



ENLARGEMENT #1  
CORNER OF ALESSANDRO BLVD. & BROWN STREET

SCALE: 1" = 20'-0"

PROPOSED PLANT PALETTE (continued)

[illegible]

NOTE: WATER USE BASED ON WUCOLS III SPECIES EVALUATION LIST 1999 FOR REGION 4.

## PROPOSED PLANT PALETTE

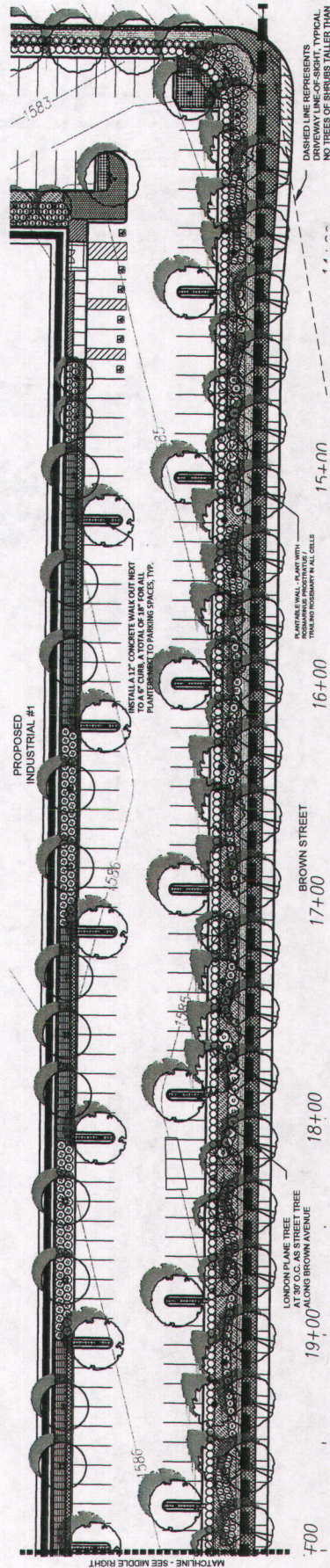
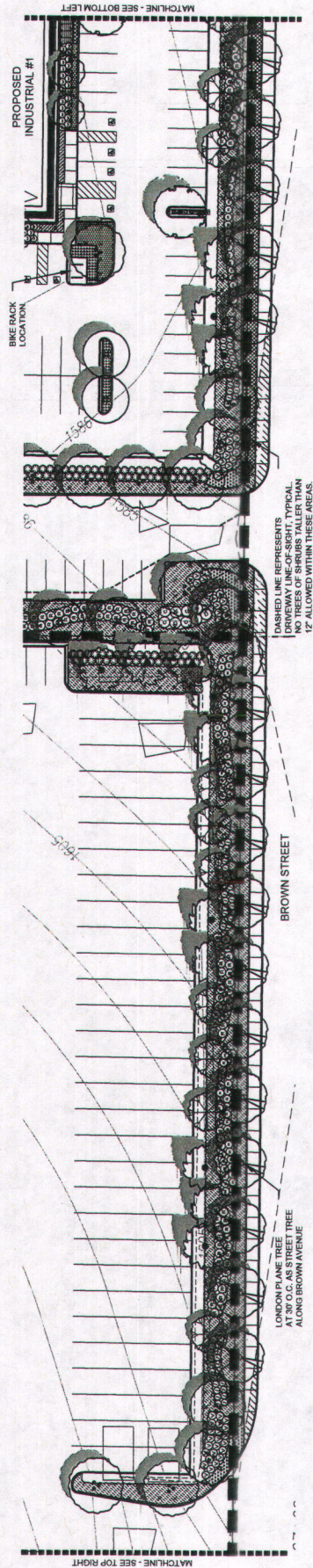
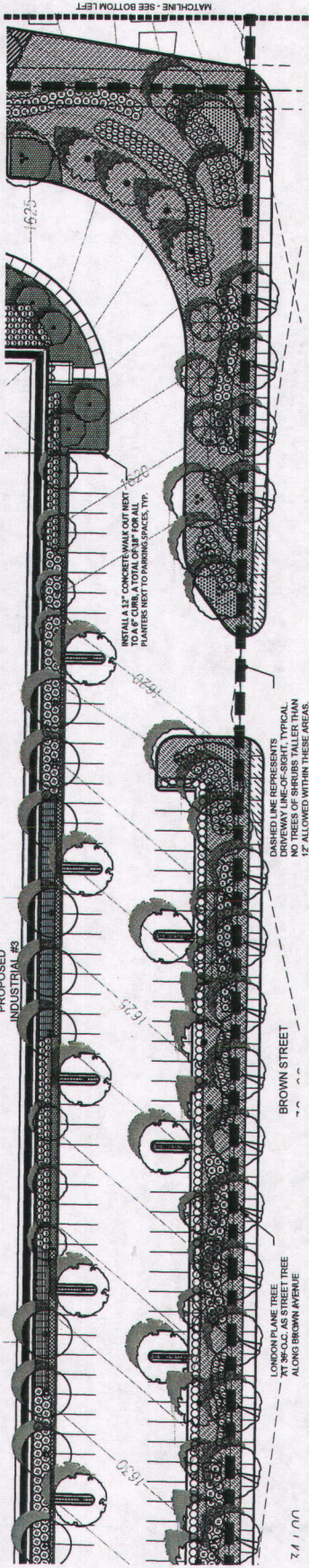
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ROCKY MOUNTAIN





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ENLARGEMENT #2  
BROWN STREET DRIVE ENTRIES, R.O.W. & EAST BUILDING EDGES  
SCALE: 1" = 20'-0"

NOTE:  
SEE SHEET L2.1 FOR PROPOSED PLANT PALETTE



**WARE MALCOMB**  
Landscape Design for Commercial Real Estate  
1805 S. 10th St.  
Phoenix, AZ 85004  
Tel: 602.495.1301

**AMSTAR**  
3 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA  
Tel: 951.506.1000

**ALESSANDRO COMMERCE CENTER**  
LANDSCAPE CONCEPT PLAN ENLARGEMENTS  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

**L2.2**  
SHEET  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

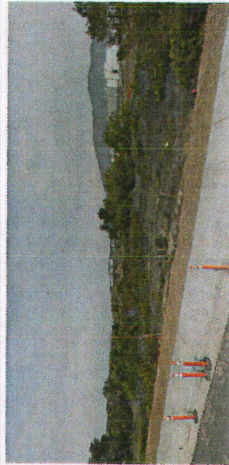


EXISTING PLANT MATERIAL WITHIN 200' OF SITE:



OPEN SPACE WEST OF SITE (ENVIRONMENTAL CORRIDOR)

Consists primarily of open land with boulders and small groupings of native shrubs including Artemisia, Baccharis, Erigonum and Sambucus.



OPEN SPACE NORTH OF ALESSANDRO BOULEVARD

Sycamore Canyon Wilderness Park. The park edge within 200' of the site consists primarily of open land with boulders and small groupings of native trees and shrubs including Artemisia, Baccharis, Erigonum, Quercus and Sambucus.



RETAIL DEVELOPMENT NORTHEAST OF SITE (AT ALESSANDRO BLVD. AND SAN GORGONIO DRIVE)

Ornamental plantings include Photinia and Legastromia trees, Dielsia, Gazania, Penstemon, Phormium, Rhipidolophora, Rosemary and Turf.



MEDIAN PLANTING ON ALESSANDRO BOULEVARD

Mixed ornamental plantings with trees including Acacia salicina, Cercis, Eriobotrya, Legastromia and Prunus, and shrubs including Callistemon, Euryops and Nandina.



MEDIAN PLANTING ON ALESSANDRO BOULEVARD

Mixed ornamental plantings with trees including Acacia salicina, Cercis, Eriobotrya, Legastromia and Prunus, and shrubs including Callistemon, Euryops and Nandina.

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**WARE MALCOMB**  
Landscape Design for Commercial and Residential

Architectural  
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Landscape  
Design  
Construction  
Management  
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Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112

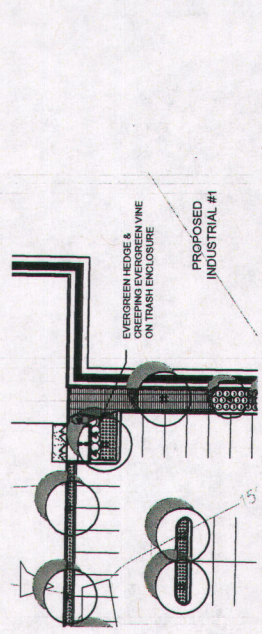
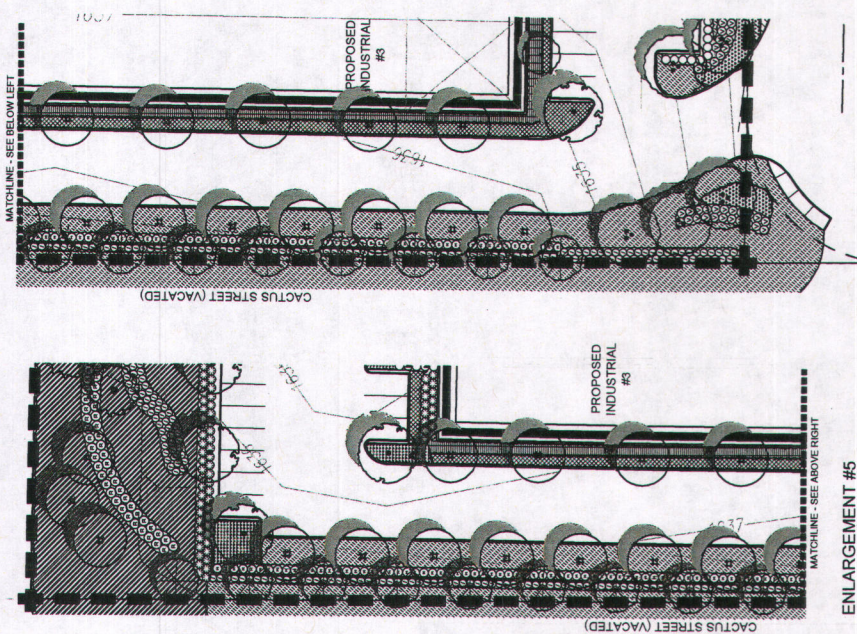
**AMSTAR**  
3 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA

**ALESSANDRO COMMERCE CENTER**

DATE: 10/10/10  
DRAWN BY: JMM  
JOB NO.: 1010-001-01

DATE: 10/10/10  
DRAWN BY: JMM  
JOB NO.: 1010-001-01

DATE: 10/10/10  
DRAWN BY: JMM  
JOB NO.: 1010-001-01



NOTE:  
SEE SHEET L2.1 FOR PROPOSED  
PLANT PALETTE

SHEET  
L2.3

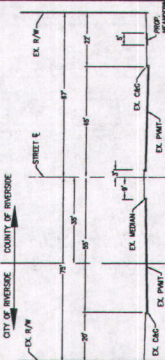
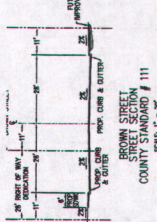






[illegible]

PAID BY:



**RECORDS, OFFICES/APPLICANTS:**

**ANIMSTAR**  
ANIMSTAR, INC.  
DOWNEY, CA 90240  
CONTACT: TOM SHANNON  
BLACKSTONE REAL ESTATE GROUP, LLC  
10000 WILLOW BLVD., SUITE 200  
NEWPORT BEACH, CA 92660  
TEL: (949) 353-1000

**CASE: PP3527 AMO, NO. 2**  
**EXHIBITS: G (SHEETS 1-4)**  
**DATE: 4/17/18**  
**PLANNET: M. Strube**

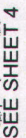






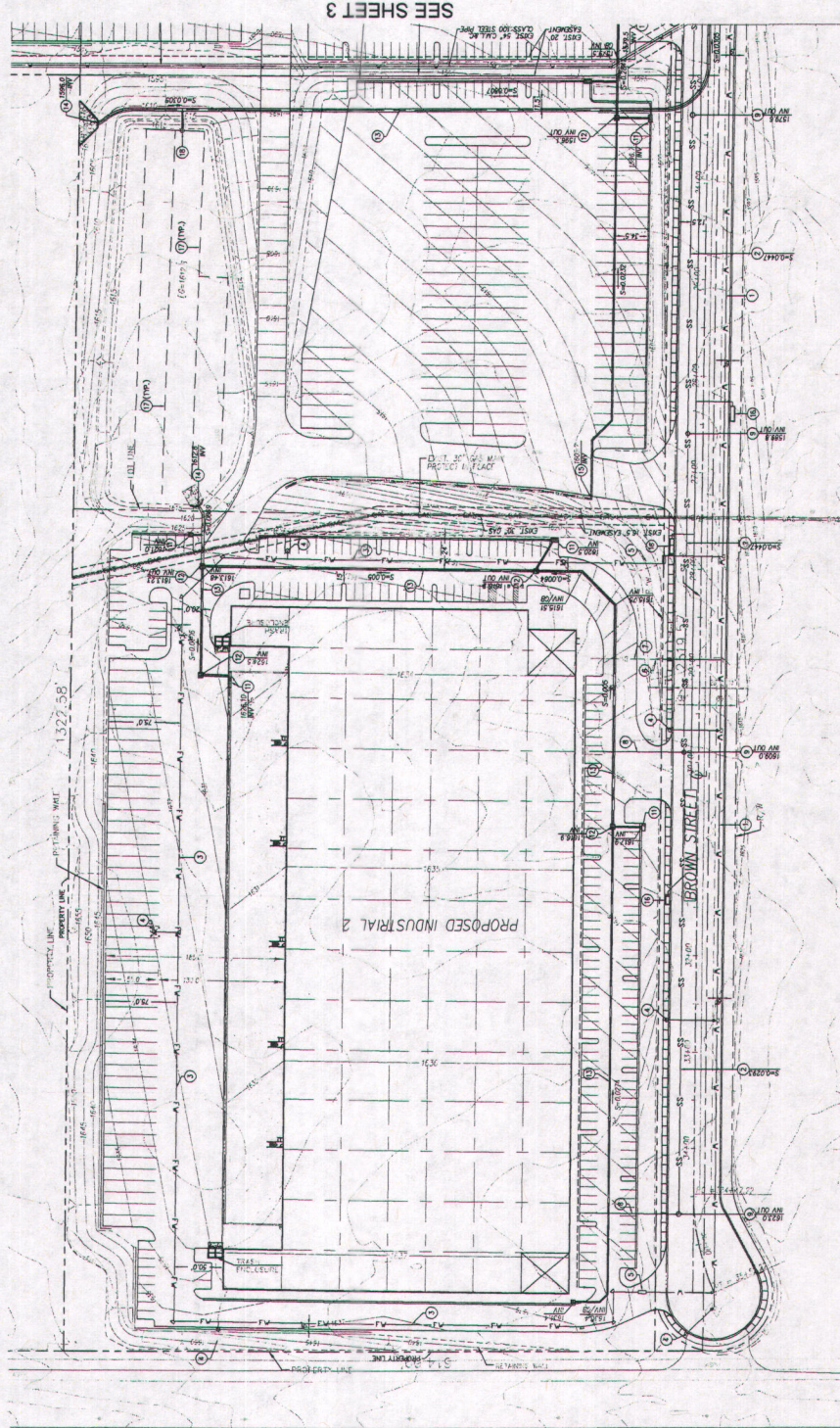


PROJECT NO.: PP25422





NOT FOR CONSTRUCTION

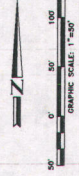


SEE SHEET 3

- [illegible]

## CONSTRUCTION NOTES

- [illegible]



10







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structure  
planting  
inhibitors  
graptolites  
civil engineering

**ALESSANDRO COMMERCE CENTER**  
PP25422  
2 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.,  
RIVERSIDE, CALIFORNIA



ENLARGED SITE PLAN

[illegible]

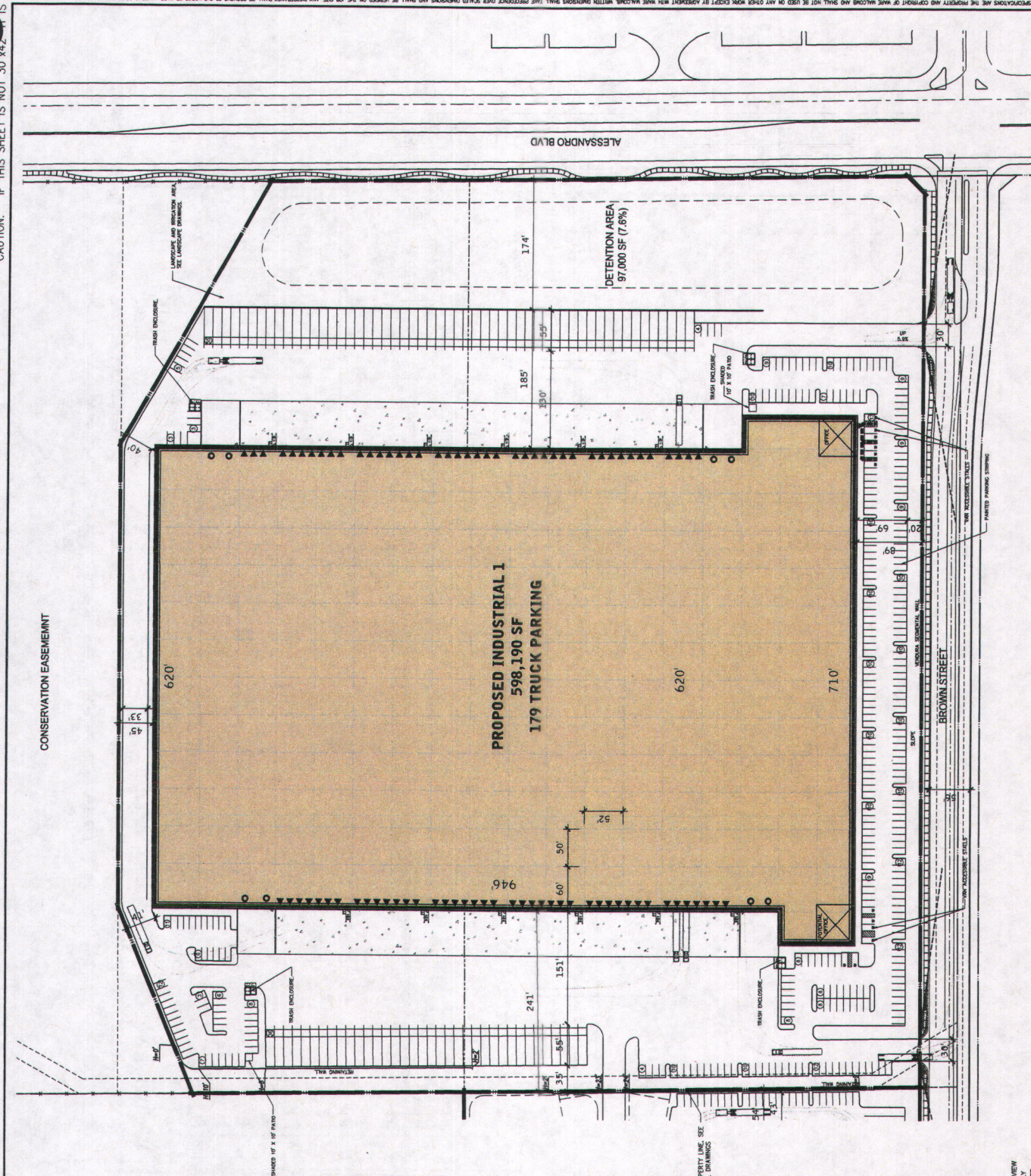
A / PM:	TOM MYERS
DRAWN BY:	A.B./TM
JOB NO.:	IRV12-0157-00

SHEET  
A1.1a

2-18-2014 - PLANNING RE-SUBMITTAL

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW  
OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY  
INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST  
IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.

ENLARGED SITE PLAN

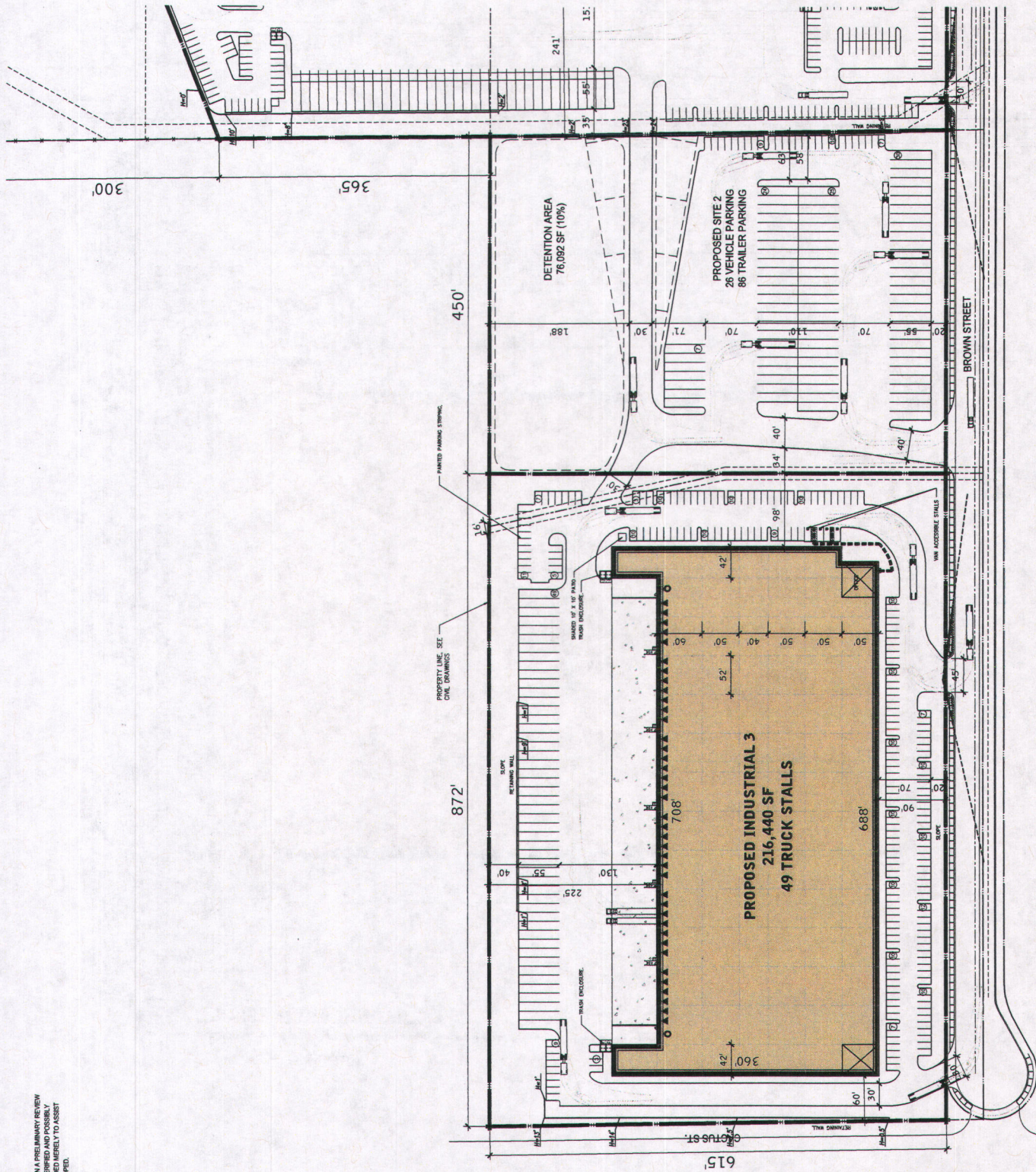


PROPERTY LINE, SEE  
CIVIL DRAWINGS



CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY DESIGN  
OF EXISTING RECORDS AND ON UNVERIFIED AND POSSIBLY  
INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST  
IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



WARE MALCOMB

Architect  
Civil Engineering  
Landscaping  
Grading  
Site Planning  
Interior Design  
Exterior Design  
P.O. Box 1010  
Riverside, CA 92502

ALESSANDRO COMMERCIAL CENTER  
PP25422  
2 INDUSTRIAL BUILDINGS  
ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA



DATE	REVISION	BY	DATE

DATE	REVISION	BY	DATE

DATE	REVISION	BY	DATE

ENLARGED SITE PLAN  
SHEET 1 OF 4

A1.1b

12-18-2014 - PLANNING RE-SUBMITTAL



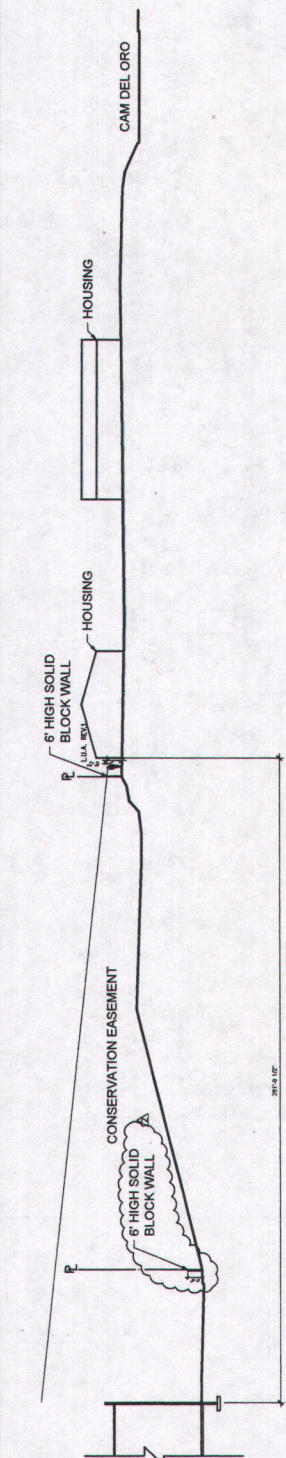
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architectural  
planning  
landscape  
civil engineering  
interior design  
fire protection  
environmental  
historic preservation  
real estate  
surveying  
transportation  
urban design  
vertical engineering

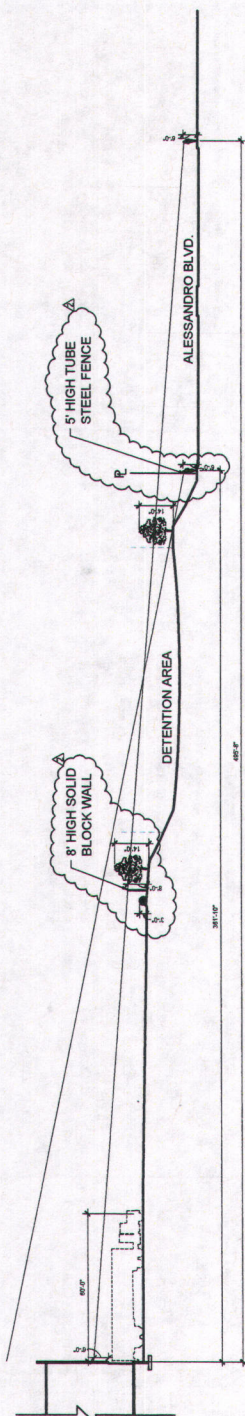
**ALESSANDRO COMMERCE CENTER**  
PP25422  
2 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.,  
RIVERSIDE, CALIFORNIA  
**AMSTAR**

SIGHT LINES AND SITE SECTIONS	
REMARKS	DATE

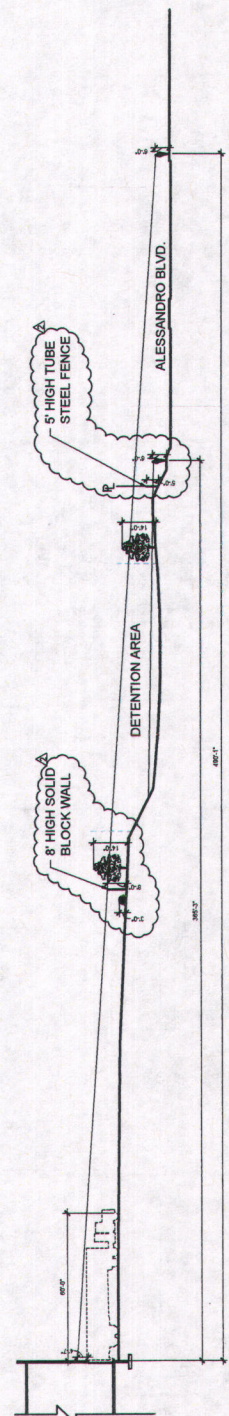
SHEET	
<b>A1.3</b>	
DATE	NOV 2014
DRAWN BY	WMA
CHECKED BY	WMA
DESIGNED BY	WMA
PROJECT NO.	PP25422-01



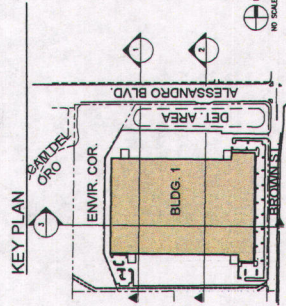
SECTION 03  
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SECTION 02  
SCALE: 1"=20'-0"



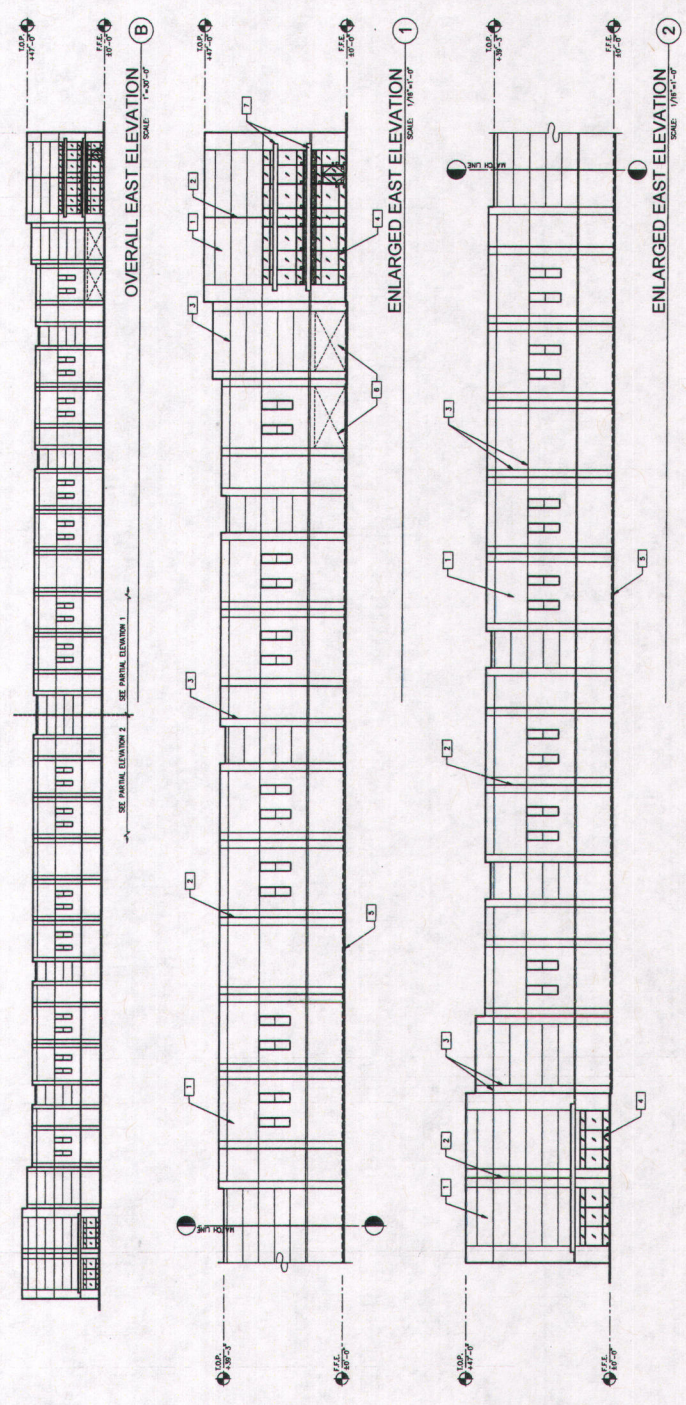
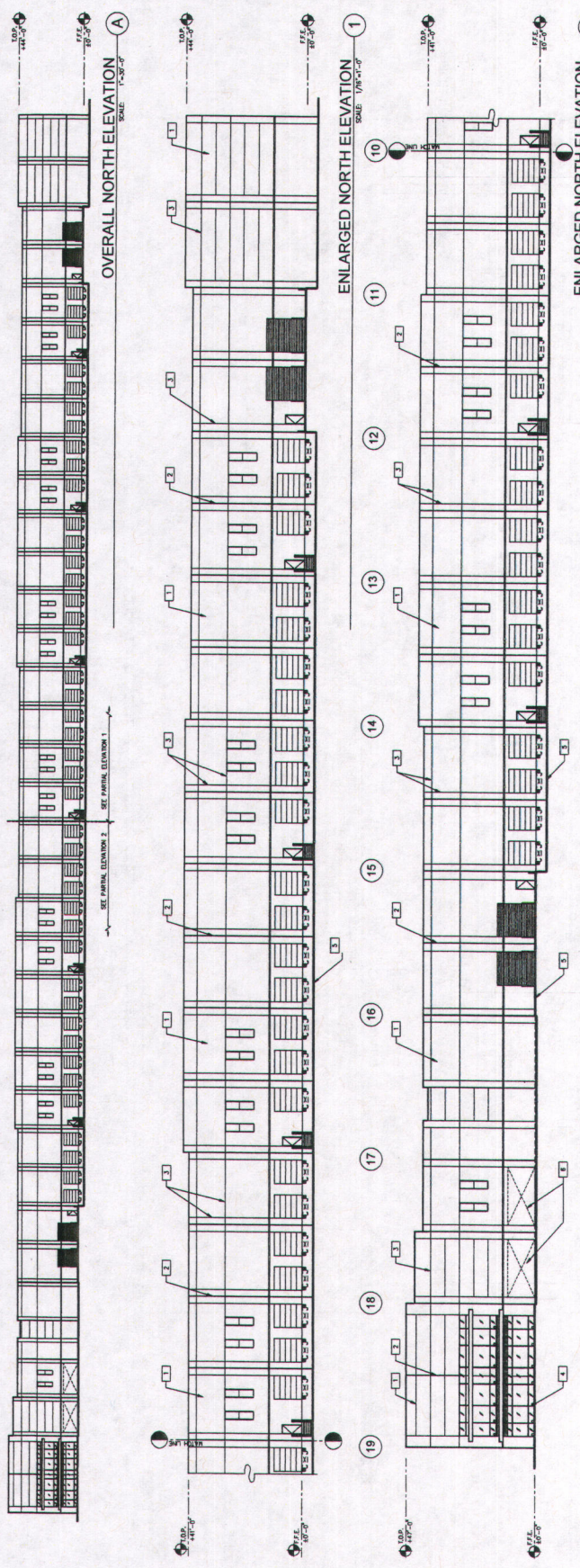
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**COLOR LEGEND**

FORMER 8'-0" HIGH BUILT COLOR WOOD-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW

<input type="checkbox"/>	BASE COLOR: FRATZE - WHITE SHADOW - #F81
<input type="checkbox"/>	SECONDARY COLOR: FRATZE - SOME BOOM - #E1 3160D
<input type="checkbox"/>	ACCENT COLOR: FRATZE - SMOOKS SYSTEM - #E1 3143W
<input type="checkbox"/>	ACCENT COLOR: FRATZE - MADE - #E1 2237N

**LEGEND**

	VISION GLASS (BLUE REFLECTIVE)
---	--------------------------------

## ELEVATION NOTES

1	CONCRETE WALL, PAINTED.
2	CONCRETE WALL JOINT.
3	3/4" V-REVEAL.
4	ALUMINUM STOREFRONT SYSTEM (WALL FINISH)
5	FINISH GRADE VARIOUS, SEE CIVIL DRAWINGS.
6	KNOCK OUT PANEL FOR FUTURE WINDOWS
7	METAL CANOPY - PAINTED







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structure  
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instructors  
graphics  
civil engineering  
LO edelman  
rvine, california 90  
p 949.660.9128  
f 949.863.1581

**ALESSANDRO COMMERCE CENTER**  
PP25422  
2 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.,  
RIVERSIDE, CALIFORNIA

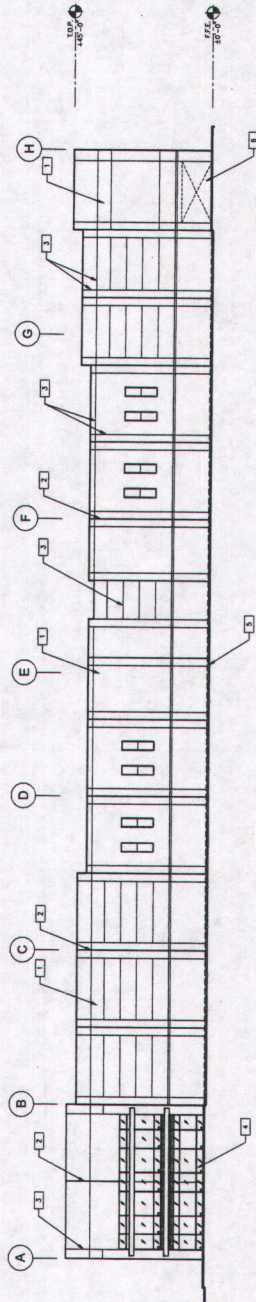
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DATE		TOD: MPDS	
		P.T.M./A/E	
		REVISED: 0157-00	

NORTH ELEVATION

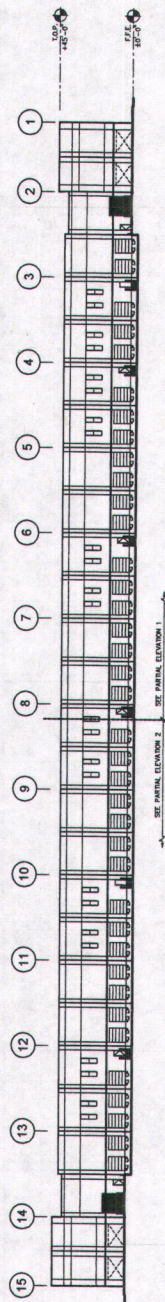
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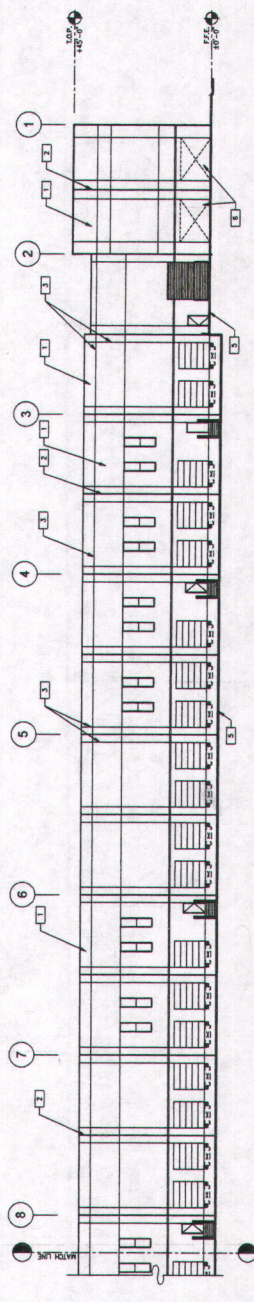


WEST ELEVATION B

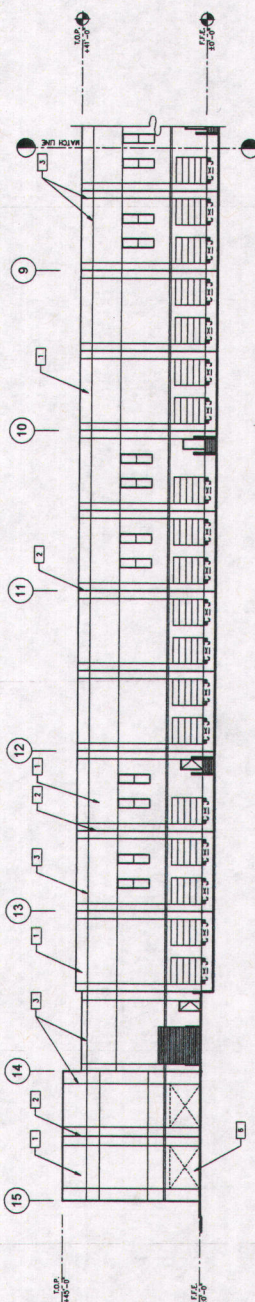
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ENLARGED WEST ELEVATION



## ENLARGED WEST ELEVATION



### COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COCK-UP FULL HEIGHT OF BUILDING FOR  
MANAGER/ARCHITECT REVIEW.

BASE COLOR: GRAY - WHITE SHADOW - 0000

BASE CATALYZED HYDROLYSIS OF WHITE SUGAR = 1181

SECONDARY COLOR: FRAZEE - SONG ROOM - JOL 31060

ACCENT COLOR: FRAZZLE - SMOCKED OYSTERS - POL. J145W

ACCENT COLOR: FRAZEE - HAGUE - JOL 2257N

## LEGEND

VISION GLASS (BLUE REFLECTIVE)

100



SPANDREL GLASS (BLUE REFLECTIVE)

## EVALUATION NOTES

ELEVATION NOTES

1	CONCRETE WALL, PAINTED.
5	CONCRETE WALL, BRICK

2 CONCRETE WALL JOINT.

3 3/4" V-REVEAL.

3	3/4" V-REVEAL
4	ALUMINUM STOREFRONT SYSTEM (MILL FINISH)

3 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.

6 KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS

7 METAL CANOPY - PAINTED



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Architect  
12000 Wilshire Blvd.  
Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.441.1811  
Fax: 310.441.1812

AMSTAR  
2 INDUSTRIAL BUILDINGS  
ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA  
PP25422

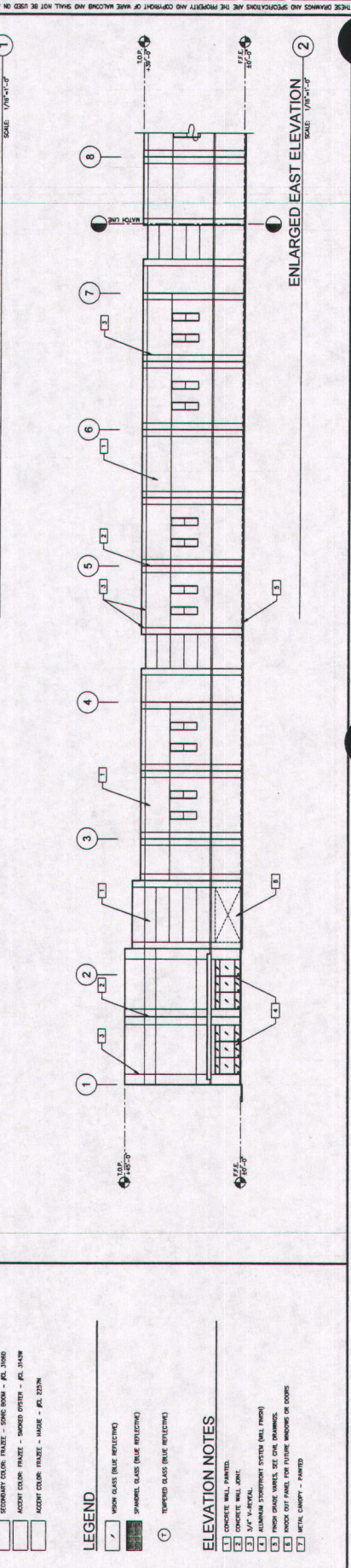
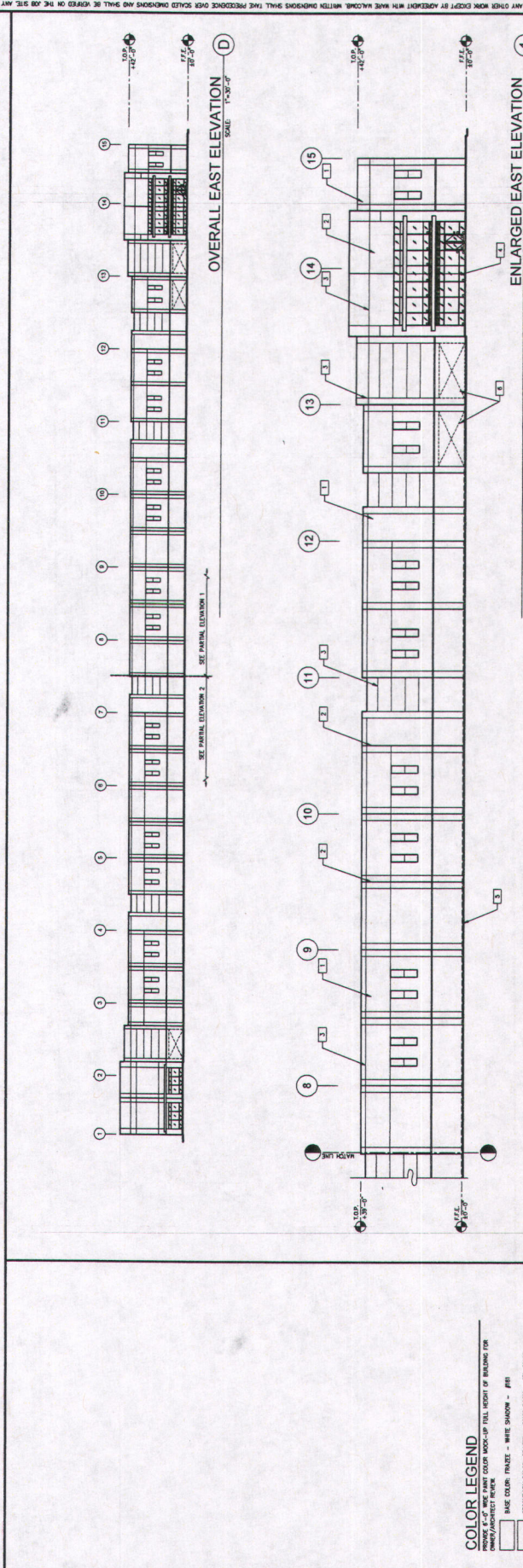
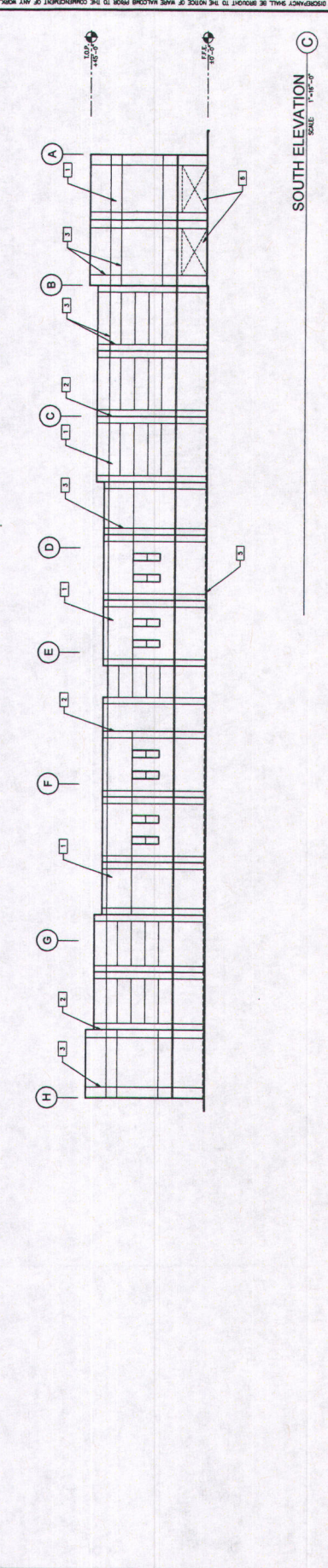
EXTERIOR ELEVATIONS

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

TWO SHEETS  
DRAWING NO. P-114-A/E  
JOB NO. 1014-001-00

A4.3a  
Building 3

12-18-2014 - PLANNING RE-SUBMITTAL



COLOR LEGEND

BASE COLOR PALETTE - WHITE SHOWN - #FFFFFF  
SECONDARY COLOR PALETTE - SOME SHOWN - #F0F0F0  
ACCENT COLOR PALETTE - SOME SHOWN - #F0F0F0  
ACCENT COLOR PALETTE - SOME SHOWN - #F0F0F0

LEGEND

1. HIGH GLASS (BLUE REFLECTING)  
2. HIGH GLASS (BLUE REFLECTING)  
3. HIGH GLASS (BLUE REFLECTING)

ELEVATION NOTES

1. CONCRETE WALL, PAINTED.  
2. CONCRETE WALL, PAINTED.  
3. 3/4" V-REVEL.  
4. ALUMINUM EXPANSION SYSTEM (SEE FINISH)  
5. FISH SCALE WALLS, SEE CHASE DRAWINGS.  
6. FISH SCALE WALLS, SEE CHASE DRAWINGS.  
7. FISH SCALE WALLS, SEE CHASE DRAWINGS.  
8. FISH SCALE WALLS, SEE CHASE DRAWINGS.





PHOTOMETRIC SITE PLAN  
SCALE: 1"=200'-0"

DATE	12-14-13
PROJECT	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT NO.	12-14-13
PROJECT NAME	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT ADDRESS	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT CITY	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT STATE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT ZIP	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT PHONE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT FAX	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT EMAIL	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT WEBSITE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT SOCIAL MEDIA	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT OTHER	PHOTOMETRIC SITE PHOTOMETRIC

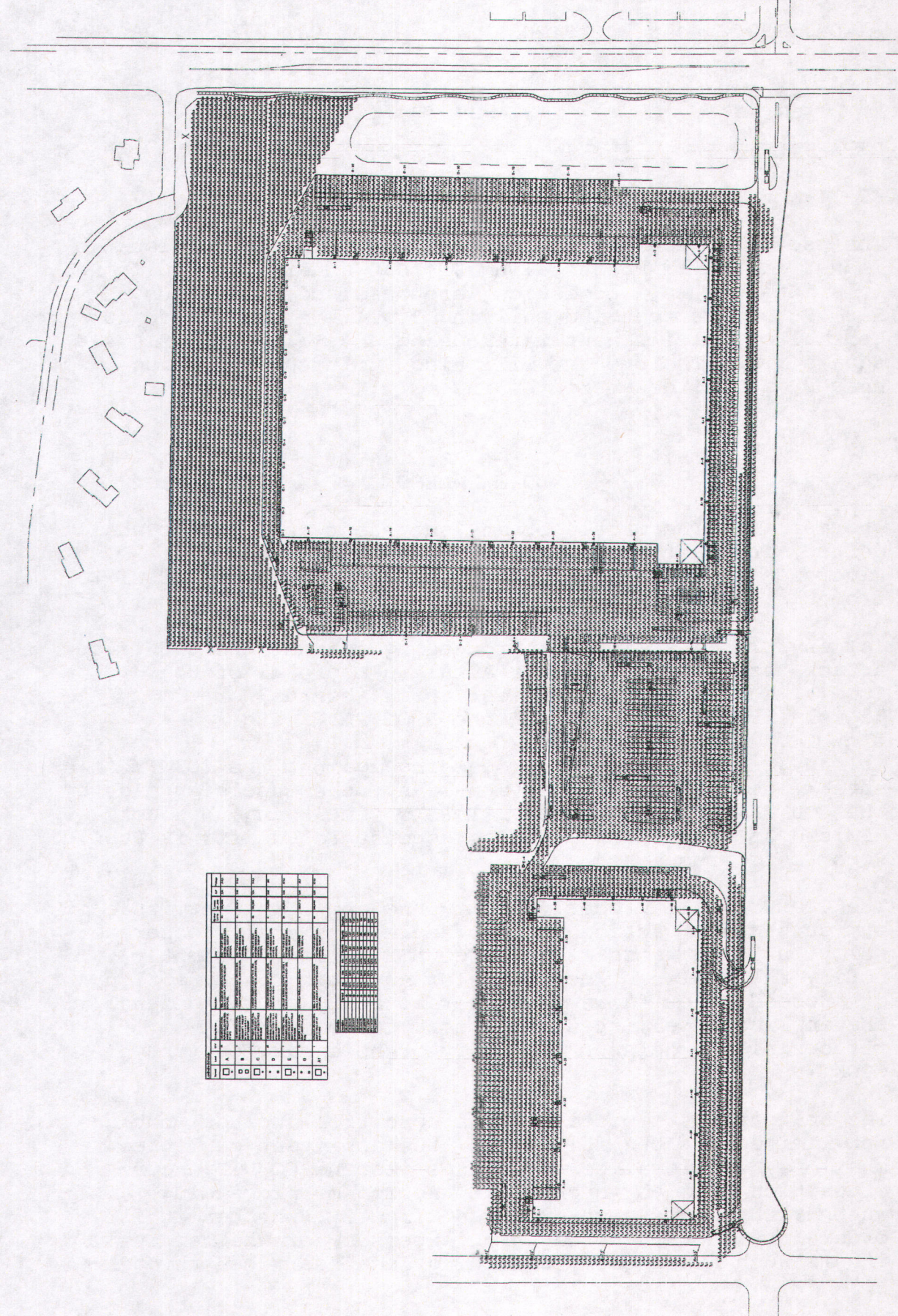
PHOTOMETRIC SITE PLAN

DATE	12-14-13
PROJECT	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT NO.	12-14-13
PROJECT NAME	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT ADDRESS	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT CITY	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT STATE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT ZIP	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT PHONE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT FAX	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT EMAIL	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT WEBSITE	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT SOCIAL MEDIA	PHOTOMETRIC SITE PHOTOMETRIC
PROJECT OTHER	PHOTOMETRIC SITE PHOTOMETRIC

**AMSTAR**  
3 INDUSTRIAL BUILDINGS  
E. ALESSANDRO BLVD.  
RIVERSIDE, CALIFORNIA

**FLOR**  
FORSTER DESIGN GROUP  
CONSULTING ENGINEERS, INC.  
17701 DOWNS ROAD  
HUNTSVILLE, AL 35894  
TEL: 256-833-8300  
FAX: 256-833-8300  
WWW.FLOR-AL.COM

**WARE MATCOMB**  
Leading Design for Commercial Road Easements  
10000 WARE MATCOMB ROAD  
HUNTSVILLE, AL 35894  
TEL: 256-833-8300  
FAX: 256-833-8300  
WWW.WAREMATCOMB.COM



NO.	DESCRIPTION	TYPE	AMOUNT	UNIT
1	Asphalt Paved Area	Area	10,000	Sq. Ft.
2	Grass Area	Area	5,000	Sq. Ft.
3	Concrete Paved Area	Area	2,000	Sq. Ft.
4	Water Feature	Feature	1	Unit
5	Light Pole	Pole	10	Poles
6	Signage	Signage	1	Unit
7	Landscaping	Landscaping	1	Unit
8	Other	Other	1	Unit

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02/19/16  
06:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a plot plan to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 576 parking spaces and two detention basins.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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



02/19/16  
06:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25422 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25422, Exhibit A, Amended No. 1, dated 4/17/15. Site Plan.

APPROVED EXHIBIT B = Plot Plan No. 25422, Exhibit B, Amended No. 1, dated 4/17/15. Elevations.

APPROVED EXHIBIT C = Plot Plan No. 25422, Exhibit C, Amended No. 1, dated 4/17/15. Floor Plans.

APPROVED EXHIBIT L = Plot Plan No. 25422, Exhibit L, Amended No. 2, dated 4/11/15. Landscape Plans.

APPROVED EXHIBIT G = Plot Plan No. 25422, Exhibit G, Amended No. 1, dated 4/11/15. Grading Plans.

APPROVED EXHIBIT W = Plot Plan No. 25422, Exhibit W, Amended No. 1, dated 4/11/15

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

02/19/16  
06:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 3                      USE - OBEY ALL GDG REGS

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 6                      USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

02/19/16  
06:59

Riverside County LMS  
CONDITIONS OF APPROVAL

02/19/16 Page: 4

PLAN: TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 6                      USE - NPDES INSPECTIONS (cont.)                      RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      USE - EROSION CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                      USE - DUST CONTROL                      RECOMMND

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

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

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

02/19/16  
06:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

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

10.BS GRADE. 13                      USE - SLOPE SETBACKS                      RECOMMND

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

10.BS GRADE. 16                      USE - LOT TO LOT DRN ESMT                      RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 18                      USE - OFFST. PAVED PKG                      RECOMMND

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

10.BS GRADE. 20                      USE - RETAINING WALLS                      RECOMMND

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

10.BS GRADE. 23                      USE - MANUFACTURED SLOPES                      RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                      USE - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.



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BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

CODE/ORDINANCE REQUIREMENTS:

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

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal, please provide



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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

a revised site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings. (If multiple structures)
- 3.Connection to accessible designed trash enclosures.
- 4.Connection to mail kiosks.
- 5.Connection to accessible parking loading/unloading areas.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.
- 3.Identifies diversion facilities where material collected will be taken.
- 4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

Illegally dumped material such as tires, miscellaneous debris, and unlabeled containers were observed during a site visit conducted by ECP staff on December 26, 2013. This material must be properly disposed of prior to grading.

As with any real property, if previously unidentified

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10. GENERAL CONDITIONS

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS (cont.) RECOMMND

contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health-Environmental Cleanup Programs at (951)955-8982.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Michael Brandman Associates  
220 Commerce, Suite 200  
Irvine, CA 94602

Noise Study: "Alessandro Commerce Center (PP 22925 /  
PM 25365 - Revised Noise Impact Analysis,  
dated October 30, 2007"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25422 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 18, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

It should be noted that the aforementioned noise study performed for Plot Plan 22925 and Parcel Map 25365 for the Alessandro Commerce Center was determined by the Office of Industrial Hygiene to be applicable to Plot Plan 25422.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25422 is a proposal to develop an approximately 54-acre site for a warehouse distribution facility and two office buildings. The site is located in the Woodcrest area west of Interstate 215 on the southwest corner of Alessandro Boulevard and Brown Street. The site was previously reviewed as Parcel Map 35365 and Plot Plan 22925.

An approximately 80-acre watershed is tributary to the central portion of the site along the western boundary. It is proposed to collect the runoff from this watershed and



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

convey these flows in a storm drain through the site and discharge these flows on the eastern side of the project back into the existing low. The exhibits indicate onsite runoff will be conveyed to water quality/detention basins before being discharged. The natural drainage patterns of the area shall be perpetuated.

The previous discussion above was provided for general information only. This project does not involve any District facilities and the review of the drainage plan and preliminary Water Quality Management Plan (WQMP) are being processed and evaluated by the Transportation Department.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

RECOMMND

10 Series condition for a project located completely within the Low Potential Zone:

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.



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10. GENERAL CONDITIONS

10. PLANNING. 1

USE - LOW PALEO (cont.)

RECOMMND

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.



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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 3 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 5 USE- COLORS & MATERIALS

RECOMMND

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

10.PLANNING. 6 USE - LAND DIVISION REQUIRED

RECOMMND

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

10.PLANNING. 7 USE- HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this plot plan are permitted for operations 24 hours a day as analyzed in the EIR.



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10. GENERAL CONDITIONS

10. PLANNING. 8 USE- BASIS FOR PARKING RECOMMND

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

manufacturing or repair plants maintaining more than one shift of workers, salvage and junk yards, including but not limited to automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses: warehouses and wholesaling.

10. PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10. PLANNING. 16 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10. PLANNING. 18 USE- NO RESIDENT OCCUPANCY RECOMMND

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

10. PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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



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10.PLANNING. 21

USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 23

USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 24

USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 25

USE - IND OCCUPANT CHANGE

RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 26

USE - MINI-WAREHOUSE LIMITS

RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or



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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - MINI-WAREHOUSE LIMITS (cont.)

RECOMMND

rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA

RECOMMND

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

10.PLANNING. 29 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the



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10.PLANNING. 29 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 30 USE- PERMIT SIGNS RECOMMND

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

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - PDA04859 RECOMMND

County Archaeological Report (PDA) No 4859, submitted for this project (PP25422) was prepared by Gini Austerman, of LSA and is entitled: "Cultural Resources Assessment and Archaeological Testing, Alessandro Commerce center project, Riverside County, California," dated May 2014.

(PDA) No 4859 concluded that two previously documented prehistoric milling sites (33-005426 and 33-5451) were revisited within the project boundaries and their site records were updated; and one previously unrecorded milling site (33-022246) was identified and documented. Due to the projected project impacts, a Phase II test excavation was conducted to evaluate the resources prior to disturbance by construction grading.

The Phase II significance testing of the two previously documented sites and the newly discovered site resulted in negative findings. None of the three sites exhibited any additional cultural material; therefore, they did not meet the criteria for significance as defined by CEQA guidelines.



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10. PLANNING. 36

USE - PDA04859 (cont.)

RECOMMEND

(PDA) No 4859 recommended that all ground-disturbing activity during grading be monitored by a qualified archaeologist. In the event archaeological resources are identified during the ground-disturbing activities, work should be halted and redirected until a qualified archaeologist can assess the significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

This study has been incorporated as part of this project, and has been accepted.

10. PLANNING. 37

USE - HUMAN REMAINS

RECOMMEND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- i) A County Official is contacted.

- ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the



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10. PLANNING. 37

USE - HUMAN REMAINS (cont.)

RECOMMND

Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10. PLANNING. 38

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group



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10. PLANNING. 38 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10. PLANNING. 39 USE- MM AQ-1A RECOMMND

All diesel-powered construction equipment in use in excess of 50 horsepower shall require emission control equipment with a minimum of Tier II diesel particulate filter emission controls resulting in a minimum of 50 percent particulate matter control.

10. PLANNING. 40 USE- MM AQ-1B RECOMMND

Construction equipment will be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.

10. PLANNING. 41 USE- MM AQ-1C RECOMMND

As a matter of law, all construction equipment, whether or not it is used for this Project, is required to meet State of California emissions requirements, which are administered by the California Air Resources Board. Specifically, all off-road diesel-fueled vehicles will comply with Sections 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, California Code of Regulations. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or to limit equipment idling to less than 3 minutes.

10. PLANNING. 42 USE- MM AQ-1E RECOMMND

The developer shall use low Volatile Organic Compound-content paints and require painting to be applied using either high volume low-pressure spray equipment or by hand application.



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10. GENERAL CONDITIONS

10. PLANNING. 43 USE- MM AQ-1D

RECOMMND

Prior to Project construction, the Project proponent will provide a traffic control plan that will require:

"Construction parking to be configured such that traffic interference is minimized;

"Dedicated turn lanes for movement of construction trucks and equipment on and offsite;

"Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable;

"Reroute construction trucks away from congested streets or sensitive receptor areas; and

"Improve traffic flow by temporary signal synchronization if possible.

10. PLANNING. 44 USE- MM AQ-1F

RECOMMND

Grading activities shall be limited to no more than 5 acres per day of disturbed area.

10. PLANNING. 45 USE- MM AQ-1H

RECOMMND

To encourage alternate forms of transportation, which reduces vehicle trips, the following shall be implemented:

"Public transit information shall be provided to building occupants and customers.

"Preferential parking for carpoolers and vanpools shall be designated on the site plan.

"Building owners shall conduct surveys of the employees once per year to determine if a shuttle to/from public transit or main residential areas would be feasible.

10. PLANNING. 46 USE- MM AQ-1K

RECOMMND

Project proponent shall designate a person(s) to act as a community liaison concerning issues related to large particulate matter (PM10) fugitive dust.

10. PLANNING. 47 USE- MM AQ-1L

RECOMMND

Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under South Coast Air Quality Management District Rule 1186.1.



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10. PLANNING. 50 USE- MM CR-2C

RECOMMND

Monitoring of development-related excavation is required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate archaeological monitoring in any one location on the Project Site if and only if bedrock or sterile soils are encountered during earthmoving at that location.

10. PLANNING. 51 USE- MM CR-2D

RECOMMND

Native American monitors shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property.

10. PLANNING. 52 USE- MM CR-4A

RECOMMND

If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Riverside County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the NAHC will be notified and, in turn, will notify the person determined to be the Most Likely Descendent who will provide recommendations for treatment of the remains (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and 5097.98).

10. PLANNING. 53 USE- MM N-4B

RECOMMND

If, during project operations, the County Planning Department receives 4 or more noise complaints within a 3-month period from residents living west of the project property, the tenants or occupants of either one or both warehouses will be required to conduct noise assessments along the western property boundary to determine if project operational noise levels exceed County standards. If noise levels are found to exceed County standards, one or both operators shall be required to install noise attenuation improvements or reduce operational activities to reduce noise levels to meet County standards. This requirement shall be made part of conditions for map or conditional use permit approvals for both buildings of the project, and shall be implemented to the satisfaction of the County Planning Department Manager.



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10. GENERAL CONDITIONS

10.PLANNING. 54

USE - MM CR-2E

RECOMMND

Native American monitors from the Pechanga Tribe shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property. At least 30 days prior to seeking a grading permit, the project applicant shall contact the Pechanga Tribe and Soboba Tribes to notify the Tribes of grading, excavation, and the monitoring program, and to coordinate with the County and the Tribes to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address: the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposal of any cultural resources, sacred sites, and human remains discovered on the site. This is consistent with County Condition of Approval 60.Planning.018.

10.PLANNING. 55

USE - MM CR-2F

RECOMMND

All cultural materials that are collected during the grading and monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement outlined in Mitigation Measure CR-2E, shall be curated according to the current professional repository standards. the collections and associated records shall be transferred, including title, to the Pechanga or Soboba Tribe's curation facility, which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

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



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10.TRANS. 1                      USE - STD INTRO (ORD 461) (cont.)                      RECOMMND

461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      USE - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      USE - TS/CONDITIONS                      RECOMMND

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

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

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

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

Mission Grove Parkway (NS) at:  
Alessandro Boulevard (EW)

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



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10. GENERAL CONDITIONS

10. TRANS. 3

USE - TS/CONDITIONS (cont.)

RECOMMND

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

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

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

Project Access (NS) at:  
Alessandro Boulevard (EW)

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

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

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

10. TRANS. 4

USE - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal  
Stormwater Permit issued by the Santa Ana Regional Water  
Quality Control Board [Order No. R8-2013-0024, et seq.],  
and beginning January 1, 2005, all projects that 1) are  
located within the drainage boundary (watershed) of the  
Santa Ana River; and 2) require discretionary approval by  
the County of Riverside must comply with the Water Quality  
Management Plan (WQMP) for Urban Runoff. The WQMP  
addresses post-development water quality impacts from new  
development and significant redevelopment projects. The  
WQMP provides detailed guidelines and templates to assist  
the applicant in completing the necessary documentation and  
calculations. These documents are available on-line at:



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10. GENERAL CONDITIONS

10.TRANS. 4

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

[www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 5

USE - 100YR SUMP OUTLET

RECOMMND

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

10.TRANS. 6

USE - PERP DRAINAGE PATTERNS

RECOMMND

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

10.TRANS. 7

USE - INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the



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10. GENERAL CONDITIONS

10.TRANS. 7 USE - INCREASED RUNOFF (cont.) RECOMMND

developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 8 USE - ONSITE EASEMENT RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 9 USE - OFFSITE EASEMENT RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 10 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation



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10. GENERAL CONDITIONS

10.TRANS. 11

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

WASTE DEPARTMENT

10.WASTE. 1

USE - HAZARDOUS MATERIALS

RECOMMND

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



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10. GENERAL CONDITIONS

10.WASTE. 2

USE - AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:

[www.rivcwm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcwm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3

USE - AB 1826

RECOMMND

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

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

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



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10. GENERAL CONDITIONS

10.WASTE. 4

USE - LANDSCAPE PRACTICES

RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE



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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                      USE - IMPORT / EXPORT (cont.)

RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                      USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                      USE - SLOPE STABILITY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                      USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7                      USE - OFFSITE GRDG ONUS

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                      USE - NOTARIZED OFFSITE LTR                      RECOMMND

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

60.BS GRADE. 9                      USE - RECORDED ESMT REQ'D                      RECOMMND

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

60.BS GRADE. 10                      USE - ALTERNATIVE PVMT                      RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

60.BS GRADE. 11                      USE - APPROVED WQMP                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                      USE - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                      USE- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                      USE- BMP CONST NPDES PERMIT (cont.)                      RECOMMND

Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                      USE - SWPPP REVIEW                      RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15                      USE - RESTORATION PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the applicant shall obtain a restoration permit to restore the disturbed areas within the Environmental Corridor.

EPD DEPARTMENT

60.EPD. 1                              EPD - MBTA SURVEY                              RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - MSHCP MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation proving that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 4.4.1 of the "Determination of Biologically Equivalent or Superior Preservation," Dated: September 12, 2007, updated February 6, 2008 and prepared by Michael Brandman Associates.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is



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60.EPD. 3

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 4

EPD - GRADING PLAN CHECK

RECOMMND

Prior to the issuance of grading permit EPD must review and approve grading plan that is on file with the Department of Building and Safety. The grading plan must clearly demonstrate that grading shall occur only within approved project area. No grading shall occur within surrounding conserved lands.

60.EPD. 5

EPD - TEMPORARY FENCE

RECOMMND

Prior to the issuance of a grading permit a temporary fence must be installed to prevent any incursions of construction equipment or vehicles into the conserved lands that border the south and west of the project site. An EPD biologist shall conduct a site visit to confirm the installation and effectiveness of the temporary fence.

PLANNING DEPARTMENT

60.PLANNING. 7

USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 54.5 acres (gross) in accordance with APPROVED EXHIBIT NO.



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60.PLANNING. 7 USE- SKR FEE CONDITION (cont.) RECOMMND

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.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25422, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - CULTURAL PRO / MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the



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60.PLANNING. 16 USE - CULTURAL PRO / MONITOR (cont.) RECOMMND

Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 17 USE - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

60.PLANNING. 18 USE - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

USE - NATIVE MONITOR (cont.)

RECOMMND

verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

60.PLANNING. 19

USE- MM AQ-1G

RECOMMND

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



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60. PLANNING. 20 USE- MM AQ-1M

RECOMMND

Prior to issuance of a grading permit, the general contractor for the project shall prepare and file a Dust Control Plan with the County that complies with South Coast Air Quality Management District Rule 403 and requires the following during excavation and construction as appropriate:

"Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

"Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earthmoving.)

"Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.

"Pave construction access roads at least 100 feet onto the site from the main road.

"Control traffic speeds within the property to 15 mph or less.

60. PLANNING. 22 USE- MM CR-2A

RECOMMND

Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans if this area is to be graded within the Private Conservation Area. Any recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports standards and County of Riverside standards.

60. PLANNING. 23 USE- MM CR-2B

RECOMMND

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



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60.PLANNING. 23 USE- MM CR-2B (cont.)

RECOMMND

artifacts are considered sacred items by one or more Native American tribes.

60.PLANNING. 24 USE- MM HHM-1A

RECOMMND

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

60.PLANNING. 25 USE- MM HWQ-1A

RECOMMND

Prior to the issuance of grading permits for any portion or phase of the project, the applicant shall submit to and receive County approval of a Storm Water Pollution Prevention Plan and Grading Plan that identify specific actions and BMPs to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, Best Management Practices implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:

- "Soil stabilization practices;
- "Sediment and runoff control practices;
- "Monitoring protocols; and
- "Waste management and disposal control practices.

Once approved by the County, the applicant's contractor shall be responsible, throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Storm Water Pollution Prevention Plan and Grading Plan.

60.PLANNING. 26 USE- MM N-4A

RECOMMND

Prior to grading permit issuance, the project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited



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60. PLANNING. 26 USE- MM N-4A (cont.)

RECOMMND

to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the project as conditions of approval of the grading and construction plans as appropriate. Any rock crushing equipment must be located within Lot 3, preferably as far from existing residences as possible, to minimize noise impacts. Rock crushing equipment can only be operated on weekdays between 9 am and 4 pm to further reduce noise impacts on residents.

60. PLANNING. 27 USE- MM T-1E

RECOMMND

Prior to grading permit issuance, the developer shall provide construction plans for road sight distance at the Project Access. Plans shall be reviewed by the County, with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The developer shall provide evidence to the County that construction plans were reviewed and approved.

60. PLANNING. 28 USE - ARTIFACT DISPOSITION

RECOMMND

Prior to Issuance of Grading Permits:  
The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.



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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 28 USE - ARTIFACT DISPOSITION (cont.)

RECOMMND

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

60. PLANNING. 29 USE - MM CR-2G

RECOMMND

Prior to the issuance of grading permits, the project applicant and the Pechanga Tribe and Soboba Tribes shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-5457 and any associated cultural features. The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribes and compensation for services; and necessary



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60.PLANNING. 29                      USE - MM CR-2G (cont.)                      RECOMMND

emergency protocols. The project manager/landowner shall submit a fully executed copy of the plan to the County to ensure compliance with this mitigation measure.

60.PLANNING. 30                      USE - MM GS-2A                      RECOMMND

Refer to the mitigation measures MM HWQ 1a- and HWQ 1-b (See DEIR section 4.8 Hydrology and Water Quality), and all other applicable water quality standards and requirements.

TRANS DEPARTMENT

60.TRANS. 1                              USE - PRIOR TO ROAD CONSTRUCT                              RECOMMND

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

60.TRANS. 2                              USE - SUBMIT GRADING PLAN                              RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - TRUCK ROUTING STUDY

RECOMMND

The project proponent shall provide a Truck Routing Study to the Transportation Department. The scope of the study is to identify the truck routes to and from PP25422 and to discourage trucks from traveling on Alessandro Boulevard west of the project or as approved by the Transportation Department.

60.TRANS. 4 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

1. For the Final WQMP, Infiltration testing performed for the proposed Infiltration Basins on this project needs to meet the Infiltration Testing requirements identified in Appendix A of the Riverside County Low Impact Development BMP Design Handbook.
2. The Preparer shall address any final comments from County of Riverside.
3. The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.
4. The Applicant shall provide two digital copies on CD of the Final WQMP documents.
5. The Applicant shall provide the original "wet signed" copy of the County's Maintenance Agreement to be included with the WQMP.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the



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60.TRANS. 5                      USE - WQMP MAINT DETERMINATION (cont.)                      RECOMMND

process of establishing the maintenance entity identified  
in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1                      EPD - MBTA REPORT                      RECOMMND

Prior to final grading permit inspection the biologist who  
conducted the MBTA survey prior to grading must submit a  
written report that provides the results of the survey  
along with describing any avoidance or impact minimization  
measures employed to protect avian species.

TRANS DEPARTMENT

70.TRANS. 1                      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.

70.TRANS. 2                      USE - ESTABLISH MAINT ENTITY                      RECOMMND

The project proponent shall begin the process of  
establishing the maintenance entity identified in the  
approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL

RECOMMND

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1

USE - WATER/SEWER WILL SERVE

RECOMMND

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



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PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS

RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25422, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE- MM AQ-1J

RECOMMND

Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval

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80.PLANNING. 20 USE- MM AQ-1J (cont.)

RECOMMND

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)The Project shall install solar water heating for the office portions of warehouse buildings to the extent practical, as determined by the County.

ii)The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs.

ii)The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements.

iii)The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination.

80.PLANNING. 21 USE- MM AQ-1N

RECOMMND

Prior to the issuance of a building permit for each phase, the project developer shall require by contract specifications that contractors shall utilize power poles or clean-fuel generators for electrical construction equipment. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the County.

80.PLANNING. 22 USE- MM GS-3A

RECOMMND

The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007) and any subsequent geotechnical investigations approved by the County Geologist. Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the project structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007) or any subsequent geotechnical investigations approved by the County Geologist. Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. This condition shall apply to any improvements made on the adjacent MJPA property as appropriate.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

USE- MM T-1A

RECOMMND

Prior to building permit issuance, the applicant shall be responsible for the following improvements:

The intersection of the San Gorgonio Drive/Brown Street (North-South) at Alessandro Boulevard (East-West) shall provide the following geometrics:

"Northbound: One left turn lane, two through lanes, one striped out for future use, one right turn lane.

"Southbound: No improvements. Current adjacent project is constructing improvements.

"Eastbound: No new improvements; One left turn lane, two through lanes, and one through/right turn currently provided.

"Westbound: One left turn lane; Exiting improvements will remain and include three through lanes, and one right turn lane.

Prior to building permit issuance, the applicant shall pay applicable TUMF and other fees as mitigation for impacts at the following intersections:

"Trautwein Road (North-South) and Alessandro Boulevard (East-West):

"Construct an additional northbound left turn lane. I-215 Northbound Ramps (North-South) and Alessandro Boulevard (East-West):

"Restripe existing shared left turn/right turn lane to an exclusive left turn lane.

80.PLANNING. 24

USE- MM T-1B

RECOMMND

Prior to building permit issuance, the applicant shall dedicate 50-foot half-width Secondary right-of-way along the Project frontage of Brown Street from Alessandro Boulevard to the southern Project boundary. The applicant shall construct the Brown Street approach to Alessandro Boulevard to its full Secondary intersection cross-section width. Prior to issuance of building certificate of occupancy, the applicant shall construct Brown Street from south of Alessandro Boulevard intersection improvements to the southern boundary of the Project as a half-section width as an Industrial Collector plus a painted median and a northbound travel lane including landscaping and parkway improvements in conjunction with development. The applicant shall make an appropriate transition from the Secondary cross-section at the Alessandro Boulevard intersection improvements to the Industrial Collector cross-section.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- MM T-1C

RECOMMND

Prior to building permit issuance, the developer shall construct landscape and sidewalk improvements along Alessandro Boulevard from the west Project boundary to San Gorgonio Drive/Brown Street per the direction of the county Landscape Architect. Landscaping will conform to Riverside County's updated water efficient landscape ordinance.

80.PLANNING. 26 USE- MM T-1G

RECOMMND

Prior to building permit issuance, the developer shall participate in the phased construction of off-site traffic signals within the study area through payment of traffic signal mitigation fees on a per square foot basis. The traffic signals within the study area at buildout should specifically include an inter-connect of the traffic signals to function in a coordinated system.

80.PLANNING. 27 USE - MM AQ-II

RECOMMND

As described in the Leadership in Energy and Environmental Design (LEED) for New Construction, Version 2.2 Rating System, the Project shall comply with LEED Silver requirements and implement the following activities 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 the following features shall be confirmed by the County Building Official prior to certificate of occupancy.

i) SS Credit 7.2 - Use roofing materials having a Solar Reflectivity Index (SRI) equal to or greater than 78 for a minimum of 75 percent of the roof surface.

TRANS DEPARTMENT

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

RECOMMND

Sufficient public street right-of-way, all applicable agreements and/or dedications shall be submitted and approved by the Director of Transportation for the right-of-way of Brown Street.

Right-of-way for Brown Street shall be conveyed for public use to provide for a 60' part-width to 100' full-width



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80.TRANS. 1                      USE - R-O-W DEDICATION 1 (cont.)                      RECOMMND

right-of-way.

80.TRANS. 2                      USE - 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. 3                      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 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal included in 90.TRANS.12 condition of approval.
- (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.

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80.TRANS. 4 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 5 USE - LANDSCAPING/TRAIL

RECOMMND

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

Landscaping plans shall be designed within Alessandro Boulevard and Brown 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.

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 7 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



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80.TRANS. 7

USE - UTILITY PLAN (cont.)

RECOMMND

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.

80.TRANS. 8

USE - TS/DESIGN

RECOMMND

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

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 signal shall be per 90.TRANS.12.

80.TRANS. 9

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - TS/GEOMETRICS (cont.)

RECOMMND

Eastbound: One left-turn lane, three through lanes  
Westbound: Two through lanes, one shared  
through/right-turn lane

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. 10 USE - RIV. TRANSIT AUTHORITY

RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations as outlined in their letter dated July 31, 2007.

80.TRANS. 12 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 Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

NOTE:

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

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

80.TRANS. 13

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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80.TRANS. 13

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.

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.TRANS. 14

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

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

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3 or latest version.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an



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80.TRANS. 14

USE - LC LNDSCPNG PROJ SPECIFC (cont.)

RECOMMND

approved WQMP document.

4. Trees shall be hydrozoned separately.

5. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.

6. Project shall use County standard details for which the application is available in County Standard Detail Format.

7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.

8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

WASTE DEPARTMENT

80.WASTE. 1

USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

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

80.WASTE. 2

USE - RECYCLNG COLLECTION PLAN

RECOMMND

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

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80.WASTE. 2                      USE - RECYCLNG COLLECTION PLAN (cont.)                      RECOMMND

and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                      USE - WQMP BMP CERT REQ'D                      RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                      USE - BMP GPS COORDINATES                      RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                      USE - BMP REGISTRATION                      RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.



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90.BS GRADE. 5                      USE - WQMP ANNUAL INSP FEE                      RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6                      USE - REQ'D GRADING INSP'S                      RECOMMND

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                      USE - PRECISE GRDG APPROVAL                      RECOMMND

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

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

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90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 576 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. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 16 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 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



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90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.)

RECOMMND

the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 11 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. 12 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. 15 USE- TRASH ENCLOSURES

RECOMMND

(6) trash enclosures which are adequate to enclose a minimum of (12) 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

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90. PLANNING. 15 USE- TRASH ENCLOSURES (cont.) RECOMMND

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.

90. PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90. PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

90. PLANNING. 23 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 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 54.39 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.



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90. PLANNING. 24 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. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25422 has been calculated to be 43.67 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 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. 29 USE - ADDITIONAL REQ SIGNAGE

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS the applicant shall install signage at all truck exits from the facility explain the nearby locations for food, lodging and entertainment using paths that avoid residential neighborhoods.

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90.PLANNING. 30 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 (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25422 is calculated to be 43.67 net 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. 31 USE- MM HHM-5A

RECOMMND

Prior to the issuance of occupancy permits, information on users, uses, and use of hazardous materials within the Project Site will be transmitted to the MJPFA for review. The County Planning, Environmental Health, and/or Fire Departments shall have authority to modify any use or occupancy permits to restrict or preclude uses that involve materials that could cause a demonstrable hazard to March ARB flight activities.

90.PLANNING. 32 USE- MM HWQ-1B

RECOMMND

Prior to final building inspection for any portion or phase of the Project, the applicant shall receive County approval of a Water Quality Management Plan that identifies specific long-term actions and Best Management Practices to prevent storm water pollution from ongoing site operations. The Water Quality management Plan shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall enforce the requirement through fines and other penalties, as necessary.

Once approved by the County, the applicant shall be responsible throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Water Quality Management Plan.

The Water Quality Management Plan shall identify potential



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90.PLANNING. 32

USE- MM HWQ-1B (cont.)

RECOMMND

pollutant sources that could affect the quality of stormwater discharges from the Project Site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from the Project Site. To protect receiving water quality, the Water Quality Management Plan shall include, but is not limited to, the following elements:

"Permanent erosion control measures such as detention basins, inlet protection, and temporary revegetation or other ground cover that shall be employed for disturbed areas after initial construction is finished.

"No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30 - March 30).

"Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that eventually drain to Sycamore Canyon.

"The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the Project Site to prevent, eliminate, or reduce discharge of materials to storm drains.

"Best Management Practices performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.

A new drainage study was prepared for the Revised Project, but it still indicates that the mitigation measures recommended for the Original Project are still necessary to help protect water quality. Therefore, the Revised Focused DEIR incorporates these same mitigation measures.

90.PLANNING. 33

USE- MM T-1D

RECOMMND

Prior to final building inspection, the developer shall provide sufficient on-site parking to meet the County of Riverside parking code requirements.

90.PLANNING. 34

USE- MM T-1F

RECOMMND

Prior to final building inspection, the developer shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the

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90.PLANNING. 34 USE- MM T-1F (cont.)

RECOMMND

project.

TRANS DEPARTMENT

90.TRANS. 1 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. 2 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. 3 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.

90.TRANS. 4 USE - STREETLIGHTS 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.

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



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90.TRANS. 5

USE - DEDICATION SL1

RECOMMND

Brown Street 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: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Provide an island to prevent trucks from making a left turn on the northbound approach of Brown Street at Alessandro Boulevard. It shall be located 25' from curb return. Trucks shall be prohibited from making left turns, however, passenger cars will be allowed.

90.TRANS. 6

USE - EXISTING MAINTAINED SL1

RECOMMND

Alessandro Boulevard along project boundary is a paved County maintained road designated as an Urban Aterial and shall be improved with 8" concrete curb and gutter located 55 feet from centerline, 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 reduced parking from 21' to 12'.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within a 12' parkway.

2. Provide an island to prevent trucks from making a right turn at the eastbound approach of Alessandro Boulevard onto Brown Street. It shall be located 12' from curb return or as approved by the City and County of Riverside Fire departments. Trucks shall be prohibited from making right turns, however, passenger cars will be allowed.

90.TRANS. 7

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

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90.TRANS. 7 USE - UTILITY INSTALL (cont.) RECOMMND

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.

90.TRANS. 8 USE-ANNEX L&LMD/OTHER DIST 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 or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal included in 90.TRANS.12 condition of approval.
- (4) Street sweeping.

90.TRANS. 9 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 limit of construction 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>



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90.TRANS. 10 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Alessandro Boulevard and Brown Street.

90.TRANS. 11 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 or as approved by the Director of Transportation.

90.TRANS. 12 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. 13 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 easebound right-turn lane on Alessandro Boulevard between Sycamore Canyon Drive and the I-215 southbound ramp terminal, and the installation of the fiberoptic cable between Barton Street and the I-215 southbound ramp terminal or as approved by the Director Transportation.

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Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 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.

90.TRANS. 15 USE - BMP MAINT AND INSPECTION 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 Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 16 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 17 USE - LC LNDS CP INSPECT DEPOST 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 the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 18 USE LNDS CP INSPCTN RQRMTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE LNDSCPE INSPCTN RQRMNTS (cont.)

RECOMMND

inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

90.TRANS. 19

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate

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90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1 USE - WASTE REPORTING FORM (cont.)

RECOMMND

project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA

RECOMMND

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



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

DATE: September 6, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept. Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section

P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA-Fast Track  
Riv. Co. Airport Land Use Commission-John Guerin  
March Air Reserve Base  
1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Planning Commissioner

City of Riverside  
Eastern Municipal Water District  
Southern California Edison  
Southern California Gas Co.  
Regional Water Quality Control Board – Santa Ana  
Air Quality Control District- South Coast  
California Department of Fish and Game  
U.S. Fish and Wildlife Service  
March Joint Powers Authority- Grace Williams

**PLOT PLAN NO. 25422, ENVIRONMENTAL IMPACT REPORT NO. 537 – EA41468 – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC 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 an industrial development comprised of 3 buildings totaling 918,150 square feet. The Revised Draft Screencheck EIR studies the impacts of the project. **Note: This project was previously approved as Plot Plan 22925. A subsequent law suit required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed layout and the number of structures. Impacts are generally reduced by the new design. An EIR was previously done for the site, EIR510, which was also vacated. A new revised Focused EIR has been drafted building on the previous EIR510. The new EIR will build on the previous studies, so your department should consider both the original technical studies and the revised technical studies. As a part of your review, please clearly indicate what kind of revised study your department will need (if not provided), assuming we can still use the previous studies as a base, from PP22925. – APN(s): 297-080-007, 008, 009, 010.****

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 26, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / **MAILSTOP# 1070**.

Public Hearing Path:    DH: ☒    PC: ☐    BOS: ☐

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.*

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>ND</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 29, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**PLOT PLAN NO. 25422 AMENDED NO. 1 ENVIRONMENTAL IMPACT REPORT NO. 537 – EA41468 –**  
Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.43 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.53 gross acres - Zoning: Industrial Park (I-P) - **REQUEST:** The **Plot Plan** proposes to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces and two detention basins. The Draft Screencheck EIR studies the environmental impacts of the proposed project. **Note:** **This project was previously approved as Plot Plan 22925. A subsequent law suit required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed layout and the number of structures. Impacts are generally reduced by the new design. An EIR was previously done for the site, EIR510, which was also vacated. A new revised Focused EIR has been drafted building on the previous EIR510. The new EIR will build on the previous studies, so your department should consider both the original technical studies and the revised technical studies. As a part of your review, please clearly indicate what kind of revised study your department will need (if not provided), assuming we can still use the previous studies as a base, from PP22925. – APN(s): 297-080-007, 008, 009, 010.**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on November 20, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

**Transportation, Environmental Health, Building & Safety Grading, EPD, Geology, Archaeology, Parks, Landscaping**

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.*