

cc: Public Utilities
Public Works
County Recorder
Park & Recreation

MERLE G. GARDNER
Planning Director

PLANNING DIVISION
782-5371

BUILDING DIVISION
782-5361

HEARING DATE: 11/5/87

DATE: 11/6/87

TO: T & S Development
5225 Canyon Crest Drive
Building 100, Suite 150
Riverside, CA 92507

PROJECT DESCRIPTION: PARCEL MAP 23026: Proposal of T & S Development, Inc. to divide approximately 126 vacant acres into approximately two parcels for park and industrial purposes, situated on the northerly side of Alessandro Boulevard approximately 1/2 mile westerly of the 215 Freeway in the MP-Manufacturing Park Zone.

Action: Approved with all conditions.

Expiration Date: 5/5/90

Appeal Date: 11/20/87

Appeal Fee: \$100.00

Environmental

Finding: A Negative Declaration has been prepared

Council

Review: On Appeal

The paragraph(s) indicated below apply to this case.

☐ City Council action supersedes all previous action on this case.

☒ The environmental finding will be published in the newspaper and will be subject to a 10-day appeal period after publication. The land division is subject to a 15-day appeal period from the date of Planning Commission action. If any appeal is filed, the City Council will hear the map and if it is approved, the expiration date will be adjusted accordingly.



(OVER)

APPROVED CONDITIONS

MAP NUMBER: PM-23026

PLANNING COMMISSION HEARING DATE: 11/05/87

1. All provisions of the Subdivision Ordinance shall be met. Specific requirements include, but are not limited to, the following:

- a. Street dedications and/or widenings and improvements:

Brown Street - Dedication for right-of-way at 44 feet from centerline (88 feet total) installation of curb and gutter at 32 feet from centerline, installation of paving, and sidewalk on one side, if not in conflict with the Sycamore Canyon Specific Plan.

Box Springs Boulevard - Dedication for right-of-way 66 feet total, installation of curb and gutter at 22 feet from centerline, installation of paving, and sidewalk on one side if not in conflict with the Sycamore Canyon Specific Plan.

Alessandro Boulevard - Dedication for right-of-way at 55 feet from centerline; installation of curb and gutter at 43 feet from centerline, installation of sidewalk and paving, Class II bikeway at Street from gutter.

Right-of-way dedications, off-site improvements including utilities and plan preparation may be deferred until parcels 1 and 2 are further developed or subdivided. However, a covenant and agreement subject to the City Attorney's approval, shall be recorded prior to or concurrently with recordation of this parcel map for Parcels 1 and 2 to notify future owners that right-of-way dedications, off-site improvements including utilities and plan preparation will be required prior to further development or subdivision of the subject property.

- b. The provision of storm drains contingent upon an engineer's drainage study.
- c. Off-site improvement plans to be approved by the Public Works Department and a surety posted to guarantee the required off-site improvements prior to recordation.
- d. Size, number, and location of driveway openings to be approved by the Traffic Division.
- e. The installation of sewers to serve this project.
- f. Cash payment of 1/3 the cost of future median construction in Alessandro Boulevard.
- g. Developer is responsible for arranging with Edgemont Community Services District to provide sewers to project prior to this map recording.
- h. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
- i. The installation of new street trees in accordance with the specifications of the Park and Recreation Department.

- j. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department.
- k. This project is within the jurisdiction of the Department of Fish and Game. Notification and payment of fees to Public Works is required before approval of any future grading.

The requirements herein shall be satisfied to City specifications.

- 2. In approving this map, the Commission determined it to be in conformance with the General Plan.
- 3. Recordation of this map shall constitute a Certificate of Compliance and authorize staff to administratively resolve any discrepancies as to the origin of the parent parcel.
- 4. The applicant is advised to consult with Caltrans regarding the proposed realignment of I-215 prior to preparation of any future development plans.
- 5. The property line between Parcel 1 and parcel 2 shall be adjusted to coincide with the Sycamore Canyon Park Boundary.

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