



**Community & Economic Development Department**

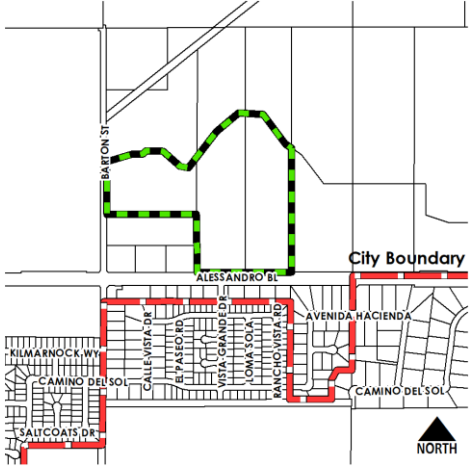
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

**Planning Division**

**PLANNING COMMISSION HEARING DATE: AUGUST 19, 2021  
AGENDA ITEM NO.: 7**

**PROPOSED PROJECT**

<b>Case Numbers</b>	<b>P20-0025</b> (Parcel Map) <b>P19-0626</b> (Minor Conditional Use Permit) <b>P19-0627</b> (Design Review) <b>P20-0258</b> (Variances - 3) <b>P20-0282</b> (Grading Exceptions - 3) <b>P20-0024</b> (Environmental Impact Report)
<b>Request</b>	<p>To consider the following for development of two warehouse buildings totaling 603,100 square feet:</p> <ul style="list-style-type: none"><li>• Parcel Map to subdivide the project site into two parcels and three lettered parcels;</li><li>• Minor Conditional Use Permit to permit an industrial center over 400,000 square feet;</li><li>• Design Review for the proposed site design and building elevations;</li><li>• Variances (3)<ul style="list-style-type: none"><li>• To allow a total of 388 parking spaces for Building A, where a minimum of 430 parking spaces are required by the Zoning Code.</li><li>• To allow two combination freestanding/retaining walls along the easterly property line of Parcel 1, wherein the retaining portion is higher than the 4 feet as permitted by the Zoning Code, as follows:<ul style="list-style-type: none"><li>• Installation of 132 linear feet of combination freestanding/retaining wall where the retaining portion is up to 6.4 feet in height</li><li>• Installation of 204 linear feet of combination freestanding/retaining wall where the retaining portion is up to 7.6 feet in height.</li></ul></li><li>• To allow the installation of 205 linear feet of combination freestanding/retaining wall with an overall height of 14.4 feet, where a maximum overall height of 10 feet is permitted by the Zoning Code.</li></ul></li><li>• Grading Exceptions (3) to allow the installation of three retaining walls higher than the maximum allowed by the Grading Code; and</li><li>• Environmental Impact Report.</li></ul>
<b>Applicant</b>	Darrell Butler and Khosro Khaloghli for KB Development

<b>Project Location</b>	Situated on the north side of Alessandro Boulevard, east of Barton Street and west of San Gorgonio Drive	
<b>APN</b>	263-060-022 263-060-024 263-060-026	
<b>Project Area</b>	48.64 acres	
<b>Ward</b>	2	
<b>Neighborhood</b>	Mission Grove	
<b>Specific Plan</b>	Sycamore Canyon Business Park Specific Plan	
<b>General Plan Designation</b>	B/OP – Business/Office Park	
<b>Zoning Designation</b>	BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones	
<b>Staff Planner</b>	Veronica Hernandez, Senior Planner 951-826-3965 <a href="mailto:vhernandez@riversideca.gov">vhernandez@riversideca.gov</a>	

## RECOMMENDATIONS

Staff recommends that the Planning Commission **RECOMMEND**:

1. That the City Council **FIND**:
  - a. The Draft Environmental Impact Report (P20-0024) has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The proposed project will have a significant effect on the environment,, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled; and
2. That the City Council **Approve** P20-0025 (Parcel Map), P19-0626 (Minor Conditional Use Permit), P19-0627 (Design Review), P20-0258 (Variance), P20-0282 (Grading Exception), and P20-0024 (Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures (Exhibits 1 and 2).

## SITE BACKGROUND

The project site consists of three contiguous vacant parcels, totaling approximately 48.64 acres, with an average natural slope of 7.49 percent. The three parcels are irregular in shape, with frontage on Alessandro Boulevard and Barton Street. The topography consists of natural rolling terrain and undulating hills descending gradually from a west to east direction (Exhibit 3).

Approximately 41 acres of the project site is comprised of non-native vegetation; the remaining five acres are comprised of riparian woodland. Granitic rock outcroppings are located throughout the western portion of the site. The project site contains two jurisdictional features, Drainage A and Drainage B, which consist of riparian/riverine habitat and associated drainage. Drainage A crosses the western portion of the site from west to east. Drainage B crosses the middle of the site and flows from south to north. There is also a riparian area (Area C) located at the south of the site; this area contains riparian dominated habitat but does not exhibit a channel or drainage feature (Exhibit 4).

The project site contains 11.6-acres of Restricted Property for preservation of jurisdictional drainages and riparian habitat. It extends along the southern boundary, facing Alessandro Boulevard, and continues northwards through the middle of the site. The Restricted Property was created to mitigate impacts associated with the construction of the Grove Community Church located at 19900 Grove Community Drive. Future development is required to maintain and preserve the Restricted Property (Exhibit 4)

Surrounding land uses include the Sycamore Canyon Wilderness Park to the north, vacant parcels to the east, Barton Street and a wastewater treatment plant to the west, and Citywide Self Storage Facility and Alessandro Boulevard to the south. Commercial and residential uses are located south of Alessandro Boulevard, within the City and County of Riverside jurisdictions (Exhibit 5).

## PROPOSAL

### PROJECT DESCRIPTION

The Applicant is requesting entitlements to facilitate the subdivision of the Project Site into two numbered and three lettered lots (Exhibit 8) for the construction and operation of two warehouse distribution buildings totaling 603,100 square feet.

The following summarizes the proposed project:

- **Parcel 1** is situated on the east side of the project site and consists of 24.31 acres. It will be set back from Alessandro Boulevard between 290 and 428 feet, immediately north of the Restricted Property (Parcels A and B). Parcel 1 is proposed to be developed with a 400,00 square foot warehouse building (**Building A**) consisting of 390,000 square feet of warehouse area and 10,000 square feet of office area.

A total of 39 dock doors are proposed on the west side of Building A, and 49 dock doors are proposed on the east side of Building A. The loading docks will be screened by 15-foot-high concrete tilt-up walls painted to match the building.

A driveway on Alessandro Boulevard provides access to Building A. As part of the proposal, an existing traffic signal to the west of Parcel 1, located at Alessandro Boulevard and the driveway entrance to Citywide Self-Storage, will be removed. A new traffic signal will be installed at Vista Grande Drive and the driveway for Parcel 1.

A total of 388 parking spaces and 110 trailer parking spaces are proposed for Building A.

- **Parcel 2** is situated on the west side of the project site and consists of 10.32 acres. Parcel 2 is proposed to be developed with a 203,100 square foot warehouse building (**Building B**) consisting of 193,100 square feet of warehouse space and 10,000 square feet of office area.

A total of 34 dock doors are proposed on the south side of the building. The loading docks will be screened by 15-foot-high concrete tilt-up walls painted to match the building.

Access to the building will be provided via two driveways on Barton Street. Parcel 1 will be separated from Parcel 2 by the Restricted Property (portion of Parcel A); no vehicular or pedestrian access is provided between the parcels.

Building B will be served by 235 parking spaces and 45 trailer parking spaces.

- **Parcels A and B** are located along the south of the project site, adjacent to Alessandro Boulevard. Parcel A extends north through the middle of the project site. These parcels are Restricted Property; development is prohibited within the Restricted Property.

The proposed road providing access from Alessandro Boulevard to Parcel 1 bisects the restricted property and is located to the east side of Parcel A and the west side of Parcel B. The access road will include two metal culverts allowing drainage and wildlife connectivity between Parcels A and B. The proposed project includes removing 0.81 acres of the existing Restricted Property to create this access road, and the incorporation of an additional 1.44 acres of Restricted Property to Parcels A and B, resulting in a total of 12.23 acres of Restricted Property.

Parcels A and B will be managed in perpetuity by a professional conservation organization funded by the applicant.

- **Parcel C** is situated on the north of the project site, north of Parcel 2 and consists of 1.18 acres. Parcel C is proposed to be developed with a decomposed granite trailhead parking lot for the City's Sycamore Canyon Wilderness Park and includes 53 parking spaces, landscaping, shade structures, and drinking fountains. Trail fencing, gates, and signage will also be installed to direct access, circulation, and trail connection to the existing trailhead at the northerly terminus of Barton Street. The proposed trailhead parking lot is not required but is being provided by the applicant as an amenity for resident use.

Access to the trailhead parking lot will be provided via one driveway on Barton Street.

The parking lot and trailhead in Parcel C would be dedicated to the City and operated and managed by the City's Parks, Recreation, & Community Services Department.

Building elevations reflect a modern concrete tilt-up industrial style design, which includes: a varied roof line, articulated walls, spandrel glass, and score lines. The proposed buildings include office spaces that front onto Alessandro Boulevard and Barton Street, respectively, and architectural enhancements such as large storefront glazing systems. The color scheme largely consists of tans, beiges, and blues, designed to complement the colors of the adjacent Sycamore Canyon Wilderness Park. All roof-mounted equipment will be fully screened from the public right-of-way by proposed parapet walls.

Perimeter walls and fences include: 1) 42-inch cable rail theme fencing where adjacent to the Restricted Property and the Sycamore Canyon Wilderness Park; 2) 8-foot-high concrete walls on the north and west sides of Parcel 1; 3) 6-to-8-foot-high tubular steel fencing along the west and south sides of Parcel 2; and 4) 8-foot-high combination concrete wall and tubular steel fencing along the north side of Parcel 2. An 8-foot-high combination freestanding and retaining wall is proposed along the east property lines of Parcels 1 and 2. Because of the grade differences, the height of the combination wall along the east property line of Parcel 1 measures 8 feet from inside the property line, and 14.4 feet from the adjacent property to the east.

Conceptual landscape plans provide a minimum landscape setback of 50 feet on Alessandro Boulevard and 20 feet on Barton Street. Proposed landscaping focuses on the entrances to define the edge of the industrial use. Shade trees are located throughout the parking areas and the proposed buildings will be softened by a variety of shrubs and ground cover.

The applicant has indicated Buildings A and B will operate 24 hours a day, 7 days a week. There are no specific tenants identified for the buildings. Construction is anticipated to last approximately 15 months.

## SUMMARY OF ENTITLEMENTS

The applicant has requested the following entitlements for the proposed project:

- Parcel Map No. 37789: To subdivide the 48.64-acre project site into two numbered and three lettered parcels;
- Minor Conditional Use Permit: To allow for the construction of warehouses totaling more than 400,000 square feet in size;
- Design Review: Site design and building elevations;
- Variances:
  - To allow a total of 388 parking spaces for Building A, where a minimum of 430 parking spaces are required by the Zoning Code.
  - To allow two combination freestanding/retaining walls along the easterly property line of Parcel 1, wherein the retaining portion is higher than the 4 feet as permitted by the Zoning Code, as follows:
    - Installation of 132 linear feet of combination freestanding/retaining wall where the retaining portion is up to 6.4 feet in height
    - Installation of 204 linear feet of combination freestanding/retaining wall where the retaining portion is up to 7.6 feet in height.
  - To allow the installation of 205 linear feet of combination freestanding/retaining wall with an overall height of 14.4 feet, where a maximum overall height of 10 feet is permitted by the Zoning Code.
- Grading Exceptions to allow three retaining walls not visible from the public right of way (Barton Street) exceeding the Grading Code's maximum allowable height of 6 feet, as follows:
  - Installation of a retaining wall, up to 11.5 feet in height, in the northeast corner of Parcel 2;
  - Installation of a retaining wall, up to 8.2 feet in height, in the southeast corner of Parcel 2; and
  - Installation of a retaining wall, up to 10 feet in height, in the southeast corner of Parcel 2.

## PROJECT ANALYSIS

### *Authorization and Compliance Summary*

	Consistent	Inconsistent
<b>General Plan 2025</b> The proposed project is consistent with the underlying General Plan Land Use designation of B/OP – Business/Office Park, which provides for industrial uses that do not create nuisances (Exhibit 6). The proposed project is consistent with the General Plan land use designation and furthers the Objectives and Policies of the General Plan, specifically: <u>Policy LU-79.5:</u> Enhance access points and encourage recreational use in accordance with the adopted Sycamore Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Objective LU-80:</b> Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.</p> <p><b>Policy LU-80.3:</b> Minimize any adverse land use conflicts between industrial uses and the residential and open space properties that about the Specific Plan areas.</p> <p><b>Policy LU-80.6:</b> Promote the development of Sycamore Canyon to achieve economic success defined by a diverse and compatible industrial base that provides economic opportunities for all its citizens. The City preferred outcome is to promote light industrial/flex space to maximize employment opportunities and utilization of the limited land supply. To achieve this goal, the City must first overcome complex infrastructure issues that limit development in the area. Large “big box” distribution or warehouse facilities will be necessary on a limited basis to create the critical mass required to solve some of these infrastructure issues.</p>		
<p><b>Specific Plan (Sycamore Canyon Business Park)</b></p> <p>The project site is located within the Industrial Subarea of the Sycamore Canyon Business Park Specific Plan (Exhibit 7). The proposed project is consistent with the purpose and intent of the Specific Plan which encourages and facilitates high quality industrial developments in the area. Warehouse uses, including wholesale distribution and manufacturing, are permitted by right in this Subarea.</p> <p>The proposed project was analyzed for compliance with the development standards and was found to be consistent with the standards established in the Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Grading Code (Title 17)</b></p> <p>The proposed project is generally consistent with the grading standards and general requirements established in the Grading Code except for retaining walls higher than permitted by Code.</p> <p>The Grading Code allows for consideration of Grading Exceptions to deviate from the development standards. The applicant is requesting Grading Exceptions to facilitate implementation of the proposed project (Exhibit 10).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Subdivision Code Consistency (Title 18)</b></p> <p>The proposed Parcel Map subdivides the 48.64-acre project site from three contiguous parcels into five parcels with the standards of the Subdivision Code for subdividing industrial areas.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project site is zoned BMP – Business and Manufacturing Park Zone, consistent with the B/OP – Business/Office Park General Plan land use designation (Exhibit 7).</p> <p>On November 10, 2020, the City Council approved amendments to the BMP Zone development standards of the Zoning Code in</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>association with the revised Good Neighbor Guidelines. Per the direction of the City Council, entitlement projects that were submitted prior to the adoption of amended Zoning Code, and deemed substantially complete, were determined to be grandfathered under the previous regulations.</p> <p>The proposed project application was submitted prior to adoption of the revised Zoning Code. This project was deemed substantially complete as the EIR process had been initiated. As such, the proposed warehouse development is permitted in the BMP Zone subject to the approval of a Minor Conditional Use Permit.</p> <p>The proposed project is generally consistent with development standards established in the Zoning Code at the time the entitlement application was submitted to the City, except for:</p> <ol style="list-style-type: none"> <li>1) The provision of fewer parking spaces than required by Code.</li> <li>2) The combination freestanding/retaining walls, where the height of the retaining portion and the overall height of the walls are greater than permitted by Code; and</li> </ol> <p>The Zoning Code allows for consideration of Variances to deviate from the development standards. The applicant is requesting Variances to facilitate implementation of the proposed project (Exhibit 8).</p>		
<p><b><i>City's Adopted Good Neighbor Guidelines</i></b></p> <p>On November 10, 2020, City of Riverside adopted updated Good Neighbor Guidelines (GNG). The application for this proposed project was received prior to adoption of the revised GNG.</p> <p>City Council action allowed any project achieving substantial completion within 90 days of the effective date of the implementing ordinance to continue subject to the 2008 GNG.</p> <p>The proposed project was deemed complete prior to adoption of the updated GNG, but is consistent with the updated GNG.</p> <p>The proposed project is consistent with and would not conflict with the implementation of the Good Neighbor Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Compliance with Citywide Design &amp; Sign Guidelines</i></b></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, and lighting.</p> <p>As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines. The proposed project has been designed to incorporate an earth tone color scheme with decorative accents, including stucco, storefront windows, metal canopies, and panel reveals.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<b>Riverside County Airport Land Use Compatibility Plan</b> <p>The proposed project is in Zone C1 (Extended Approach/Departure Zone) of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). The proposed project does not require a consistency determination from the Riverside County Airport Land Use Commission (ALUC), as the City's General Plan is consistent with the March ALUCP and the proposed project does not propose an amendment to the General Plan or Specific Plan land use designation, or Zone (Exhibit 11).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Parcel 1 (Tentative Parcel Map 37789) - Building A Sycamore Canyon Business Park Specific Plan (Industrial Subarea West of I-215)					
	Standard		Proposed	Consistent	Inconsistent
<b>Min. Lot Area</b>	5 acres		24.31 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Lot Width</b>	300 feet		972 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Building Setbacks</b>	Front Yard	50 feet	520 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard (East)	20 feet	75 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard (West)	20 Feet	87 feet, 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (North)	20 feet	125 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Landscape Setback</b>	Front Yard	50 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chapter 19.130 – Business and Manufacturing Park Development Standards					
<b>Min. Lot Depth</b>	100 feet		1,610 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Floor Area Ratio</b>	1.50		0.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Max. Building Height</b>	45 feet		42 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parcel 2 (Tentative Parcel Map 37789) - Building B Sycamore Canyon Business Park Specific Plan (Industrial Subarea West of I-215)					
	Standard		Proposed	Consistent	Inconsistent
<b>Min. Lot Area</b>	5 acres		10.32 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Lot Width</b>	300 feet		574 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Building Setbacks</b>	Front Yard	50 feet	89 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North)	0 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (South)	0 Feet	182 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (East)	0 feet	57 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>Parcel 2 (Tentative Parcel Map 37789) - Building B</b> <b>Sycamore Canyon Business Park Specific Plan (Industrial Subarea West of I-215)</b>					
	<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Min. Landscape Setback</b>	Front Yard	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Chapter 19.130 – Business and Manufacturing Park Development Standards</b>					
<b>Min. Lot Depth</b>	100 feet		817 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Floor Area Ratio</b>	1.50		0.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Max. Building Height</b>	45 feet		42 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.580 – Parking and Loading Minimum Parking Requirement</b>						
	<b>Standard</b>		<b>Parking Required</b>	<b>Parking Provided</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Building 1</b>	Office (10,000 SF): 1 space/250 SF	40 spaces	430 Spaces	388 Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Warehouse (390,000 SF): 1 space/1,000 SF	390 spaces				
<b>Building 2</b>	Office (10,000 SF): 1 space/250 SF	40 spaces	233 Spaces	235 Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Warehouse (193,100 SF): 1 space/1,000 SF	193 spaces				
<b>Total Parking</b>			663 Spaces	623 Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Chapter 19.550 – Fences, Walls, and Landscape Materials				
Standard		Proposed	Consistent	Inconsistent
Maximum Retaining Portion for Combination Freestanding/Retaining Walls	4 feet	7.6 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maximum Overall Height for Combination Freestanding/Retaining Walls	10 feet	14.4 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## FINDINGS SUMMARY

### Variances

The Zoning Code requires a minimum of 430 parking spaces for Building A. The proposed project provides 388 parking spaces. Based on the justifications provided by the applicant (Exhibit 9), Staff can make the necessary findings (Exhibit 1) in support of the Variances to allow a reduction in the number of required parking spaces for Building A.

The Zoning Code also requires the retaining portion of the combination freestanding/retaining walls to be a maximum of 4 feet in height, with an overall combined height of 10 feet. The project proposes the combination freestanding/retaining walls along the east property line of Parcel 1 with a retaining portion of up to 7.6 feet, and with an overall height of 14.4 feet. The applicant is

requesting Variances to exceed the height limits and facilitate implementation of the proposed project. Based on the justifications provided by the applicant (Exhibit 9), staff can make the necessary findings (Exhibit 1) to allow retaining portions to exceed 4 feet for the combination freestanding/retaining walls, and allow over height combination freestanding/retaining walls.

### **Grading Exceptions**

The Grading Code establishes a maximum retaining wall height of 6 feet in areas not visible to the public. The project proposes retaining walls up to 11.5 feet in the northeast corner of Parcel 2 and up to 8.2 and 10 feet in height in the southeast corner of Parcel 2. The applicant is requesting a Grading Exception to facilitate implementation of the proposed project.

The applicant provided justifications in support of the Grading Exception requests (Exhibit 10). Staff can make the necessary findings (Exhibit 1) in support of the Grading Exceptions to allow over height retaining walls.

## **ENVIRONMENTAL REVIEW**

Pursuant to Section 15060(d) of the CEQA Guidelines, an Initial Study (IS) was prepared for the proposed project to determine if it would have a significant effect on the environment. The IS and Notice of Preparation (NOP) were circulated on July 28, 2020, with the review period ending August 27, 2020. The analysis in the IS concluded that no impacts would occur to Agriculture and Forestry Resources, Mineral Resources, Population/Housing, Public Services, and Recreation sections.

The remaining sections in the IS were identified as having a potentially significant impact requiring the preparation of an Environmental Impact Report (EIR), consistent with Sections 15161 and 15126.6 of the CEQA Guidelines and City of Riverside Resolution No. 21106. The Draft EIR is on File with the City's Community & Economic Development Department, 3900 Main Street, Riverside, CA 92522; and Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508.

The EIR included analysis of potential effects associated with: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

CEQA Guidelines indicate a Project EIR should focus primarily on the changes in the environment that would result from the proposed project. The EIR should describe a range of reasonable alternatives to the proposed project, which would feasibly attain most of the basic objectives of the proposed project, but would avoid or substantially lessen any of the significant effects of the proposed project, and evaluate the comparative merits of the alternatives.

The Draft EIR includes three alternatives to the proposed project:

- Alternative 1 – No Project Alternative;
- Alternative 2 – Other Permitted Use/Manufacturing; and
- Alternative 3 – Reduced Development Alternative.

The EIR concludes that none of the Alternatives would meet any or all of the Project objectives, and that with the exception of Transportation, all impacts related to the proposed project have been identified as less than significant or have been reduced to below the level of significance with mitigation (Exhibit 12).

Notwithstanding the implementation of mitigation measures, Transportation impacts would remain significant and unavoidable, and a Statement of Overriding Consideration is required to be adopted by the City Council as follows:

The proposed project will exceed the threshold of 15 percent below the current City of Riverside VMT per employee by 18.66 percent in base year and 30.97 percent in cumulative year. Given that the maximum percent reduction is 15 percent through feasible Transportation Demand Management strategies, the proposed project cannot reduce the Project generated VMT to below the 15 percent threshold and the impact is considered significant and unavoidable.

## **PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS**

On August 12, 2020, staff held a virtual scoping meeting to inform the community an Environmental Impact Report (EIR) was being prepared for the proposed project, solicit input on the Scope of the EIR, provide information on the CEQA/EIR process, share an overview of the proposed project, and inform the community of all future opportunities for input (Exhibit 12).

Pursuant to CEQA, a 45-day review and comment period was provided from June 8, 2021 to July 22, 2021. A Notice of Availability was mailed to property owners within 300 feet of the project site and to various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. In addition, a separate Notice of Hearing was sent to property owners and occupants within 1,500-foot radius, beyond the 300-foot minimum requirement, as well as to various Federal, State, regional, and local government agencies, and other interested parties. Lastly, a legal ad was published in the Press Enterprise.

During the comment period, staff received eleven letters from the agencies and interested parties as summarized below (Exhibit 11):

1. Riverside County Airport Land Use Commission (ALUC) – Acknowledged that as the proposed project does not include any legislative actions, and since the City's General Plan has been found consistent with the MARB LUCP, the application does not have to be submitted to ALUC for review and the City can make a determination.
2. SoCalGas – The Transmission Department of SoCalGas does not operate any facilities within the proposed improvement area.
3. San Manuel Band of Mission Indians (SMBMI) – The proposed project is located outside of Serrano ancestral territory, and the SMBMI waived consulting party status and declined further participation in scoping, development, or review of documents created.
4. Riverside Transit Agency – Recommended installation of an Americans with Disabilities Act (ADA) compliant sidewalk for future installation of bus stop on Alessandro Boulevard, west of Vista Grande Drive, and an ADA pathway from the main proposed project entrance on Alessandro Boulevard to the warehouse facility.
5. Metropolitan Water District (MWD) – Indicated that a land use application will be must be submitted to MWD to grant a public road easement or issuance of an entry permit in order to use the Metropolitan fee owned property on Barton Street for proposed street improvements.
6. Golden State Environmental Justice Alliance (GSEJA) – Concerns regarding: 1) General Plan Land Use consistency; 2) Entitlements required by the Zoning Code; 3) Modifications to the existing Restricted Property; 4) Adequacy of plans; and 5) Analysis related to: Air Quality; Biological Resources; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Transportation; Other CEQA Topics; and Environmental Effects Found Not Significant.

7. Soil, Water, Air, Protection (SWAPE) (on behalf of GSEJA) – Additional concerns regarding analysis related to: 1) Air Quality; and 2) Greenhouse Gas Emissions
8. Riverside County Flood Control – The proposed project would not be impacted by District Master Drainage Plan facilities, and no other facilities of regional interest proposed.
9. Leonard Nunney for Friends of Riverside's Hills – Concerns regarding analysis related to: 1) Aesthetics; 2) Air Quality; 3) Biological Resources; 4) Energy; and 5) Noise; and 6) Proposed landscaping.
10. California Air Resources Board – Concerns regarding analysis related to Air Quality.
11. Greater Riverside Chambers of Commerce – Indicated support of the proposed project.

Clarification on concerns expressed on the letters will be addressed in the Final EIR.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Drainages and Restricted Property Map
5. Location Map
6. General Plan Map
7. Zoning and Specific Plan Map
8. Project Plans (Site Plan, Fencing Plan, Site Sections, Floor Plans, Roof Plans, Elevations/Building Sections, Trailhead Details, Preliminary Grading Plans, Tentative Parcel Map No. 37789, Grading Exception and Wall Variance Exhibit, Conceptual Landscape Plans, Conceptual Photometric Plan)
9. Applicant Prepared Variance Justifications
10. Applicant Prepared Grading Justifications
11. Public Comment Letters
12. Draft Environmental Impact Report – City's Website  
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

---

Prepared by: Veronica Hernandez, Senior Planner  
Reviewed by: Patricia Brenes, Principal Planner  
Approved by: Mary Kopaskie-Brown, City Planner



*EXHIBIT 1 – FINDINGS*

**PLANNING CASES:**      **P20-0025 (Parcel Map)**  
                                     **P19-0626 (Minor Conditional Use Permit)**  
                                     **P19-0627 (Design Review)**  
                                     **P20-0258 (Variance)**  
                                     **P20-0282 (Grading Exception)**  
                                     **P20-0024 (Environmental Impact Report)**

**A. Minor Conditional Use Permit Findings Pursuant to Chapter 19.730.040**

1. *The proposed use is substantially compatible with other uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts.*

The proposed project is substantially compatible with other uses in the area. The proposed project is immediately adjacent to a self-storage facility and vacant land (designated as Business/Office Park and Public Park) and is located approximately 800 feet from the single-family residences to the south (across Alessandro Boulevard). To the west is a wastewater treatment plant across Barton Avenue.

The site has been designed with sensitivity to the Sycamore Canyon Wilderness Park to the north and residences to the south. The design of the Project's proposed structures is consistent with the SCBPSP and with Citywide Design and Sign Guidelines. The proposed structures are also architecturally consistent with other warehouses within the City. The Project site will be landscaped with fire-resistant landscape, drought-tolerant and climate appropriate trees, shrubs, and ground cover that will meet or exceed the City's requirements. The landscape plan is designed to provide visual appeal and screen the views of Buildings A and B from the adjacent residential areas and the Sycamore Canyon Wilderness Park. The proposed on-site landscaping does not include any plant species listed as invasive by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). All building and parking lot lighting will conform to the Sycamore Canyon Business Park Specific Plan guidelines, the City Municipal Code, the standards and specifications of the City's Park, Recreation, and Community Services Department, and the Sycamore Canyon Wilderness Park Stephen's Kangaroo Rat Management Plan. Due to the proximity to the Sycamore Canyon Wilderness Park to the north of the Project site, the Project's proposed lighting will also be required to adhere to Section 6.1.4 of the MSHCP, which addresses potential impacts at the urban/wildlands interface. The Project also includes perimeter fencing around the Project site, the parking lot for the trail, and the Restricted Property to minimize unauthorized public access, domestic animal predation, and dumping.

Additionally, the Project proposes to develop a trailhead parking lot for the Sycamore Canyon Wilderness Park. The northerly terminus of Barton Street is identified as a "minor trailhead" in the *Sycamore Canyon Wilderness Park Stephen's Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. Trail fencing, gates, and signage will also be installed to direct access, circulation and trail connection to existing trails as well as the master planned multipurpose trail on the west side of Barton Street.

Thus , the Project is substantially compatible with other uses in the area, notably the Sycamore Canyon Wilderness Park

2. *The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.*

The proposed project will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area. The proposed project incorporates design features to ensure compatibility with the adjacent uses and Sycamore Canyon Wilderness Park, including orienting buildings and loading docks away from public view and the adjacent park, providing approximately 800 feet between Building A and the residences to the south, and designing the driveways to preclude truck traffic from utilizing Vista Grande Drive or other local streets. A 53-space trailhead parking lot and amenities are proposed for use by the community to connect to the Sycamore Canyon Wilderness Park.

3. *The proposed use will be consistent with the purposes of the Zoning Code.*

The proposed use will be consistent with the purposes of the Zoning Code. The proposed use is consistent with the intent of the B/OP General Plan Land Use Designation, the Industrial Subarea of the Sycamore Canyon Business Park Specific Plan, and the underlying BMP Zone, which anticipate and permit the site to be developed with industrial uses. Specifically, the purpose of the BMP Zone is to provide a district for low-intensity and low-impact industrial, office, and related uses. (RMC § 19.130.010.) The proposed Project, which does not include refrigeration and would prohibit manufacturing uses, fits within the Zoning Code's stated purpose

4. *The proposed use is in conformance with specific site location, development and operation standards as may be established in the Zoning Code for the particular use.*

The proposed use is in conformance with specific site location, development, and operation standards as established in the Zoning Code for the proposed use. Except for parking and combination freestanding/retaining walls, the proposed use meets or exceeds the specific development and operation standards established in the Sycamore Canyon Business Park and Zoning Code. The proposed use also qualifies for variances related to parking and combination freestanding/retaining walls as set forth in the Findings below.

#### **B. Variance Justification Findings Pursuant to Chapter 19.720.040**

Variance A: To allow a total of 388 parking spaces for Building A, where a minimum of 430 parking spaces are required by the Zoning Code.

Variance B: To allow for two combination freestanding/retaining walls along the easterly property line of Parcel 1, wherein the retaining portion is higher than the 4 feet as permitted by the Zoning Code, as follows:

- o Installation of 132 linear feet of combination freestanding/retaining wall where the retaining portion is up to 6.4 feet in height
- o Installation of 204 linear feet of combination freestanding/retaining wall where the retaining portion is up to 7.6 feet in height.

Variance C: To allow the installation of 205 linear feet of combination freestanding/retaining wall with an overall height of 14.4 feet, where a maximum overall height of 10 feet is permitted by the Zoning Code.

1. *The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.*

Variance A: The proposed project **complies** with this finding. Strict application of the Zoning Code would require the applicant to provide an additional 42 parking spaces or reduce the size of Building A by approximately 42,000 square feet. Providing additional parking spaces on-site while maintaining the size of the building could only be done by replacing landscaping immediately adjacent to the Sycamore Canyon Wilderness Park with parking or by reducing the size of the proposed Restricted Property.

The applicant has indicated the facility is expected to operate 24 hours a day, 7 days a week, with three 8-hour shifts anticipated. A total of 388 employees are anticipated for Building A, resulting in approximately 129 employees on-site per shift throughout the day. The applicant has provided 388 parking spaces on site, resulting in an anticipated excess of 259 parking spaces per shift. The applicant has provided 110 truck trailer parking spaces. Due to the minimal number of employees anticipated for the operation of the warehouse distribution center, it would be an unnecessary hardship to required additional parking.

Variances B and C: The proposed project **complies** with this finding. Strict application of the Zoning Code would require combination freestanding/retaining walls where the retaining portion does not exceed 4 feet, and with a maximum overall combined height of 10 feet.

The 48.64-acre project site is restricted due to topography and the existing 11.6-acre Restricted Property, which prohibits development at the front of Parcel 1 and between Parcels 1 and 2. To provide screening around the truck docks on the east side of Parcel 1, an 8-foot-high screen wall is proposed. The elevation changes along the easterly property line vary as much as 16 feet; strict adherence to the height limitation would necessitate raising the southerly end of the truck court 3.6 feet and lowering the northerly portion as much as 2.4 feet. The grade changes would adversely affect truck maneuvering and render many of the truck docks unusable, creating a significant hardship and practical difficulties for the operation of the site.

Alternatively, the screen wall would need to be relocated approximately 8 feet westerly of the property line to allow for slope grading. While shifting the wall would reduce the retaining portion to 4 feet in height and the overall height to 10 feet, it would create an unusable portion of land outside of the screened truck court that would be difficult to maintain and could be prone to nuisances.

Strict application of the Zoning Code would not further the purpose stated in Section 19.020.010 of the Riverside Municipal Code (RMC), particularly regarding encouraging the most appropriate use of land as well as conserving and stabilizing the use of property.

2. *There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.*

Variance A: The proposed project **complies** with this finding. The project site is unique in that Building A is located north and east of the 11.6-acre Restricted Property (proposed to be expanded to 12.23 acres as part of this Project), which limits development, including parking in these areas, and south of the Sycamore Canyon Wilderness Park. The Restricted Property removes 25 percent of the total area from any development opportunities; these conditions do not exist on other properties within the same zone and neighborhood.

The applicant has provided a large, landscaped buffer between Building A and the wilderness park to the north; adequate parking could be provided were this buffer to be

removed. The shape of the site, location, and the Restricted Property constitute an exceptional circumstance and conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

Variances B and C: The proposed project **complies** with this finding. The project site is uniquely shaped and is significantly restricted due to topography and site conditions. There is an approximate 45-foot vertical difference across the site. The project site is located immediately adjacent to the Restricted Property to the south and west, and the Sycamore Canyon Wilderness Park to the north; no grading is permitted within the Restricted Property or wilderness park. As a result, significant portions of the site must remain undisturbed and/or underutilized to allow for match-up grading.

The resultant parcel configuration is further limited by design considerations to minimize dock door and parking visibility from public streets and the wilderness park. As a result of these configurations and topographic conditions, the proposed project is limited in the location and design of combination freestanding/retaining walls. The wall could be shifted to the west in order to meet the proposed project requirements, but due to site constraints, this would render much of the eastern portion of the site unusable and create inaccessible, hard to maintain portions of land.

The shape and location of the site, topography, and site restrictions constitute an exceptional circumstance or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

3. *Granting this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.*

Variance A: The proposed project **complies** with this finding. The proposed project will be used primarily for short-term storage and/or consolidation of manufactured goods. This use has a high level of on-site automation and logistics management, reducing the number of employees necessary to operate the business. It is anticipated there will be a maximum of 129 employees on-site per shift, with an excess of 259 parking spaces per shift.

The landscaped area between Building A and the wilderness park provides a buffer between the building and sensitive wilderness area; while providing parking in this area would allow the proposed project to meet the requirements of the Zoning Code, it is not a desirable or practical use of the area. The project site will provide adequate parking for the proposed use while remaining sensitive to surrounding development.

Granting this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

Variances B and C: The proposed project **complies** with this finding. Granting the Variance will allow typical development of the property in accordance with the Objectives and Policies of the General Plan 2025 and Zoning Code. The existing 16-foot elevation changes along the easterly property line of Parcel 1 requires the construction of a combination freestanding/retaining wall up to 14.4 overall feet in height at points, with retaining portions of up to 7.6 feet to provide a safe and functional truck court area, as well as screening and security of loading docks. The combination freestanding/retaining wall will not be visible from the public right-of-way and will only be visible from the adjacent vacant property to the east. The retaining walls will be constructed of a decorative material with a decorative cap, consistent with the Citywide Design and Sign Guidelines.

Granting the Variance will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood, as the retaining walls are



proposed to be constructed of decorative masonry, will not be visible from the public right-of-way, and will allow a cohesive and practical site design.

4. *Granting the request will not be contrary to the objectives of the General Plan.*

Variances A, B, and C: The proposed project **complies** with this finding. The proposed project is consistent with the following General Plan 2025 Policies, which seeks to:

- Policy LU-79.5: *"Enhance access points and encourage recreational use in accordance with the adopted Sycamore Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan."*

The project proposes a 53-space trailhead parking lot and amenities adjacent Sycamore Canyon Wilderness Park to enhance access points and encourage recreational uses of the park. Site design of Buildings A and B also provided adequate buffer space and sensitivity to the adjacent park and conservation areas. The proposed project adheres to all requirements of the Sycamore Canyon Wilderness Park - Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan.

- Objective LU-80: *"Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth."*

The proposed project adds 603,100 square feet of warehouse and office use to the Sycamore Canyon Business Park, creating local jobs and contributing to the overall economic growth of the City. The proposed use is consistent with the intent of the B/OP General Plan land use designation, the Industrial Subarea of the Sycamore Canyon Business Park Specific Plan, and the underlying BMP Zone, which anticipate and permit the site to be developed with industrial uses

- Policy LU-80.3: *"Minimize any adverse land use conflicts between industrial uses and the residential and open space properties that abut the specific plan areas."*

The proposed project is sensitive to the adjacent Restricted Property, intended for conservation in a natural condition, and the Sycamore Canyon Wilderness Park. The proposed project was designed to orient dock doors and parking spaces away from sensitive uses and provide adequate screening and buffers between the warehouses and the open space properties. Dock doors are also oriented away from nearby residential uses, located over 800 feet to the south (across Alessandro Boulevard).

- Policy LU-80.6: *"Promote the development of Sycamore Canyon to achieve economic success defined by a diverse and compatible industrial base that provides economic opportunities for all its citizens. The City preferred outcome is to promote light industrial/flex space to maximize employment opportunities and utilization of the limited land supply. To achieve this goal, the City must first overcome complex infrastructure issues that limit development in the area. Large "big box" distribution or warehouse facilities will be necessary on a limited basis to create the critical mass required to solve some of these infrastructure issues."*

The proposed project contributes to the development of the Sycamore Canyon area and provides economic opportunities for the City. The proposed project maximizes employment opportunities while remaining sensitive to the limitations of the site and proximity to nearby residences and the wilderness park.

Based on the above findings, staff finds that granting the Variances will not be contrary to the objectives of the General Plan.

### C. Grading Exceptions – Justifications Findings pursuant to Chapter 17.32

Grading Exception: To allow the portions of retaining walls not visible from the public right-of-way (Alessandro Boulevard and Barton Street) to be up to 11.5 feet in height, where the Grading Code allows a maximum height of 6 feet.

1. *That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this title.*

The proposed project **complies** with this finding. The project site is restricted due to topography and boundary conditions. There is approximately 45 feet of elevation change within the site. Both over height retaining walls are located on Parcel 2, which is irregularly shaped and fronts onto Barton Street. Parcel 2 is immediately adjacent to the Restricted Property to the east, and the proposed trailhead parking lot to the north.

The project proposes an approximately 95-linear-foot span of retaining wall in the northeast corner of Parcel 2, with maximum heights ranging from 6.5 to 11.5 feet. This wall is located along the rear property line, immediately adjacent to the Restricted Property, and is not visible from the Barton Street. The retaining wall serves as a headwall and wing walls for a 48-inch diameter storm drain outlet that conveys offsite flow from the Metropolitan Water District Mills Filtration Plant (to the west of Parcel 2) through the subject property and discharges into the Restricted Property. The proposed pipe connects at Barton Street and runs within the drive aisle along the northerly side of Building B. The location of the storm drain outlet is decided by the US Army Corps of Engineers and cannot be relocated. Strict application of the Grading Code would require narrowing the drive aisle and eliminating parking spaces at the northeast corner of Building B, creating practical difficulties with site circulation and resulting in fewer parking spaces than required by the Zoning Code for Building B.

The retaining walls at the southeast corner of Parcel 2 consist of one 26-linear-foot segment of retaining wall with maximum heights ranging from 4.7 to 8.2 feet in height, and one 170-linear-foot segment of retaining wall with maximum heights ranging from 6 to 10 feet. These walls are located around the perimeter of Parcel 2's two water quality basins, the size and location of which are require pursuant to design criteria specified in the Water Quality Management Plan. Such water quality measures for new development are a requirement of the Federal Clean Water Act, State Porter-Cologne Water Quality Control Act and the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permit. Due to insufficient infiltration rates of the underlying soils, the size and location of the basins cannot be modified in order to allow a reduction in the height of proposed retaining walls. Strict application of the Grading Code would require relocation of the wall in order to reduce the overall height, resulting in insufficient basin capacity and failure to meet the requirements of the WQMP.

Approval of the grading exception would be consistent the general purpose and intent of Title 17 of the Riverside Municipal Code to minimize the adverse effects of grading on natural landforms, particularly in regard to water runoff.

2. *That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.*

The proposed project **complies** with this finding. The project site is uniquely shaped and is significantly restricted due to topography and boundary conditions. The property consists of a combination of undulating, undisturbed land, with a large, relatively flat area, with elevation changes of approximately 45 feet throughout the site. Parcel 2 is bordered on the east by the Restricted Property, and on the north by the proposed trailhead parking

lot. A 48-inch diameter storm drain outlet crosses Parcel 2 along the northerly side of Building 2.

The project site is unique in that other properties within the same zone and neighborhood are not limited by the presence of the existing 11.6-acre Restricted Property or the presence of the 48-inch diameter storm drain outlet. The size and location of the storm drain outlet are determined by the US Army Corps of Engineers; it cannot be relocated. Grading is not permitted within the Restricted Property, resulting in a significant portion of the site that must remain undisturbed and/or utilized for matchup grading. Historic drainage patterns within the vicinity help determine the size and location of required water quality management areas; these patterns must be accommodated to ensure surface flows are neither obstructed nor redirected.

The shape of the site, the topography, and boundary conditions constitute an exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

3. *That the granting of a waiver will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.*

The proposed project **complies** with this finding. The proposed retaining walls are not visible from the public right-of-way due to their location at the rear of the site. The proposed retaining wall at the northeast corner of the site is further buffered from view from the Sycamore Canyon Wilderness Park by the proposed trailhead parking lot and Restricted Property. The proposed retaining walls at the southeast corner of the site may be partially visible from rear of the adjacent self-storage facility but are located approximately 20-30 feet from the southern property line and will be screened by abundant landscaping to soften the walls and add visual interest.

The proposed retaining walls will stabilize the existing slopes along easterly boundary, allowing sensitive areas to remain undisturbed and preserving and historic drainage patterns. The proposed retaining wall at the northeast corner of the site is necessary to accommodate the existing storm drain outlet, which cannot be relocated, and the siting of Building B and related parking and walkways. The proposed retaining walls at the southeast corner of the site will accommodate water quality treatment areas required by the Water Quality Management Plan.

For these reasons, granting the Grading Exception will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.



**EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL**

**PLANNING CASES:**      **P20-0025 (Parcel Map)**  
                                 **P19-0626 (Minor Conditional Use Permit)**  
                                 **P19-0627 (Design Review)**  
                                 **P20-0258 (Variance)**  
                                 **P20-0282 (Grading Exception)**  
                                 **P20-0024 (Environmental Impact Report)**

**Planning Division**

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan (MMRP) in the FEIR, shall be completed in accordance with the designated schedule.
2. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
3. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
4. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Issuance of Grading Permit:*

5. Parcel Map No. 37789 shall be recorded.
6. The applicant shall convey the 12.23-acre area of conservation to the Rivers and Lands Conservancy (RLC) to ensure long-term conservation. Documentation of the conveyance shall be provided to the Planning Division.
7. A 40-scale precise grading plan shall be submitted to the Planning Division and include:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 6:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
  - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
  - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

*During Grading and Construction Activities:*

8. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), as well as the County of Riverside's Noise Code (Title 9) which limits construction noise to 7:00 a.m. to 6:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
9. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
11. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
12. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
  - b. Grading activities shall cease during period of high winds (greater than 25mph);
  - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
  - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;
  - e. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - f. Trucks and other equipment shall be washed when leaving the site;
  - g. Ground cover in disturbed areas shall be replaced immediately after construction;
  - h. Disturbed/loose soil shall be kept moist at all times; and
  - i. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
13. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
14. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

15. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
16. Noise reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

*Prior to Building Permit Issuance:*

17. **Landscaping and Irrigation Plans** shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
  - a. Landscaping and Irrigation plans shall provide suitable landscape material within the bio-retention basins;
  - b. Enhanced landscaping shall be provided at project entrances on Alessandro Boulevard and Barton Street, to the satisfaction of staff;
18. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted.
  - a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
  - b. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
  - c. No light spill shall be permitted on the MSHCP Conservation Area (Sycamore Canyon Wilderness Park) or Restricted Property
  - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
  - e. Light poles shall not exceed 25 feet in height, including the height of any concrete or other base material; and
  - f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
19. **Fence and Wall Plan:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. All freestanding and retaining walls shall be constructed of, or finished in, a decorative material;
  - b. All walls and pilasters shall be finished with a decorative cap.
20. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
  - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it; and
  - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division.

21. **Staff Required Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable; and
  - b. Roof-mounted mechanical equipment shall not protrude above the height of the building parapet wall.
22. Plans submitted for staff review shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
23. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The Applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
24. Ground mounted equipment shall be fully screened from the public right-of-way.
25. Prior to building permit issuance, a site plan that indicates the location and capacity of solid waste and recycling collection and loading areas must be submitted to the Riverside County Department of Waste Resources for review and approval.

*Prior to Release of Utilities and/or Occupancy:*

26. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.
27. A waste recycling report must be reviewed and approved by the Riverside County Department of Waste Resources upon completion of the project that demonstrates that the project recycled a minimum of 50 percent of its construction and demolition waste.

*Site Operation Standards:*

28. Occupancy shall comply with the C1 Zone of the March ALUCP.
29. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
30. A copy of the Minor Conditional Use Permit, the final Conditions of Approval, and MMRP shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

*Standard Conditions:*

31. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
32. The Minor Conditional Use Permit, Design Review, Variance, and Grading Exception may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

**Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlement.**

33. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
34. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
35. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
36. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
37. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
38. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

#### **Riverside Transportation Authority**

39. An Americans with Disabilities Act (ADA) compliant sidewalk for the future installation of a bus stop shall be provided on Alessandro Boulevard, west of Vista Grande Drive
40. An ADA compliant pathway shall be provided from the main project entrance on Alessandro Boulevard to the warehouse facility.



## **Western Municipal Water District**

41. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance No. 859.
42. Developer's landscape architect is required to meet landscape requirements of the agency of jurisdiction.
43. Developer to submit a 22"x34" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
44. Preliminary water plans shall show the following items:
  - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of materials.
  - b. Delineate all existing utility facilities (i.e., pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
  - c. Delineate all easements within project boundaries.
  - d. Delineate all proposed and existing lots, streets, and storm drains.
45. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.
46. Water Improvements Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/standard-specification-drawings>.
47. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated, upsized, or installed are at Developer's expense.
48. Developer to pay all cost associated with preliminary review by Western at the time for review.
49. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintain resiliency of pipelines within Western's distribution system. This may include the upsizing of existing offsite pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).
50. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
51. Coordinate with fire protection agency of jurisdiction to determine required fire flow for proposed project and advise Western of the water requirements for fire service uses. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide required fire flow. Additional conditions of approval may be needed as a result of the fire flow analysis and once the preliminary plans are submitted to Western.
52. Contact Western's Development Services Department at 951-571-7100 for further information.

## **Fire Department**

53. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

54. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

- a. New buildings greater than fifty thousand (50,000) square feet.
- b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%).
- c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.

55. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
56. Construction plans shall be submitted and permitted prior to construction.
57. Fire Department access shall be maintained during all phases of construction.
58. Public fire hydrants along Alessandro Blvd and Barton Rd are required. All required public and private hydrants shall be in service and fire flow available prior to building permit release by the Fire Department.
59. Provide ingress/egress access easement to allow Fire access to wilderness park through project site.

## **Parks, Recreation & Community Services – Park Planning**

*Prior to Map Recordation:*

60. Trailhead grading and improvement plans shall be submitted for review and approval by PRCS.
61. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW, private landscape or private street lots.
62. All undisturbed natural lands deemed unsuitable for development may be dedicated to the City for incorporation into the Sycamore Canyon Wilderness Park site, with such lands

being eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project, as mutually acceptable to the developer and the City. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any manufactured cut and/or fill slopes, and unpaid taxes or assessments.

63. A surety prepared by the Public Works Department or PRCSD shall be posted to guarantee the turnkey trail head plaza and parking lot improvements, trail improvements on Barton Street, and all other park and trail associated improvements.
64. Provide a dedicated easement in favor of the City and its agents over any private property areas required to access maintenance gates to conservation easement areas.

*Prior to Issuance of Grading/Street Improvement Permit*

65. Submit a copy of the Grading Plans to Parks, Recreation & Community Services Department (PRCSD for review and approval prior to permit issuance.

*On the Street Improvements Plans:*

- a. Provide a driveway approach for maintenance and emergency response vehicles to take access into Sycamore Canyon Park through gate at the terminus of Barton Ave.
- b. Insert City's standard construction details and specifications for the multi-purpose stabilized decomposed granite trail (for trail on west side of Barton Avenue).

Obtain Separate Public Park Improvement Permit and Inspection Card.

*Public Park Permit Requirements:*

- c. Permit scope of work includes all Improvements constructed by Developer for trail improvements on Barton, trailhead parking lot and plaza area and other PRCSD conditioned improvements.
- d. Prior to mobilization of any grading equipment or start of any grading work, a temporary construction boundary fence shall be installed by Contractor 3' into the private property side of the common boundary between the project and the public lands. This fence, at a minimum, shall be chain link with posts installed in the ground to prevent any entry of construction equipment and workers onto the public lands.
- e. Incidental park impacts shall be returned to as good or better condition than existing.
- f. Protect park infrastructure from graffiti and remove graffiti within 72 hours of notification.
- g. Cut and/or fill slopes facing natural open spaces, (e.g. Sycamore Canyon Wilderness Park) shall be graded using "contour grading".
- h. Graded slopes shall not exceed 4:1 on land to be turned over to the City.
- i. At least four weeks prior to start of any grading work, developer is to install a project sign on Barton Avenue at the project site to inform the public of the anticipated grading/construction start date and construction duration, and to provide information about alternate park access locations.
- j. All improvements shall be constructed per CBC, City Public Park/Trail Improvement Standard specifications and details and Standard Specifications for Public Works Construction

66. The contractor is to maintain safe public access to Sycamore Canyon Park throughout grading and construction work. Signage, appropriate traffic control measures, and a protected route are to be provided by the contractor during construction in order to reduce potential hazards for park users taking access to the park at Barton Street.

Any closures to park access at Barton Avenue must be approved by PRCSD and posted 48 hours in advance and shall not exceed 1 week duration. Signage shall inform the public of the closure dates and provide information about alternative park access locations.

67. Any encroachment by contractors into Sycamore Canyon Wilderness Park will require notification to PRCSD and California Fish and Wildlife for potential assessment of fines and any mitigation requirements for impacts including but not limited to re-vegetation, and minimum of 18-month maintenance and establishment period.

*Prior to Grading/Street Improvement Permit Closeout:*

68. Demonstrate that all public park and trail grading and street related scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park improvement permit and signed off by PRCSD.

*Prior to Issuance of Building Permit:*

69. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas per RMC Chapters 16.60, 16.44 and 16.76.
70. Construction plans and specifications, including landscape and irrigation, shall be submitted to PRCSD for review and approval prior to permit issuance.

Obtain a separate Public Park Improvement Permit to construct turnkey trail, trail head parking lot improvements, Sycamore Canyon Park boundary fence, and associated improvements.

*Public Park Permit Requirements:*

- a. Permit scope of work includes all Improvements constructed by Developer for trail, trailhead parking lot and plaza and any improvement to be turned over to PRCSD.
  - b. All improvements shall be constructed per CBC, City Public Park and Trail Improvement Standard specifications and details, and Standard Specifications for Public Works Construction.
  - c. Protect park infrastructure and temporary construction fence from graffiti/vandalism and remove graffiti and repair vandalism within 72 hours of notification.
71. Provide separate water meter and service for trailhead parking lot. On-going water utility account will be set up under the City Parks, Recreation, and Community Services Department.
72. Coordinate with City Parks Department for irrigation standards prior to preparing irrigation plans for the trailhead area.

*On Irrigation Plans:*

- a. The trailhead lot shall operate under an independent irrigation system, including a separate controller. Irrigation system shall meet City Parks standards.
- b. Provide one backflow prevention device for domestic water line (drinking fountain), and another for irrigation. Both backflows shall be installed in vandal resistant cages per City Parks standards.

- c. Irrigation controller is to be installed in a vandal resistant lockable enclosure according to City Parks, Recreation, and Community Services Department standards.

*Prior to all Occupancy, Certificate of Use, or Building Permit Closeout:*

- 73. Demonstrate that all public park, trail, and trailhead plaza and parking area scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park improvement permit.
- 74. Transfer ownership of Parcel C (trailhead parking and plaza area) in fee-title to City. City will accept Parcel C contingent upon the developer's successful completion of trailhead improvements and acceptance of improvements by the City. Such lands are eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any unpaid taxes and assessments.
- 75. As required by Instrument 2009-030 3932 6-15-2009 Army Corps, Owner will transfer ownership in fee title of Parcels A & B (conservation easements) to City. City's acceptance of Parcels A& B is contingent upon:
  - a. Owner's successful completion of all regulatory agency requirements and any related mitigation measures.
  - b. Owner's provision of maintenance and land management services for the conservation easement areas, performed by a qualified and city-approved land management organization, funded by Owner in perpetuity with a non-wasting endowment.
  - c. Prior to City's acceptance of property interest for open space lots APN 263-060-022, 024 and 026, the Rivers and Land Conservancy Board of Directors shall approve final acceptance of a conservation easement over the property. The conservation easement shall incorporate all cost associated with mitigation and management of the land including, but not limited to any additional cost associated with corrective actions required from violations of conservation easement and or natural causes, e.g. – homeless encampments, dumping, vandalism, fire, flood, etc.

*Operation Conditions:*

- 76. Owner or occupant shall maintain in perpetuity (including graffiti removal), at no cost to the City, all property line fencing, landscape buffers, walls and fencing installed between development and public park.
- 77. Owner or occupant shall grant access to City and its agents to take access through private property in order to access and maintain conservation easement areas.

**Public Utilities – Electric**

- 78. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
- 79. The provision of utility easements, water, streetlights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
- 80. Easements and any associated fees will be acquired during the design process.

81. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
82. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site, in addition to installing spare conduits, streetlights, also stub & cap along property frontage.
83. Plot existing electrical distribution facilities on the original site plan.
84. Show proposed location of transformers and electrical rooms/switchgear.
85. Major feeder extension, pad-mounted switch, PJC's and possible street crossing along Alessandro.

## **Public Works**

*Prior to Issuance of Grading Permit, Unless Otherwise Noted:*

86. Storm Drain construction will be contingent on engineer's drainage study.
87. Deed for widening Barton Street along project frontage to 33' from monument centerline to Public Works specifications.
88. Installation of curb and gutter at 20 feet from monument centerline on both sides of the street, sidewalk and matching paving on Barton Street to Public Works specifications.
89. Termination of Barton Street to Public Works specifications (adequate turnaround for Fire).
90. Installation of curb adjacent sidewalk along project frontage on Alessandro Blvd. to Public Works specifications.
91. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
92. Installation of sewer lateral to serve building A to Public Works specifications.
93. The City Sewer System is not available for building "B". Please contact the Riverside County, Department of Environmental Health, 4080 Lemon Street, 2nd Floor, for approval of an alternate sewer system. Please obtain a Letter of Introduction that lists the County requirements at the front counter of the Public Works Department at City Hall.
94. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
95. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
96. Size, number and location of driveways to Public Works specifications.
97. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
98. On all plans, provide linear footage labels along all parcel lines. 24" Box size Canopy tree may be required on Alessandro and Barton with automatic irrigation and root barriers along all hardscapes.
99. Due to square footage of each warehouse, each warehouse will be required to have 2-30YD self-contained compactors and unit. One for trash and one for recycle.

100. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department

101. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
- a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
  - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
  - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
  - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
  - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance
102. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
103. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
104. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants
105. Provide ingress/egress access easement to allow Fire access to wilderness park through project site.
106. Intersection of Driveway 2/Vista Grande Drive and Alessandro Boulevard:
- a. The intersection of Driveway 2/Vista Grande Drive and Alessandro Boulevard operates at a deficient Level of Service in the Existing Conditions. Project shall remove the existing signal at Private Driveway & Alessandro Boulevard and construct a new traffic signal at the intersection of Driveway 2/Vista Grande Drive & Alessandro Boulevard.
  - b. Construct a north leg to facilitate ingress and egress access to the proposed project and provide a minimum of 100-feet of storage to the southbound left-turn lane.
  - c. Construct an exclusive eastbound left-turn lane and provide a minimum of 100-feet of storage.
  - d. The Project Driveway 2 at Alessandro Boulevard will function as a full access driveway for passenger cars only. Truck will be restricted from heading westbound on Alessandro Boulevard. Project shall construct necessary improvements to direct truck movements to travel eastbound on Alessandro Boulevard.
107. Site Adjacent Roadway and Site Access Improvements
- a. Barton Street and Alessandro Boulevard:
    - i. Construct an exclusive southbound left-turn lane and provide a minimum of 100-ft of storage. The egress of trucks will be restricted to left turn out only. Project shall construct necessary improvements to direct truck movements to travel eastbound on Alessandro Boulevard.
  - b. Private Driveway and Alessandro Boulevard:
    - i. Remove the existing traffic signal and restrict the driveway access on the north and south leg to right-in and right-out access only. East leg and west leg of the intersection will restrict left-in movements.
  - c. Barton Street and Driveway 1:
    - i. Construct a north leg to facilitate ingress and egress access to the proposed Project.
    - ii. Construct an east leg to facilitate ingress and egress access to the proposed Project.
108. Provide Pedestrian Network Improvements (SDT-1). Providing a pedestrian access network to link areas of the Project site encourages people to walk instead of drive assuming that desirable destinations are within walking distance of the Project. This mode shift results in people driving less and a reduction in VMT.