

Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

APPLICATION FOR APPEAL

PAID
DATE: 3-23-16
AMOUNT: \$983.28
PAID BY: Ashley Aparicio

DATE SUBMITTED: March 23, 2016

Appeal of application case No(s): Plot Plan No. 25422, EIR No. 537

List all concurrent applications

Name of Advisory Agency: Riverside County Planning Commission

Date of the decision or action: March 16, 2016 Planning Commission vote (March 18 Letter of Decision)

Appellant's Name: SoCal Environmental Justice Alliance E-Mail: collins@blumcollins.com

Mailing Address: c/o Blum Collins LLP, 707 Wilshire Blvd., Suite 4880

Los Angeles CA 90017
City State ZIP

Daytime Phone No: (213) 572-0400 Fax No: (213) 572-0400

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	• Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions.	• Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
• Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR APPEAL

• Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map)	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
• Extension of Time for Vesting Tentative Map	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
• General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
• Environmental Impact Report	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
• Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS	Within 10 calendar days after the date of mailing of the decision.
• Letter of Substantial Conformance for Specific Plan	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
• Revised Permit	Same appeal deadline as for original permit.
• Certificate of Compliance • Tree Removal Permit	Within 10 days after the date of the decision by the Planning Director.
• Revocation of Variances and Permits	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety; or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

This appeal concerns the County's compliance with the California Environmental Quality Act (CEQA).

First, to properly mitigate biological resource impacts, Condition of Approval 60.EPD.1 (EPD - MBTA Survey) should have required nesting bird surveys from January 1 - September 15 rather than from February 1.

Second, there were a number of conditions for mitigation of air quality and greenhouse gas impacts that were not imposed: (a) the conditions of approval should have prohibited the use of refrigerated trucks or refrigerated storage under any circumstances, (b) the conditions of approval should have required tenants or users of the space to use 2010 or later model year trucks, or to apply for funding for such trucks to the ARB and SCAQMD if they did not have them, (c) the conditions of approval should have limited the daily number of trucks permitted onsite to the number analyzed in the Revised Focused Draft Environmental Impact Report (RFDEIR), (d) the conditions of approval should have required electric vehicle charging stations for trucks, since plug-ins will become more available during the lifetime of the project and the project should be ready for them, and (e) the conditions failed to require any alternatively fueled trucks, even though they are available and would reduce the significant impacts of the Project.

Third, the RFDEIR should have analyzed cumulative impacts to air quality from the projects nearby including at the March Joint Powers Authority Properties and the multiple other warehouse and high cube warehouse projects in the vicinity. [continued on following pages]

Use additional sheets if necessary.

Craig Collins
on behalf of SoCal Environmental Justice Alliance

PRINTED NAME OF APPELLANT

SIGNATURE OF APPELLANT

March 23, 2016

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

**APPEAL OF PLOT PLAN NO. 25422,
ENVIRONMENTAL IMPACT REPORT NO. 537
On behalf of SoCal Environmental Justice Alliance
3/23/16
Continuation Page**

Fourth, regarding Air Quality, (a) the RFDEIR did not include assumptions for its analysis for regional and localized emissions, (b) neither the localized significance thresholds analysis nor the health risk assessment used AERMOD, but rather used the earlier SCREEN3 model, and (c) the RFDEIR ignored California Air Resources Board guidance calling for a 1000 foot buffer between truck traffic and sensitive receptors.

Fifth, the Project would violate the nighttime standard for noise, which the RFDEIR conceded is 45 dBA L_{eq} , and the RFDEIR failed to find this was a significant impact of the Project. Accordingly, it should have been subject to mitigation.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1603338

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SIMMONS TOM

\$983.28

paid by: CK 002425

paid towards: PP25422

NOT EXEMPT FROM CEQA

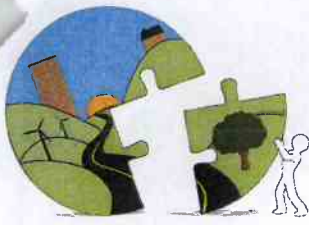
at parcel:

appl type: PP03

By _____ Mar 23, 2016 13:33
MGARDNER posting date Mar 23, 2016

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$28.00
100001000100777520	CLERK OF THE BOARD	\$26.00
202033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

Overpayments of less than \$5.00 will not be refunded!



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: March 8, 2016

To: Planning Commission

From: Matt Straite, Planning Staff

RE: Revised Recommendations and a Resolution to Adopt the EIR for Agenda Item 3.1

- 1) Resolution No. 2016-004 is attached for your review and consideration. All EIR's are adopted at the County by Resolution. At the time the staff report was distributed we did not yet have this resolution completed.
- 2) Because the Resolution is completed, staff is no longer proposing Tentative recommendations as shown in the staff report. We are now proposing final recommendations. The revised recommendations are shown below:

~~**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,~~

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-004 Certifying Environmental Impact Report No. 531 based on the findings and conclusions set forth in the resolution and EIR No. 531; 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.



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum (2)

Date: March 16, 2016

To: Planning Commission

From: Matt Straite, Planning Staff

RE: Additional Information for Agenda Item 3.1

- After the staff report was printed staff received seven emails from Mr. Thomson with concerns regarding the view. Please see the staff report for information regarding the view. All the issues raised were addressed in the staff report and the EIR.
- Please see attached Indemnification Agreement.
- A letter from Blum|Collins LLP dated March 14, 2016 was received after the staff report was printed. The letter and a response letter drafted by the CEQA consultant, LSA dated March 15, are attached for your review. The Blum|Collins letter also included several hundred pages of attachments which were provided to the Planning Commission Secretary and are considered part of the public record. The attachments include:
 - A Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher
 - Final Report- NCCP/MSCP Raptor Monitoring
 - Least Bell's Vireo
 - Comparison of Regulatory Design Concentrations
 - Natural Gas: Technology You Can Bank On
 - Air Quality and Land Use Handbook: A Community Health Perspective
 - SoCal Environmental Justice Alliance Letter

Straite, Matt

From: Jim Thomson <Thom1961@Verizon.net>
Sent: Tuesday, March 15, 2016 4:46 PM
To: Straite, Matt
Subject: FW: Landscape drawings

Categories: Blue Category

I am in Construction and I am also a draftsman of 42 years so I looked at the site plan and it is totally bogus. See the actual fact as verified from Tom Simmons "The Developers Agent"

Now I am 100% certain about what I am talking about however the board members do not seem to realize the effects of a ½ million square foot 47'-0 building.

I can't tell if my property finish floor is 1602' per the architect or 1620' either case the finish floor of the building is 1591' so either 11' or 29'-0 below but add 47'-0 - 11' = 36'-0 above my property site line or 18'-0 either which way the drawing is totally misrepresenting my perspective! The Majority of my property is -8'-0 below my finish floor so I am looking directly at Empire State Building in my eyes! Similar to sitting in the front row of the movies and looking over the screen top is closer to the actual representation. My neighbors have a dirt hill between them and the project I do not and my land is much lower than theirs!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 - 0105

(951) 697 - 7638 Fax

From: Tom Simmons [mailto:tsimmons@blackridgereg.com]
Sent: Friday, March 11, 2016 3:20 PM
To: Thom1961@Verizon.net
Subject: RE: Landscape drawings

Jim,

I was able to get with DRC Engineering to get more information.

The finish floor for the northern building is proposed at 1591'.

The building maximum height is 47' with a combined elevation proposed at 1638'.

Your property's elevation appears to be 1620' from the topographic survey, which would mean that the upper 18' of the building would be visible from the finish floor of your lot.

A rough measurement of the distance from your eastern property line and the proposed building wall is +/- 350'.

From: Jim Thomson [mailto:Thom1961@Verizon.net]
Sent: Friday, March 11, 2016 2:34 PM
To: Tom Simmons
Subject: RE: Landscape drawings
Importance: High

Tom,

Did you manage to get an answer on the height as per previous submitted question?

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

From: Tom Simmons [<mailto:tsimmons@blackridgereg.com>]

Sent: Friday, March 11, 2016 10:01 AM

To: Thom1961@Verizon.net

Subject: RE: Landscape drawings

I need to confirm the building height, but I think you are going down the right path based on the information provided from the civil engineer.

From: Jim Thomson [<mailto:Thom1961@Verizon.net>]

Sent: Friday, March 11, 2016 9:43 AM

To: Tom Simmons

Subject: RE: Landscape drawings

Importance: High

Tom thanks for the drawing. Am I to understand that the Finish Floor elevation of the proposed building to be +1591'- 0 then add the building height of 48'- 0 = 1639'- 0 Top of roof? Thus top of building to be 41'- 0 lower than our house finish floor elevation of +1680'- 0?

Please clarify.

Thanks Tom!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

From: Tom Simmons [<mailto:tsimmons@blackridgereg.com>]

Sent: Friday, March 11, 2016 9:25 AM

To: Thom1961@Verizon.net
Subject: FW: Landscape drawings

Jim,

Please see the attached sketch from the project's civil engineer calling out the elevations of the homes in relation to the finish floor of the proposed warehouse.

Hopefully this gets you some of the information you were looking for.

From: Warren Williams [<mailto:warren@drc-eng.com>]
Sent: Friday, March 11, 2016 8:30 AM
To: Tom Simmons
Subject: RE: Landscape drawings

Tom,
I can't follow James' concern without a little more information, but I attached a plot with all of the topo that I have to the west. I sketched in the approximate floor levels of the homes assuming they are typical relative to the grades around them. I also labeled the highest floor level of the building. I couldn't recall the building height to add to the FF. Take a look at this and let me know what you think we need to add.
Thanks,

Warren Williams
DRC Engineering
714-685-6860 x302 office
714-936-4806 cell

From: Tom Simmons [<mailto:tsimmons@blackridgereg.com>]
Sent: Thursday, March 10, 2016 2:44 PM
To: Warren Williams
Subject: FW: Landscape drawings
Importance: High

Warren,

At the ALUC hearing today I met Jim Thomson, one of the neighbors to the Alessandro property. In his email below, I believe he is looking for information with respect to the proposed elevations of the buildings in relation to his property on the western border of the project. Does DRC have conceptual civil drawings that would show the various elevations of what the project proposes for the three lots in addition to the current elevation of those residences that I can share with Jim? If so, please send to me so I can forward to Jim.
Thanks.

Best,
TS

From: Jim Thomson [<mailto:Thom1961@Verizon.net>]
Sent: Thursday, March 10, 2016 2:12 PM
To: Tom Simmons
Subject: RE: Landscape drawings
Importance: High

Tom,

The drawings are incorrect the orientation of the property line! It is very easy to see looking out my kitchen window. The fence in the middle of my back fence is not perpendicular to my fence or even close. Looking from my kitchen window I will literally be looking at a parking lot and I really don't like that. I don't understand why the building has to be up so high above Alessandro level. I really want to get someone out here to see for themselves and guarantee I don't end up with a shitty view out my back yard.

I want to know the actual elevation drops from my view. I have a laser and a site and transit and I can shoot the elevations myself to verify. The property lines shown on the plans are incorrect visually so it is misrepresented as to what is and is not going to be visible! I have been doing drawings for 40 years and I know when drawings are not correct!

I am going to physically check everything out to see.

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

From: Tom Simmons [<mailto:tsimmons@blackridgereg.com>]

Sent: Thursday, March 10, 2016 12:33 PM

To: herncane@msn.com; thom1961@verizon.net

Subject: Landscape drawings

Here are those landscape drawings that were too big to send with the architectural plans. Again, please don't hesitate to reach out to me with your questions.

Best regards,
Tom

Straite, Matt

From: Jim Thomson <Thom1961@Verizon.net>
Sent: Tuesday, March 15, 2016 2:57 PM
To: Straite, Matt
Subject: RE: Allesandro Commerce Center

Importance: High

Categories: Blue Category

Another Concern is why is it that they can't remove more dirt and lower the damn building so it is not 20'-0" Above my finish floor level? If it was lower and I could see past it that would work also. Originally they had single level tilt ups figured which would have been 20'-0" tall. We could have seen past them and there was landscaping figured to look nice. Now we will be obstructed from Morning Light, 85% of my view is gone, we will have diesel trucks driving on the border of the corridor for the Krat which is brilliant.

In addition anybody stop to think how a Kangaroo rat is to cross 6 lanes of traffic going 55 mph = 24 tires + 6 lanes = 30. So the Crossing Kangaroo Rats have a 4% chance of crossing safely by chance! Not very conducive to their survival!

I do indeed wish to talk at the meeting and so will my neighbors please let me know the time and place.

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 - 0105

(951) 697 - 7638 Fax

From: Straite, Matt [mailto:MSTRAITE@rctlma.org]
Sent: Tuesday, March 15, 2016 1:20 PM
To: 'Thom1961@Verizon.net'
Subject: RE: Allesandro Commerce Center

I will pass this comment on to the Commission. You are welcome to attend the hearing tomorrow and speak at the hearing. We do not normally allow the Commissioners to meet individually with members of the public, that's why we have hearings, so everything can be done in the open, on the record and with full transparency.

Understand, the property is and has been designated for light industrial development. If this application went away, the property would still have a light industrial designation and another application would likely be filled for the property. The proposed project is consistent with the General Plan designation of light industrial and the zoning for the site. This is the kind of use the County has planned for the site. This project is actually far less impacting than a manufacturing use which would also be permitted in this location.

Matt Straite

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



From: Jim Thomson [<mailto:Thom1961@Verizon.net>]
Sent: Monday, March 14, 2016 3:18 PM
To: Straite, Matt
Subject: RE: Allesandro Commerce Center
Importance: High

Matt,

My property is the one that is split by the Weapons depot and the proposed land development. The drawings show a new wall at the rear of our yards. It will stop ½ way across my back yard and look like hell. Also a 6'-0 high fence (6'-0 above the dirt) is still lower to the top of the fence than the finish floor level of my house. Basically the top of the new fence is lower than the finish floor of my house. The fence would need to be 14'-0 minimum to be at eye level from my kitchen. There is no dirt hiding the entire project from my view. Who can I contact at the planning commission that can actually have any bearing on the concerns of all the property owners backed up to the project that were never notified as to this development. We had a meeting years ago with small industrial park behind us that was totally fine by us because of the landscaping now a high rise Tilt up ½ million square feet with traffic constantly pollution from Diesel trucks, noise and total displacement of the Kangaroo Rat that is doing much better in this exact area over the past few years.

I would have to make my house 3 stories to regain partial view of what I currently enjoy! And that is not realistic.

Please provide me with the contacts at the Planning Commission that we can meet with to resolve some concerns.

Thanks Matt!

Respectfully,

James Thomson

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(951) 324 – 0105
(951) 697 – 7638 Fax

From: Straite, Matt [<mailto:MSTRAITE@rctlma.org>]
Sent: Monday, March 14, 2016 2:56 PM
To: 'Thom1961@Verizon.net'
Subject: RE: Allesandro Commerce Center

Yes sir.

Matt Straite



From: Jim Thomson [<mailto:Thom1961@Verizon.net>]

Sent: Monday, March 14, 2016 1:49 PM

To: Straite, Matt

Subject: RE: Allesandro Commerce Center

Importance: High

This will not help screen anything The building is 20'-0 above my site line. The semi trucks will be looking directly into my house. No privacy what so ever.

They can lower the building, move it closer to Alessandro Landscape the barrier between us etc. I bought my house in 1999 knowing that there was a Kangaroo rat preserve and that for 30 years no changes were going to be made and since widening the freeway this land was designated for the Dipadomy Stephens Kangaroo Rat and now I lose all my natural view, Nature and I have semi trucks to replace it! My value of my house will lose \$200,000. The sketch below is a gross misrepresentation of actual conditions!

I want to get the information to reach the planning commission, Please!

Respectfully,

James Thomson

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From: Straite, Matt [<mailto:MSTRAITE@rctlma.org>]

Sent: Monday, March 14, 2016 7:25 AM

To: 'Thom1961@Verizon.net'

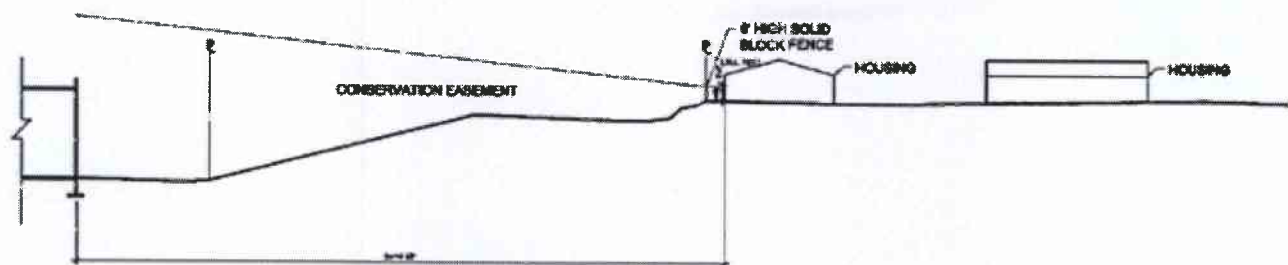
Subject: RE: Allesandro Commerce Center

We will pass your email on to the Planning Commission. The staff report explains the following:

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.



Matt Straite

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



From: Jim Thomson [<mailto:Thom1961@Verizon.net>]

Sent: Friday, March 11, 2016 9:41 PM

To: Straite, Matt

Subject: Allesandro Commerce Center

Importance: High

Matt,

I am very much protesting the location of the proposed building behind my house. The fact of the matter is I live where I do because of the view. I am not going to have my view destroyed by a parking lot and side of a building. I was fine when the original plans called for lower buildings and no visibility from my yard. I am not going to ruin my property value by eliminating my peace of mind. I have a spectacular view of Moreno Valley at night and mountains and nature during the day. I don't want that disturbed without major changes. How would you like a million dollar view taken away to look at semi-trucks and a building.

This land was a Stephens Kangaroo Rat preserve when I moved in back in 1999 and I was told then it would never be developed. It used to have signs up stating the use as a preserve. I am not interested in some nature conservationists removing nature from my life. I am opposed to the plans as they currently stand as are my neighbors.

Please accept this as my notice to you that I will begin legal action if changes are not made to take our wellbeing into consideration!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105
(951) 697 – 7638 Fax

Straite, Matt

From: Jim Thomson <Thom1961@Verizon.net>
Sent: Tuesday, March 15, 2016 2:45 PM
To: Straite, Matt
Subject: RE: Allesandro Commerce Center

Importance: High

Categories: Blue Category

Matt,

I am not opposed to Construction going on there. I am opposed to the face that my house is situated in the way that the property line projects in my yard it is in line with my Garage and every window in my house was focused on that direction when built in 1987. My entire view will be staring at Damn Semi Trucks. If the project was closer to Alessandro I would not oppose anything. I just happen to have the worst possible view if building doesn't move over. If it was all blocked with landscaping it would help. I will see nothing but Semi Trucks in a Parking lot from my house. If I wanted that I would have purchased at a truck stop!

When and Where is the meeting tomorrow?

Respectfully,

James Thomson

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From: Straite, Matt [mailto:MSTRAITE@rctlma.org]

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Subject: RE: Allesandro Commerce Center

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Thanks Matt!

Respectfully,

James Thomson

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Sent: Monday, March 14, 2016 1:49 PM

To: Straite, Matt

Subject: RE: Allesandro Commerce Center

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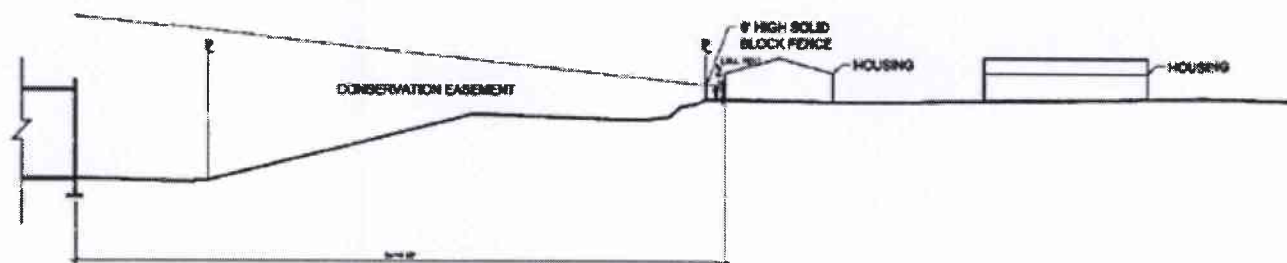
Subject: RE: Allesandro Commerce Center

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Neighbors

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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.



Matt Straite

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Jim Thomson [<mailto:Thom1961@Verizon.net>]

Sent: Friday, March 11, 2016 9:41 PM

To: Straite, Matt

Subject: Allesandro Commerce Center

Importance: High

Matt,

I am very much protesting the location of the proposed building behind my house. The fact of the matter is I live where I do because of the view. I am not going to have my view destroyed by a parking lot and side of a building. I was fine when the original plans called for lower buildings and no visibility from my yard. I am not going to ruin my property value by eliminating my peace of mind. I have a spectacular view of Moreno Valley at night and mountains and nature during the day. I don't want that disturbed without major changes. How would you like a million dollar view taken away to look at semi-trucks and a building.

This land was a Stephens Kangaroo Rat preserve when I moved in back in 1999 and I was told then it would never be developed. It used to have signs up stating the use as a preserve. I am not interested in some nature conservationists removing nature from my life. I am opposed to the plans as they currently stand as are my neighbors.

Please accept this as my notice to you that I will begin legal action if changes are not made to take our wellbeing into consideration!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

Straite, Matt

From: Jim Thomson <Thom1961@Verizon.net>
Sent: Monday, March 14, 2016 3:18 PM
To: Straite, Matt
Subject: RE: Allesandro Commerce Center

Importance: High

Categories: Blue Category

Matt,

My property is the one that is split by the Weapons depot and the proposed land development. The drawings show a new wall at the rear of our yards. It will stop ½ way across my back yard and look like hell. Also a 6'-0 high fence (6'-0 above the dirt) is still lower to the top of the fence than the finish floor level of my house. Basically the top of the new fence is lower than the finish floor of my house. The fence would need to be 14'-0 minimum to be at eye level from my kitchen. There is no dirt hiding the entire project from my view. Who can I contact at the planning commission that can actually have any bearing on the concerns of all the property owners backed up to the project that were never notified as to this development. We had a meeting years ago with small industrial park behind us that was totally fine by us because of the landscaping now a high rise Tilt up ½ million square feet with traffic constantly pollution from Diesel trucks, noise and total displacement of the Kangaroo Rat that is doing much better in this exact area over the past few years.

I would have to make my house 3 stories to regain partial view of what I currently enjoy! And that is not realistic.

Please provide me with the contacts at the Planning Commission that we can meet with to resolve some concerns.

Thanks Matt!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

From: Straite, Matt [mailto:MSTRAITE@rctlma.org]
Sent: Monday, March 14, 2016 2:56 PM
To: 'Thom1961@Verizon.net'
Subject: RE: Allesandro Commerce Center

Yes sir.

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501



From: Jim Thomson [<mailto:Thom1961@Verizon.net>]
Sent: Monday, March 14, 2016 1:49 PM
To: Straite, Matt
Subject: RE: Allesandro Commerce Center
Importance: High

This will not help screen anything The building is 20'-0" above my site line. The semi trucks will be looking directly into my house. No privacy what so ever.

They can lower the building, move it closer to Alessandro Landscape the barrier between us etc. I bought my house in 1999 knowing that there was a Kangaroo rat preserve and that for 30 years no changes were going to be made and since widening the freeway this land was designated for the Dipadomy Stephens Kangaroo Rat and now I lose all my natural view, Nature and I have semi trucks to replace it! My value of my house will lose \$200,000. The sketch below is a gross misrepresentation of actual conditions!

I want to get the information to reach the planning commission, Please!

Respectfully,

James Thomson

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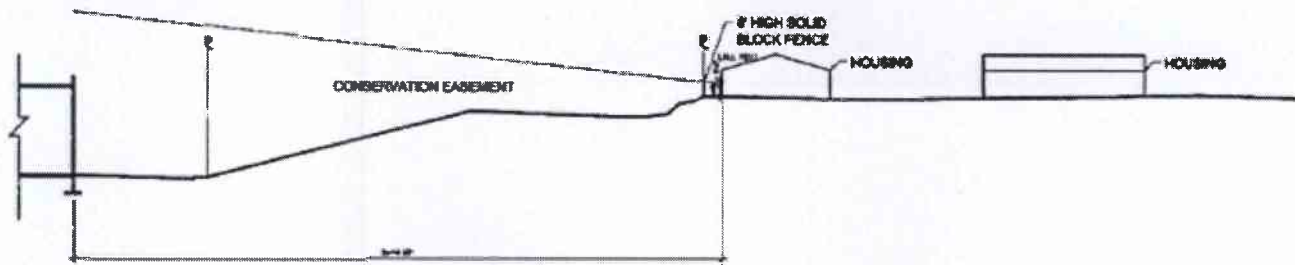
From: Straite, Matt [<mailto:MSTRAITE@rctlma.org>]
Sent: Monday, March 14, 2016 7:25 AM
To: 'Thom1961@Verizon.net'
Subject: RE: Allesandro Commerce Center

We will pass your email on to the Planning Commission. The staff report explains the following:

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

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Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



From: Jim Thomson [<mailto:Thom1961@Verizon.net>]

Sent: Friday, March 11, 2016 9:41 PM

To: Straite, Matt

Subject: Allesandro Commerce Center

Importance: High

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From: Jim Thomson <Thom1961@Verizon.net>
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Categories: Blue Category

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Sent: Monday, March 14, 2016 7:25 AM

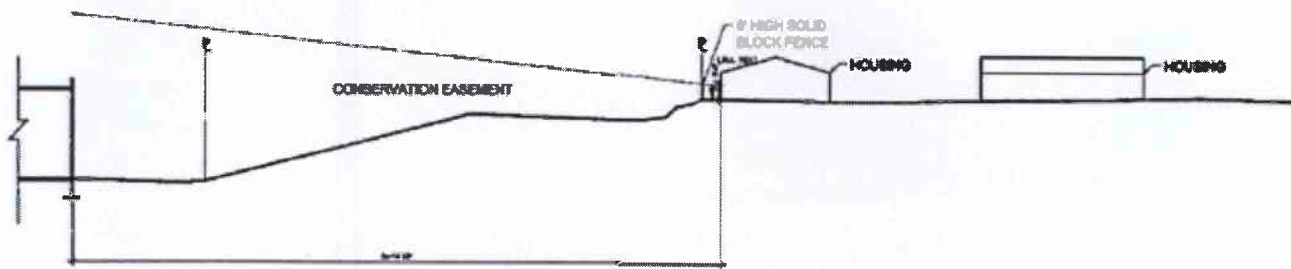
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Neighbors

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Straite, Matt

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Sent: Friday, March 11, 2016 9:41 PM
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Subject: Allesandro Commerce Center

Importance: High

Categories: Blue Category

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Straite, Matt

From: Jim Thomson <Thom1961@Verizon.net>
Sent: Friday, March 11, 2016 9:37 AM
To: Straite, Matt
Subject: Re: Building off of Alessandro in the K rat preserve

Importance: High

Categories: Blue Category

Matt,

I am very upset that it has been determined that building is allowed on the Kangaroo Rat preserve. I bought my house in 1999 with the understanding that no building was going to take place behind my house. My entire decision for moving here was based on our beautiful view of Moreno Valley lights at night and the Mountains visible all day long. It is soon to be a thing of the past. I will no longer be able to enjoy the view I so love. I will be staring at a damn parking lot for semi trucks. I am 100% against this and I feel the need to make a change immediately to accommodate both our needs.

They can lower the height of the pad to which they intent to bid and move the building closer to Alessandro!

Please advise me as to my options other than moving!

Respectfully,

James Thomson

www.Riversidesteel.com

(951) 324 – 0105

(951) 697 – 7638 Fax

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Amstar/Kaliber, LLC, a Delaware Limited Liability Company registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 297-080-007, 297-080-008, 297-080-009 and 297-080-010 ("PROPERTY"); and,

WHEREAS, on August 22, 2013, PROPERTY OWNER filed an application for Plot Plan No. 25422 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Amstar/Kaliber, LLC
Attn: Karyn Reed
305 N. Harbor Blvd., Ste. 215
Fullerton, CA 92832

With a copy to:
Tom Simmons
4590 Macarthur Blvd., Ste. 240
Newport Beach, CA 92660

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 3/10/16
MELISSA R. CUSHMAN / DATE

Dated: 3-10-16

PROPERTY OWNER:

Amstar/Kaliber, LLC, a Delaware Limited Liability Company

By: Amstar-20, LLC, a Colorado Limited Liability Company
Its Manager

By: G. Douglas Wiley, II
G. Douglas Wiley, II
Manager

Dated: 3/3/16

By: Edward J. Kerzner
Edward J. Kerzner
Manager

Dated: 2/25/16

By: Joseph M. Zuber
Joseph M. Zuber
Manager

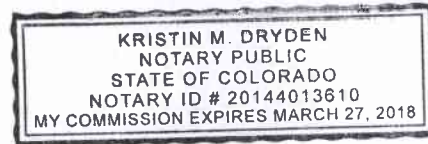
Dated: 3/3/16

State of Colorado
County of Denver

The foregoing document, the Indemnification Agreement, was acknowledged before me this 3rd
day of March, 2016, by G. Douglas Wiley, II, as Manager of Amstar/Kaliber, LLC.

Kristin M. Dryden

My commission expires 3/27/2018

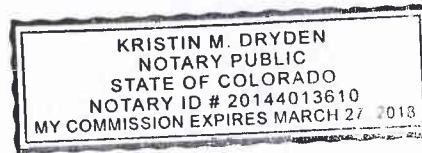


State of Colorado
County of Denver

The foregoing document, the Indemnification Agreement, was acknowledged before me this 25th
day of February, 2016, by Edward J. Kerzner, as Manager of Amstar/Kaliber, LLC.

Kristin M. Dryden

My commission expires 3/27/2018

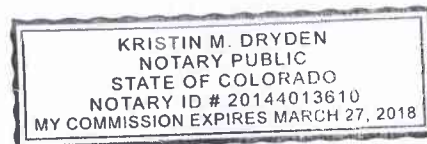


State of Colorado
County of Denver

The foregoing document, the Indemnification Agreement, was acknowledged before me this 3rd
day of March, 2016, by Joseph M. Zuber, as Manager of Amstar/Kaliber, LLC.

Kristin M. Dryden

My commission expires 3/27/2018



BLUM | COLLINS LLP

Aon Center
707 Wilshire Boulevard
Suite 4880
Los Angeles, California
90017

213.572.0400 phone
213.572.0401 fax

March 14, 2016

Planning Commission & Department of Planning
County of Riverside
4080 Lemon Street
Riverside, CA 92502
c/o Matt Straite, mstraite@rctlma.org

Via Email & U.S. Mail

Re: *Further Comments on Alessandro Commerce Centre Proposed Warehouse Facility: Responses to FEIR*

Dear Mr. Straite, the Planning Commission & the Department of Planning:

Prior to the Planning Commission's hearing on this matter we wanted to respond to some of the responses to comments in the FEIR for the revised Alessandro Commerce Centre project.

Biological Resources. We agree with CDFW that surveys for nesting birds should occur year-round. At a minimum, they should occur from January 1 (for nesting raptors), through September 15 (for the least Bell's vireo and the southwestern willow flycatcher). See Attachments A1, A2, and A3.

Air Quality. Neither the RFDEIR nor the RFFEIR included the assumptions relied upon for construction or operation air quality analysis. These assumptions should have been in the RFDEIR, not the Appendices. Additionally, you've argued that the HRA analysis based on SCREEN3 was adequate. SCREEN3 is based on the older ISC3 model, which we believe is also referred to as ISCST3. You have stated that you believe SCREEN3 represents a "conservative" analysis. We do not believe that is the case according to Attachment B submitted herewith (*see* Appendix A thereto). You further responded to SCAQMD that there are no commercially available low or zero-emission trucks. Please see Attachment C which is a reprint from www.freightlinertrucks.com/Trucks/Alternative-Power-Trucks/Natural-Gas/. Regarding SCAQMD's comment that you should create a minimum buffer of 1,000 feet between truck traffic and sensitive receptors, please see Attachment D, the CARB Air Quality and Land Use Handbook.

Cumulative Impacts. The RFDEIR did not, to our knowledge, disclose whether you were relying on a list of projects or a summary of projections method for analysis, contrary to

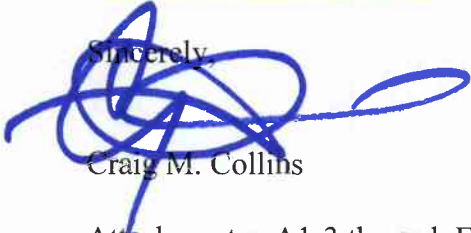
Planning Commission & Department of Planning, Riverside County
c/o Matt Straite
March 14, 2016
Page 2

the CEQA Guidelines. We believe there could be significant air quality impacts for pollutants beyond merely NO_x. Air Quality impacts from other projects could be significant given the light industrial designation of the adjacent March Joint Powers Authority properties as well as other regional warehouse facilities planned and approved for the area.

You also omitted our comment letter from the RFFEIR. We can see that you got it based on the response to comments but to make sure it is in the record an additional copy is provided as Attachment E.

We look forward to your response. You can contact us at collins@blumcollins.com and bentley@blumcollins.com. Thank you.

Sincerely,



Craig M. Collins

Attachments: A1-3 through E

Date: March 15, 2016
To: Matt Straite, RCTLMA
From: Kent Norton, LSA
Subject: Alessandro Commerce Centre Final EIR – Responses to SCEJA Comments

On March 14, the Southern California Environmental Justice Alliance (SCEJA) transmitted a comment letter and attached materials on the Final EIR for the Alessandro Commerce Centre project (see attached). The following are responses to those SCEJA comments.

Comment 1: Biological Resources. *We agree with CDFW that surveys for nesting birds should occur year-round. At a minimum, they should occur from January 1 (for nesting raptors), through September 15 (for the least Bell's vireo and the southwestern willow flycatcher). See Attachments A1, A2, and A3.*

Response 1: Regarding nesting birds, the County acknowledges that nesting periods may vary depending on the type or species of bird involved. However, this runs counter to the County's currently established development review procedures and CEQA mitigation requirements. The County believes this new precedent (i.e., conducting nesting bird surveys on a year-round basis) would place unreasonable burdens and uncertainty on property owners and/or developers. The County knows of no scientific data or studies, or other regulatory or legislative direction, requiring or identifying the need for year-round nesting bird surveys. Until such documentation is published or otherwise available, the County will continue to require nesting bird surveys from February 15 to August 30 per currently established County procedures. It should be noted the California Department of Fish and Wildlife (CDFW) made a similar comment in their DEIR comment letter dated September 29, 2015 to which the County responded in a similar manner. It should also be noted that Mitigation Measures BR-1a and BR-1b were modified consistent with the CDFW's recommendations regarding burrowing owls and nesting birds.

The EIR did evaluate potential impacts to least Bell's vireo and southwestern willow flycatcher and found neither species was present onsite and there was no suitable habitat for either found. However, nesting bird surveys will be conducted at appropriate times of the year prior to grading, as outlined in BR-1b. If either species is in fact present on the site, the nesting survey will indicate such and work will be halted per Mitigation Measure BR-1b until nesting is completed.

Comment 2: *Air Quality. Neither the RFDEIR nor the RFFEIR included the assumptions relied upon for construction or operation air quality analysis. These assumptions should have been in the RFDEIR, not the Appendices. Additionally, you've argued that the HRA analysis based on SCREEN3 was adequate. SCREEN3 is based on the older ISC3 model, which we believe is also referred to as ISCST3. You have stated that you believe SCREEN3 represents a "conservative" analysis. We do not believe that is the case according to Attachment B submitted herewith (see Appendix A thereto). You further responded to SCAQMD that there are no commercially available low or zero-emission trucks. Please see Attachment C which is a reprint from www.freightlinertrucks.com/Trucks/Alternative-Power-Trucks/Natural-Gas/. Regarding SCAQMD's comment that you should create a minimum buffer of 1,000 feet between truck traffic and sensitive receptors, please see Attachment D, the CARB Air Quality and Land Use Handbook.*

Response 2: As indicated by the commenter, the information requested by the SCEJA, and the SCAQMD in their letter dated September 29, 2015, regarding construction and operational activities were included in the project air quality study appendices (RFDEIR Appendices C-1 through C-6) and in Section U-4 of the RFDEIR regarding energy conservation (i.e., "Would the project conflict with the State CEQA Guidelines Appendix F regarding energy conservation?") as outlined on pages 4-92 to 4-96 of the RFDEIR. In addition, the CalEEMod input and output files for the revised project are included in Appendix E of the FEIR. While it is more convenient to show the construction modeling assumptions in the Draft and/or Final EIR, it must be remembered this is a Revised Focused EIR and has now had two detailed environmental analyses consistent with CEQA, including SCAQMD methodologies and procedures. The information needed to evaluate the air quality analysis and health risk assessment have been provided in the EIR document.

Yes AERMOD is the more detailed model, but SCREEN3 gives conservative results compared to any full air dispersion model (AERMOD, ISCST3, etc.) because it assumes that the wind blows directly from the emissions source to the receptor all the time, rather than using real meteorological data which has winds speed and direction varying. SCREEN3 also has the emissions rate constant throughout the day (and we set it at the peak hourly rate), rather than having the emissions vary based on daily operations. The combination of these differences results in SCREEN3 results being much higher than any full air dispersion model (AERMOD, ISCST3, etc.). If the more conservative SCREEN3 analysis shows results that are less than significant, then any more detailed, accurate, time-consuming AERMOD analysis would be expected to show lower results that are also less than significant.

Feasibility related to the availability of low or zero-emission trucks is not a "cut and dried" issue. While there are manufacturers selling natural gas trucks (SCEJA Attachment C), it is unknown how viable they are as replacements for current diesel trucks in terms of economics, maintenance, availability, etc. NG trucks emit substantially less PM10 and CO

than diesel, but NOx emissions are not reduced to nearly the same degree. Even if all diesel trucks for the project were switched to NG it is still likely the project would still have significant NOx emissions.

Regarding the CARB Air Quality and Land Use Handbook, this reference contains many recommendations but are not legal land use or environmental regulatory requirements (i.e., it is advisory only). The recommendations are only there for early screening of projects or those that do not have a detailed environmental analysis. In this case, the EIR for the proposed project does include a detailed environmental analysis that demonstrates there are no significant health risks to local residents from project emissions, so CARB's general guidelines are not applicable.

Comment 3: *Cumulative Impacts. The RFDEIR did not, to our knowledge, disclose whether you were relying on a list of projects or a summary of projections method for analysis, contrary to the CEQA Guidelines. We believe there could be significant air quality impacts for pollutants beyond merely NO_x. Air Quality impacts from other projects could be significant given the light industrial designation of the adjacent March Joint Powers Authority properties as well as other regional warehouse facilities planned and approved for the area.*

Response 3: Cumulative environmental impacts were evaluated extensively in the Original Draft EIR. There are several reasons why the Revised Focused DEIR did not evaluate a new list or plan regarding cumulative impacts. First, a new Notice of Preparation was not issued for the Revised Focused DEIR as it was intended to address the deficiencies noted by the trial court, none of which included cumulative impacts (as discussed in detail in the Introduction of the RFDEIR). Second, the Revised Project produces much less traffic, air pollution, health risks, and noise compared to the Original Project, so the overall evaluation of the Project relative to surrounding development would be on a much smaller scale. Note that the Revised Project is consistent with the General Plan and zoning designations for the site and so the cumulative air quality impacts of industrial land uses in the County were addressed in the County's General Plan EIR. In addition, economic conditions since approval of the Original EIR have been stagnant, as evidenced by the updated traffic counts prepared for the Revised Project which showed actually less area traffic now than when the Original Project was proposed. This indicates cumulative conditions have not worsened since the Original EIR was approved. Finally, as noted earlier the trial court did not find the cumulative analysis in the Original EIR to be deficient, so the County, as lead agency, determined it did not need to be revised for the reasons outlined above.

Comment 4: *You also omitted our comment letter from the RFFEIR. We can see that you got it based on the response to comments but to make sure it is in the record an additional copy is provided as Attachment E.*

Response 4: Yes, your comment letter dated October 5, 2015 was inadvertently omitted from the Final EIR document, but responses to all of the comments in the letter were provided in the Final EIR (see Letter J).

Summary: The comments made and the issues raised by the SCEJA have already been addressed in the Draft and Final EIR documents for this project, and do not result in the need for recirculation or the addition of mitigation. Therefore, no changes are proposed to the EIR at this time.

Attachments: SCEJA Letter dated March 14, 2016
SCEJA Attachments A-1 through A-3 and B through E
SCEJA Letter dated October 5, 2015

3.1
Agenda Item No.:
Area Plan: Lake Mathews/ Woodcrest
Zoning District: March
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: March 16, 2016
Continued from: February 17, 2016

PLOT PLAN NO. 25422
ENVIRONMENTAL IMPACT REPORT NO. 537
Applicant: Tom Simmons/Blackridge
Engineer/Representative:
Warren Williams/DRC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan, also known as the Alessandro Commerce Center, proposes to entitle 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 2 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces, a truck parking area and two detention basins and a temporary rock crushing plant. An EIR was prepared to study the environmental impacts of the proposed project.

A lot line adjustment was studied in the EIR as well but is not part of this action.

A similar project was previously approved as Plot Plan 22925. A subsequent lawsuit and settlement agreement required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. Consequently, Plot Plan No. 25422 has a changed layout and number of structures. Impacts are generally reduced by the new design and use. An Environmental Impact Report (EIR) was previously done for the site, EIR No. 510, which was also vacated. A new revised focused EIR (EIR No. 537) has been drafted building on the contents of EIR No. 510. As part of the settlement agreement for the litigation a 6.69 acre Stephens Kangaroo Rat (SKR) corridor/ habitat area was added to the project design.

The proposed project is located in the First District more specifically its southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street, within the Lake Mathews/Woodcrest Area Plan.

The project is designed with the larger structure located near Alessandro Boulevard. The structure is heavily screened from view along Alessandro Boulevard by a landscaped basin and additional screening landscaping designed to prevent any view of the truck docks from the street by pedestrians or cars. The smaller structure is located along Brown Street, which has yet to be constructed. To the west, the structure is buffered from the neighboring structures with a Stephens Kangaroo Rat corridor/habitat conservation area. This was required as part of the settlement agreement with the Center for Biological Diversity. The conservation area will feature natural native landscaping and slopes gradually towards the proposed warehouse structure. The project is also proposing to construct a 6 foot solid block wall along the property line, between the conservation area and the homes, to help screen the project from the neighboring homes on the west side of the project and to help preserve the conservation area. Both structures proposed feature enhanced architectural features on all sides of the structures including spandrel glass and columns to break up the façade and provide light play on the

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.

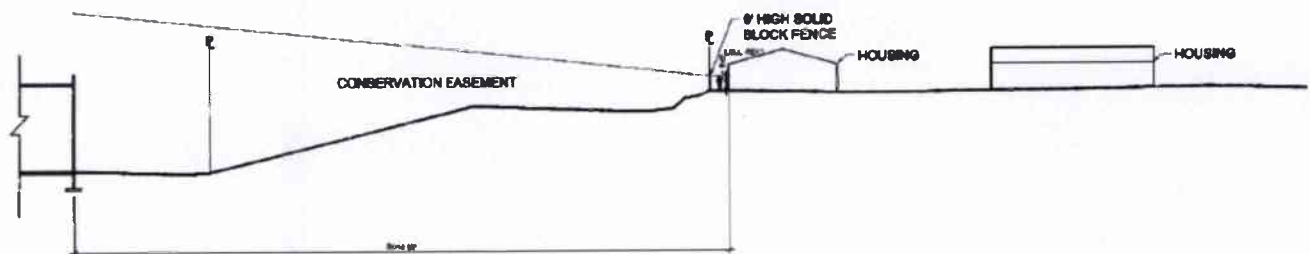
The smaller structure is located along Brown Street, which is not yet constructed. This will also feature enhanced architecture and added massing at office locations. The structure was setback from the conservation area to the south of the project to act as a buffer to the conservation. All urban wildland 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 PM₁₀ and PM_{2.5} 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 PM₁₀ and PM_{2.5} 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:

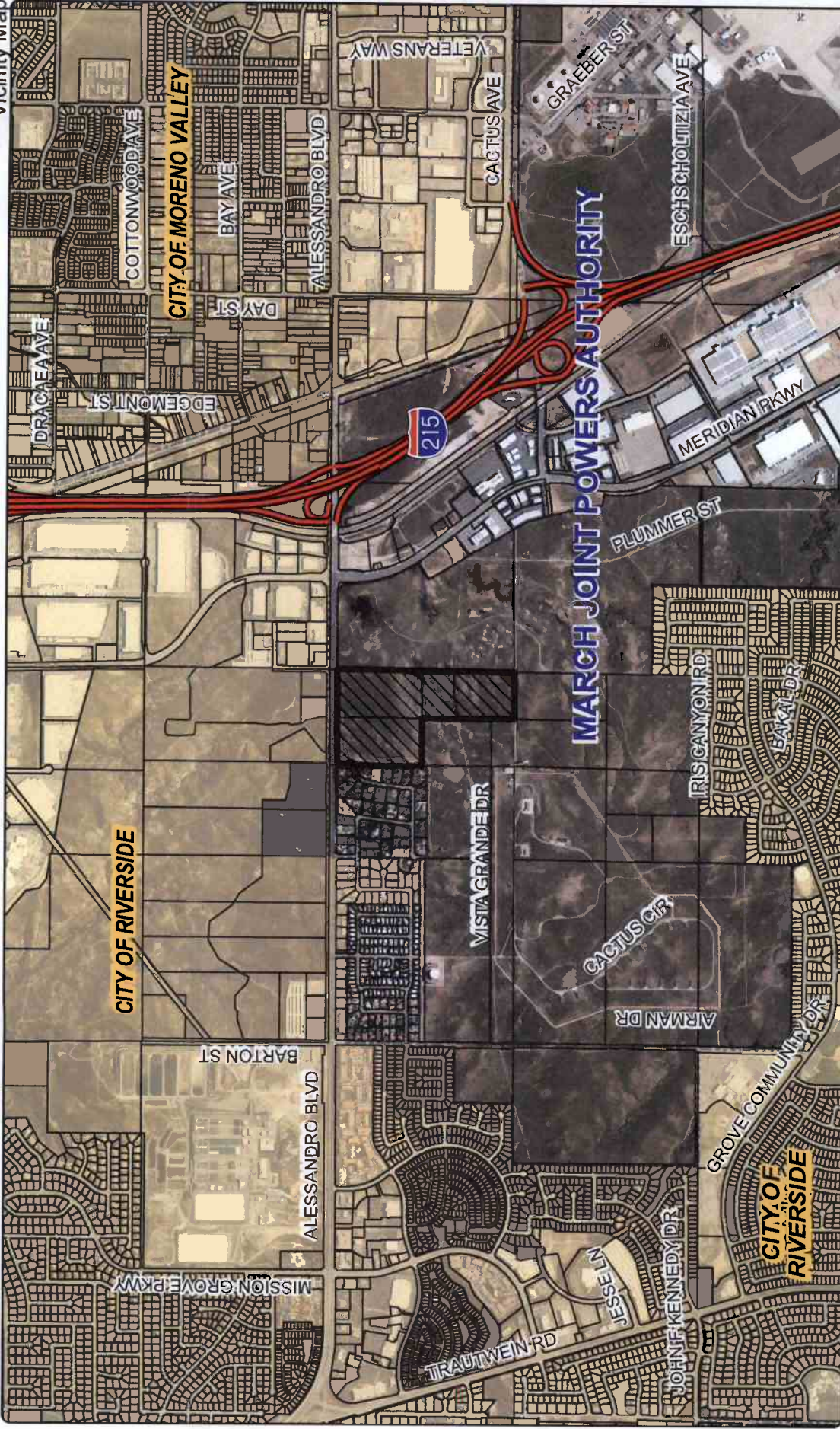
1. One letter from the March JPA dated 11-4-13 was submitted for the project. The letter is attached. All issues from the letter were addressed in the project design, the EIR and the response to comments on the EIR.
2. The project site is not located within:
 - a. A county service area;
 - b. A 100-year 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

Supervisor Jeffries
District 1

Date Drawn: 04/15/2015
Vicinity Map

VICINITY/POLICY AREAS



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 County Planning Department is currently reviewing the new General Plan and will update the County Planning Department's official map of Riverside at 800 West 9th Street, Suite 100, Palm Desert at (760) 863-8277 (Riverside County) or Website: <http://planning.riverside.ca.gov>

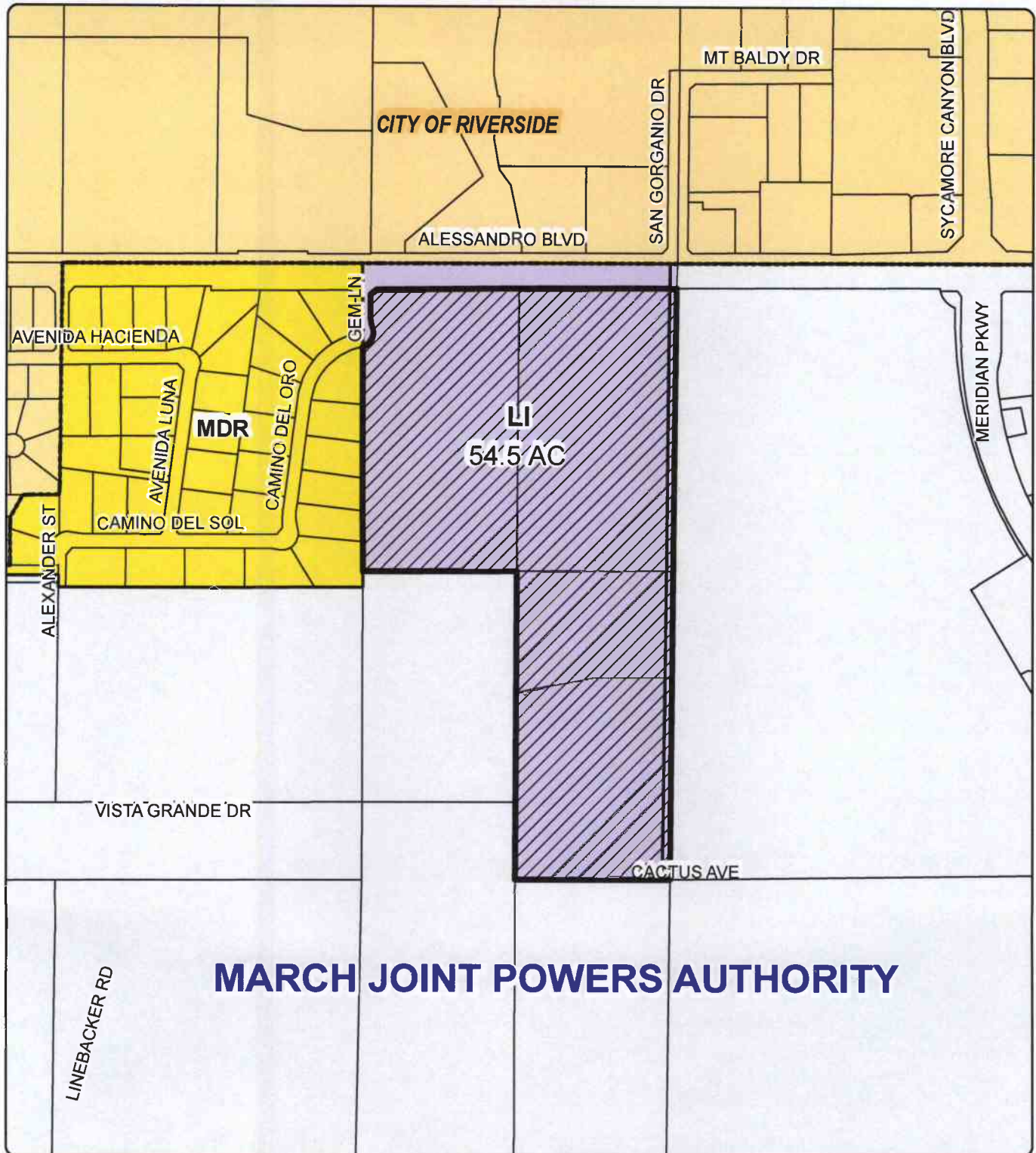
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25422

Supervisor Jeffries
District 1

EXISTING GENERAL PLAN

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.rctdms.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

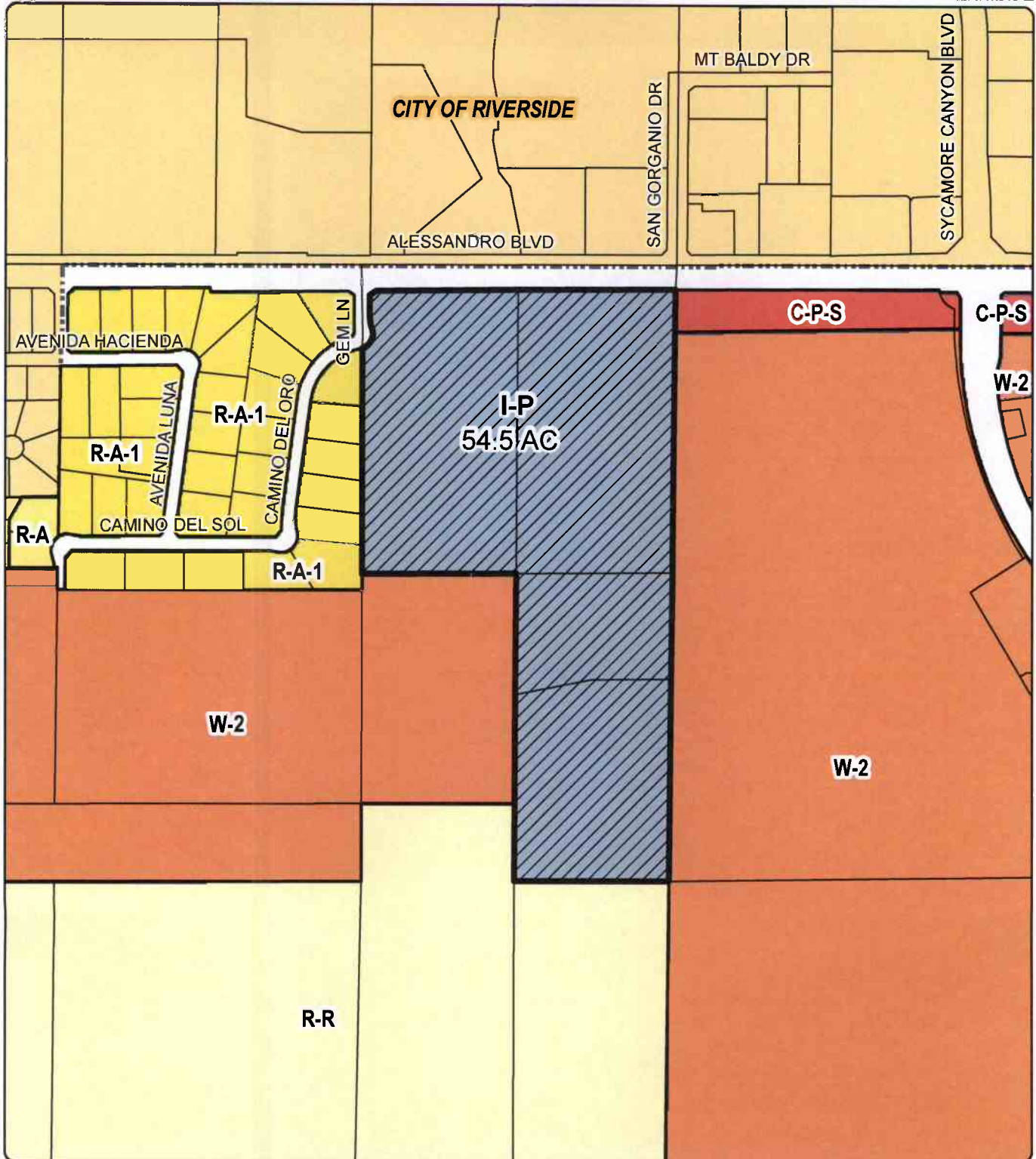
PP25422

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 04/14/2015

Exhibit 2



Zoning Area: March

Author: Vinnie Nguyen



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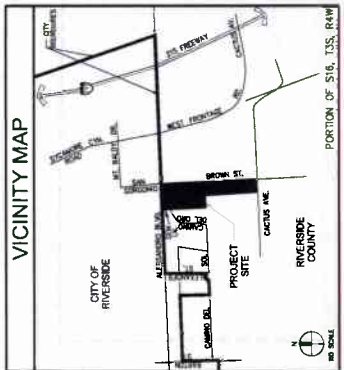
CAUTION IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

WARE MALCOMB
Landscape Design for Commercial Real Estate

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

SYCAMORE
WILDERNESS
PARK

BMP
B/O/P



LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN WILL INCORPORATE THE PROJECT INTO THE EXISTING LANDSCAPE AND PROVIDE A SUSTAINABLE, FUNCTIONAL, AND BEAUTIFUL ENVIRONMENT. THE DESIGN WILL FOLLOW THE CITY OF RIVERSIDE'S LANDSCAPE DESIGN GUIDE AND THE CALIFORNIA TREED CARE ACT. THE DESIGN WILL PROVIDE A SUSTAINABLE, FUNCTIONAL, AND BEAUTIFUL ENVIRONMENT. THE DESIGN WILL FOLLOW THE CITY OF RIVERSIDE'S LANDSCAPE DESIGN GUIDE AND THE CALIFORNIA TREED CARE ACT.

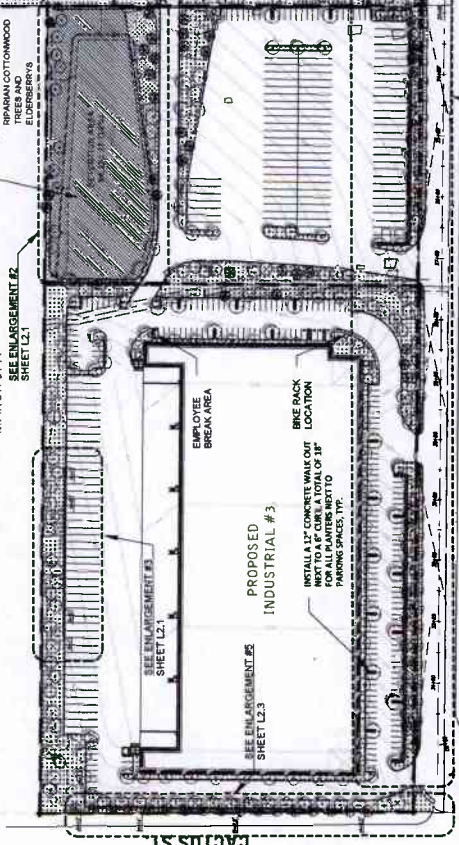
CONSERVATION EASEMENT

6" HIGH TUMBLER STEEL FENCE WITH PICKETS AT 8" CLEAR MINIMUM AND BOTTOM OF FENCE AT 18" ABOVE FINISH GRADE, ALONG MDR SOUTHERN EDGE OF ENVIRONMENTAL CORRIDOR.

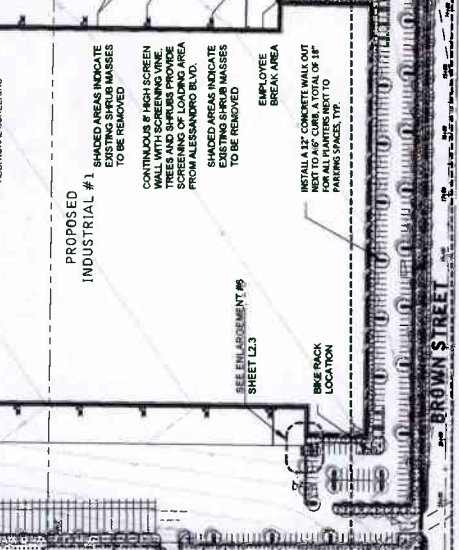
DETENTION AREA

SHADED AREAS INDICATE EXISTING TREES AND PLANTS TO BE REMOVED. DETENTION AREA: SEE HYDROLOGIC MAPS BELOW. A LINE OF DECIDUOUS RIPARIAN COTTONWOOD TREES AND EVERGREEN PINE TREES AT PERIMETER PROVIDE ADDITIONAL SCREENING.

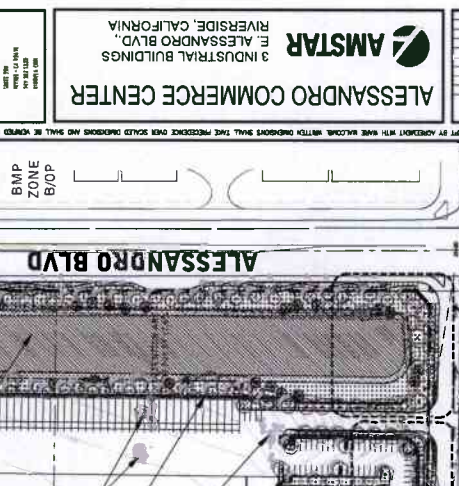
W-2 ZONE MARCH JPA



W-2 ZONE MARCH JPA



W-2 ZONE MARCH JPA



W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
PROXYTATE	PROXYTATE	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
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W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
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W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
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ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
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W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
PROXYTATE	PROXYTATE	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW

W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
PROXYTATE	PROXYTATE	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW

W-2 ZONE MARCH JPA

PLANT NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
PROXYTATE	PROXYTATE	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW
ADAM'S DELICIOUS	ADAM'S DELICIOUS	1 GAL	100	100	LOW



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

WARE MALCOMB
Landscape Design for Commercial and Public Works

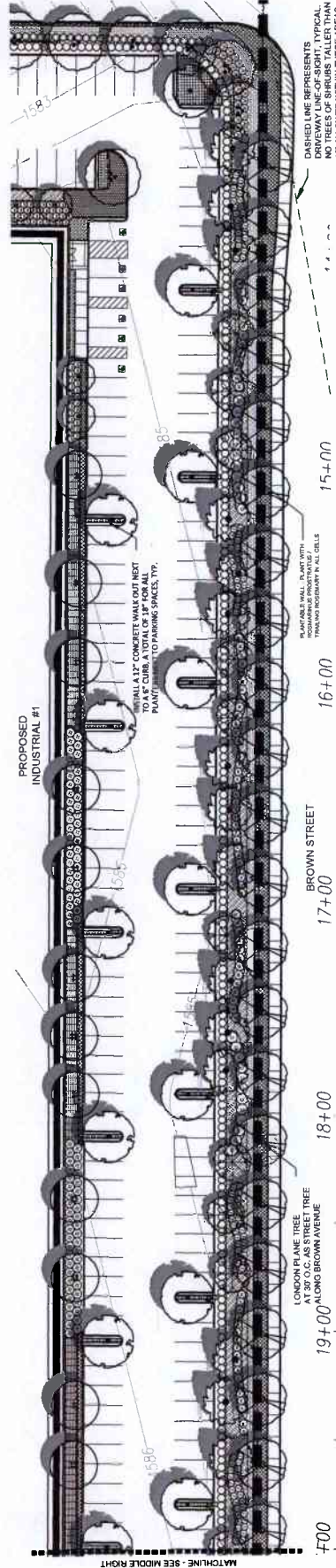
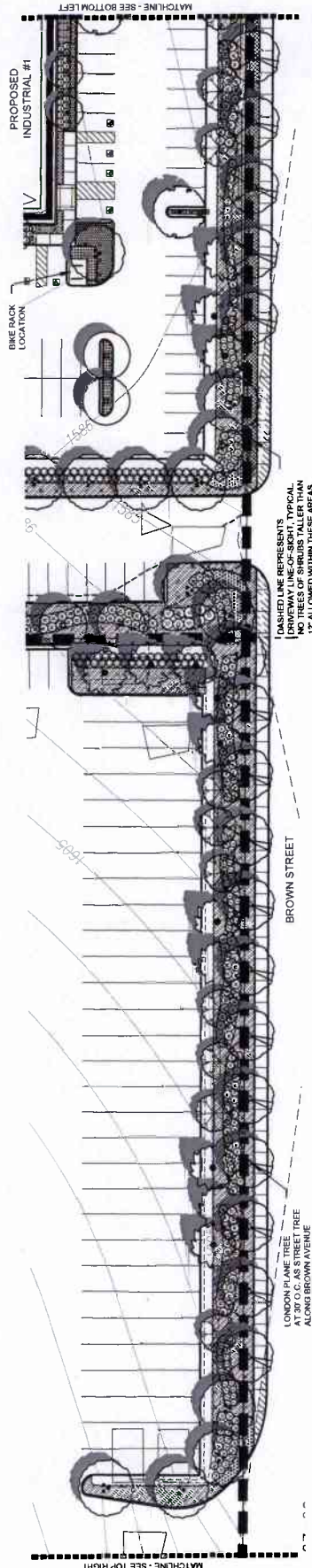
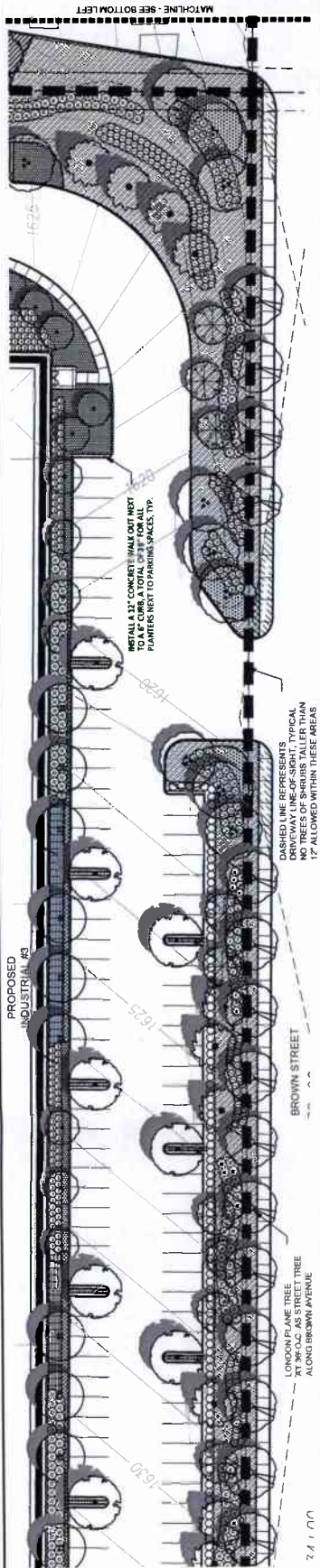
AMSTAR
3 INDUSTRIAL BUILDINGS
E ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA

AMSTAR
3 INDUSTRIAL BUILDINGS
E ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA

AMSTAR
3 INDUSTRIAL BUILDINGS
E ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA

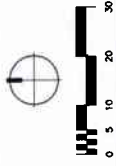
LANDSCAPE CONCEPT PLAN ENLARGEMENTS
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

SHEET
L2.2



NOTE:
SEE SHEET L2.1 FOR PROPOSED PLANT PALETTE

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



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*, *Eriogonum* 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*, *Blackthorn*, *Eriodictyon*, *Eriogonum*, *Quercus* and *Sambucus*.



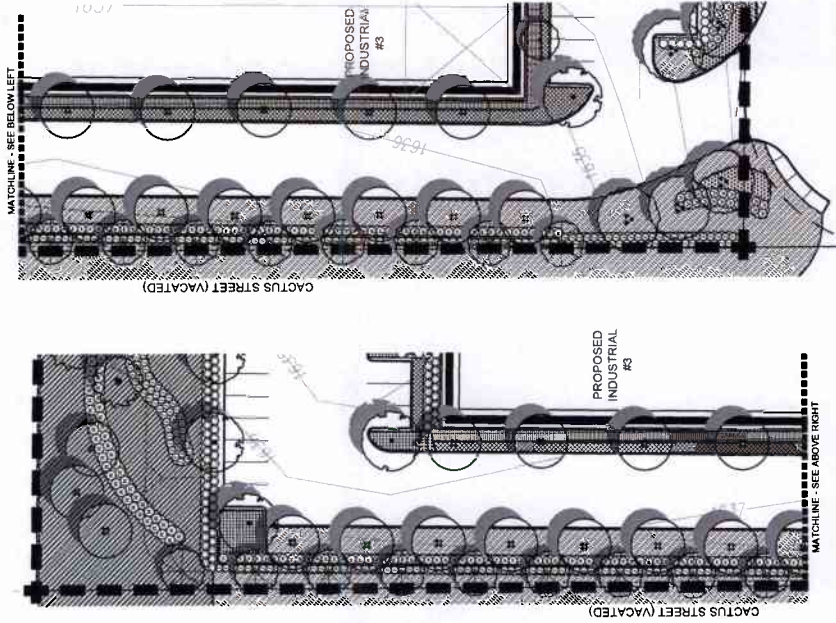
RETAIL DEVELOPMENT NORTHEAST OF SITE (AT ALESSANDRO BLVD. AND SAN GORGONIO DRIVE)

Ornamental plantings include *Phoenix* and *Legastromia* trees, *Dietes*, *Gazania*, *Pennisetum*, *Phormium*, *Raphiophila*, *Rosemary* and *Turf*.



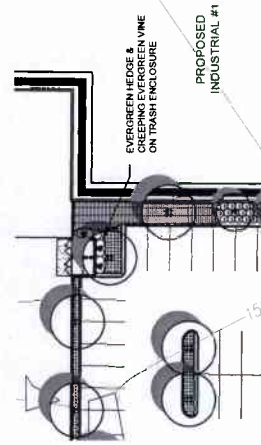
MEDIAN PLANTING ON ALESSANDRO BOULEVARD

Mixed ornamental plantings with trees including *Acacia salicina*, *Cercis*, *Eriobothrys*, *Legastromia* and *Pinus*, and shrubs including *Callistemon*, *Euroops* and *Nandina*.



ENLARGEMENT #5
CACTUS STREET EDGE

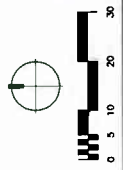
SCALE 1" = 20'-0"



ENLARGEMENT #6
LANDSCAPE SCREENING AT TRASH ENCLOSURE

SCALE 1" = 20'-0"

NOTE:
SEE SHEET L2.1 FOR PROPOSED
PLANT PALETTE



SHEET
L2.3

DATE	BY	CHKD	APP'D
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.
10/15/2014	J. W. W.	J. W. W.	J. W. W.

LANDSCAPE CONCEPT PLAN ENLARGEMENTS
AND ADJACENT LANDSCAPE DOCUMENTATION

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



WARE MALCOMB
Landscape Design for Commercial and Public
1000 W. 10th St.
Riverside, CA 92507
951.514.1111
www.waremalcomb.com

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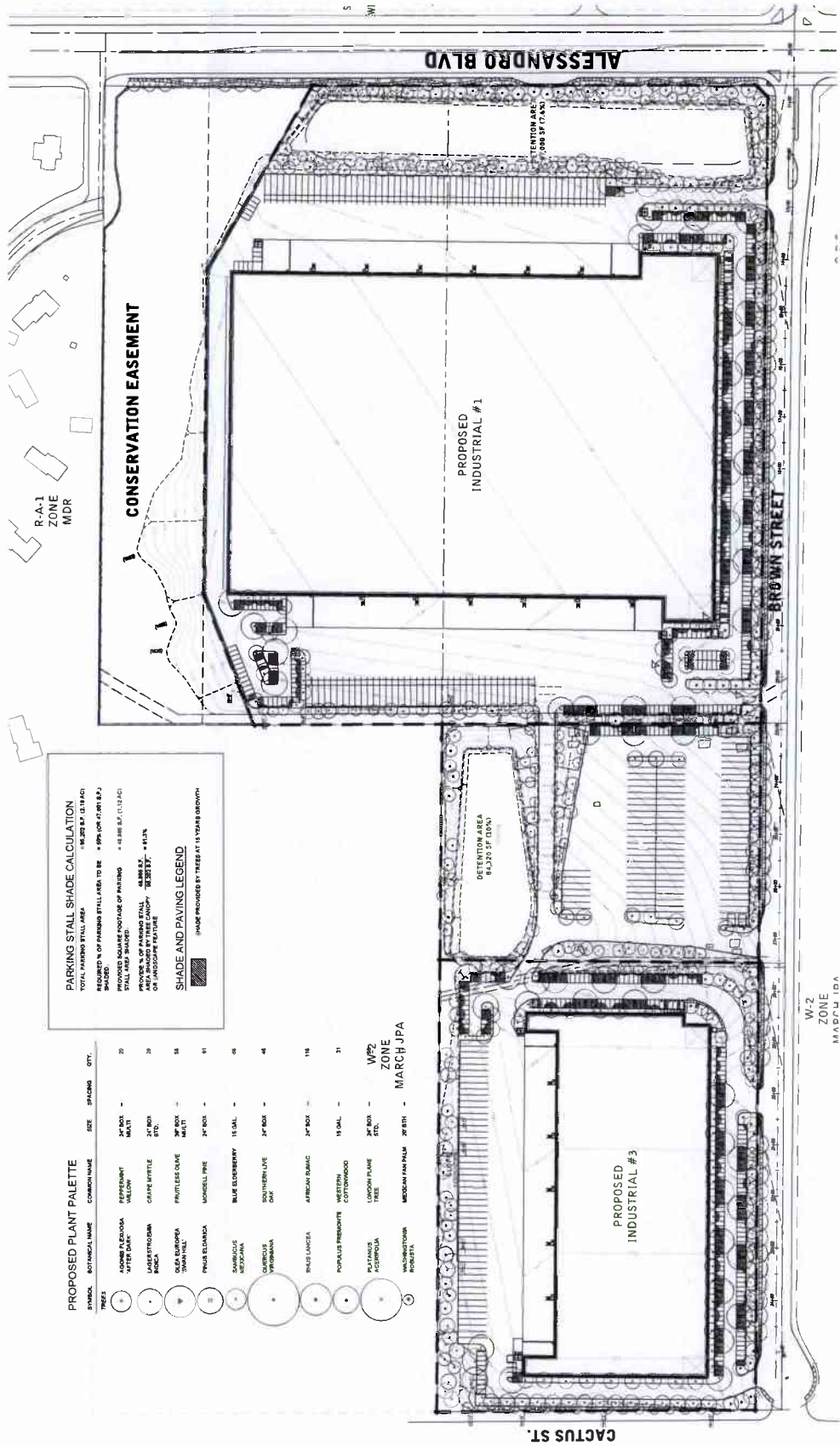
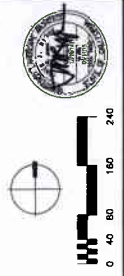
AMSTAR
3 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA

PRELIMINARY SHADING PLAN

DATE	REVISION

PROJECT INFORMATION

PROJECT NO.	1000-0000-00
DATE	01/10/2018
BY	
CHECKED BY	



PARKING STALL SHADE CALCULATION
TOTAL PARKING STALL AREA
REQUIRED % OF PARKING STALL AREA TO BE
SHADED
REQUIRED SQUARE FOOTAGE OF PARKING
STALLS AND SHADED
PROVIDE % OF PARKING STALL
AREA WITH SHADE
OR LANDSCAPE FEATURE

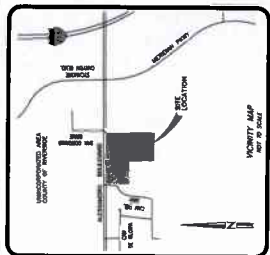
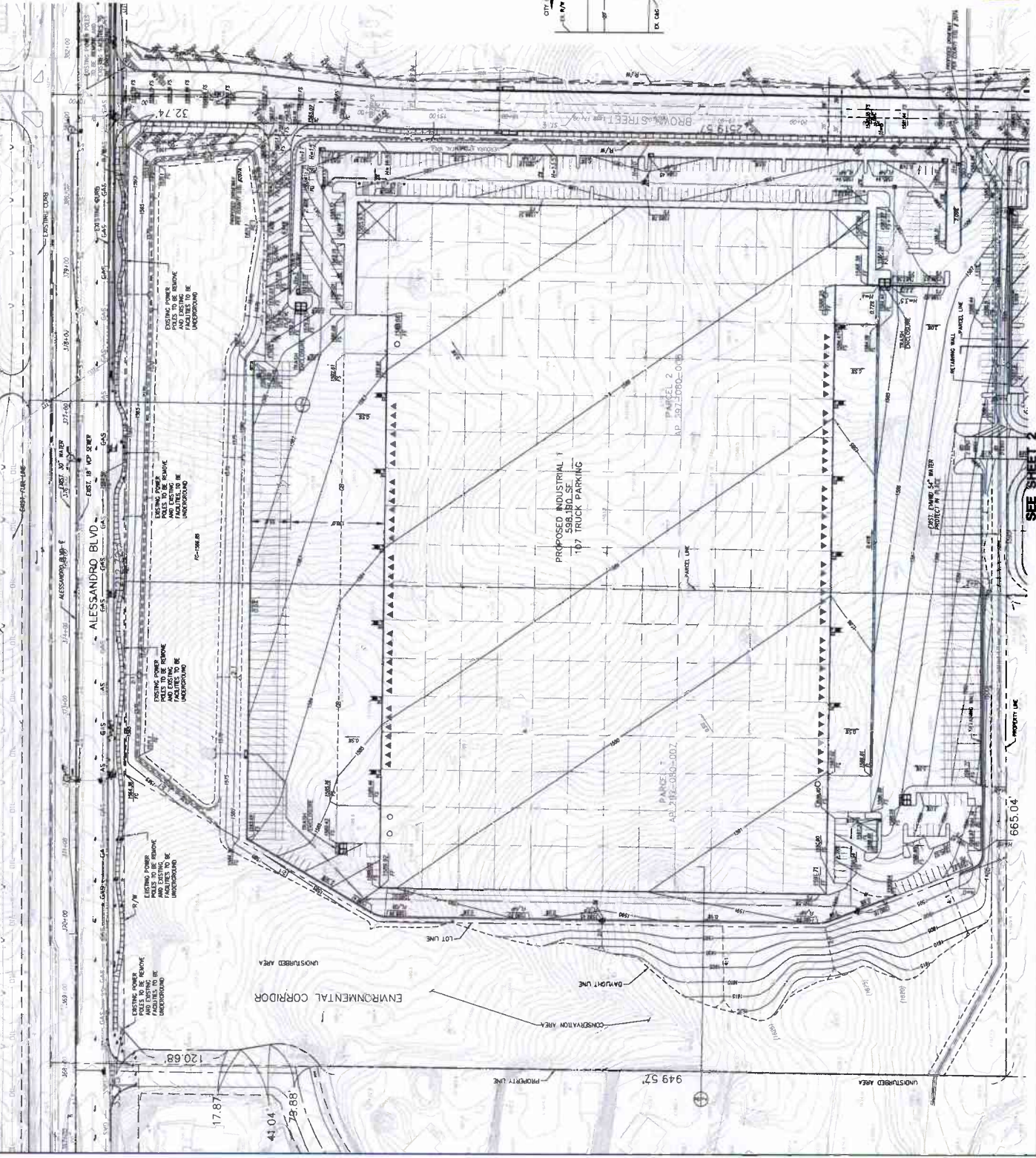
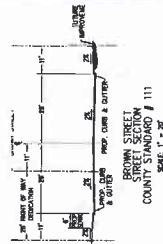
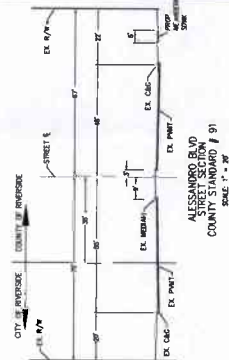
SHADE AND PAVING LEGEND

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
1	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
2	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
3	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
4	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
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6	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
7	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
8	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
9	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
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14	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
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19	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
20	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
21	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
22	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
23	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
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99	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20
100	FRAXINUS	FRAXINUS	24" BOX	10' x 10'	20

AMSTAR ALESSANDRO COMMERCE CENTRE RIVERSIDE, CALIFORNIA CONCEPTUAL GRADING

PROJECT NO. 2014-102
DATE: 01/15/14
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
SCALE: 1" = 40'

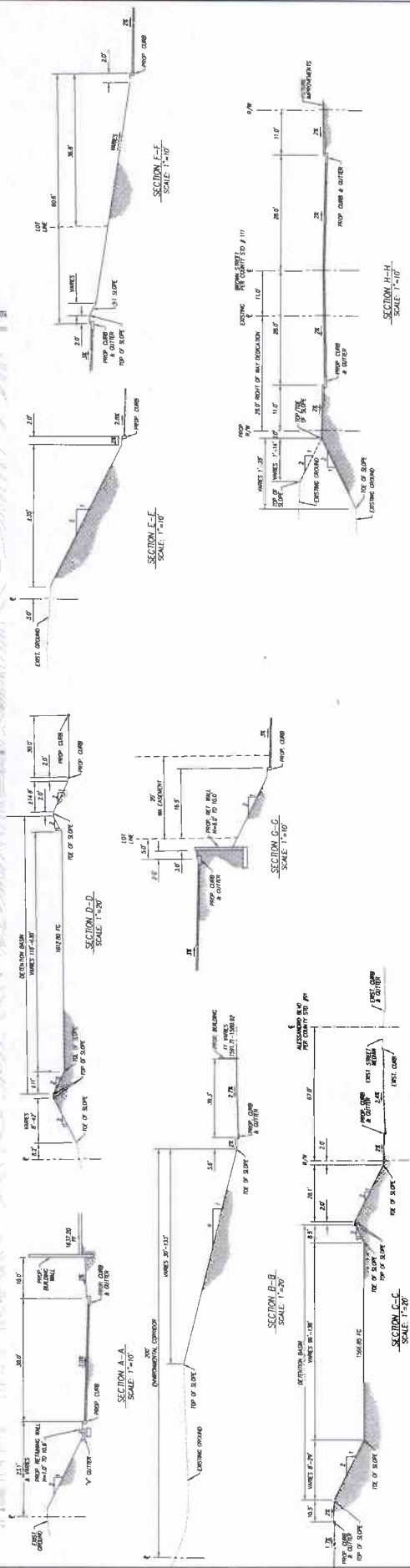
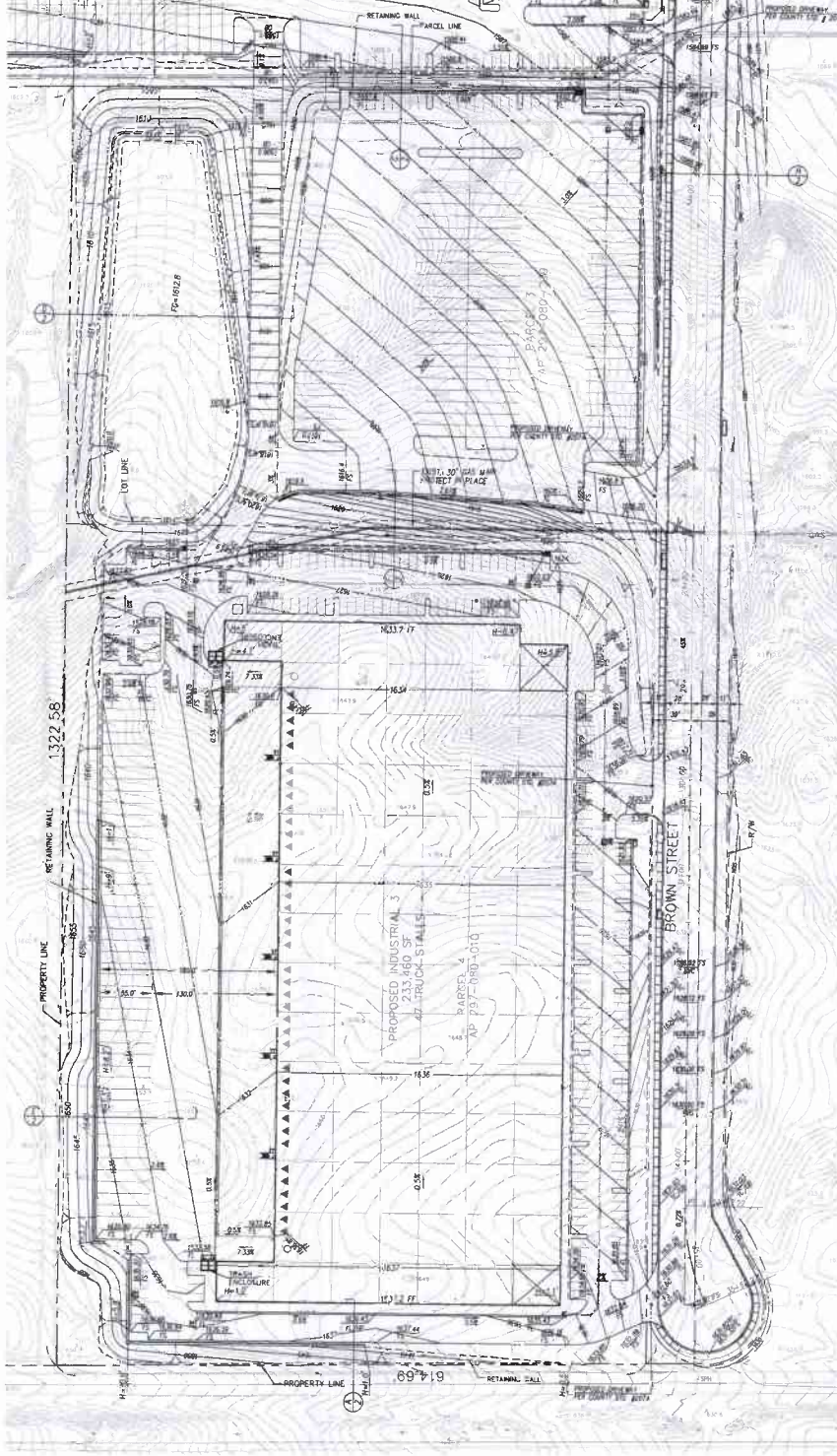
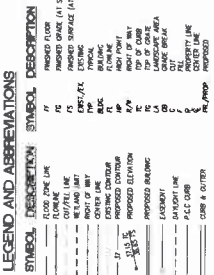


AMSTAR
ALESSANDRO COMMERCE CENTRE
RIVERSIDE, CALIFORNIA
CONCEPTUAL GRADING



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/15/14

NOT FOR CONSTRUCTION



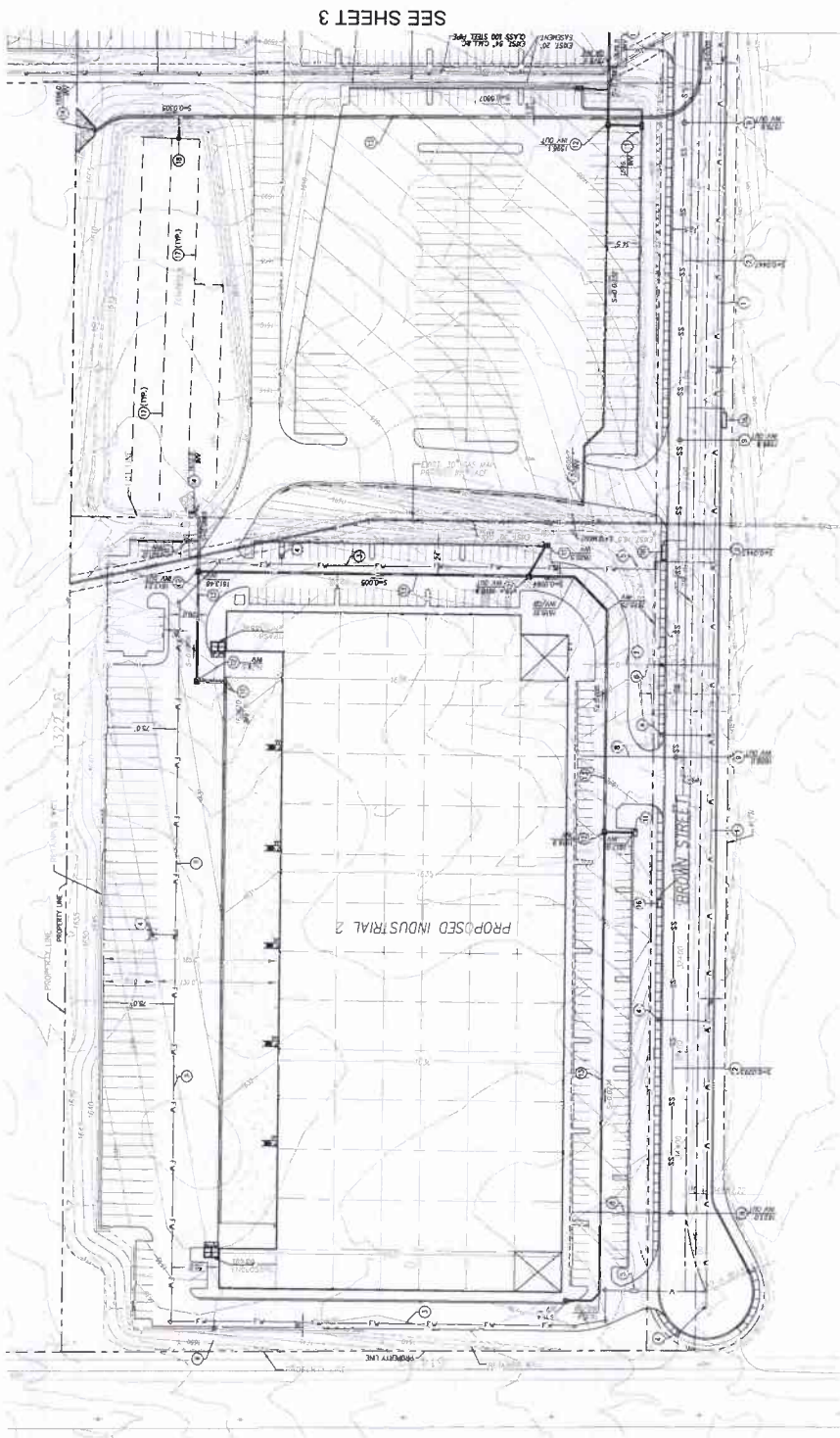
PREPARED BY: **dpbc**
180 S. 51st Street
Suite 210
Arcadia, CA 91709
714-685-6800
Civil Engineering/Lease Surveying/Lease Planning
DATE: 04/27/98





CONSTRUCTION NOTES

1. PROPOSED PUBLIC WALK
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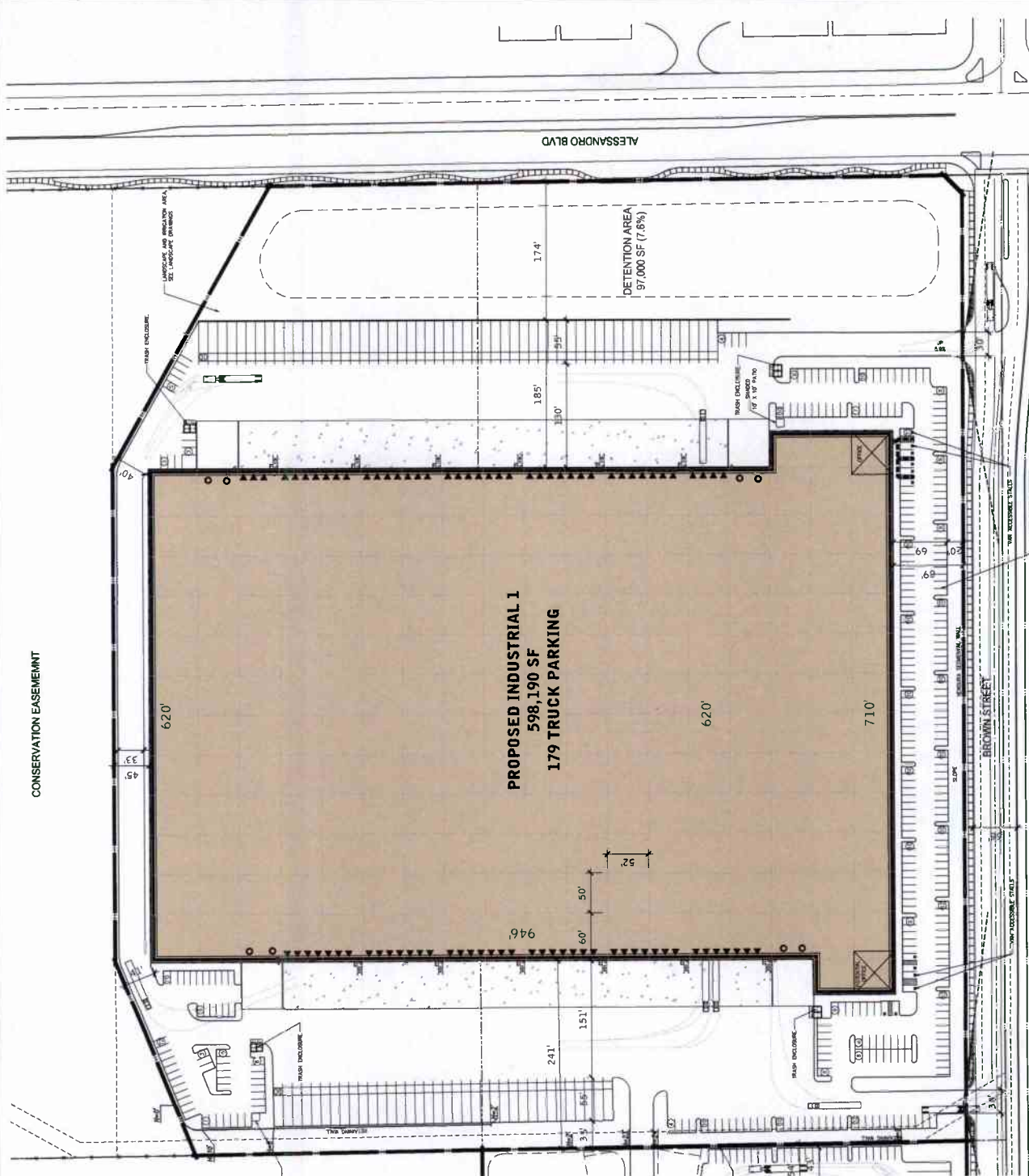
SEE SHEET 3

[illegible]

NOTE: THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF THE AVAILABLE RECORDS AND FIELD SURVEY DATA. IT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION, NOR DOES IT CONSTITUTE A GUARANTEE OF THE COMPLETENESS OF THE INFORMATION. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PROPERTY LINE. SEE
CIVIL DRAWINGS

—SHADES 10' X 10' PIANO—



CONSERVATION EASEMENT

PROPOSED INDUSTRIAL 1
598,190 SF
179 TRUCK PARKING

DETENTION AREA
97,000 SF (7.6%)

ALESSANDRO BLVD

ENLARGED SITE PLAN

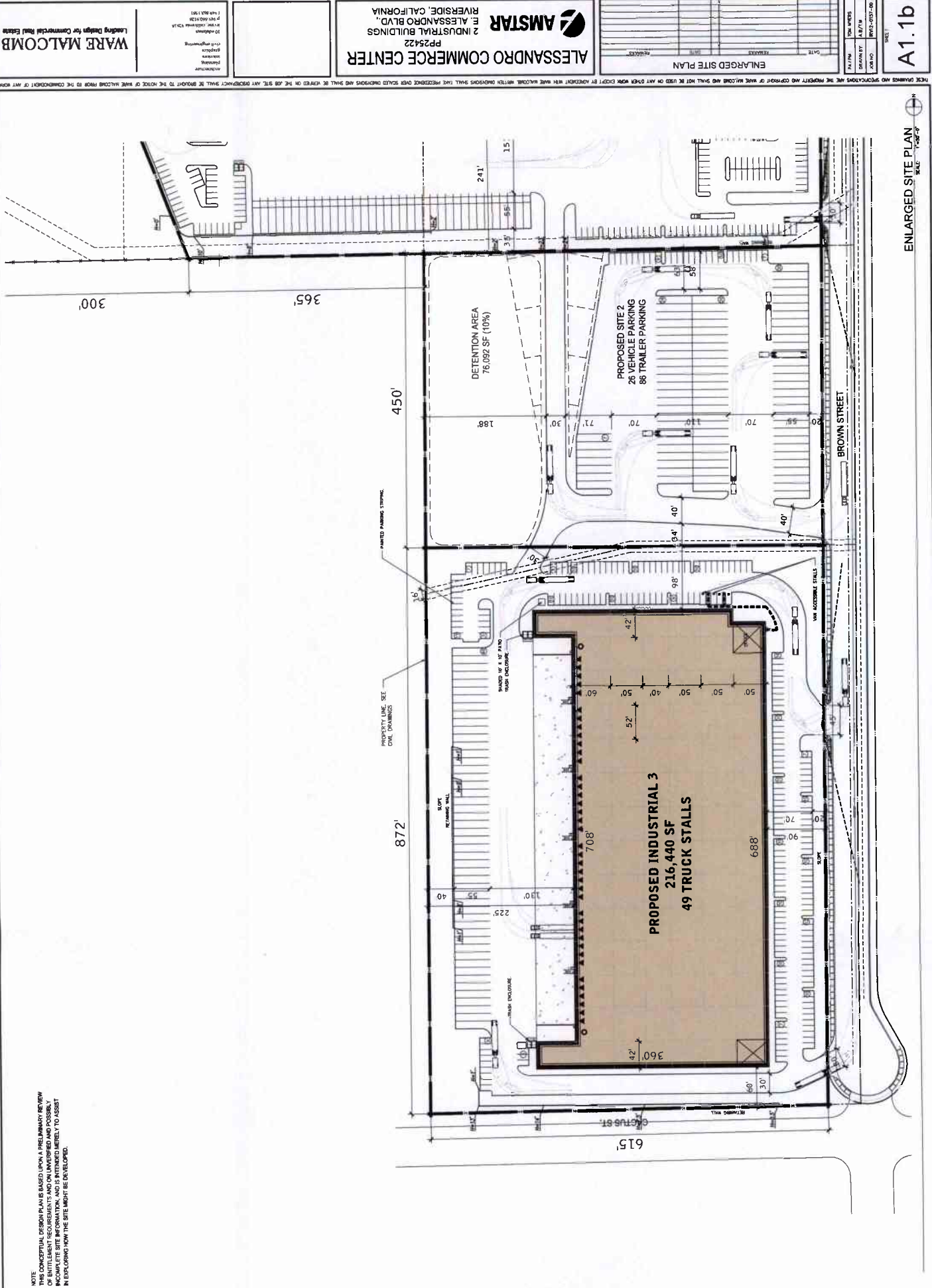
ALESSANDRO COMMERCE CENTER
PP25422
2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

WARE MALCOMB
Leading Design for Commercial Real Estate

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

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NOTE
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW
OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY
INCOMPLETE INFORMATION. THE DESIGNER DOES NOT WARRANT, EXPRESSLY
OR OTHERWISE, THAT THE INFORMATION IS CORRECT OR COMPLETE.
IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



WARE MALCOMB
Leading Design for Commercial Real Estate

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

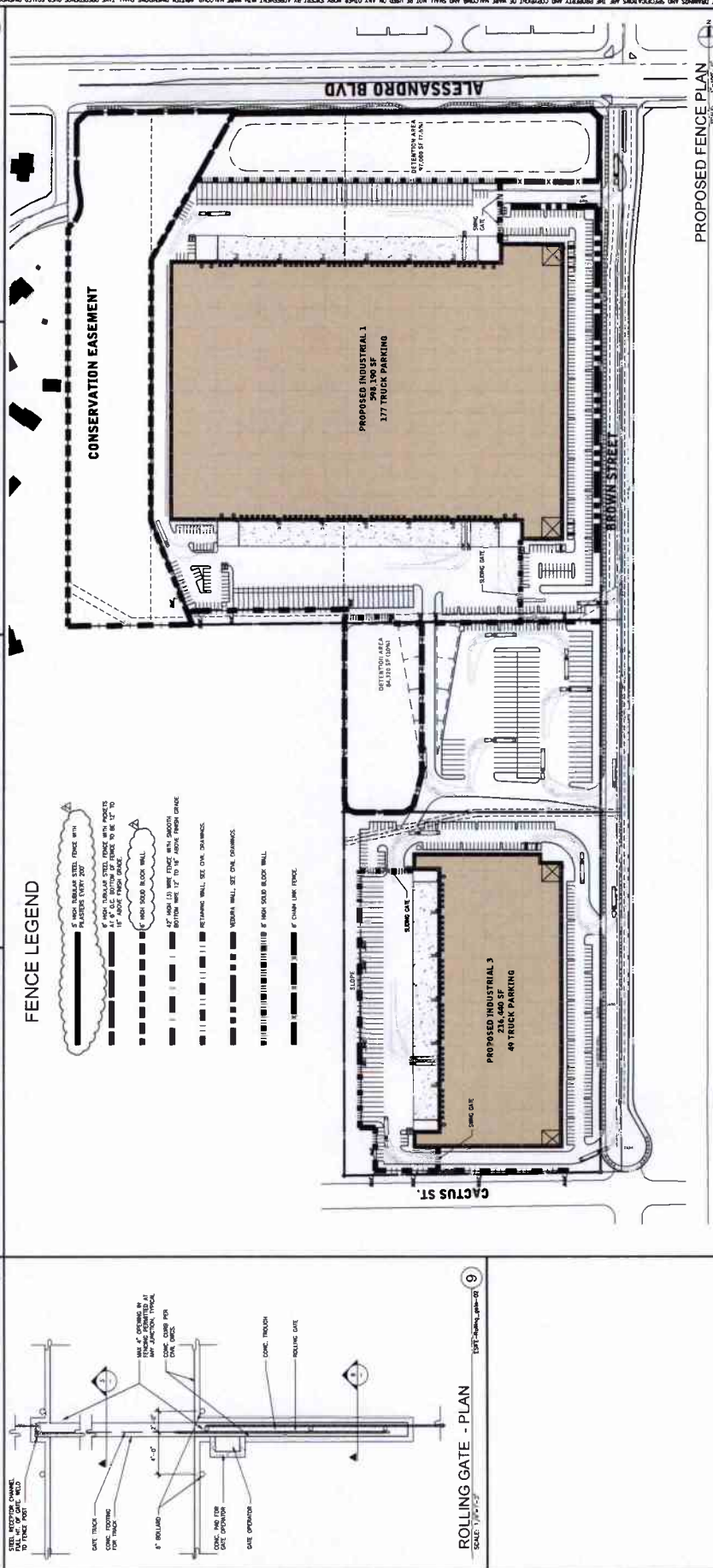
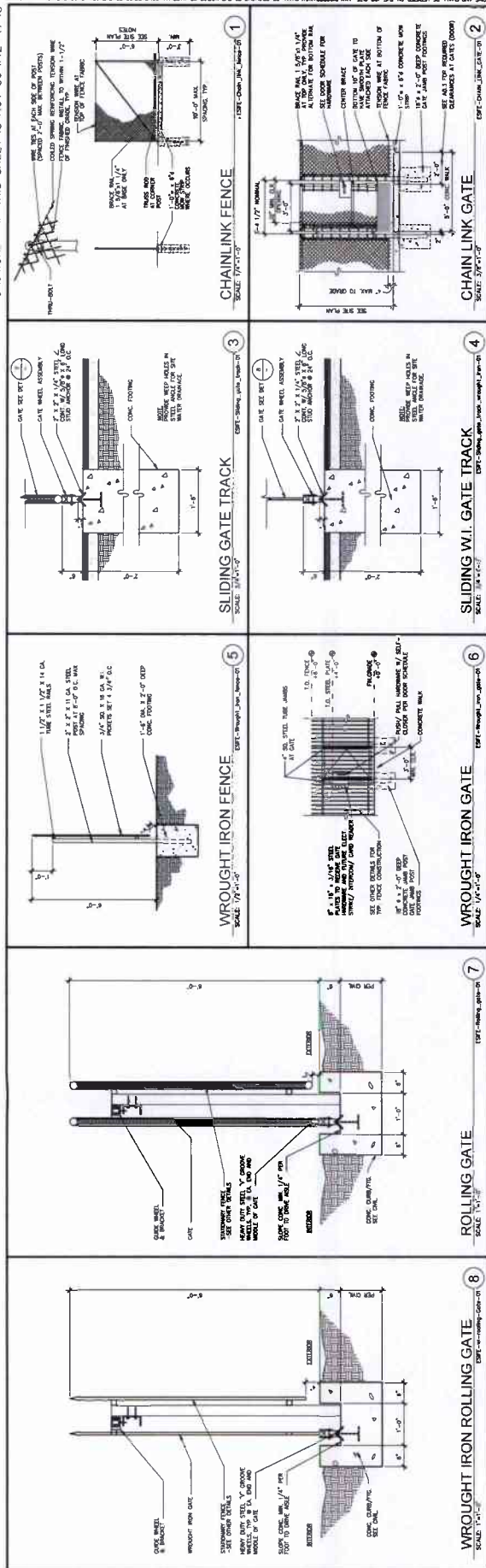
ENLARGED SITE PLAN

DATE	REVISIONS
12/18/2014	1

12-18-2014 - PLANNING RE-SUBMITTAL

A1.1b

ENLARGED SITE PLAN
SCALE: 1"=40'-0"



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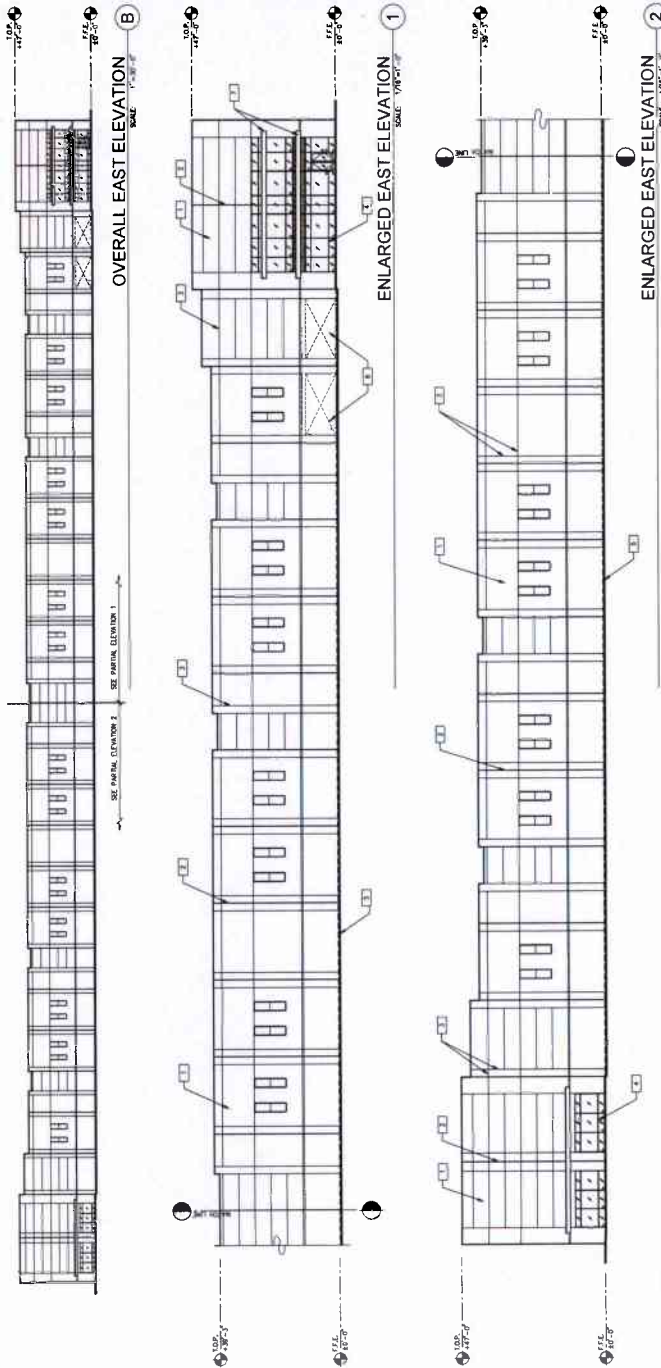
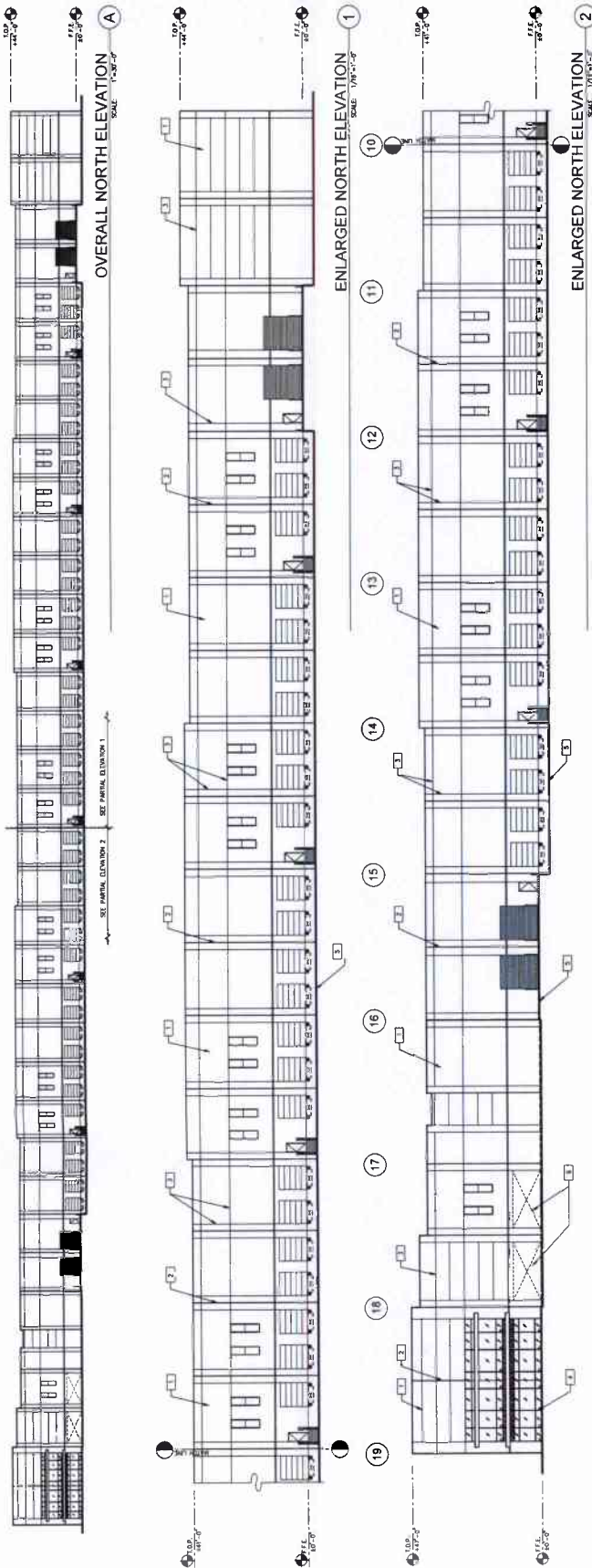
10 edimur
l'vny calloria 92418
p 949 660 9126
/ 049 663 1561

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

EXTERIOR ELEVATIONS
DATE _____ BY ARCHITECTS _____

12-18-2014 - PLANNING RE-SUBMITTAL

A4.1 Building 1



COLOR LEGEND

1	BASE COLOR: FRAIZE - WHITE SHADOW - #E1
2	SECONDARY COLOR: FRAIZE - SONG ROOM - #D. 3090
3	ACCENT COLOR: FRAIZE - SMOKE OYSTERS - #D. 3149
4	ACCENT COLOR: FRAIZE - HAZIE - #D. 2239M

LEGEND

	VISION GLASS (BLUE REFLECTIVE)
	SPANDREL GLASS (BLUE REFLECTIVE)
	TEMPERED GLASS (BLUE REFLECTIVE)

EVALUATION NOTES

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

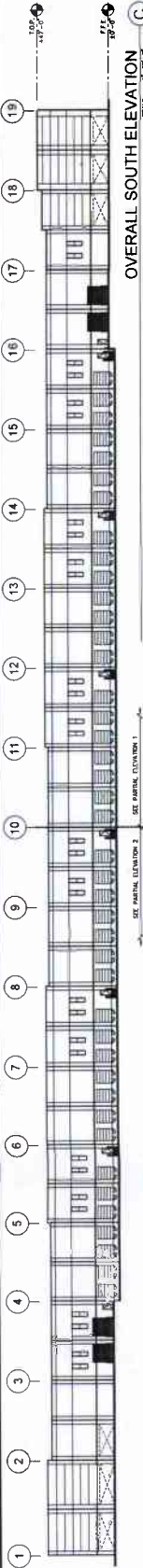
WARE MALCOMB
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ARCHITECTURE
INTERIOR
GRAPHICS
LANDSCAPE
ENGINEERING
PLANNING
CONSULTING
P.O. BOX 100
10000 W. 10th Ave.
DENVER, CO 80202

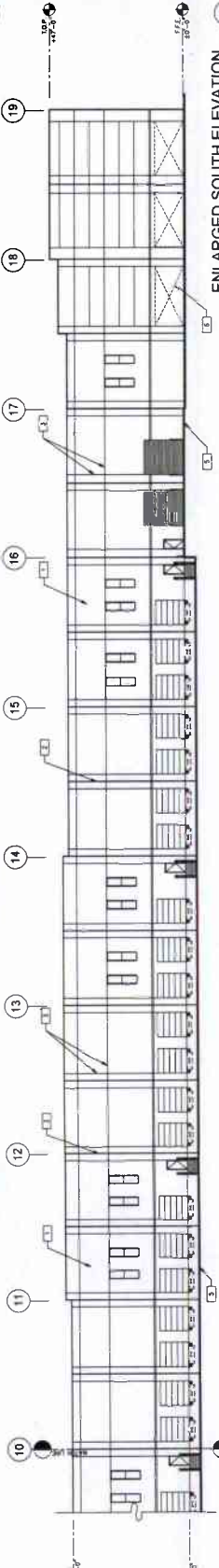
AMSTAR
ALESSANDRO COMMERCE CENTER
PP25422
2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA

EXTERIOR ELEVATIONS

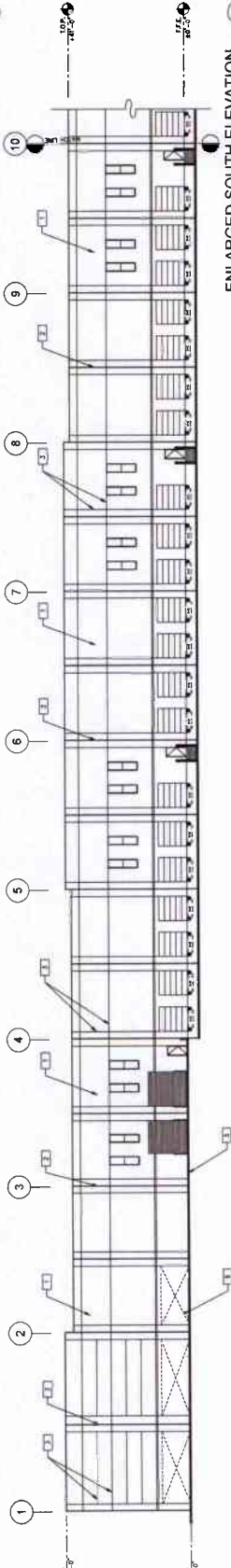
12-18-2014 - PLANNING RE-SUBMITTAL
A4.1a
Building 1



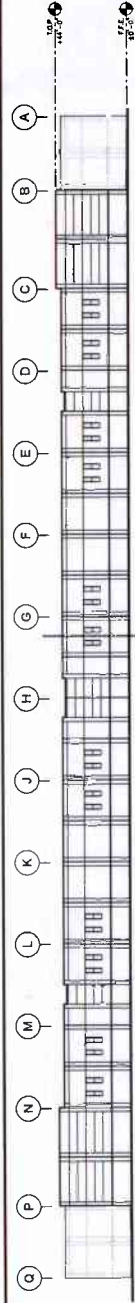
OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



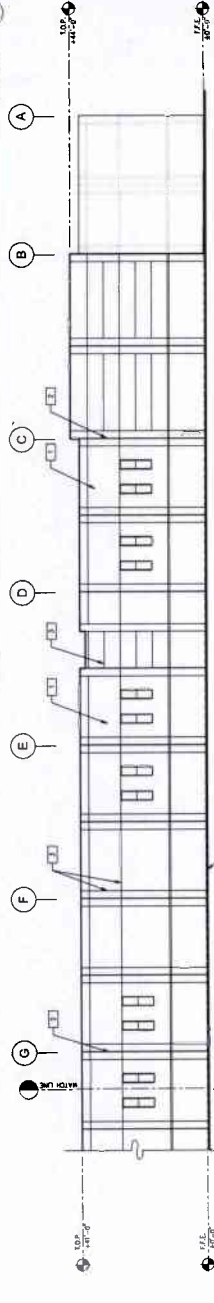
ENLARGED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



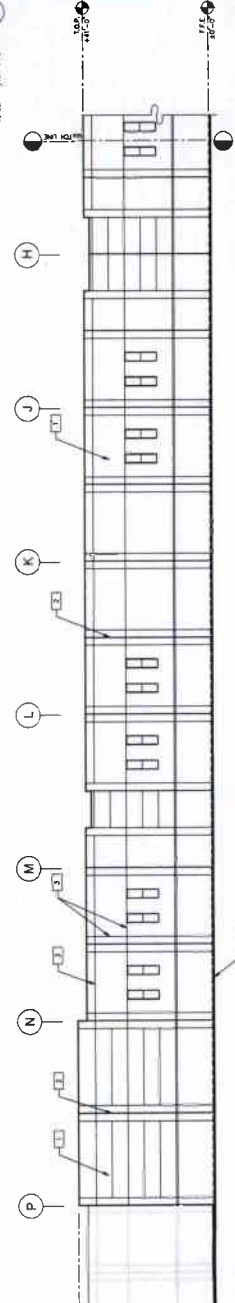
ENLARGED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED WEST ELEVATION
SCALE: 1/4" = 1'-0"



ENLARGED WEST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR LEGEND

- PROVIDE 6" OF WINE PAINT COLOR MOD-UP FULL HEIGHT OF BUILDING FOR
PROTECTIVE FILL-IN
- BLUE COLOR PAINT - WHITE SHADES - 601
 - SECONDARY COLOR PAINT - SOME BROWN - 601, 3000
 - ACCENT COLOR PAINT - BROWN OTHER - 601, 3140
 - ACCENT COLOR PAINT - BROWN - 601, 3270

LEGEND

- WINE GLASS (BLUE REFLECTING)
- SHIMMER GLASS (BLUE REFLECTING)
- SHIMMER GLASS (BLUE REFLECTING)
- SHIMMER GLASS (BLUE REFLECTING)

ELEVATION NOTES

- CONCRETE WALL PAINTED
- CONCRETE WALL PAINT
- 1/4" ALUMINUM
- ALUMINUM STAINLESS STEEL (BUL, 1000)
- WINE GLASS PAINT, SEE CIVIL DRAWING
- WOOD OUT PANEL FOR PLUMBING OF DOORS
- METAL CAMPY - PAINTED

WARE MALCOMB

Leading Design for Commercial Real Estate

Architect
Planning
Interior
Exterior
Civil Engineering
Landscape Architecture
10000 Wilshire Blvd
Suite 1000
Beverly Hills, CA 90210
Tel: 310.279.1100

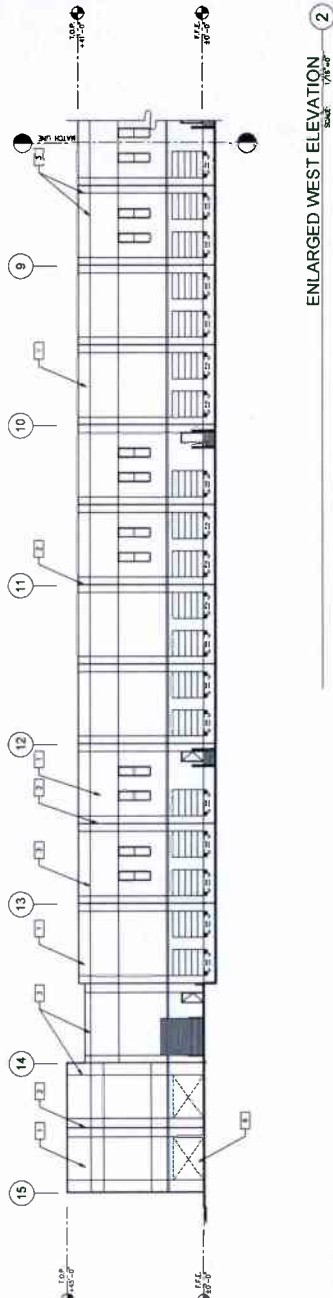
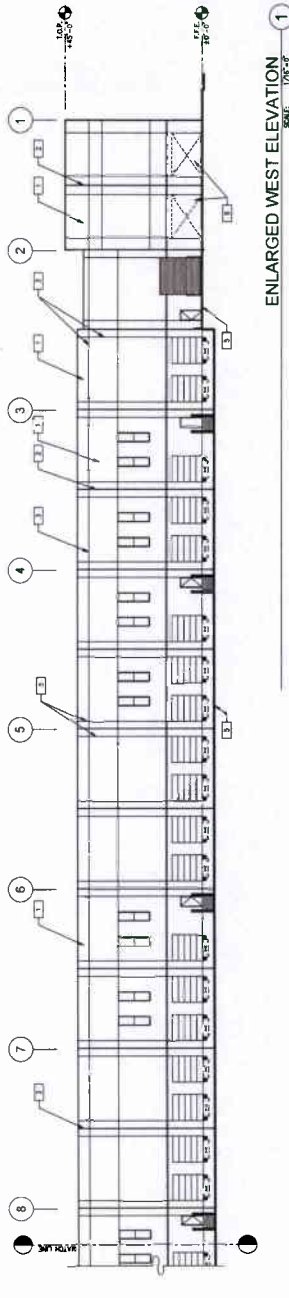
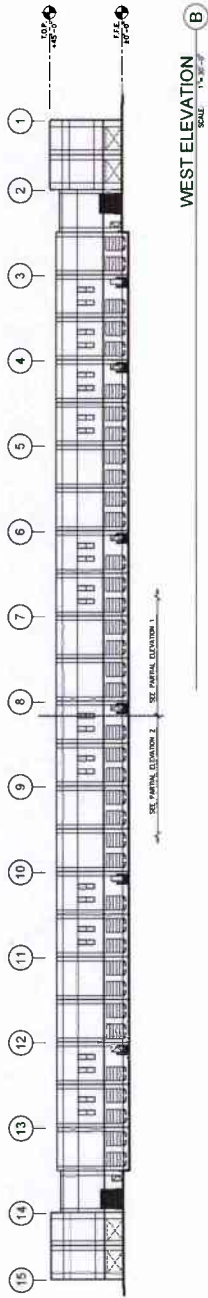
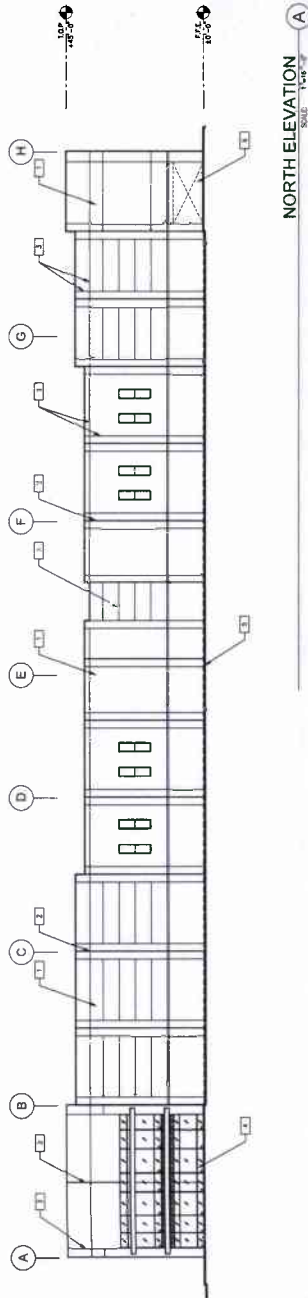
AMSTAR
ALESSANDRO COMMERCIAL CENTER
2 INDUSTRIAL BUILDINGS
ALESSANDRO BLVD.
RIVERSIDE, CALIFORNIA
PP25422

EXTERIOR ELEVATIONS

DATE: 12/18/2014
DRAWN BY: J. MALCOMB
CHECKED BY: J. MALCOMB
PROJECT NO: PP25422

A4.3
Building 3

12-18-2014 - PLANNING RE-SUBMITTAL



COLOR LEGEND

1. COLOR GLASS (BLUE REFLECTIVE)
2. COLOR GLASS (WHITE REFLECTIVE)
3. COLOR GLASS (DARK REFLECTIVE)
4. COLOR GLASS (DARK REFLECTIVE)
5. COLOR GLASS (DARK REFLECTIVE)
6. COLOR GLASS (DARK REFLECTIVE)
7. COLOR GLASS (DARK REFLECTIVE)
8. COLOR GLASS (DARK REFLECTIVE)
9. COLOR GLASS (DARK REFLECTIVE)
10. COLOR GLASS (DARK REFLECTIVE)
11. COLOR GLASS (DARK REFLECTIVE)
12. COLOR GLASS (DARK REFLECTIVE)
13. COLOR GLASS (DARK REFLECTIVE)
14. COLOR GLASS (DARK REFLECTIVE)
15. COLOR GLASS (DARK REFLECTIVE)

LEGEND

1. CONCRETE WALL PANEL
2. CONCRETE WALL JOINT
3. CONCRETE WALL JOINT
4. CONCRETE WALL JOINT
5. CONCRETE WALL JOINT
6. CONCRETE WALL JOINT
7. CONCRETE WALL JOINT
8. CONCRETE WALL JOINT
9. CONCRETE WALL JOINT
10. CONCRETE WALL JOINT
11. CONCRETE WALL JOINT
12. CONCRETE WALL JOINT
13. CONCRETE WALL JOINT
14. CONCRETE WALL JOINT
15. CONCRETE WALL JOINT

ELEVATION NOTES

1. CONCRETE WALL PANEL
2. CONCRETE WALL JOINT
3. CONCRETE WALL JOINT
4. CONCRETE WALL JOINT
5. CONCRETE WALL JOINT
6. CONCRETE WALL JOINT
7. CONCRETE WALL JOINT
8. CONCRETE WALL JOINT
9. CONCRETE WALL JOINT
10. CONCRETE WALL JOINT
11. CONCRETE WALL JOINT
12. CONCRETE WALL JOINT
13. CONCRETE WALL JOINT
14. CONCRETE WALL JOINT
15. CONCRETE WALL JOINT

WARE MALCOMB
Leading Design for Commercial Real Estate

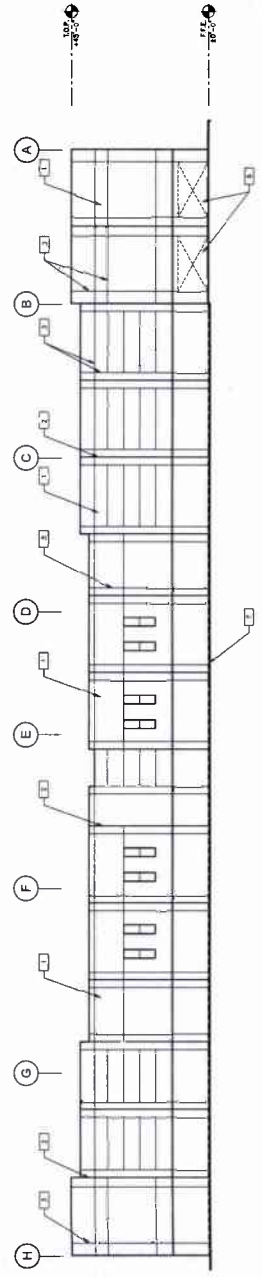
17 Kellum
P.O. Box 1000
Riverside, CA 92501
Tel: 951.514.1100
Fax: 951.514.1101

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

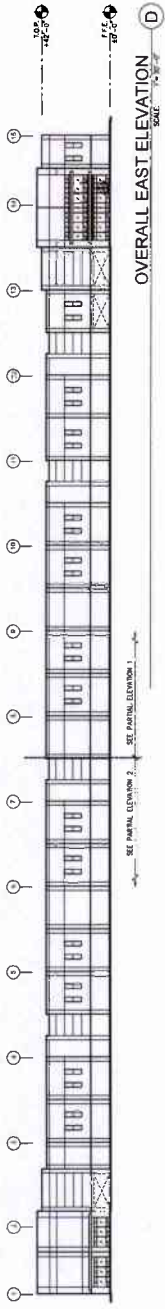


12-18-2014 - PLANNING RE-SUBMITTAL
12-18-2014 - PLANNING RE-SUBMITTAL

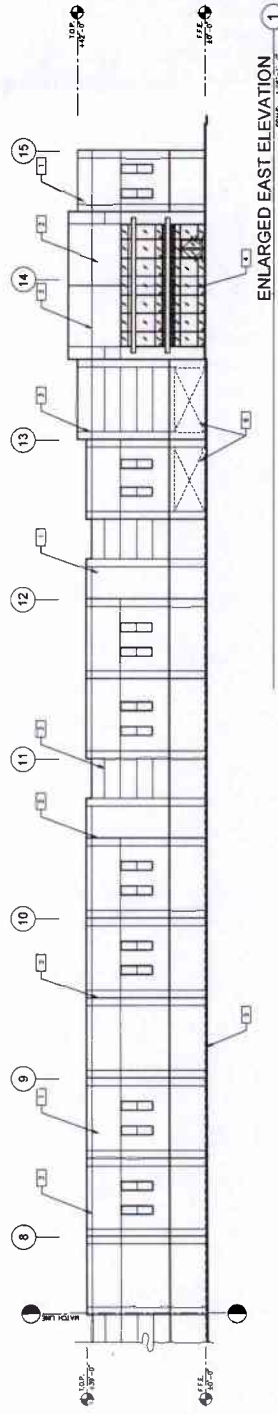
A4.3a
Building 3



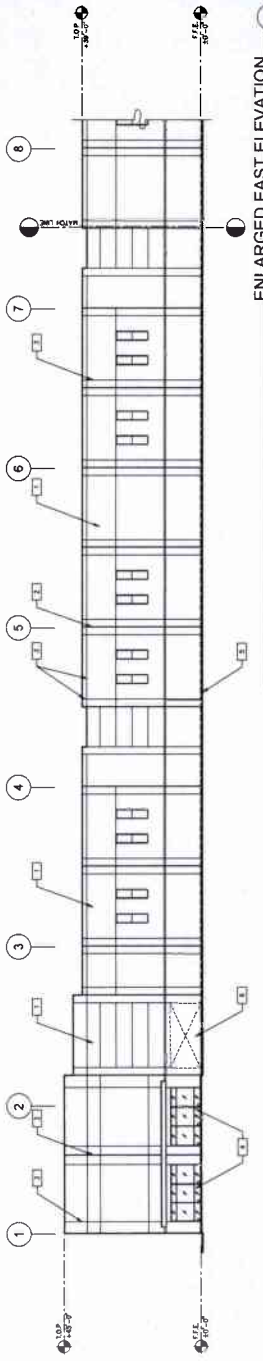
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



OVERALL EAST ELEVATION
SCALE: 1/8"=1'-0"



ENLARGED EAST ELEVATION
SCALE: 1/4"=1'-0"



ENLARGED EAST ELEVATION
SCALE: 1/4"=1'-0"

COLOR LEGEND

ALL COLORS ARE TO BE MATCHED TO THE COLOR OF THE BUILDING FOR THE ENTIRE PROJECT.

1	BASE COLOR - PAINT - WHITE SHADOW - PFI
2	SECONDARY COLOR - PAINT - SAME SHADOW - PFI 1000
3	ACCENT COLOR - PAINT - SHADOW SHOWN - PFI 1000
4	ACCENT COLOR - PAINT - SHADOW SHOWN - PFI 1000

LEGEND

1	CONCRETE WALL, PAINTED
2	CONCRETE WALL, PAINTED
3	CONCRETE WALL, PAINTED
4	CONCRETE WALL, PAINTED
5	CONCRETE WALL, PAINTED
6	CONCRETE WALL, PAINTED
7	CONCRETE WALL, PAINTED
8	CONCRETE WALL, PAINTED
9	CONCRETE WALL, PAINTED
10	CONCRETE WALL, PAINTED
11	CONCRETE WALL, PAINTED
12	CONCRETE WALL, PAINTED
13	CONCRETE WALL, PAINTED
14	CONCRETE WALL, PAINTED
15	CONCRETE WALL, PAINTED

ELEVATION NOTES

1	CONCRETE WALL, PAINTED
2	CONCRETE WALL, PAINTED
3	CONCRETE WALL, PAINTED
4	CONCRETE WALL, PAINTED
5	CONCRETE WALL, PAINTED
6	CONCRETE WALL, PAINTED
7	CONCRETE WALL, PAINTED
8	CONCRETE WALL, PAINTED
9	CONCRETE WALL, PAINTED
10	CONCRETE WALL, PAINTED
11	CONCRETE WALL, PAINTED
12	CONCRETE WALL, PAINTED
13	CONCRETE WALL, PAINTED
14	CONCRETE WALL, PAINTED
15	CONCRETE WALL, PAINTED

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WARE MALCOMB
Landscape Design for Commercial Road Etc.

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

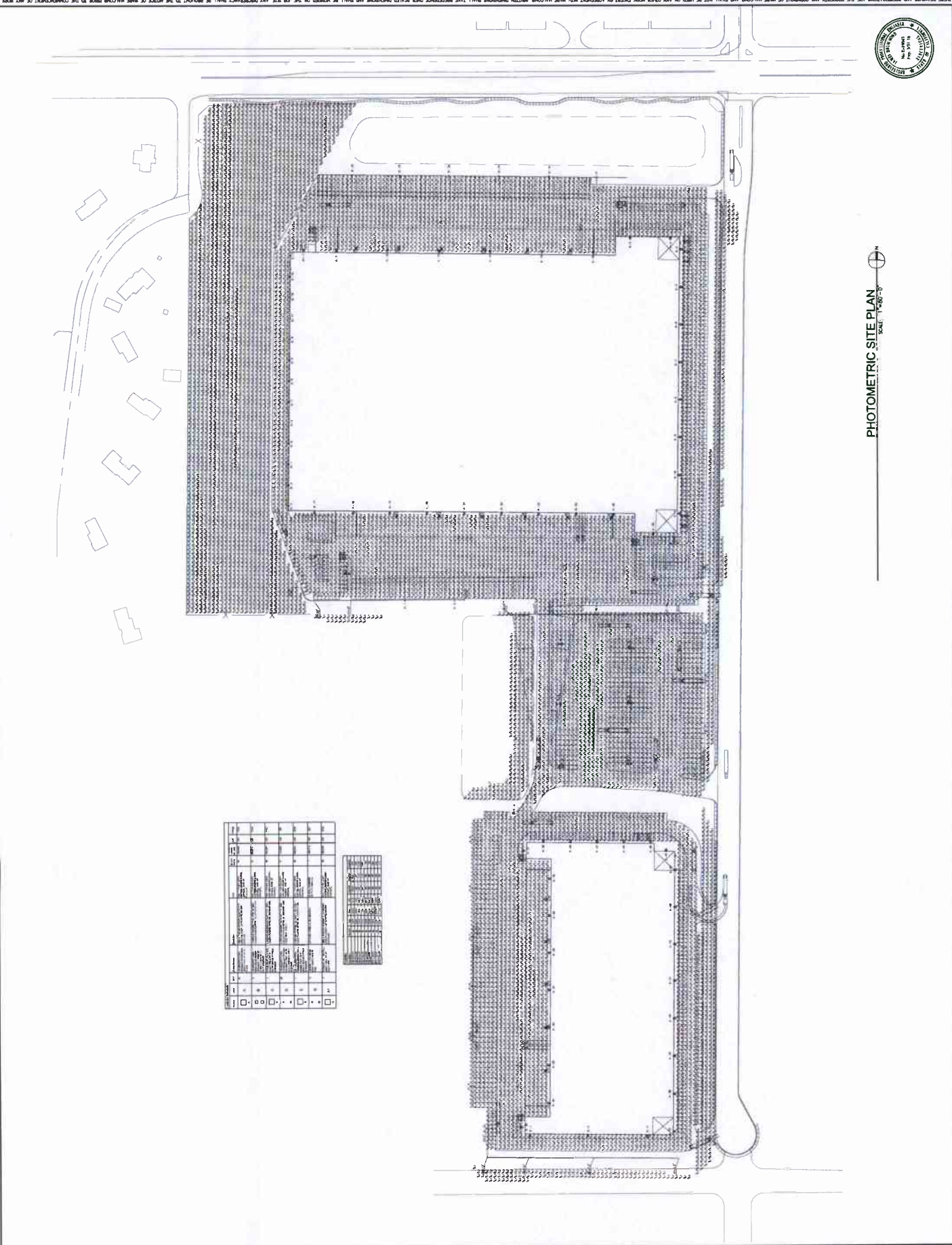
PHOTOMETRIC SITE PLAN
DATE: 11-14-13
PROJECT: ALESSANDRO COMMERCE CENTER
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: 1"=50'-0"

E1.2

PHOTOMETRIC SITE PLAN
DATE: 11-14-13
PROJECT: ALESSANDRO COMMERCE CENTER
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: 1"=50'-0"

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

WARE MALCOMB
Landscape Design for Commercial Road Etc.



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

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Riverside County LMS
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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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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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)

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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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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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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Riverside County LMS
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Parcel: 297-080-010

10. GENERAL CONDITIONS

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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06:59

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25422

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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.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 Riverside 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. GENERAL CONDITIONS

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. GENERAL CONDITIONS

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.

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. GENERAL CONDITIONS

10.PLANNING. 36

USE - PDA04859 (cont.)

RECOMMND

(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

RECOMMND

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. GENERAL CONDITIONS

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. GENERAL CONDITIONS

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. GENERAL CONDITIONS

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 gradnig, 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 CRF 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. GENERAL CONDITIONS

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.

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

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 wo (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.

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 n 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. PRIOR TO GRADING PRMT ISSUANCE

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.