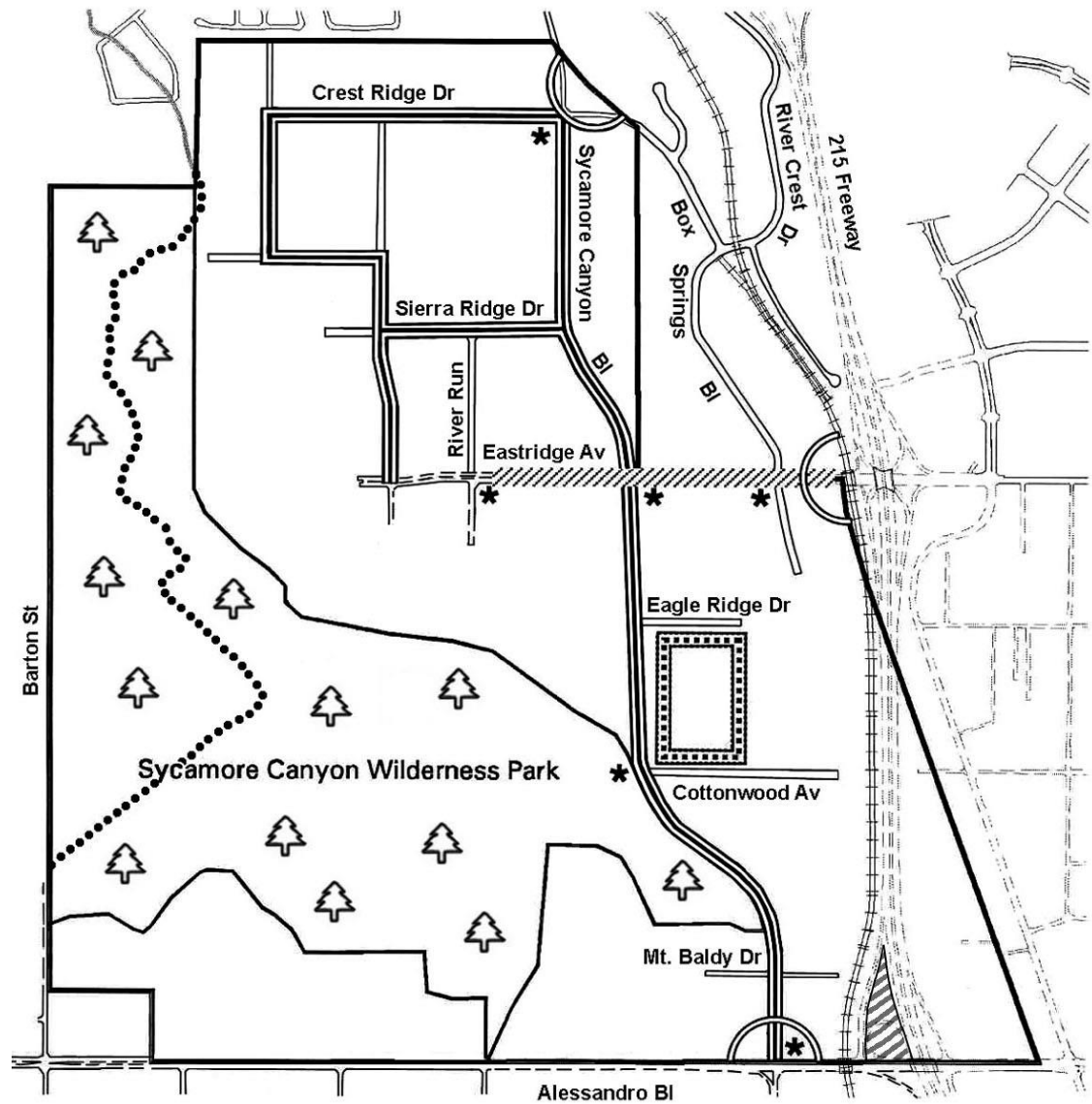
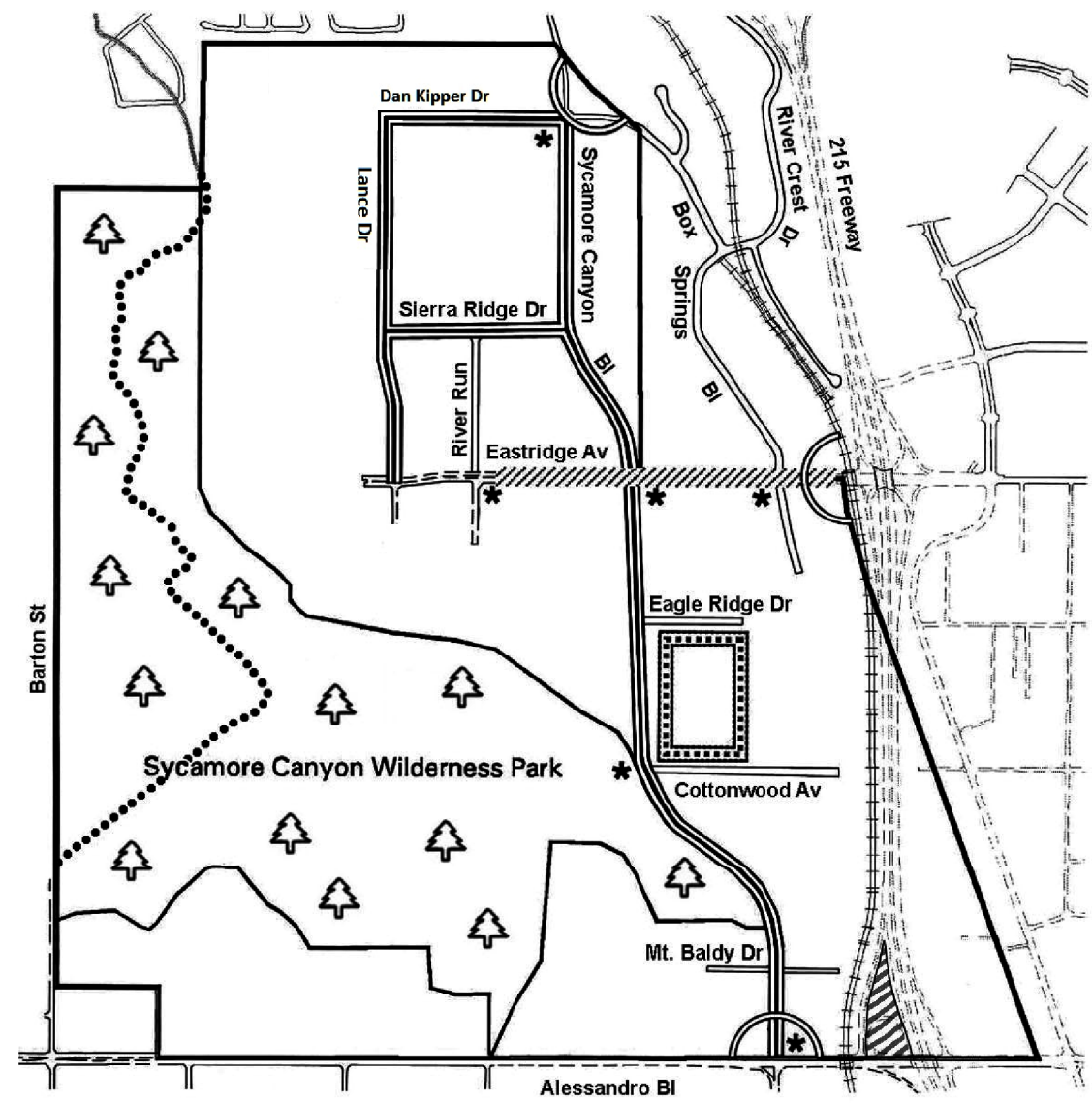


G:\2015\15-0152\GIS\SP_Circulation_AmendC.mxd: Map created 14 Jul 2016



- Thru-way Streetscape
- Collector Road Streetscape
- Buffer Zone
- Recreation Trail
- Directory Signage
- Sycamore Canyon Open Space
- Entry Statement
- Freeway Interchange Landscape

Existing Streetscape



- Thru-way Streetscape
- Collector Road Streetscape
- Buffer Zone
- Recreation Trail
- Directory Signage
- Sycamore Canyon Open Space
- Entry Statement
- Freeway Interchange Landscape

Proposed Streetscape

Source: Sycamore Canyon Specific Plan/EIR
 Beland Associates, 1982.

Figure 3-7C - Proposed Specific Plan Amendment
 Sycamore Canyon Business Park Buildings 1 and 2 DEIR

3.2.2 Tentative Parcel Map No. 36879

Tentative Parcel Map No. 36879 proposes to combine 17 existing parcels into two parcels and three lettered lots as shown on **Figure 3-8 – Tentative Parcel Map 36879** and summarized in the table below.

Table 3-1 – Tentative Parcel Map 36879

Parcel No./Lot Letter	Acres	
	Gross	Net ¹
1	55.10	51.6
2	20.2	19.6
A ²	Included in acreage for Parcels 1 and 2	NA
B	0.3	NA
C	0.3	
Total	75.9	71.2

Notes:

¹ Net acreage is exclusive of areas to be dedicated for trails and roads.

² Parcel A is 4.1 acres in size.

3.2.3 Minor Conditional Use Permit (P14-1082)

A Minor Conditional Use Permit (MCUP) is required to allow for warehouses greater than 400,000 square feet pursuant to City of Riverside Municipal Code, Title 19, Zoning Code, Chapter 19.150, Base Zones Permitted Land Uses. This requirement is to provide for a discretionary review that looks at both the City of Riverside Good Neighbor Guidelines in terms of the proposed use's compatibility and whether the proposed use can provide significant jobs to warrant the number of truck trips a building of such a size will generate.

3.2.4 Grading Exceptions and Variance (P16-0103)

Three grading exceptions are needed to implement the Project's proposed grading plan, as the Riverside Municipal Code permits a maximum of 20-foot high slopes (Riverside Municipal Code Section 17.28.020(10)) and benches are not normally permitted (*Id.* Section 17.28.020(11)). The grading exceptions are described below and shown on Figure 3-9 – Grading Exception:

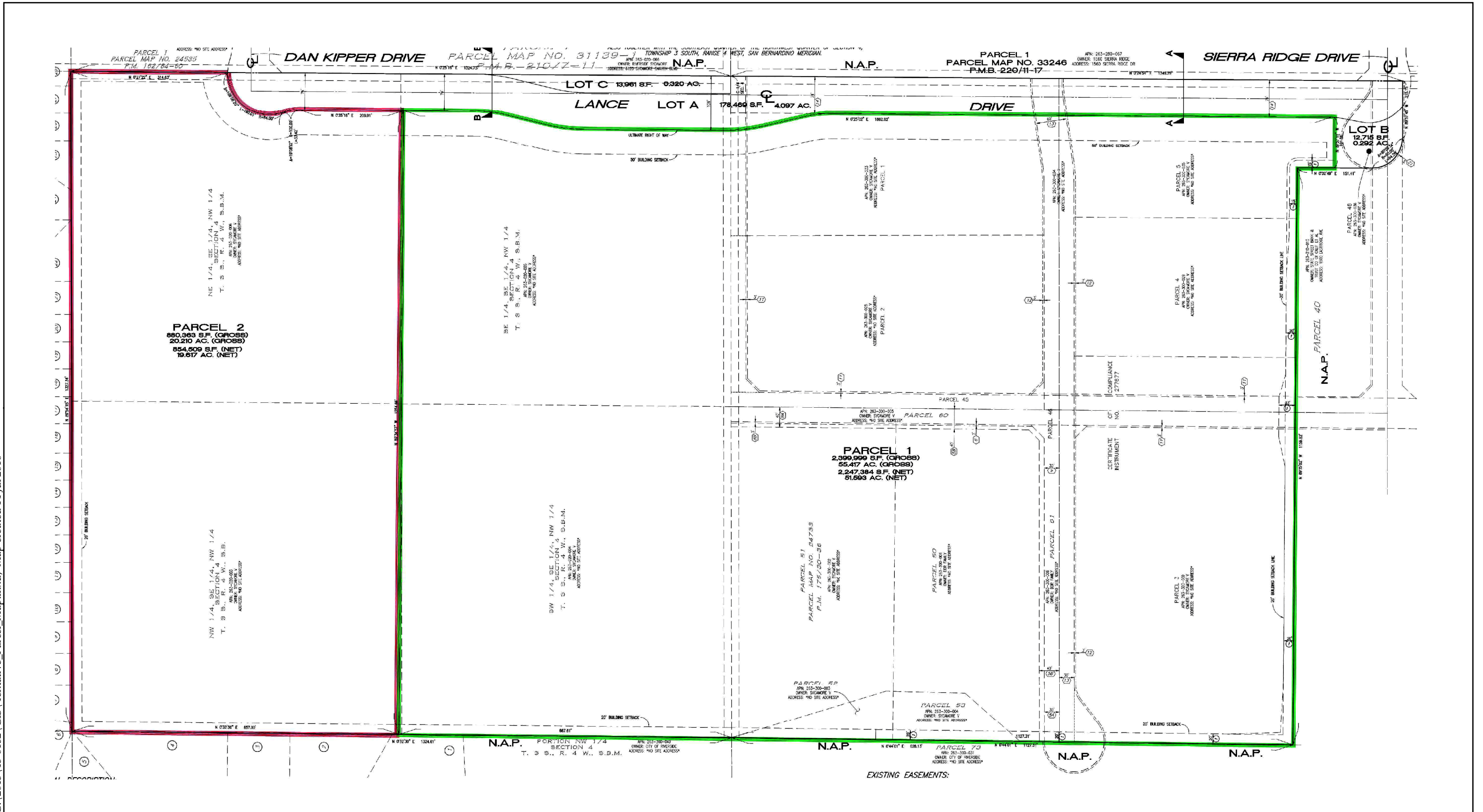
1. To permit a five-foot bench, approximately 550-feet long at the western property line boundary and a 2:1 and 3:1 slope between 20-feet and 35-feet in height, with a ten-foot wide bench between the 2:1 and 3:1 slopes approximately 1,550-feet long along the westerly property line adjacent to Sycamore Canyon Wilderness Park (Area 1 on **Figure 3-9**);

2. To permit a 3-1 slope between 20-feet and 34-feet in height and approximately 220-feet long adjacent to the proposed on-site park trail along the southerly property boundary (Area 2 on **Figure 3-9**); and
3. To permit a 2:1 slope between 20-feet and 24-feet in height and approximately 250-feet long adjacent to the proposed driveway at the knuckle of Lance Drive and Dan Kipper Drive (Area 3 on **Figure 3-9**).

Because the City's Municipal Code does not have a parking standard specific to logistics centers, a variance is needed to permit Parcel 1/Building 1 to provide 446 parking stalls where 1,043 stalls are required and to permit Parcel 2/Building 2 to provide 143 parking stalls where 393 stalls are required.

Remainder of page intentionally blank

C:\2015\15-0152\GIS\Tentative_Parcel_Map.mxd; Map created 14 Jul 2016



Source: Thienes Engineering, June 2016

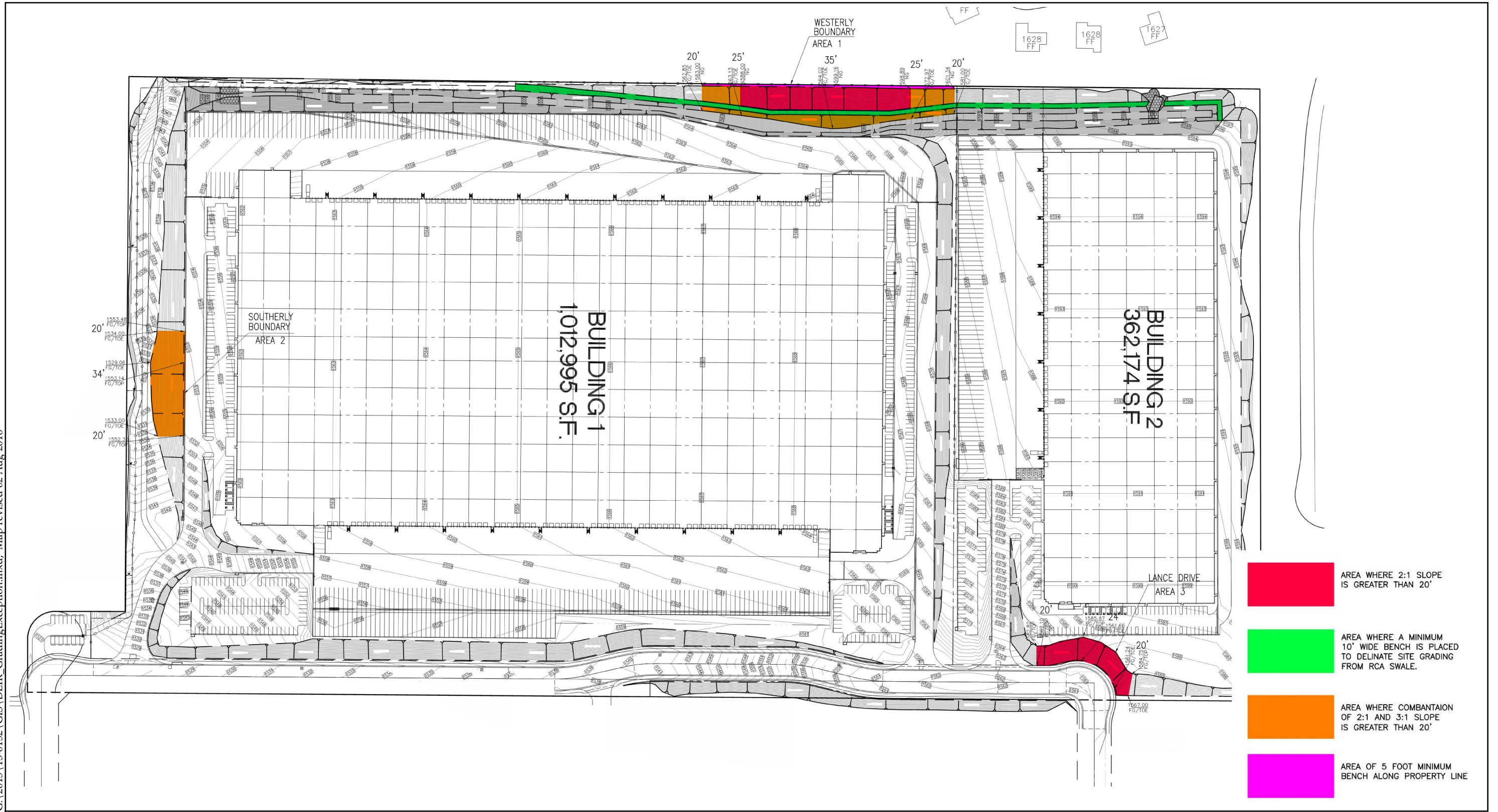
Figure 3-8 - Tentative Parcel Map
Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Not to Scale



G:\2015\15-0152\GIS\DEIR_GradingException.mxd: Map revised 02 Aug 2016



Source: Thienes Engineering, June, 2016.

Figure 3-9 - Grading Exception
Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Not to Scale